

Appendix 2 Plans and Images





Existing footpath



Existing road side access

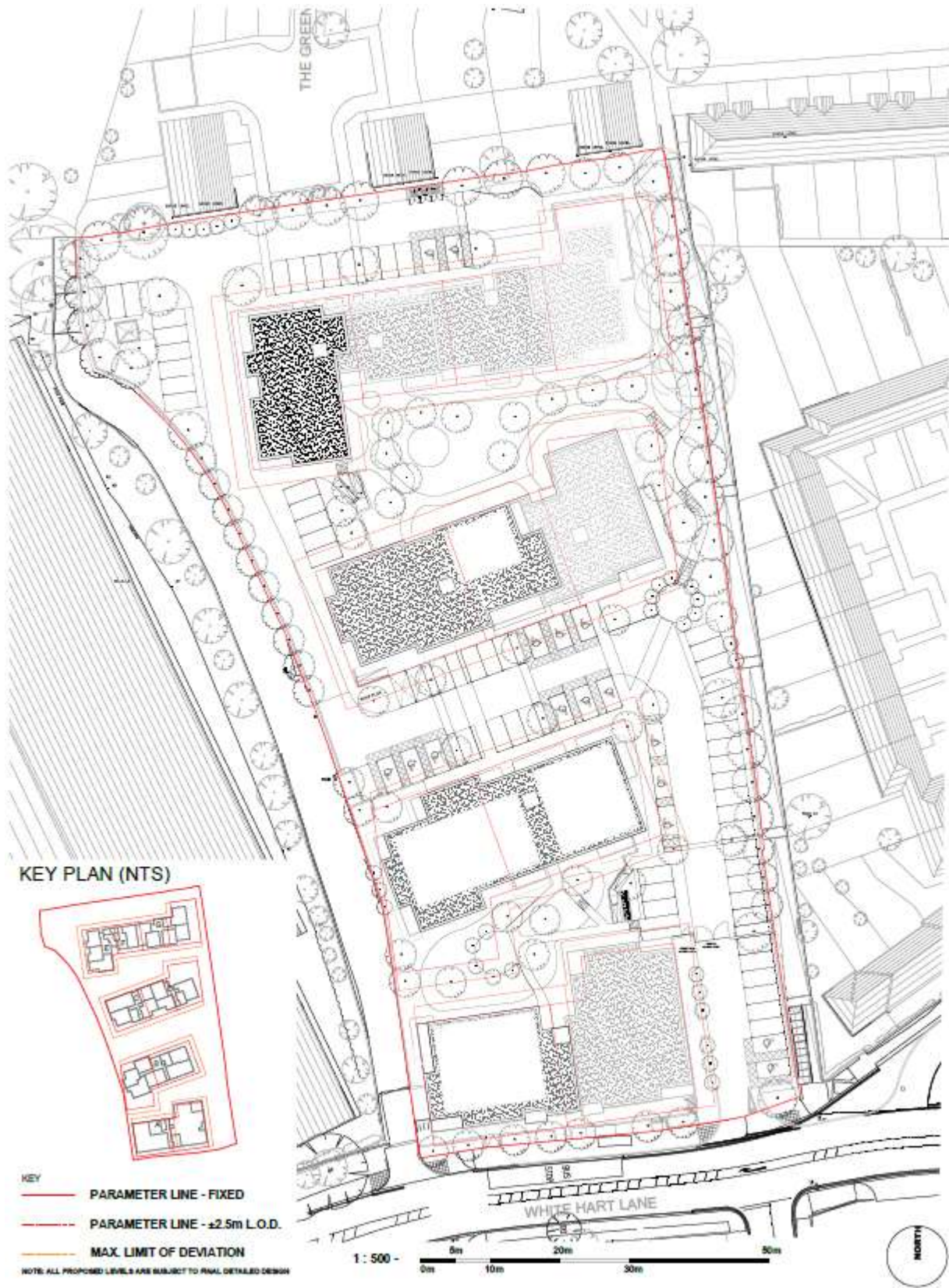


Views from The Green (rear of site)





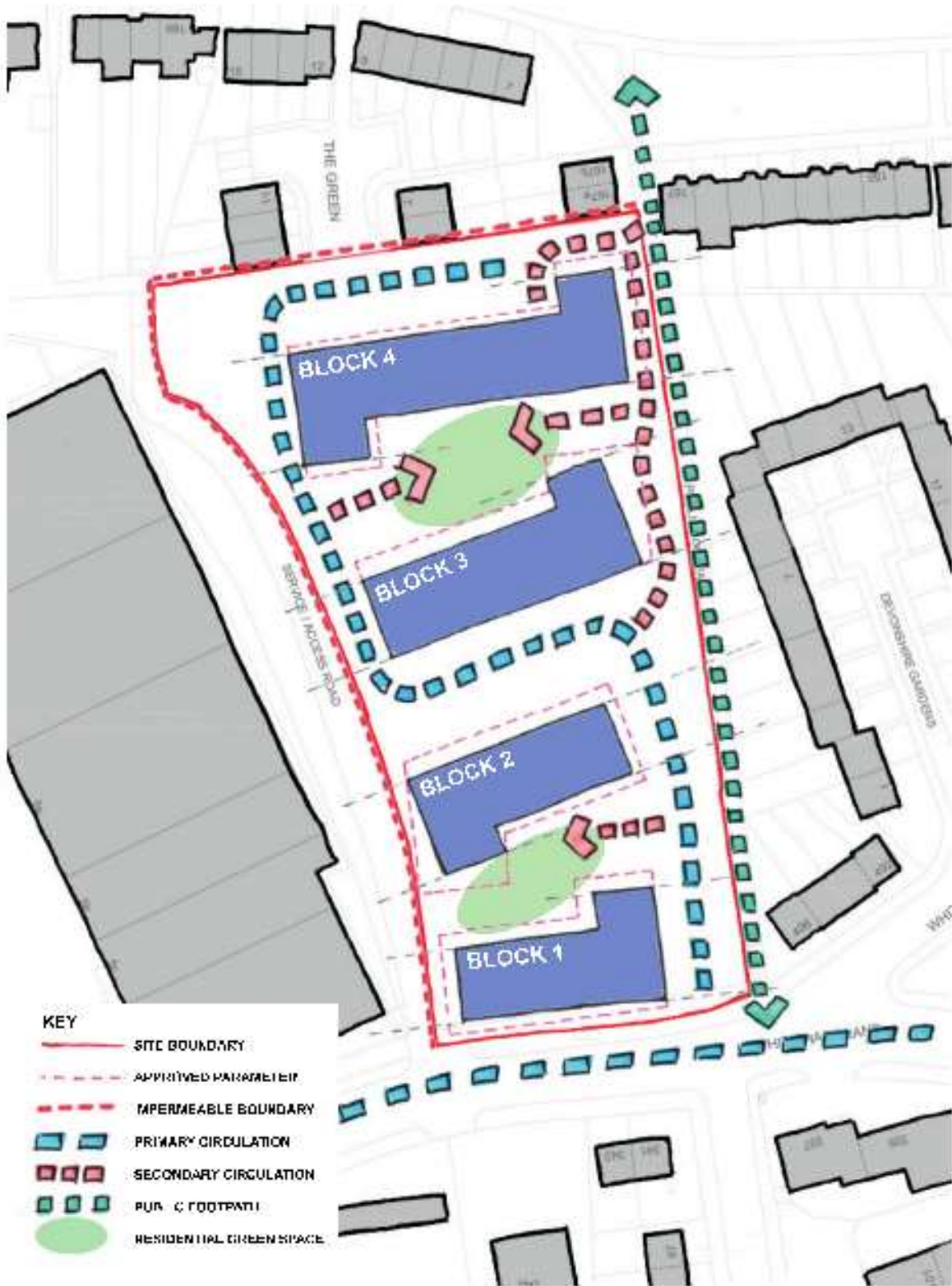
Location Plan



Block Plan



PROPOSED MASSING WITHIN APPROVED BUILDING PARAMETERS
(solid blue is the emerging scheme massing, and the translucent boxes are the approved parameters)



- KEY**
- SITE BOUNDARY
 - - - PERMEABLE BOUNDARY
 - - - IMPERMEABLE BOUNDARY
 - PRIMARY CIRCULATION
 - SECONDARY CIRCULATION
 - PUBLIC FOOTPATH
 - RESIDENTIAL GREEN SPACE

ACCESS AND CIRCULATION



Landscape Strategy Plan 1:200/A0



Cross Sections 1:200/A0



Eastern boundary railings 1:50/A0

ABCDE

BOUNDARY SCHEDULE

- A-B: 1.0m High Close-Boarded Timber Fence
- B-C: 1.0m High Close-Boarded Timber Fence
- C-E: 1.0m High Black Steel Railings
- D-E: 1.0m High Black Steel Railings
- E-A: Boundary to White Hart Lane

MCA LANDSCAPE ARCHITECTS

Fairview

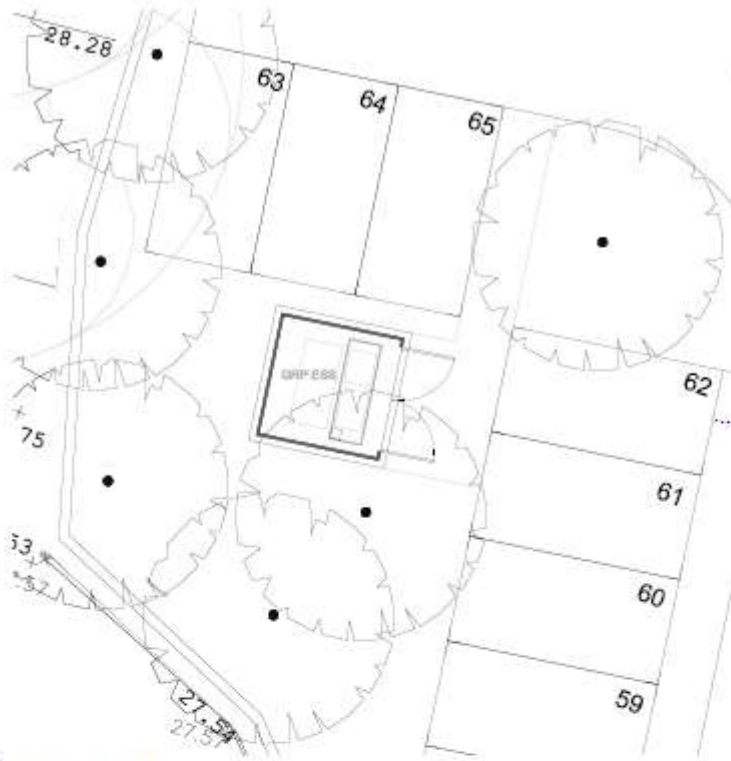
500
WHITE HART LANE

LANDSCAPE
STRATEGY
PLAN

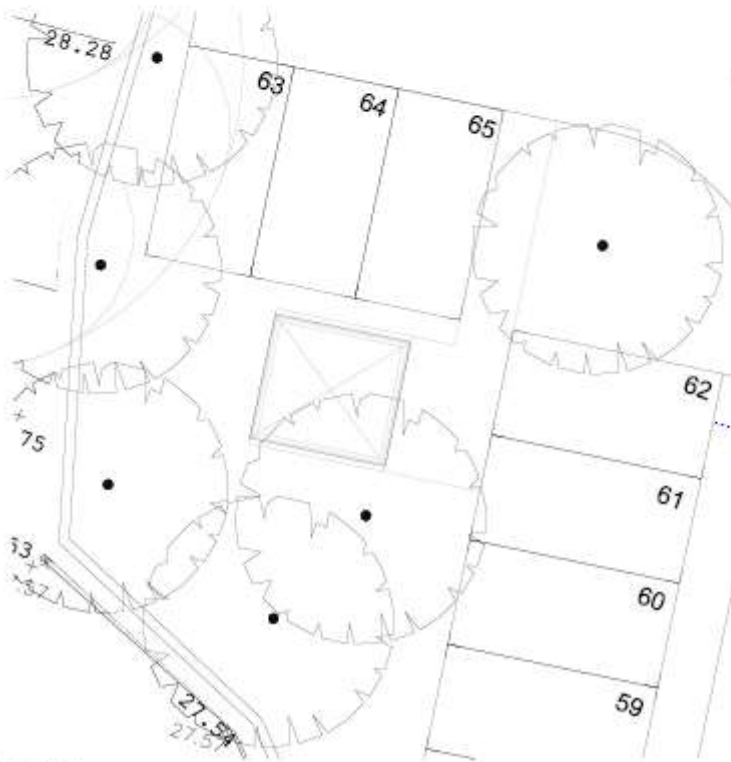
1:200 2020/17 M2

MCA 1917/01[S]

Landscaping Strategy Plan



① GROUND FLOOR GA PLAN

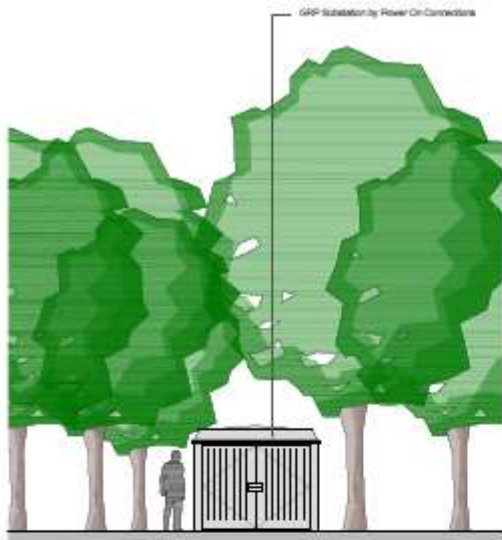


① ROOF PLAN



① KEY PLAN (NTS)

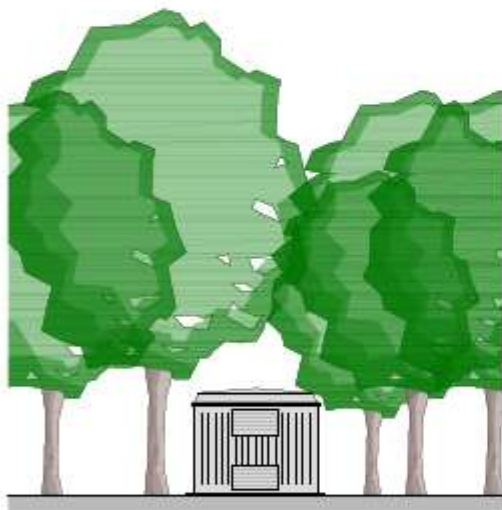
Substation Plan



WEST (FRONT) ELEVATION



SOUTH (SIDE) ELEVATION



EAST (REAR) ELEVATION



NORTH (SIDE) ELEVATION

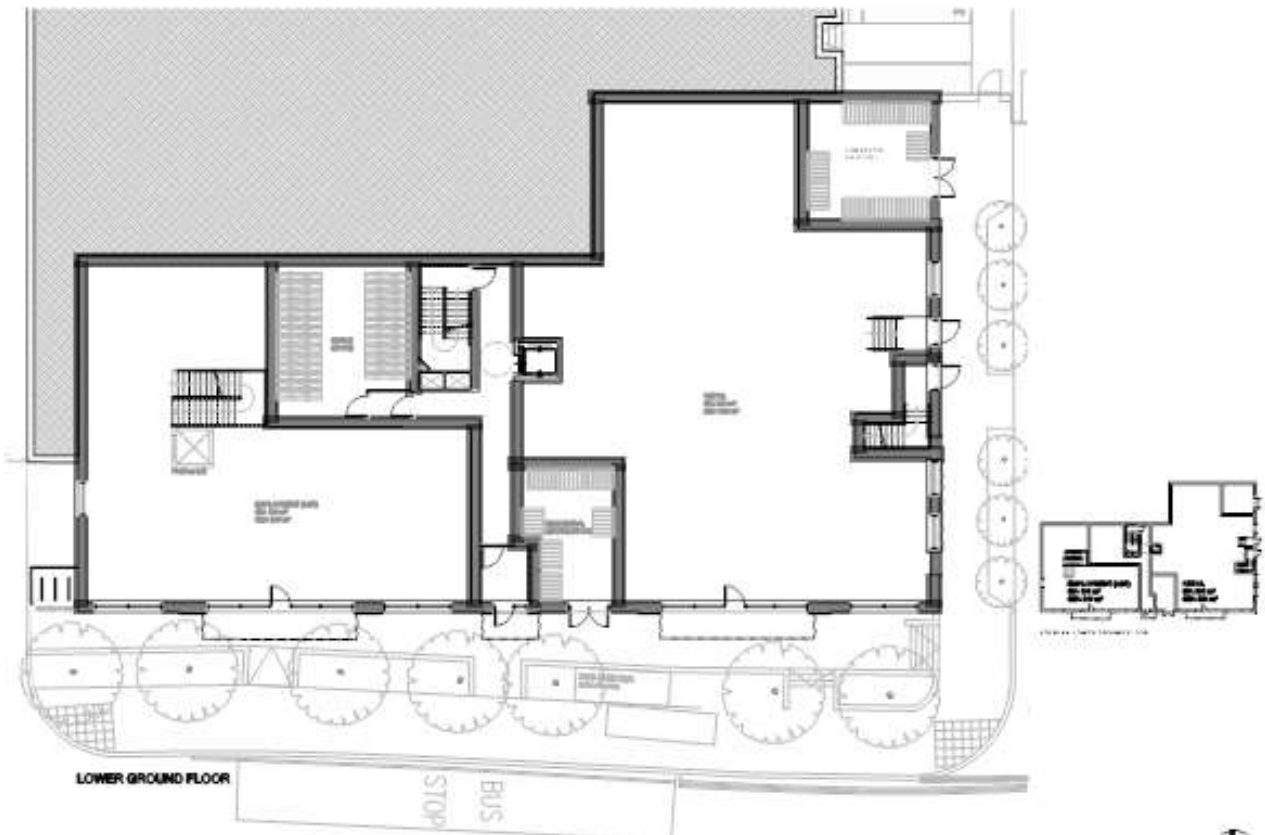


KEY PLAN (NTS)

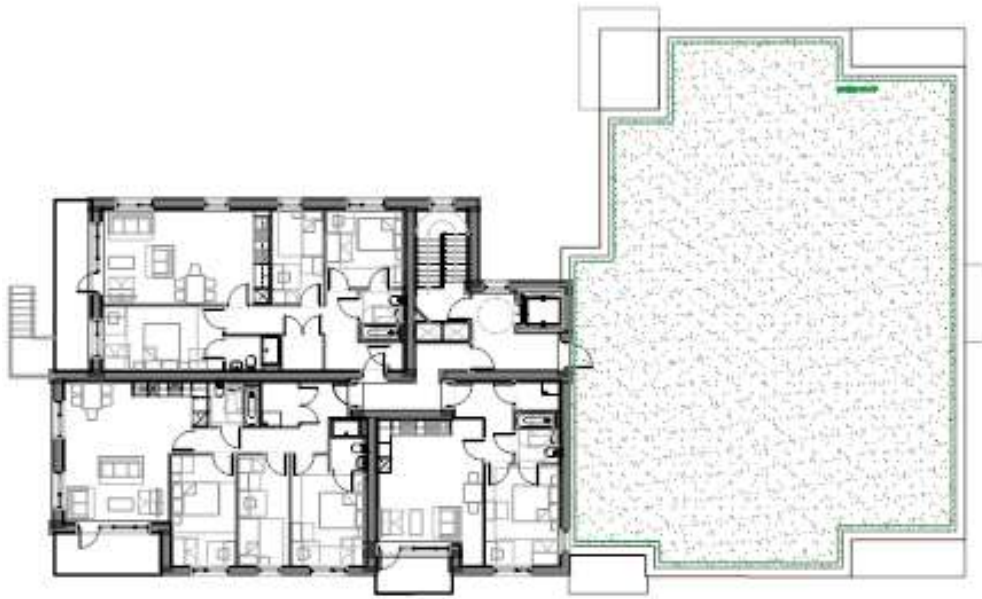
Substation elevations



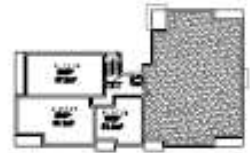
UPPER GROUND FLOOR



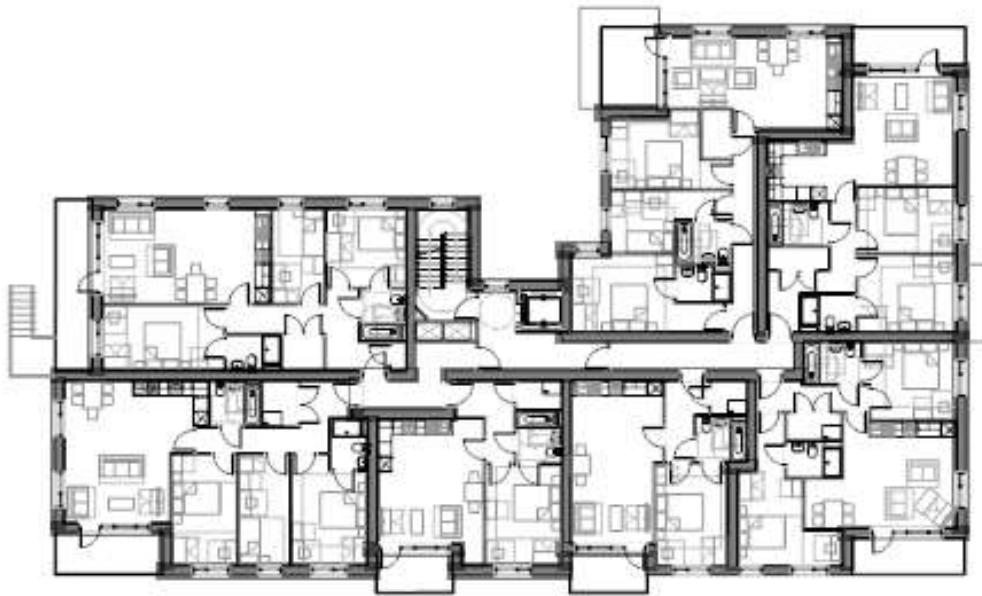
Block 1 – Lower and Upper Ground Floors



FOURTH FLOOR



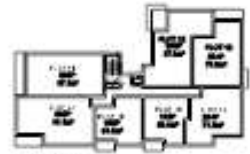
FOURTH FLOOR



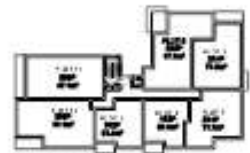
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Block 1 – First to Fourth Floors



SOUTH (FRONT) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF / BEIGE



2 BRICK SOLID COLOUR
BUFF / BEIGE



3 BRICK
GREY



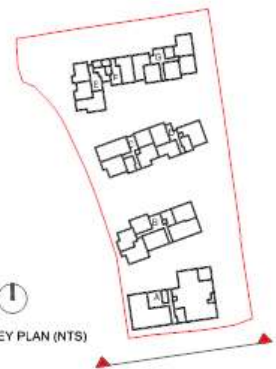
4 WINDOW FRAME
GREY



5 METAL RAILING
DARK GREY



6 CORDUROY BRICKWORK
BUFF & GREY BRICKS



KEY PLAN (NTS)

Block 1 – South Elevation (Front)



NORTH (REAR) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF BEIGE



2 BRICK SOLID BRICK COURSE
BUFF BEIGE



3 BRICK
GREY



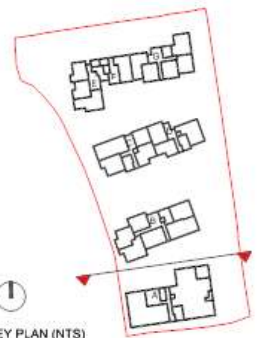
4 WINDOW FRAME
WHITE



5 METAL RAILING
DARK GREY



6 CORDUROY BRICKWORK
BUFF & GREY BRICKS



KEY PLAN (NTS)

Block 1 – North Elevation (Rear)



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

MATERIALS PALETTE



1 BRICK LIGHT GREY



2 BRICK SPLIT FACE LIGHT GREY



3 BRICK LIGHT GREY



4 WINDOW FRAME DARK GREY



5 BALCONY RAILING DARK GREY



6 CORNER BRICKWORK LIGHT & GREY BRICKS



KEY PLAN (NTS)

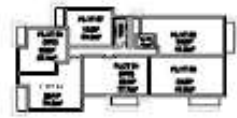
Block 1 – East and West Elevations (Sides)



FIRST FLOOR
 SECOND FLOOR
 THIRD FLOOR
 FOURTH FLOOR
 FIFTH FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



FIFTH FLOOR



GROUND FLOOR



GROUND FLOOR

Block 2 – Ground to Fifth Floors



NORTH (FRONT) ELEVATION

MATERIALS PALETTE



1 BRICK
1 1/4 x 4 1/2"



2 BRICK SOLDIER COURSE
2 1/4 x 4 1/2"



3 BRICK
2 1/4"



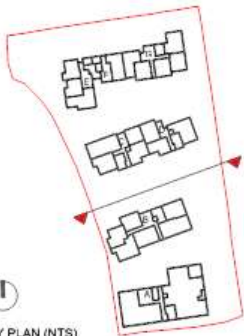
4 WINDOW FRAME
2 1/4"



5 METAL RAILING
2 1/4"



6 CONCRETE BRICKWORK
2 1/4 x 4 1/2"



KEY PLAN (NTS)

Block 2 – North Elevation (Front)



SOUTH (REAR) ELEVATION

MATERIALS PALETTE



1 BRICK
LIGHT / M DP



2 BRICK SD. TR. CO. JST
LIGHT / M DP



3 BRICK
DARK



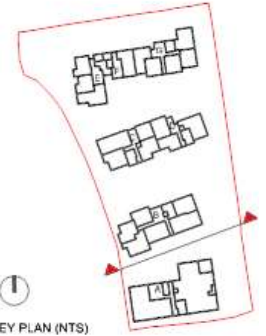
4 WINDOW FRAME
DARK



5 METAL RAILING
DARK GREY



6 CONDO. UNITS BY CRAWK
D, JPT & GREY BRICKS



KEY PLAN (NTS)

Block 2 – South Elevation (Rear)



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

MATERIALS PALETTE



1 BRICK
SUFF / BEIGE



2 BRICK SUFF FOR TOWER
SUFF / BEIGE



3 BRICK
GREY



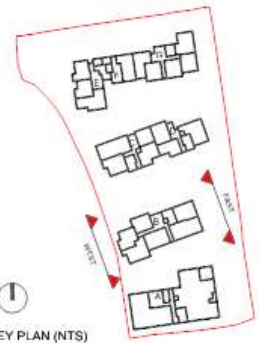
4 WINDOW FRAME
GREY



5 METAL RAILING
DARK GREY



6 CONTOUR OF WINDOW
DARK GREY BRICK

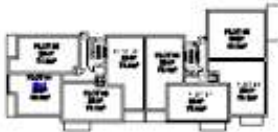


KEY PLAN (NTS)

Block 2 – East and West Elevations (Sides)



UPPER GROUND FLOOR



KEY PLAN UPPER GROUND FLOOR



KEY PLAN LOWER GROUND FLOOR

Block 3 – Lower and Upper Ground Floors



FOURTH FLOOR



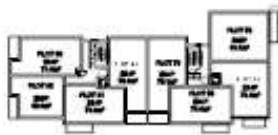
FOURTH FLOOR KEY



FIRST FLOOR
SECOND FLOOR
THIRD FLOOR



FIRST FLOOR KEY



SECOND FLOOR KEY



THIRD FLOOR KEY

Block 3 – First to Fourth Floors



SOUTH (FRONT) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF/BEIGE



2 BRICK SOLID DARK BROWN



3 BRICK
DARK GREY



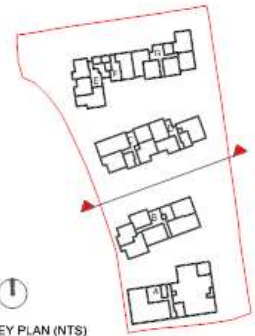
4 WINDOW FRAME
DARK GREY



5 METAL RAILING
DARK GREY



6 CORDUROY BRICKWORK
BUFF & GREY BRICKS



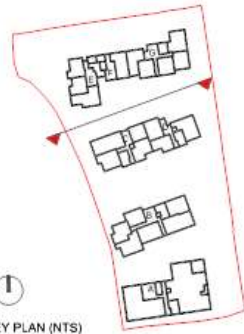
KEY PLAN (NTS)

Block 3 – South Elevation (Front)



NORTH (REAR) ELEVATION

MATERIALS PALETTE



KEY PLAN (NTS)

Block 3 – North Elevation (Rear)



WEST (SIDE) ELEVATION



EAST (SIDE) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF / BEIGE



2 BRICK SOLDIER COURSE
BUFF / BEIGE



3 BRICK
GREY



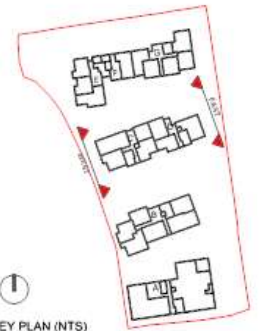
4 WINDOW FRAME
GREY



5 METAL BAL. RD
DARK GREY

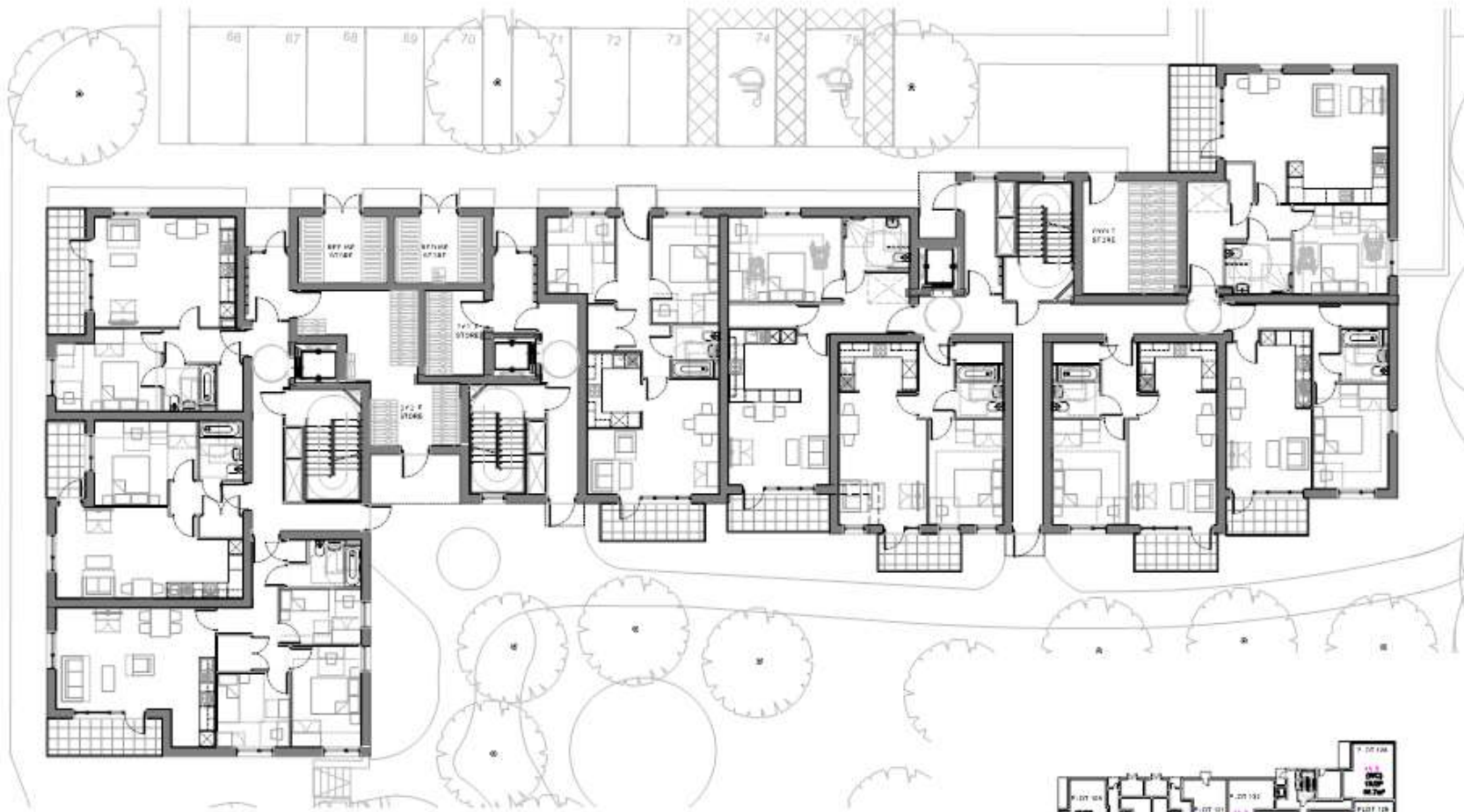


6 CORNER BRICKWRK
BUFF & GREY BRICKS

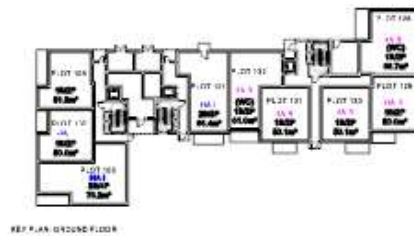


KEY PLAN (NTS)

Block 3 – East and West Elevations (Sides)



GROUND FLOOR



KEY PLAN GROUND FLOOR

Block 4 – Ground Floor



FIRST FLOOR



600 PLAN FIRST FLOOR

Block 4 – First Floor



SECOND FLOOR

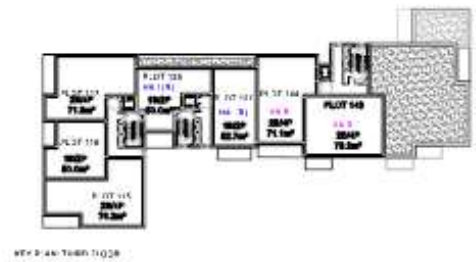


REVISED 3/20/17 004

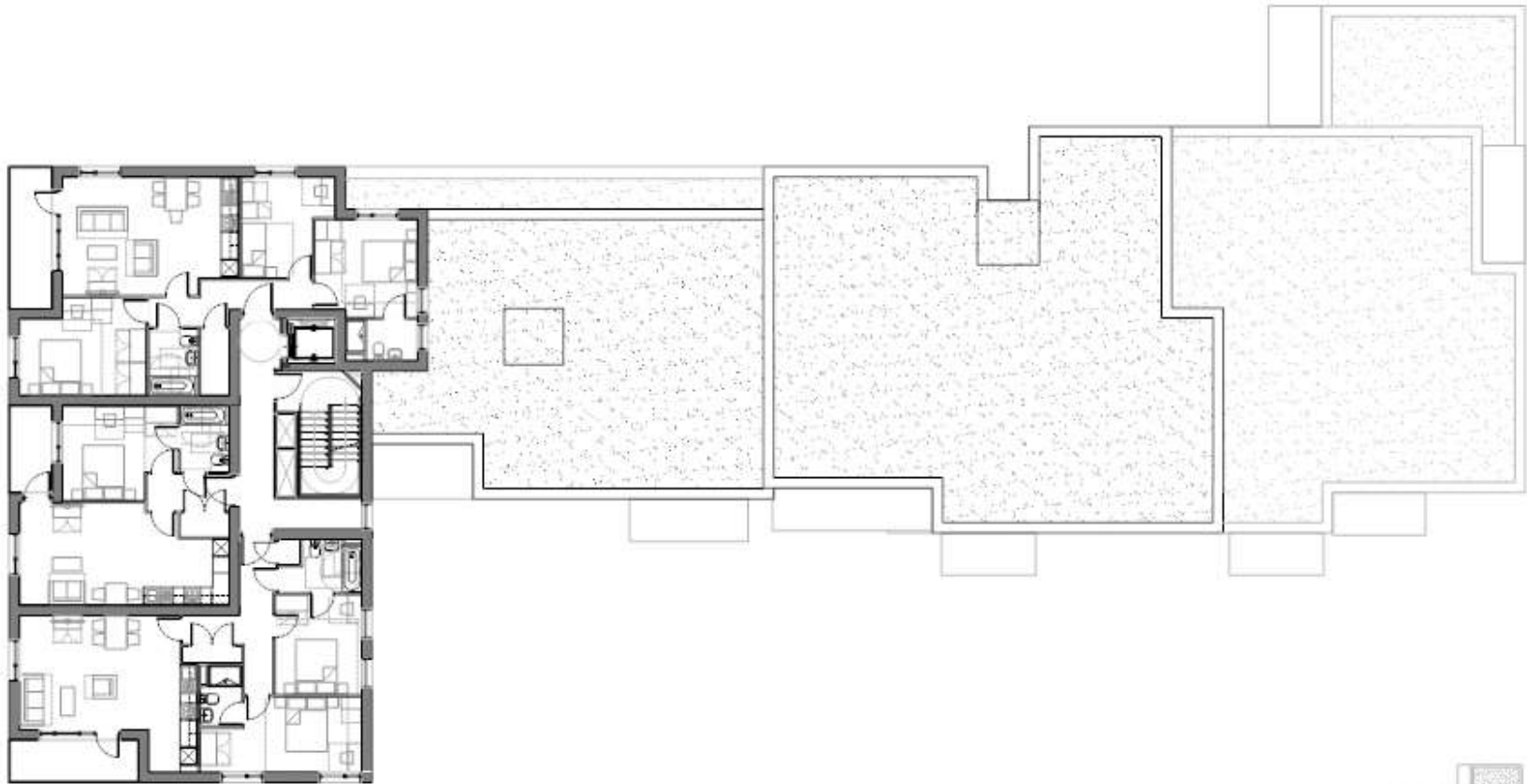
Block 4 – Second Floor



THIRD FLOOR



Block 4 – Third Floor



FOURTH FLOOR



Block 4 – Fourth Floor



NORTH (FRONT) ELEVATION

MATERIALS PALETTE



1 BRICK
DUFFY BRICK



2 BRICK SOLID COURSE
DUFFY BRICK



3 BRICK
DUFFY



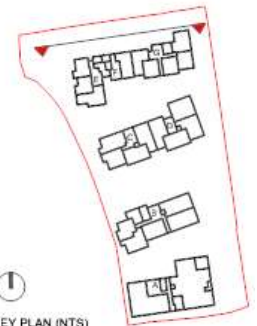
4 WINDOW FRAME
DUFFY



5 METAL RAILING
DARK GREY



6 CONDUIT BRICK
DUFFY BRICK



KEY PLAN (NTS)

Block 4 – North Elevation (Front)



SOUTH (REAR) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF / BROWN



2 BRICK SIDE/FIN COURSE
BUFF / BROWN



3 BRICK
GREY



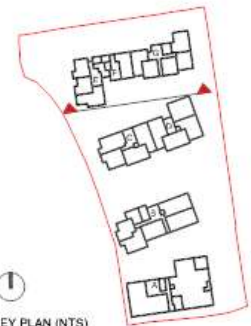
4 WINDOW FRAME
GREY



5 BALCONY RAILING
GREY



6 CONDOUR BR BRICK
BUFF & BROWN BRICK



KEY PLAN (NTS)

Block 4 – South Elevation (Rear)



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

MATERIALS PALETTE



1 BRICK
BUFF / RED HUE



2 BRICK WITH TEXTURED
BUFF / RED HUE



3 BRICK
GREY



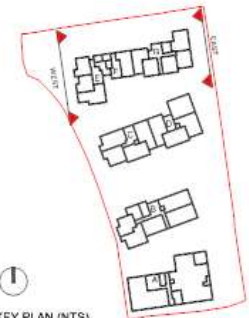
4 WINDOW FRAME
GREY



5 METAL RAILING
DARK GREY



6 CORDUROY BRICKWORK
BUFF & GREY HUES

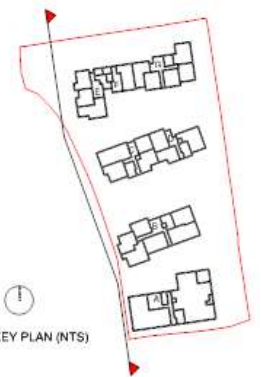


KEY PLAN (NTS)

Block 4 – East and West Elevations (Sides)



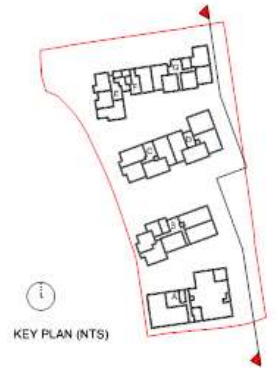
OUTLINE ELEVATION A



Outline Elevation A



OUTLINE ELEVATION B



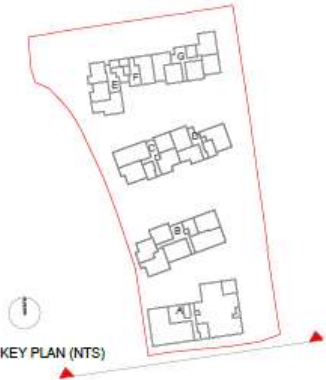
KEY PLAN (NTS)

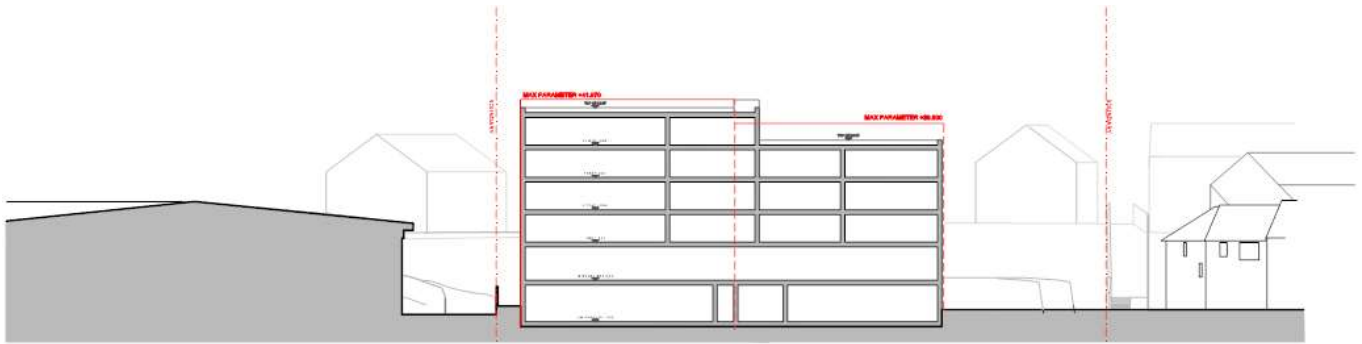
Outline Elevation B



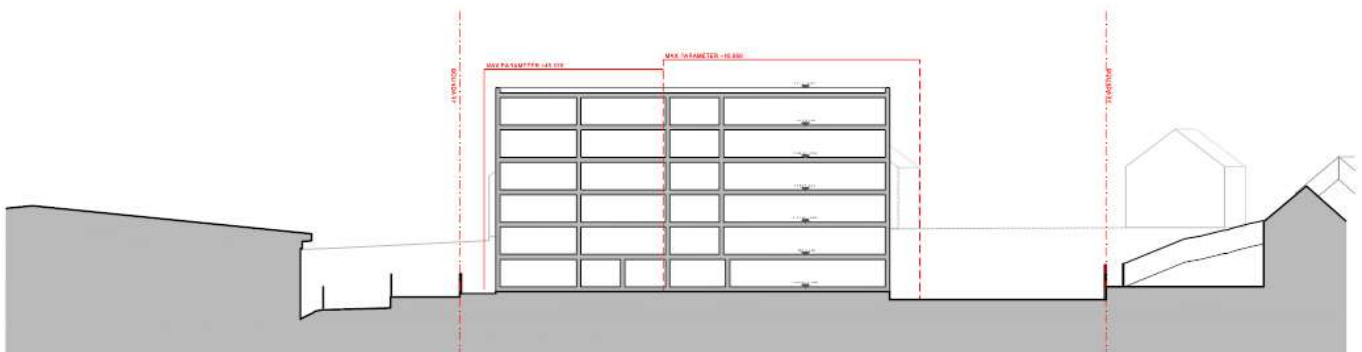
OUTLINE ELEVATION C

Outline Elevation C

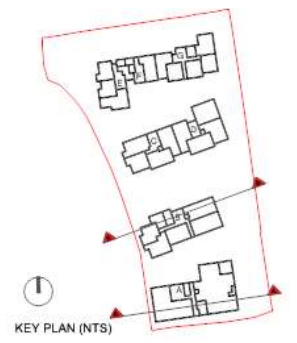




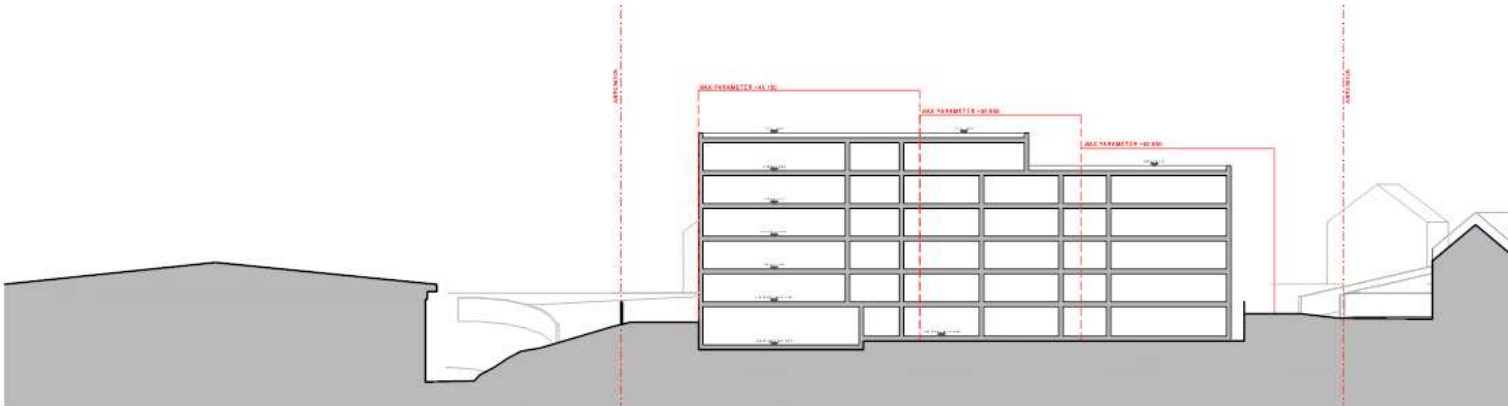
OUTLINE SECTION AA



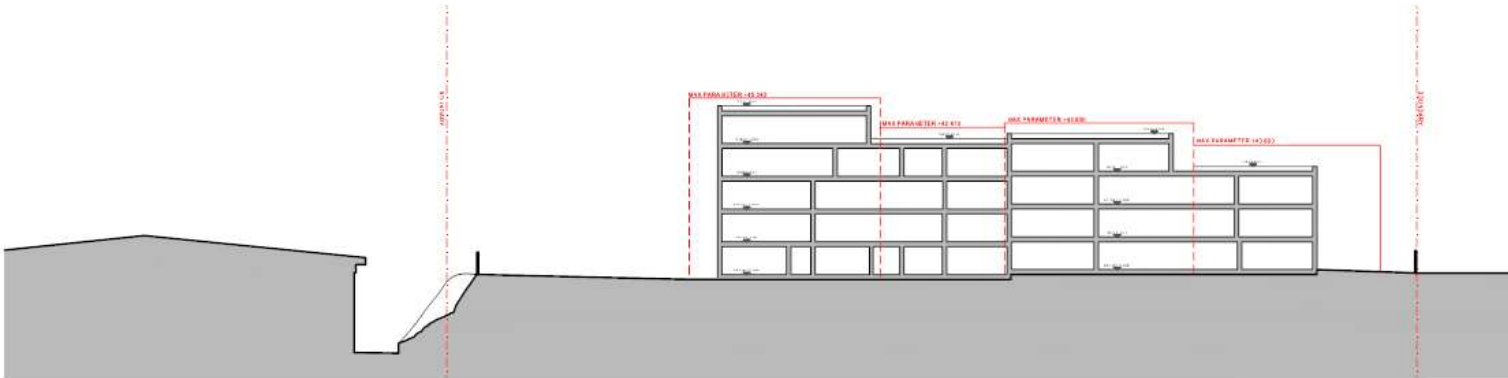
OUTLINE SECTION BB



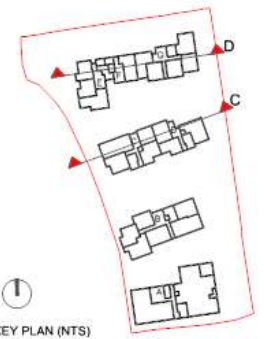
Sections AA and BB



OUTLINE SECTION CC

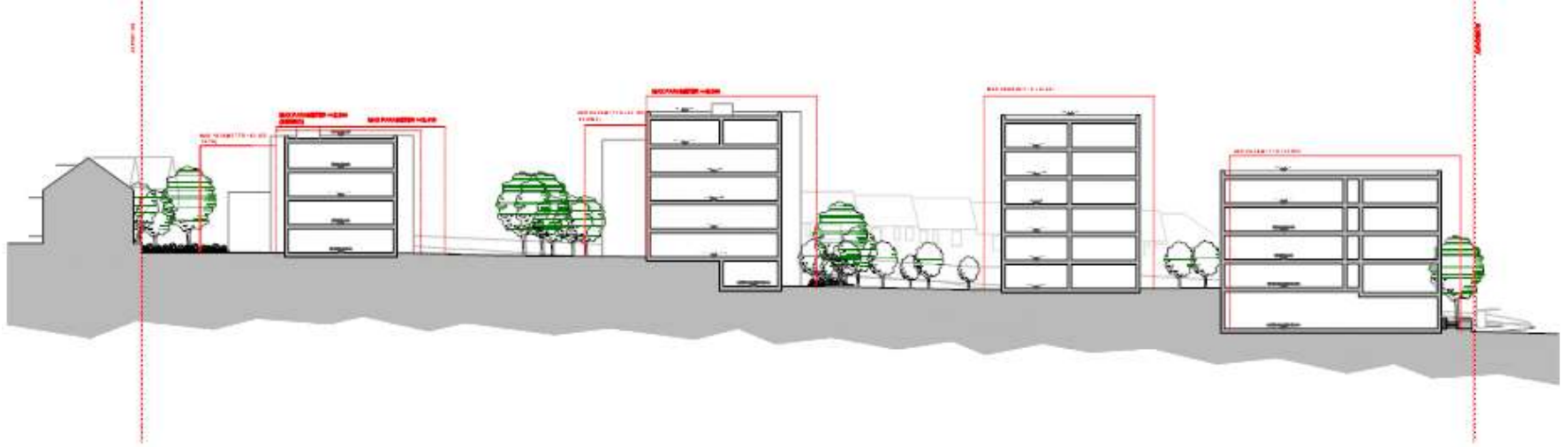


OUTLINE SECTION DD

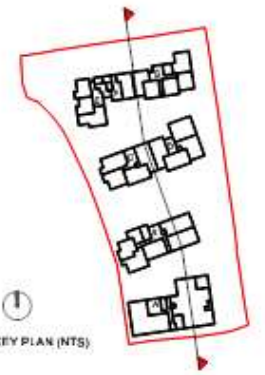


Sections CC and DD

Sections CC



OUTLINE SECTION EE



Sections EE



CGI's – Fenton Road and White Hart Lane



CGI's –White Hart Lane and Devonshire Hill Lane

Appendix 3 QRP Note

5. Quality Review Panel's views

Summary

The Quality Review Panel commends the quality of the proposal for development at 500 White Hart Lane. It supports approval of the planning application, subject to some refinements. These include, in particular, adding character and distinction to the architectural expression of the block fronting White Hart Lane, including reflecting more strongly its commercial and residential uses. This prestigious block's residential entrance could be celebrated more, including with a more generous entrance lobby. The panel also recommends further consideration of the appearance of the access to car parking and servicing from White Hart Lane to ensure that this enhances rather than detracts from the quality of the scheme. It recommends specification of particularly high quality materials for the public realm along this frontage. The panel welcomes the improvements that the development will bring to the existing footpath to the east of the site. These comments are expanded below, and those made at the previous review that remain relevant are repeated for clarity.

Massing and development density

- The panel understands that the massing and density of the scheme have been established by the outline planning permission.

Scheme layout and access

- This is a high density development on a promising site and the panel thinks that the broad strategic moves made on scheme layout and access are successful. These include inclusion of both employment and retail space in block 1 fronting White Hart Lane. Extending retail frontage to the east elevation is a welcome revision, providing both interest and surveillance to pedestrian routes.
- The panel welcomes the initiatives taken to improve circulation routes through the development for both vehicles and pedestrians
- The panel sounds a note of caution, however, about the appearance of access to car parking, refuse collection and deliveries to the east of block 1 along White Hart Lane (see below).

Public realm and landscape design strategy

- The panel welcomes revisions made to the public realm and landscape design strategy. These respond well to its previous comments.
- The panel thinks, however, that further thought is needed to the frontage of the scheme along White Hart Lane in order not to detract from the prestige sought for the development. This applies in particular to the access to car parking and servicing from White Hart Lane. This will have to be both carefully designed and well managed.



- One option might be, rather than this area simply merging into the street, to incorporate it more strongly into the scheme's architecture by the inclusion of benefit the retail unit(s).
- The panel strongly advises investment in high quality, durable materials that would be resistant to staining and other damage, including, for example, granite paving.
- Tree planting will contribute significantly to the softening of this area. It will also be important to ensure that trees are both robust and adequately protected.
- The panel welcomes the initiative to improve the quality of the environment of the existing north / south footpath that runs along the east of the site, but outside the boundary of the development.
- The proposal to replace the existing fence along this footpath with high black steel railings will better integrate the footpath, create visibility into the development, assist passive surveillance and contribute towards safety. The lighting strategy developed for the scheme can also be expected to benefit pedestrians using the footpath. The panel considers that upgrading the quality of the footpath represents a major public benefit.

Architectural expression

- The panel repeats its broad support for the architectural expression developed for the scheme. This has a welcome simplicity.
- While a more restrained treatment works well for blocks 2, 3 and 4 that advance towards the north of the site, the panel thinks that there is scope to add distinction and personality to the elevation of block 1 fronting White Hart Lane. This will be a prominent building that announces the character and quality of the scheme overall. It should therefore be imposing and avoid any perception of the bland and ordinary.
- Employment and retail space is included at the lower and upper ground floor levels of block 1. The panel thinks that these uses could be expressed more strongly in the treatment of the elevation, for example, through a double / giant order, giving a more civic and less domestic feel.
- The panel suggests that adding individuality and interest to block 1 might be achieved in subtle ways, for example, in the detailed design of balconies or the detailing of the brickwork.
- It supports an approach to fenestration that avoids extensive glazing; this will minimise the risk of overheating.
- The quality of detailed design, materials and construction will be essential to the success of the completed scheme.



Residential accommodation

- This is a prestigious scheme that promises high quality residential accommodation – not least because apartments will enjoy a south facing aspect and impressive views across London.
- The panel questions whether the entrance to block 1 corresponds to the quality sought for this rather grand block. The entrance currently appears unprepossessing, with a narrow corridor leading to a single lift, stairs and cycle store.
- The panel recommends that possibilities for making the residential entrance more generous and attractive be explored. Also, materials and finishes will have to be suitably robust and durable to withstand scuffs and scratches from cycles being wheeled in for storage, which will involve navigation of a tight corner. Detailing such as lighting will also determine how the entrance is experienced by residents.
- The panel considers it less than ideal that the residential refuse store is located next to the residential entrance on White Hart Lane. It notes, however, that commercial bin stores are to the side of the building.

Employment space

- The panel welcomes assurances that the design of the employment space in block 1 will allow flexibility, for example, by being able to be divided into smaller spaces.

Next steps

- The Quality Review Panel recommends that the design team continue to refine the proposal, taking into account the comments above, and in consultation with planning officers.
- Subject to these refinements, the panel is pleased to support approval of the planning application for development at 500 White Hart Lane, which it thinks promises to be a highly successful development.

