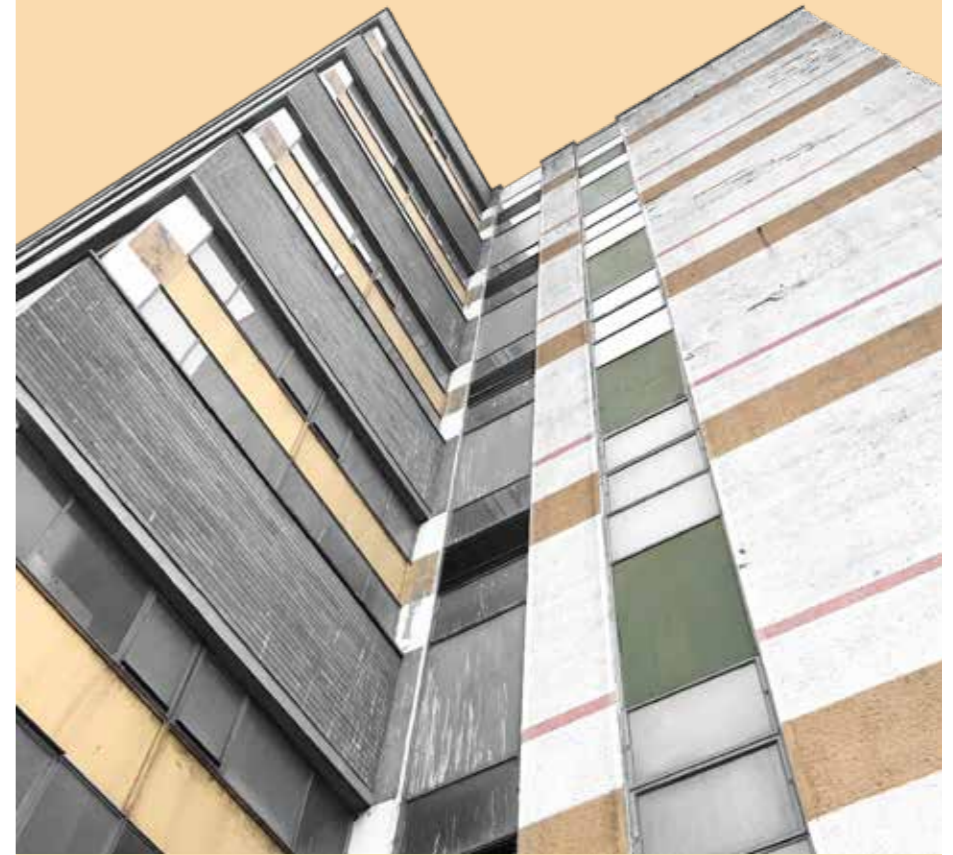


purpose

THE ARCHIVES



**DESIGN & ACCESS STATEMENT
PHASE 2**

116. Doc 010 | 01.2021

ROAR

1.0_introduction

- This is the second application to be submitted by the Purpose Group in relation to the reuse of the High Cross Centre

- Planning permission (ref: HGY/2020/1386) was granted on 6/11/2020, which allows for the temporary change of use (for a period of seven years only) of 9,100sqm of Use Class B2/B8 floorspace within the building to a mix of uses including flexible office, making and studio space, gym or similar sport/leisure space and a cafe (all Use Class E), and flexible event/exhibition space (sui generis), together with external alterations to ground floor to create new entrance to and reception area for the building, landscaping, provision of wheelchair accessible parking and electric charging points, cycle parking and refuse storage.

- The permission affects part of the ground floor and all of floors 2,3,4 and 5.

- The permission has been implemented and the building now supports a rich mix of creatives and small businesses, a climbing centre and gym and a café. In addition the fifth floor provides space to hold exhibitions and events.

- The applicant now wishes to move on to the implementation of the second phase of works, which will involve the introduction of a bar/ café and outdoor garden space onto the roof (sui generis).

- At the same time the applicant want to expand the usage of the retained industrial space at ground floor level to enable it to be used as flexible event space (Class E(d)).

- In order to facilitate this next phase of works it will be necessary to amend and extend the three existing cores of the building to enable access.

-The proposals also involve amendments to the approved car and cycle parking arrangements associated with the external areas around the building and the re-landscaping of these external areas.





2.1_local context

Site Location :

Unit 10 is located in the High Cross Centre, a short walk from Tottenham Hale station.

Transport Links:

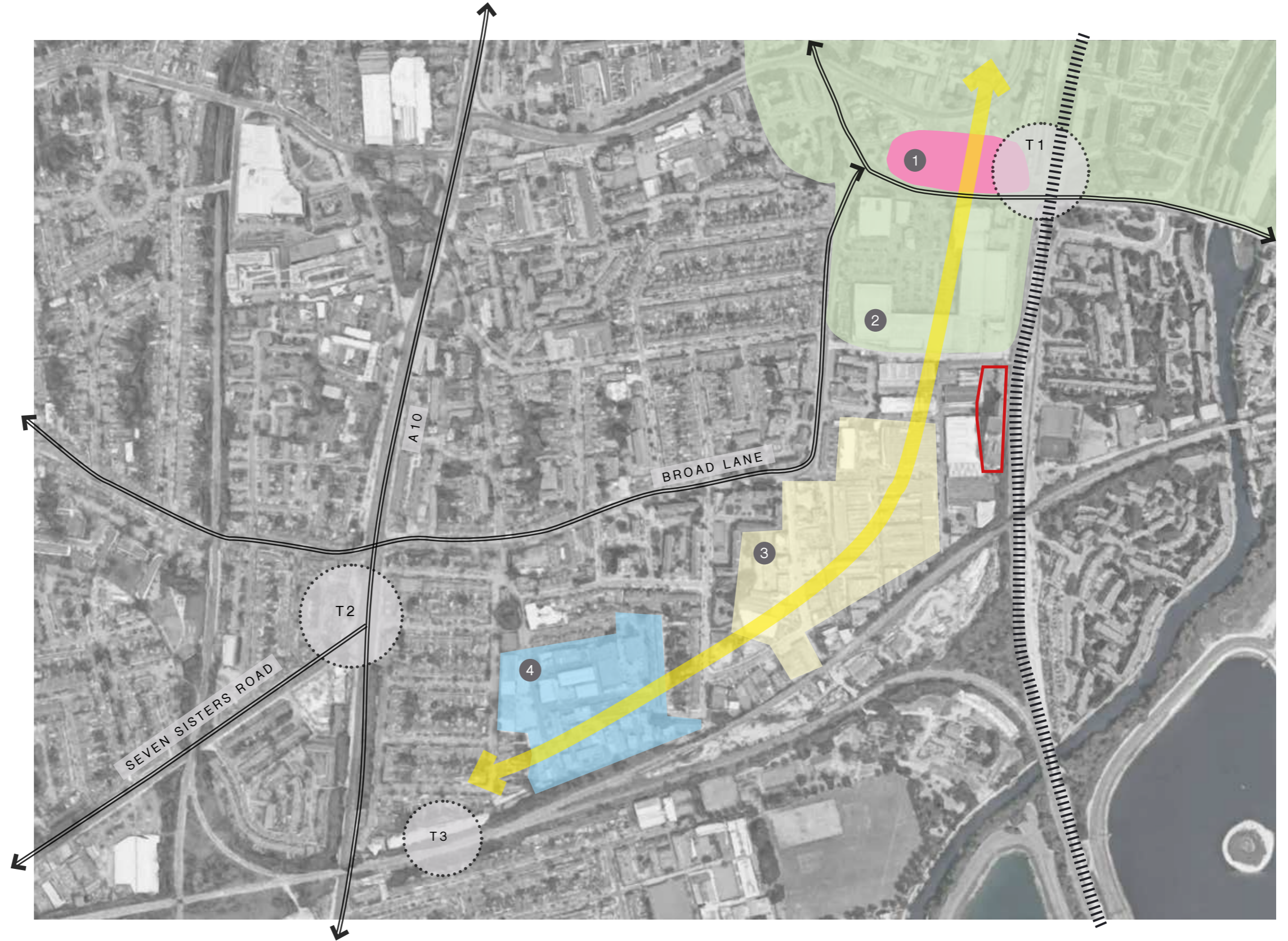
Tottenham Hale is a National Rail and London Underground interchange station located in Tottenham Hale in north London, England. On the National Rail network it is on the Lea Valley line that forms part of the West Anglia Main Line, 6 miles (9.7 km) from London Liverpool Street, and is served by Greater Anglia and Stansted Express. On the Underground it is on the Victoria line between Blackhorse Road and Seven Sisters with connections to Kings Cross (11mins), Oxford St. (15mins) & Victoria (22 mins) The station is in Travelcard Zone 3. Overground connection runs through Hackney, Shoreditch & Liverpool Street.

Public Transport Accessibility:

The site is located 10 mins walk from Tottenham Hale via Broad Lane and through the main entrance to the estate. There is another potential viable walkway along the trainline which cuts the journey time to 4 mins walk (see below image). This path is owned by Network Rail and we plan to liaise with them with regards to gaining a right of way in return for maintaining and securing the walkway.

Recent Planning & Regeneration Activity:

Recent planning agreed on several sites around the station for Argent to deliver 1000 new homes and commercial space. Forecast to be completed in 2023. Smaller commercial schemes in the area include the development of Ten87 Studios on Markfield Rd delivering a range of private studios.



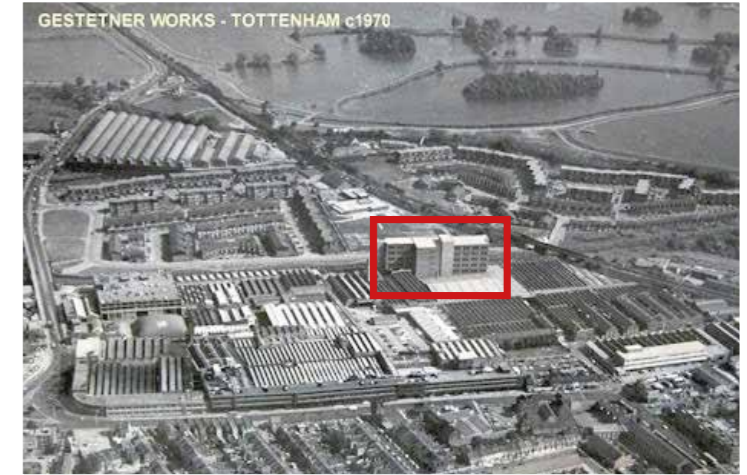
- 1 Argent Related scheme
- 2 Tottenham Hale Tech Hub/ IT Zone
- 3 Markfield Road, Creative Enterprise Zone
- 4 Bernard Works Site, Proposed mixed-use scheme by Duggan Morris

- Transport Hubs:
- T1 Tottenham Hale
- T2 Seven Sisters
- T3 South Tottenham

A NEW CENTRE FOR TOTTENHAM HALE



ARGENT | RELATED



2.3_site conditions

Building Size:

The building is a 9,100 sq. m. in size, spread over 6 floors with c. 1500 sq. m. on each floor.

Current Use:

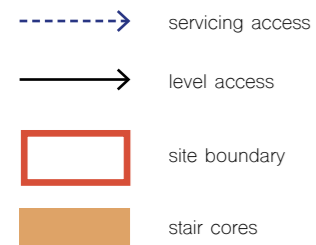
The current use are now studio spaces, ground floor cafe and a flexible event spaces.

Condition:

The building has been recently refurbished throughout creating a new reception space, studios, cafe, climbing centre and flexible event space.

Description of Building:

The building was constructed in the late 60's and is a rare example of a multi-level industrial unit, with 6 levels in total and 4.5m ceiling heights on each floor. The building has a concrete shell with brick exterior walls and steel windows. The building is a simple construction with toilet blocks located on the west facing side, and an emergency stair core on the north and south aspect.





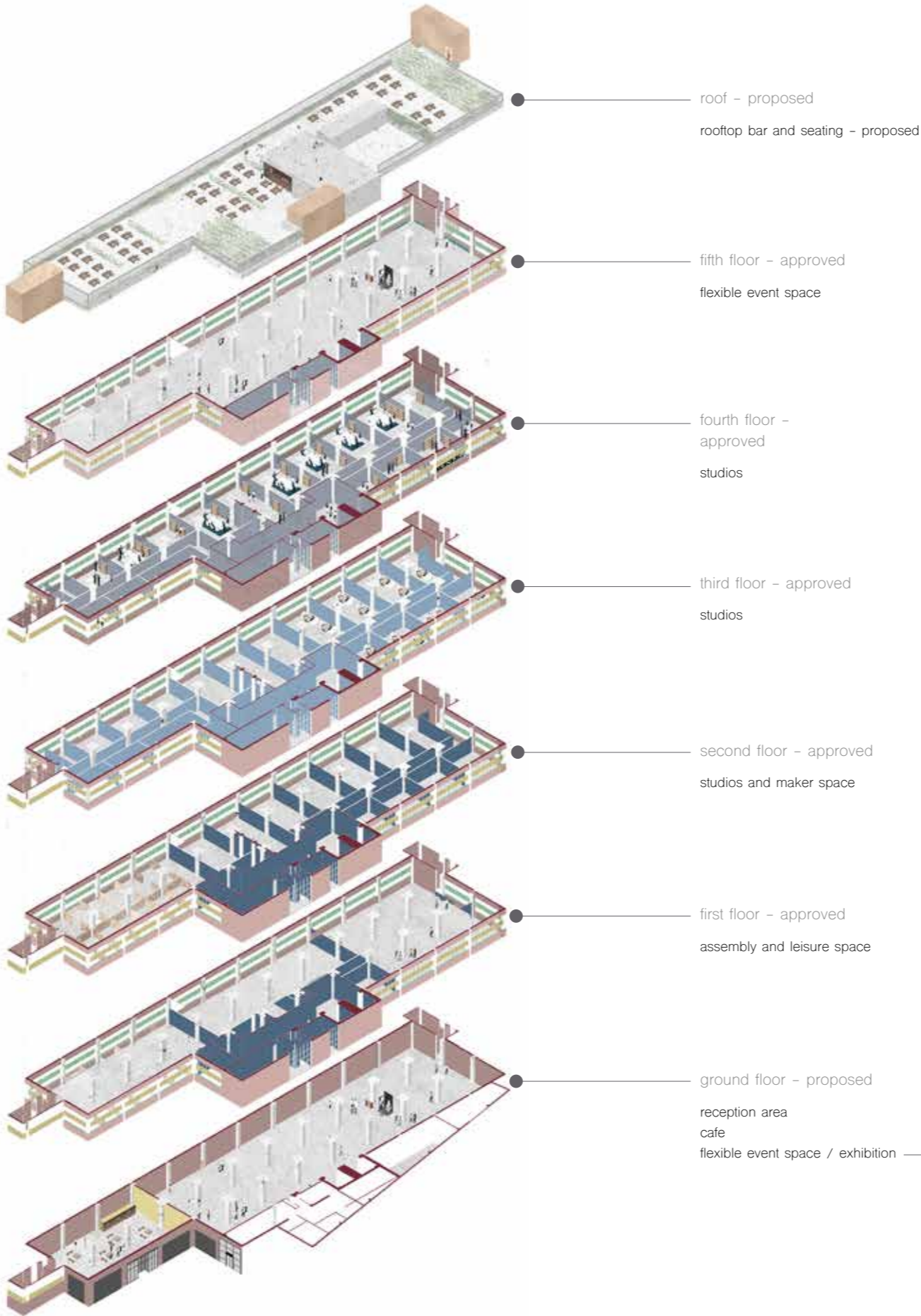
3.0_the proposal

The Archives is a new destination for work & leisure in Tottenham. The majority of the building houses a variety of workspaces, from individual maker bays to 5000 s.f. double height studios for architect practices or other creative agencies.

The ground floor currently contains a welcoming reception area and cafe. A flexible event space is proposed to the remaining floorplate, which may host performances, a food market or pop-up theatre.

The proposed rooftop will support the programmes within the building and provide a new destination for visitors. The roof terrace will be a large outdoor space which can facilitate events, pop up restaurants with bar facilities and planting. The roof will be populated with free standing furniture to ensure maximum flexibility for the space.

The roof terrace will maximise views across London, including views of Alexander Palace, the city and Walthamstow reservoirs.



ground floor flexible event space

3.1_comparable schemes



Outside of Tottenham, comparable projects have been Netil House in Hackney, Peckham Levels and our own Many Hands project in Bermondsey. All of these projects have demonstrated that a lot of value can be extracted from buildings nearing the end of the current usable life so long as an open mind and collaborative framework exists between all involved.

While all of these projects have had their challenges, they have helped to provide a new template for the adaptive reuse of large obsolete sites and they have all helped breathe life into the areas they are in and helped provide important affordable and flexible space that businesses need and important meeting points & amenities for the community.

3.2 rooftop terrace

The images and text below show the concept design for the roof terrace, conceived as a forest with a grid of trees and woodland planting.

Frame + Canopy ③



Elevation showing single unit



Section showing single unit



Axonometric showing single unit



ROOF LAYOUT 1:250

DESIGN RATIONALE

The "Canopy" bar provides a unique and flexible space for entertaining and outdoor activities. Conceived as a forest, the character of the roof is enhanced by the planting of a grid of trees, suitable for this situation. The use of camouflage netting as a secondary canopy beneath the trees, which is fixed to a grid of vertical supports contributes to the development of a woodland floor ecology.

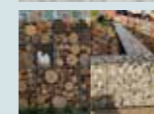
Colourful lighting is incorporated in to the supports surrounding the bar and other strategic points to create a magical enchanted forest atmosphere. A vinyl window screen depicting a woodland setting is attached to the glass safety barrier, framing key intensive views across the London skyline and further enhancing the woodland character.

The different atmospheres of forest glade, forest and forest edge provide opportunities for creating a number of distinct but flexible spaces for leisure and community event use.

The creation of different atmospheres on the roof is founded on the development of different habitats, which include the forest, with its specific flora and the glade and forest edge with a range of "edge" species. This under-planting will create the opportunity for the use of a wide range of pollinator plants throughout the year, potentially attracting a variety of different insects. Nesting boxes will be located in the least trafficked areas and Swift nesting boxes will be located on the lift towers.

LANDSCAPE ELEMENTS

- ① **Paving surface:**
The roof provides a level and accessible area. The surface will comprise of standard concrete pavers, with occasional bespoke specialised modules of art work, created by local school children.
- ② **Planters:**
Planters are to be constructed with gabion baskets, filled with a variety of materials, including recycled rubble and hardwood logs.
- ③ **Frame + Canopy:**
Rectangular steel frames form a bespoke structure 3m in height. Camouflage netting attached to the frame below the canopy of the tree provides a permeable overhead enclosure and planting structure for climbers, replicating the multi layered canopy of a forest.
- ④ **Linear Bars:**
Two linear bars at the perimeter of the roof offer seating opportunities that maximise extensive views to the surrounding landscape. Bars are to be fabricated from waney edge hardwood planks, Standard bar stools to be provided.
- ⑤ **Seating:**
A range of flexible seating opportunities are to be provided including bistro style chairs and tables and larger picnic style benches. Supplier TBC at detail design stage.



- ⑥ **Screen:**
Outdoor semi-translucent vinyl window film applied to safety screen around boundary of roof (as per architects details), depicting a woodland character. Film will be applied to specific areas of the boundary to enhance and focus intensive views of the horizon and create enclosure.
- ⑦ **Lighting:**
Colour coded LED strip lighting attached to the steel frame provides an ambient setting, creating an enchanted woodland character to the space. Additional lighting is incorporated for access and way finding, to ensure the roof is useable at night.
- ⑧ **Proposed Trees:**
26no Extra Heavy Standard, root balled trees, 2.0m clear stem, planted in planters. Tree species to be confirmed upon further assessment of rooftop microclimate.
- ⑨ **Planting + Soil:**
A variety of woodland plants will be selected to provide a diverse range of colour, form and texture across two typologies replicating the forest floor, forest edge and glade. A lightweight bespoke soil mix, designed to retain moisture with minimum loading will be specified to ensure optimum growth.



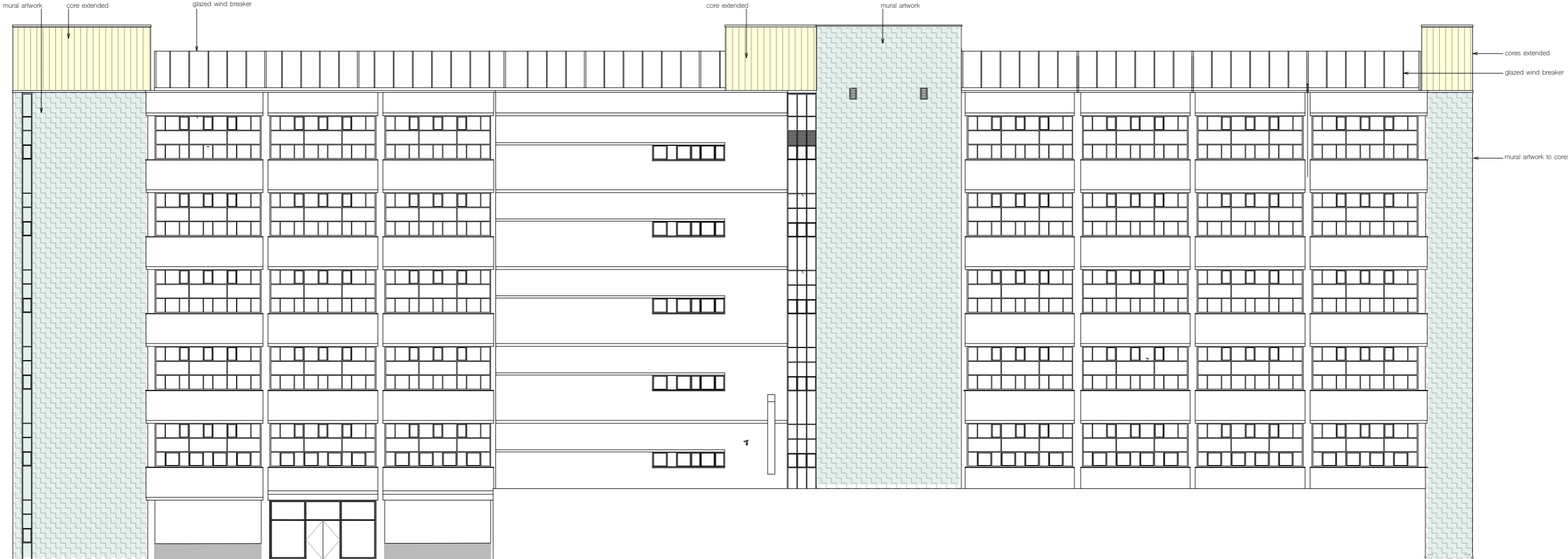
3.2 rooftop terrace

The view below illustrates the proposed canopy, lighting and landscaping to the roof terrace.

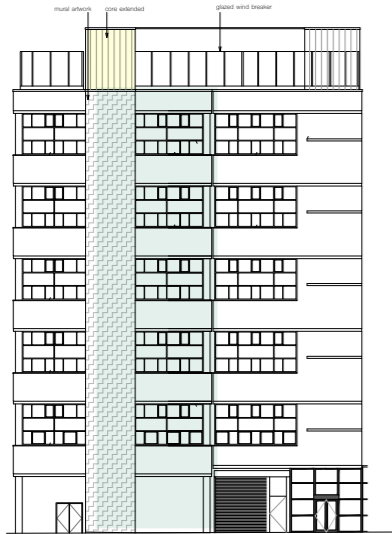


3.3 elevations

Polycarbonate external cladding is proposed to the core extensions, providing a 'beacon of light' for wayfinding. Mural artwork is also proposed on the cores by local community engagement artist, Hanna Benihoud.



west elevation



north elevation



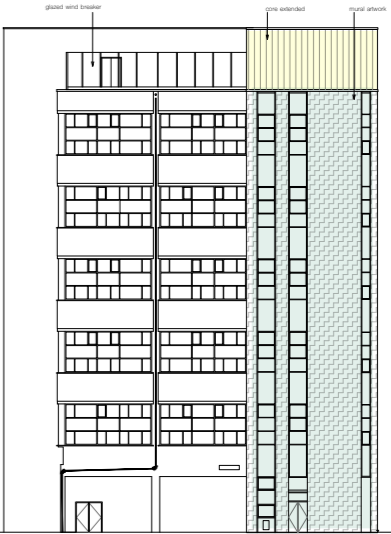
polycarbonate external cladding to extended cores



glazed windbreaker

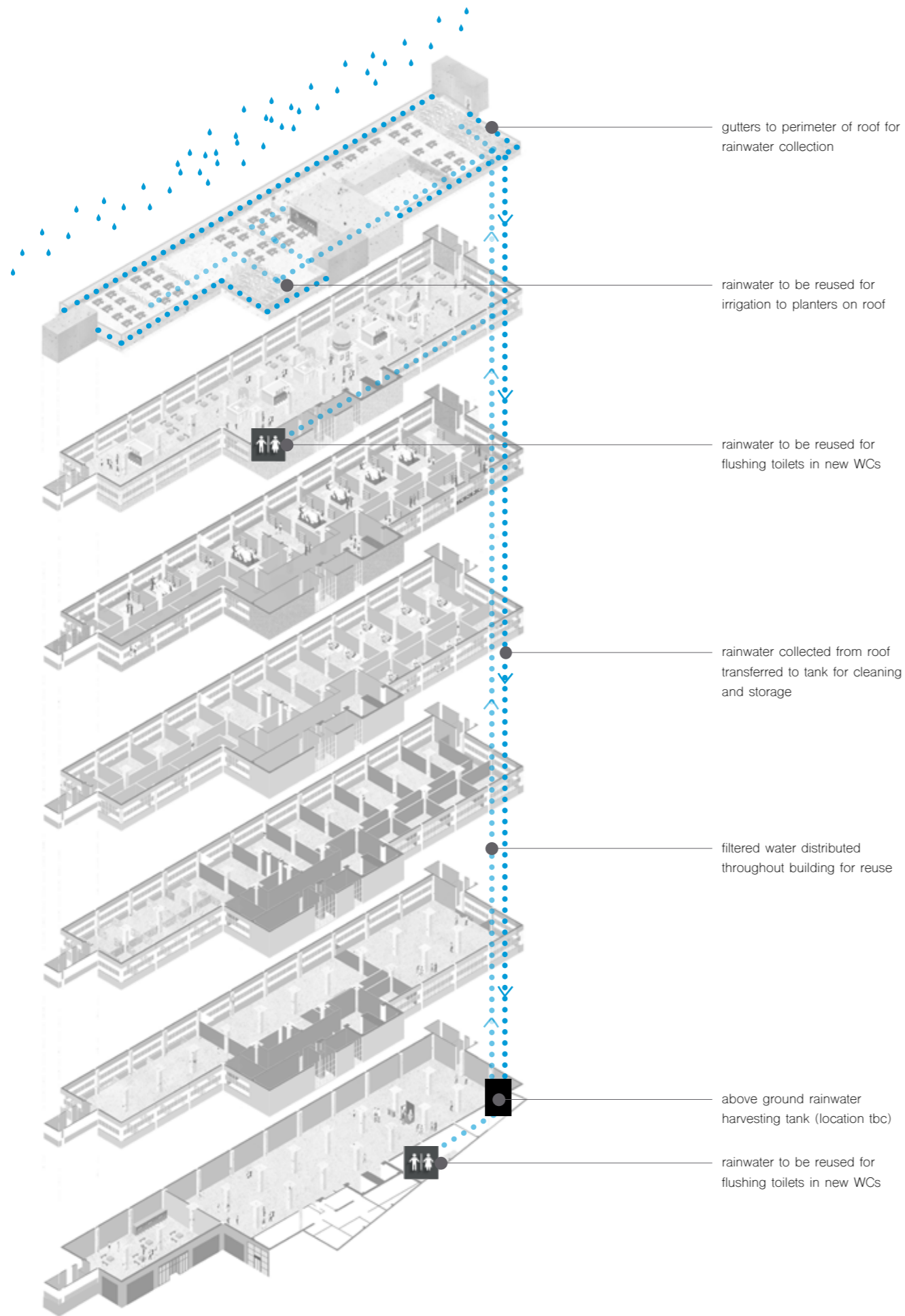


mural artwork to cores (refer to section 7.00)



south elevation

3.4 rooftop sustainability strategy



rainwater harvesting and distribution throughout building for reuse

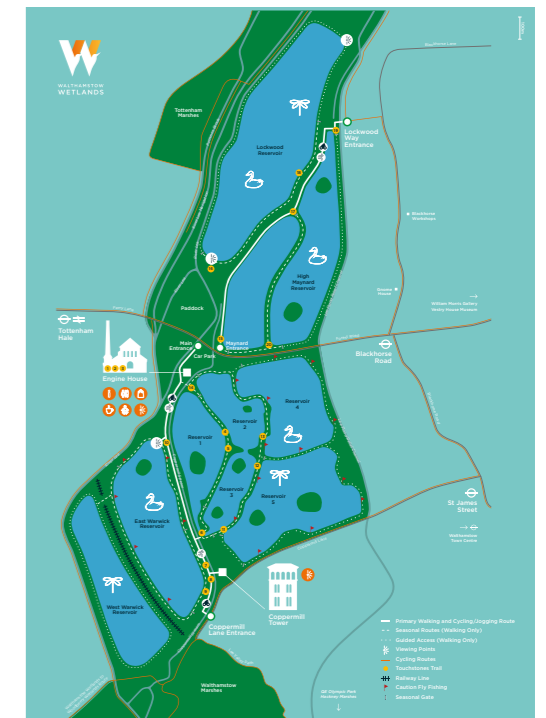
The sustainability strategy for the roof combines rainwater harvesting, soft landscaping and views of the Walthamstow Wetlands. Rainwater will be harvested and reused in the building and for irrigation of the variety of woodland plants and grid of trees. Views of the Wetlands combined with signage boards will be used to educate users of the reservoir site which is the main source of water supply for 3.5 million people.



26no. extra heavy standard clear stem trees and a variety of woodland plants encouraging biodiversity



Walthamstow Wetlands views and signage boards to educate rooftop visitors



4.0_ground floor landscape design

The images and text below show the proposed landscaping scheme to the north of the site on the former car park. An additional 36 cycle spaces are to be provided, including 83 external covered spaces, 52 internal spaces and 5 covered cargo bike spaces.



DESIGN RATIONALE

This space is composed of four elements, which are focused on creating a place for arrival and social interaction. The trees set in a free draining gravel provide an informal canopy, under which three spaces are identified as gardens with seating and flowering plants. The second element is the provision of a bike park, which forms a dynamic counterpoint to the mass of the building, with its butterfly wing canopy. The third element is situated on the Western periphery and comprises a flexible space for food and beverage vans and outdoor activities, bounded by a linear feature adjacent to the railway, which can be used for seating and as an active platform for a range of functions. Finally the café is provided with an open space for spill-out seating and the use of climbing plant towers, defines this space and identifies the main entrance.

The introduction of resilient and sustainable features includes the opening up of the surface under the trees to provide an extended rain garden and the selection of a range of plants for pollination and drought resilience in the gardens. All other drainage will be directed to permeable surfaces to return water to the local aquifer. The existing Tilia trees have been retained, apart from two and supplemented with six urban pollinators – Prunus avium and Robinia pseudoacacia in the metro gardens and extensive rain garden (as well as twenty five trees on the roof), providing a rich source of pollen and nectar in Spring. Where appropriate bat and bird boxes will be placed to encourage a diversity of species.

LANDSCAPE ELEMENTS

- 1 Bike Park:**
Each bike shelter holds 4 bike stands, set in tarmacadam. The shelters are composed of a steel butterfly wing canopy roof. A 1.5m high Beech hedge sits below the structure to capture surface and roof water run-off. Entrance to the cycle stands is staggered in alternate bays to create the butterfly effect roof.


- 2 Smoking Shelter:**
A lightweight permeable structure provides shelter close to the building. Construction and materials TBC at detail design stage.


- 3 Timber Bench/Platform:**
These timber units create an active edge to the site set back from the railway boundary, with a number of possible uses, including areas for seating, lounging, outdoor gym, informal group meetings and outdoor cinema.


- 4 Metro Gardens:**
The gardens comprise a combination of shade trees, pollinators and grasses, planted to frame flexible seating and enclose informal seating. Canvas sails provide shade on sunnier days. The Metro gardens provide space for outdoor working, socialising and enhance the ecology through the choice of plants.


- 5 Gravel Surface:**
20mm Moonstone gravel surface laid to create an extensive rain garden increasing permeability of the existing landscape. The use of this permeable surface around the trees will optimise their growth enhancing the ecological value of the site.


- 6 Path:**
A direct access path utilises and recycles the broken paving slabs on site to create a crazy paved path, providing level access through the site. The path drains in to the extensive rain garden.


- 7+8 Flexible Surface + Street Graphics:**
Tarmacadam surface, with access for food and beverage trucks, providing flexible open space for community and outdoor leisure events. Community led street art creates a connective visual element across the site, providing information on the local and global sustainability of the project.


- 9 Boundary Fence:**
A 2.0m high concrete post and steel mesh fence provides a secondary boundary set back from the rail line. The fence provides a structure for climbing plants and opportunities to display local art work.


- 10 Café + Entrance:**
Space for the café is defined by 1.5m high gabion baskets set back from the road, providing a protective edge from vehicular overrun. The gabions contain a variety of climbing plants, which define a flexible seating space adjacent to the café entrance.


- 11 Electric Car Charging Points:**
Two number electric car charging points are situated to the north of site.


- 12 Disabled Parking Spaces:**
Nine number fully accessible parking spaces are provided in line with the requirements for the project.


- 13 Refuse Point :**
The refuse point has been located on the corner of the site next to the main vehicular route to provide easy access for refuse vehicles.


- 14 Lighting:**
Lighting will be located across the site in different formats to optimise the use of the landscape at night as well as defining clear pathways to and from the building.


- 15 Proposed Tree:**
2no Prunus avium (Wild Cherry) and 4no Robinia pseudoacacia (Honey Locust) are located across the site to extend tree cover and mitigate the loss of 2no existing trees (shown on plan). These trees have been chosen to enhance the ecological value of the landscape.


- 16 Proposed Hedge:**
Fagus sylvatica (Beech) provides year round physical separation from the car park. Set at 1.5m high, it allows visual connection between different elements of the site and provides habitat for a variety of fauna.





5.0_wayfinding wider context

The photos below show the views of The Archives from the wider context, including the approach from Tottenham Hale station and Seven Sisters station. Whilst the building is clearly visible the identity is unknown.

The wider context strategy combines the mural artwork with the extended cores to create visual interest and reinforce a new identity for the building as a destination.



view from Tottenham Hale retail park



view from Blackhorse Road



view from Broad Lane

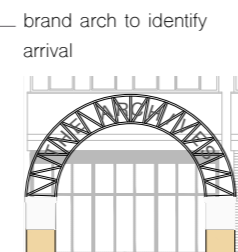
access through the High Cross Centre



wayfinding on the pavement from start of High Cross Centre



wayfinding painted on the pavement leading to The Archives



brand arch to identify arrival

access via railway passage



during peak times stewards could direct people from the station to the passage



building is easily identifiable from by passage entrance

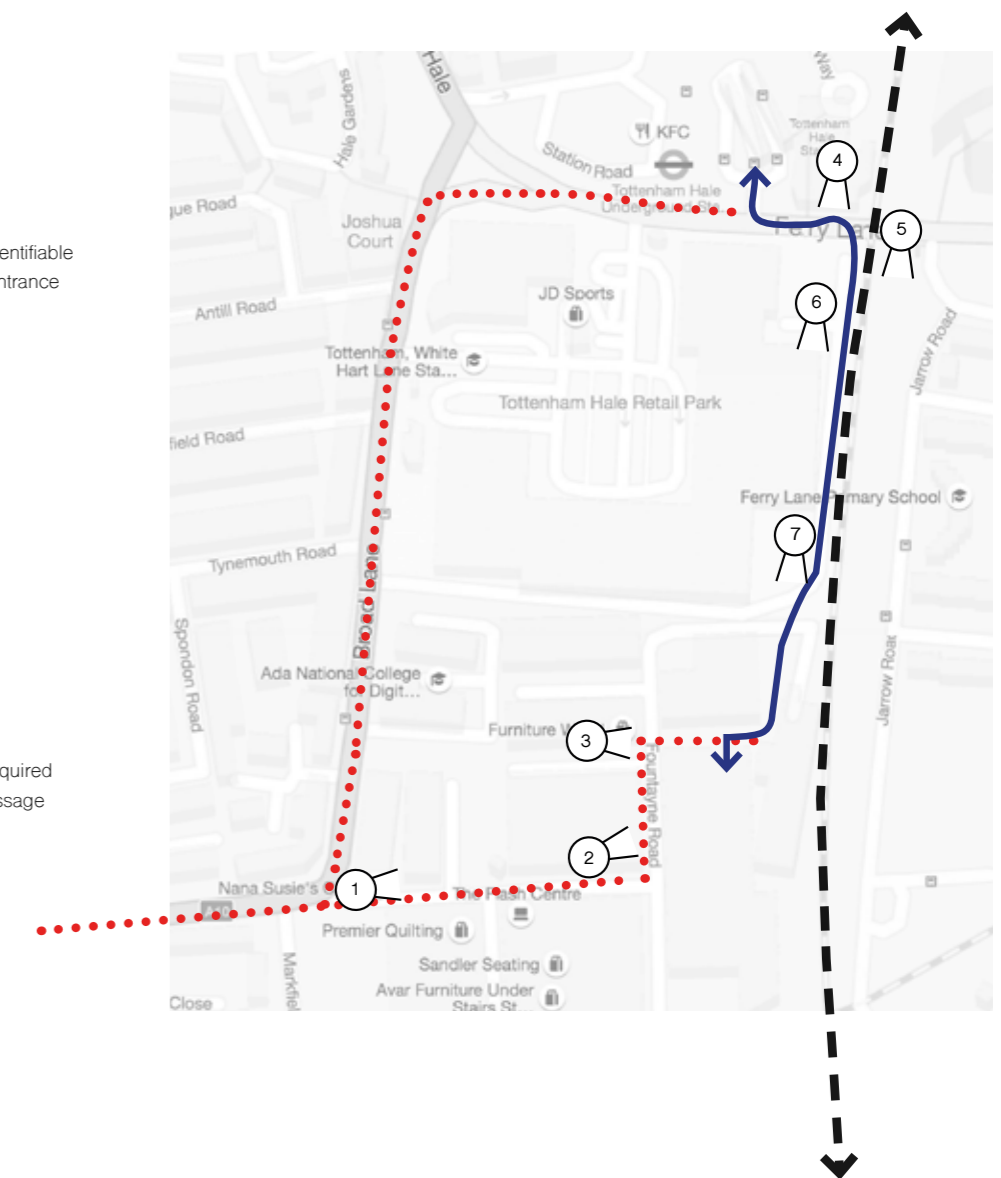


manned security required at either end of passage during peak times

Once the building is identified there are two direct routes to the scheme; through the High Cross Centre and via a railway passage to the north.

The route through the High Cross centre will be reinforced via wayfinding painted directly onto the pavement, leading visitor from the arch in image 1 to the building entrance.

The railway passage provides a short cut from Tottenham Hale station but is difficult to locate and is not secure. During peak times stewards and security guards will be hired to direct and assist.



THE PROJECT

CONCEPT

Tottenham is growing upwards... Literally. What about what's already here?

'When we grow up' creates Tottenham's largest mural project teaming local school children with a local artist, daring them to dream big. The project will ask kids to imagine their future, reflecting the community, inspiring the mural work.

'When we grow up' engages the local community and knits new development into the existing demographic. Using an existing building to celebrate art and culture in Tottenham right now, this project will stand out for all the right reasons.



↑ Future of Tottenham ↓



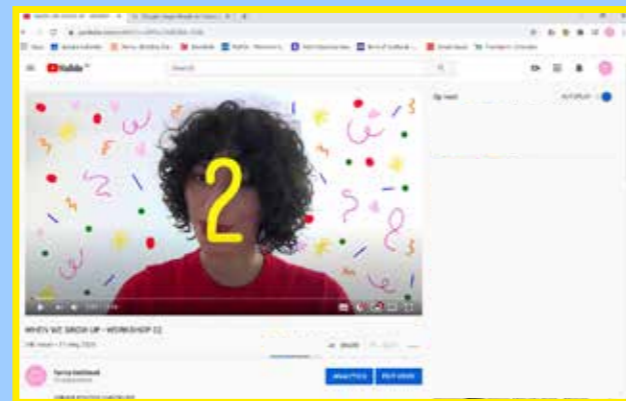
PHASE 1

WHO WE ENGAGED?

Gladesmore School & Haringey CAMHS
Aged between 11- 14 years old
High number of BAME representation
70% of students are from low income families.

HOW WE DID IT?

During lockdown we used youtube to run online workshops to engage young people



ENGAGEMENT NUMBERS

53 students involved
750 views on the online workshops
48 hours of watch time on workshops
140 pieces of art created

WHAT WORKSHOPS WE RAN?

We ran 3 workshops that explored what the young people would like to be doing in the year 2030



ARTWORK

THE RESPONSES

We have a huge amount of ambition in Tottenham. From Olympic dreams to Activists, from chefs to bankers! The students of Tottenham have BIG DREAMS.



'I have enjoyed this project because I have really had the chance to explore what I would like to do in life. I didn't quite know what I wanted to do and still kind of don't, but this project has helped me explore my choices and I have a bigger idea of what I want to do.'

I think this mural is important because it shows other children that they have many choices. It also tells the community that us teenagers have dreams and we are dedicated to making them come true.'

-Natalia, Student

PHASE 2

WHAT'S NEXT?

We are raising money to fund phase 2 of the project which uses the students artwork to create a mural adding their dreams to the Tottenham skyline



6.1_mural artwork and core extensions

The images below illustrate the mural artwork and polycarbonate extended cores. The community led artwork brings the former industrial building to life, whilst retaining a vital link with the local community. The glowing extended cores with The Archives branding announces and identifies the building as a new destination.



↑
WHEN WE GROW UP

hanna
BENHOUD

contact

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