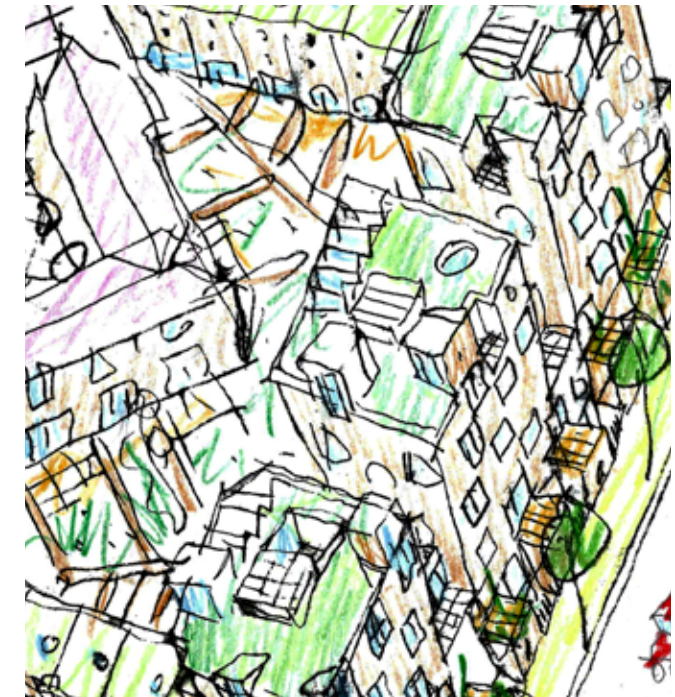


Stamford Hill Primary School

Feasibility Study for
London Borough of Haringey
September 2024



“... the passion for improvisation, which demands that space and opportunity be at any price preserved. Buildings are used as a popular stage. They are all divided into innumerable, simultaneously animated theatres. Balcony, courtyard, window, gateway, staircase, roof are at the same time stages and boxes

Walter Benjamin ‘One Way Street’ 1924

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Peter Barber Architects are an award-winning design-orientated practice currently in the process of building hundreds of homes on complex urban and suburban sites across London. PBA are experts in delivering high quality, exemplar houses in complex urban and suburban sites, working in close collaboration with Planning Authorities and Design Teams.

PBA are considered to be experts in achieving higher densities with medium to low rise buildings, maximising the number of front doors to the street, and minimising the amount of communal corridors, decks and lifts. We see our projects as celebrations of the social life of the street. The result is an approach that planners and local people feel more comfortable with, that achieves a higher density with less massing, with less to build, less to maintain/ light/ clean, and achieves more valuable homes as a result of the house-like typology.

PBA have a good relationship with various Planning teams and have received high praise from CABE, GLA and TFL officers who we have engaged with on various projects. The high quality of the schemes PBA develop is reflected in the excellent commercial and social outcomes.

The practice’s varied portfolio of work is underpinned by a consistent commitment to radical solutions and excellence in design. PBA’s innovative approach has secured many accolades and awards including numerous RIBA Awards and Masterplan, Regeneration and Housing Design Awards, including two housing projects being mid-listed for the RIBA Stirling Prize. In 2021 PBA won the RIBA’s Neave Brown Award for best social housing project in the UK.

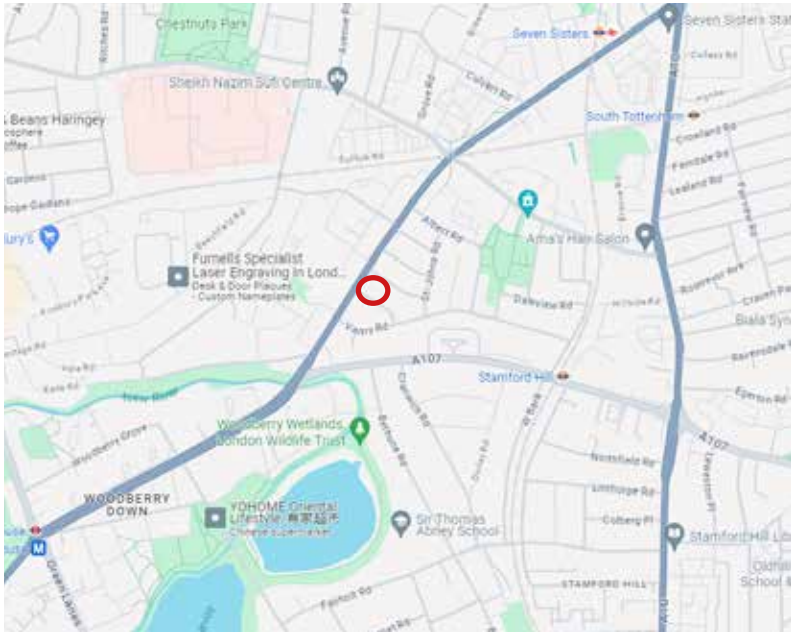
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1.1 Existing Site
Overview

The site is located on the east side of Seven Sisters Road, Berkeley Road and Vartry Road form the north and south boundaries, respectively. Seven Sisters Road is characterised by its mixture of commercial and residential blocks four to seven storeys high. Woodberry Down Baptist Church sits at the southeastern corner of the site. Streets to the rear of the site are Edwardian and Victorian terraced houses 2 and 4 storeys high. Handsome one, two and three storey high Victorian school buildings occupy the eastern frontage of the site onto Vartry Road.



01



02



03

- 01 Aerial view
- 02 Map showing wider context
- 03 Birds eye view

1.2 Existing Site
Existing Site Plan



1.3 Existing Site

Aerial Photographs



01



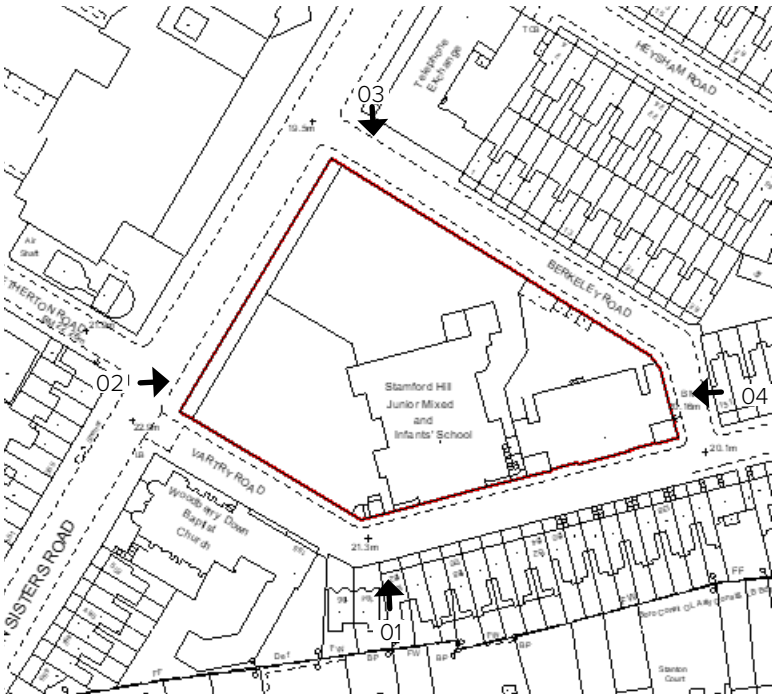
02



03



04



- 01 Aerial view facing North
- 02 Aerial view facing East
- 03 Aerial view facing South
- 04 Aerial view facing West

1.4 Existing Site
Site Photographs

01



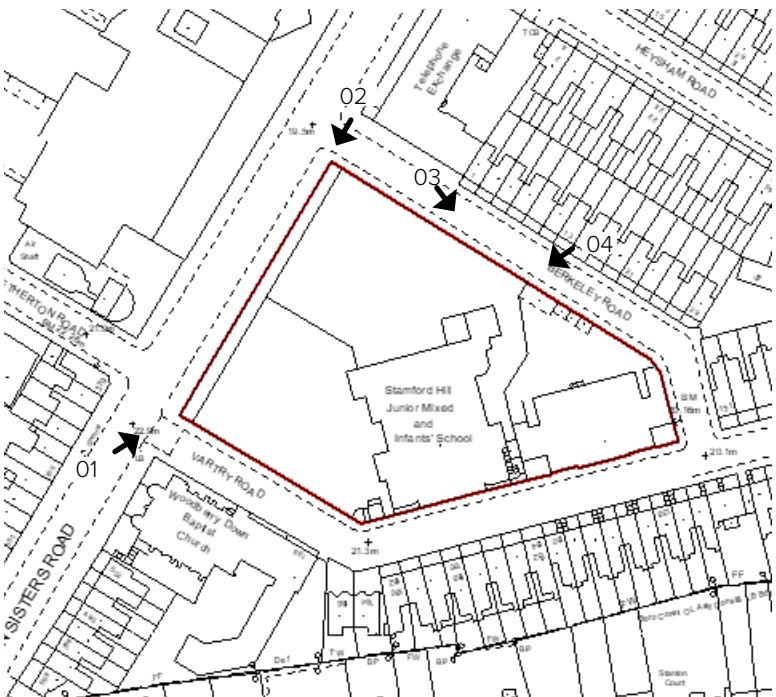
02



03



04



- 01 West corner of the site at the Seven Sisters, Vartry Road Junction
- 02 North corner of the site at the Seven Sisters, Berkley Road Junction
- 03 Facing the Berkley Road Primary School Entrance
- 04 Facing down Berkley Road

1.4 Existing Site
Stamford Hill Primary School Exterior

01



02



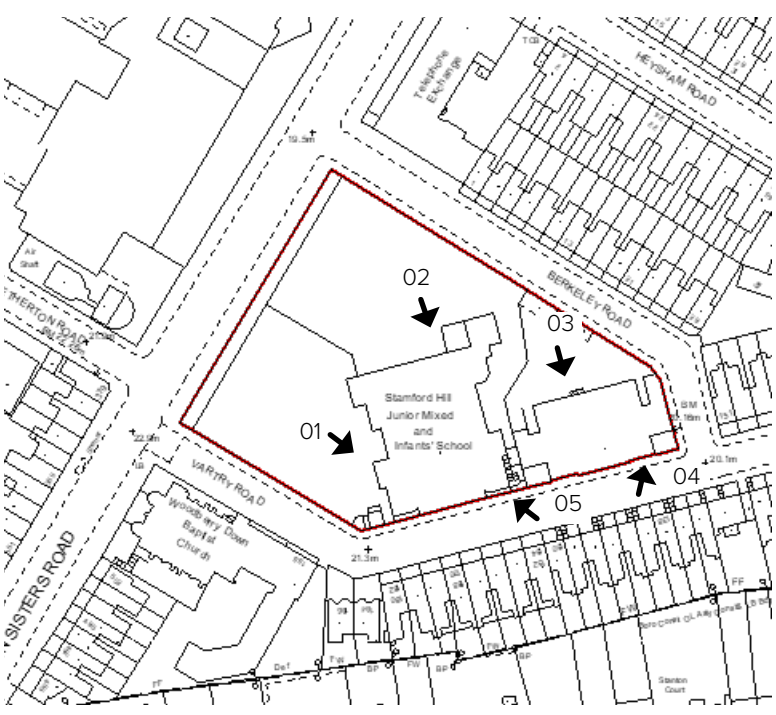
03



04



05



- 01 The West side of the primary school from the playground
- 02 The North side of the primary school from the playground
- 03 The front of the primary school from the entrance gates across the playground
- 04 The corner of the school at Vartry road and Berkley junction
- 05 The back wall of the primary school on Vartry Road

1.4 Existing Site
Stamford Hill Primary School Interior

01



02



03



04



1.4 Existing Site
Surrounding Buildings

01



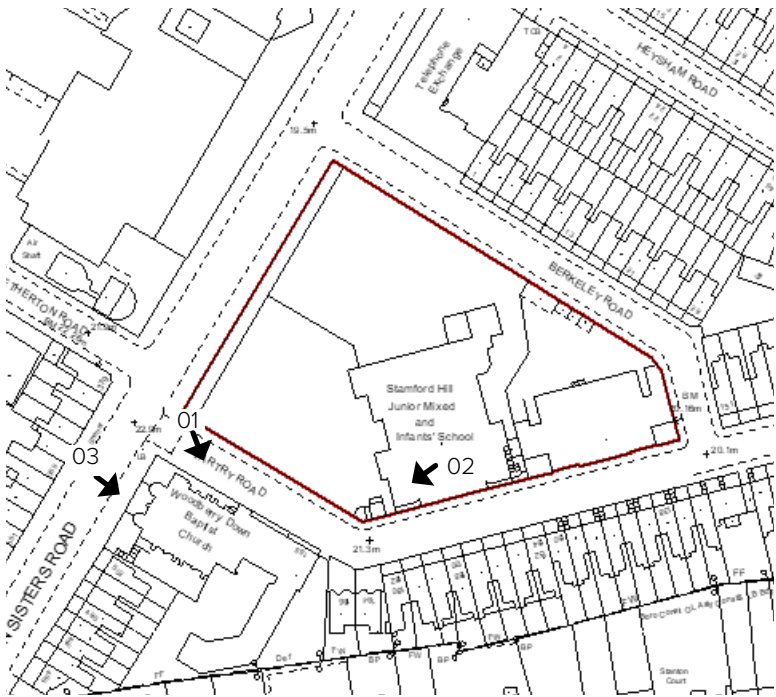
02



03



Woodberry Down Baptist Church,
neighbouring the site



1.5 Existing Site
Site History



1967



1936



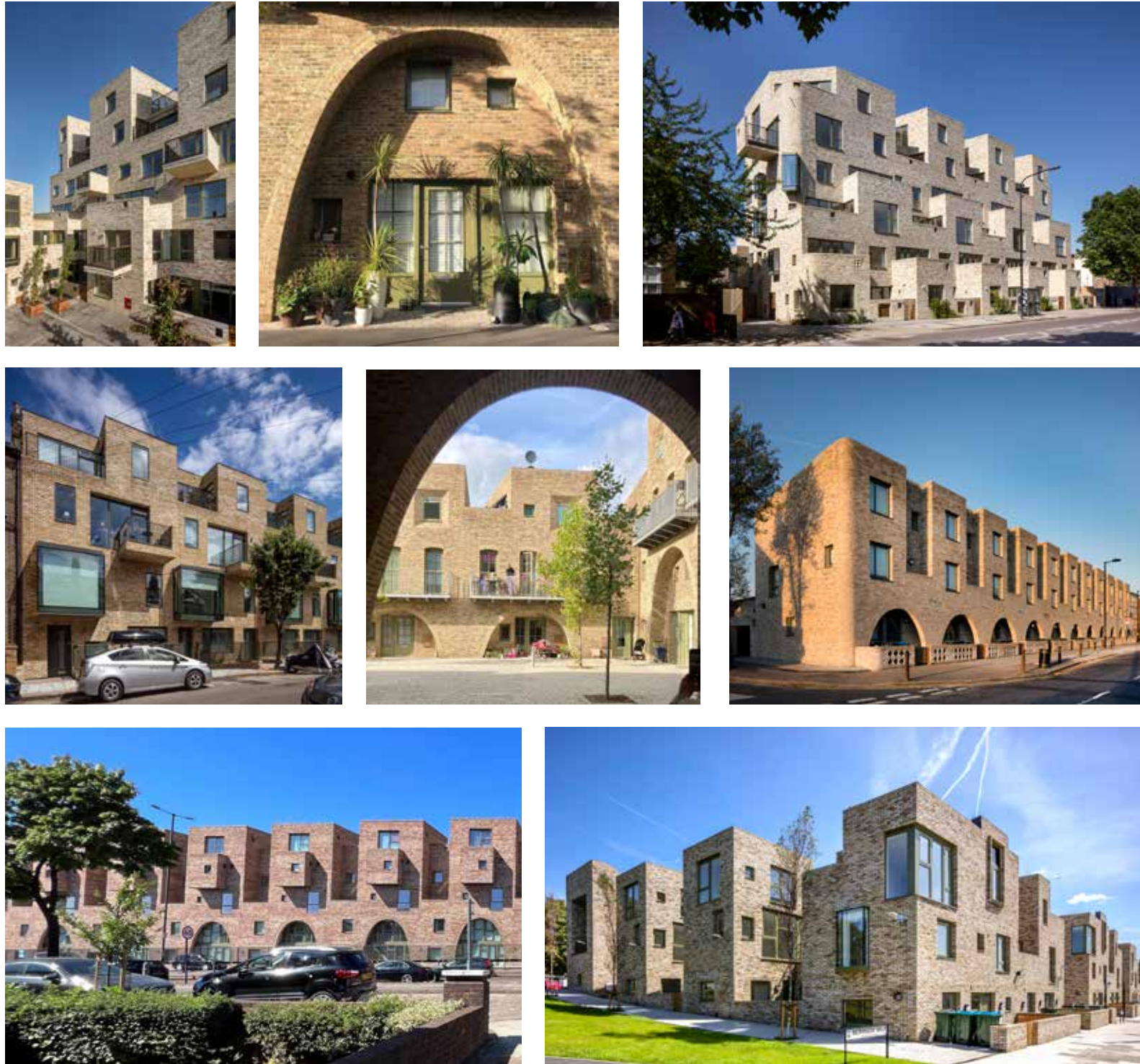
1867



Historical Images of the school from the schools old log book which dated back from 1882

2.1 Design Precedents

Precedents: Street based architecture



Precedent examples are presented providing examples of the concept constituent parts of the proposal.

2.1 Design Precedents

Precedents: Interiors and Terraces



Precedent examples are presented providing examples of the concept constituent parts of the proposal.

2.1 Design Precedents

Precedents: Courtyard Gardens



Precedent examples are presented providing examples of the concept constituent parts of the proposal.



2.2 Design Proposal

We approach residential led projects with optimism and great ambition to create wonderful places to live and work where the urban design forms positive relationships between the buildings, the public space and people; with the streets and squares connecting, integrating and contributing positively to the wider local community. **Our approach is to see the project as a celebration of the public social life of the street where every aspect of the design is configured to promote buzzing, thriving, public space made with a hard edge of buildings.** Streets and squares overlooked by balconies, bay windows and roof terraces. Public space activated by the presence of people going about their lives, meeting, pausing and chatting.

Our proposal is a beautiful new street-based development completing the urban block with a combination of apartment blocks with front doors at ground floor activating the street edge and two delightful new rows of townhouses with welcoming front yards, lined with greenery and trees. Fronting Seven Sisters Road, the apartment buildings step down toward the south providing generous roof terraces and courtyards. Two east-west terraced streets run along Vartry Road and Berkeley Road perpendicular from the apartment building joining the existing primary school on the southeast, completing the urban block. Two elegant rows of 3 storey town houses create a beautiful backdrop and are constructed in a good quality rustic brick, the facades feature arched entrance ways and a notched profile which articulates each separate house. They have good sized back garden.

It is proposed that the beautiful school buildings are refurbished to provide residential accommodation in the form of apartments arranged around a lovely, shared entrance courtyard formed by the removal of the school gym and in terraced apartments fronting Vartry road.

The buildings are carefully designed with an emphasis on their relationship with the surrounding area and the completing the urban block, whilst providing a variety of homes and flats. The buildings will have picturesque facades, activated by numerous front doors, arched fronts, roof terraces and large feature picture windows. The general form of the buildings have a varying roof line, reducing the impact of the buildings on the surrounding area, allowing light to percolate through the buildings to the leafy gardens, and forms generous roof terraces and roof courtyards that we imagine enlivened by the resident's plants, pergolas, sun shades etc.

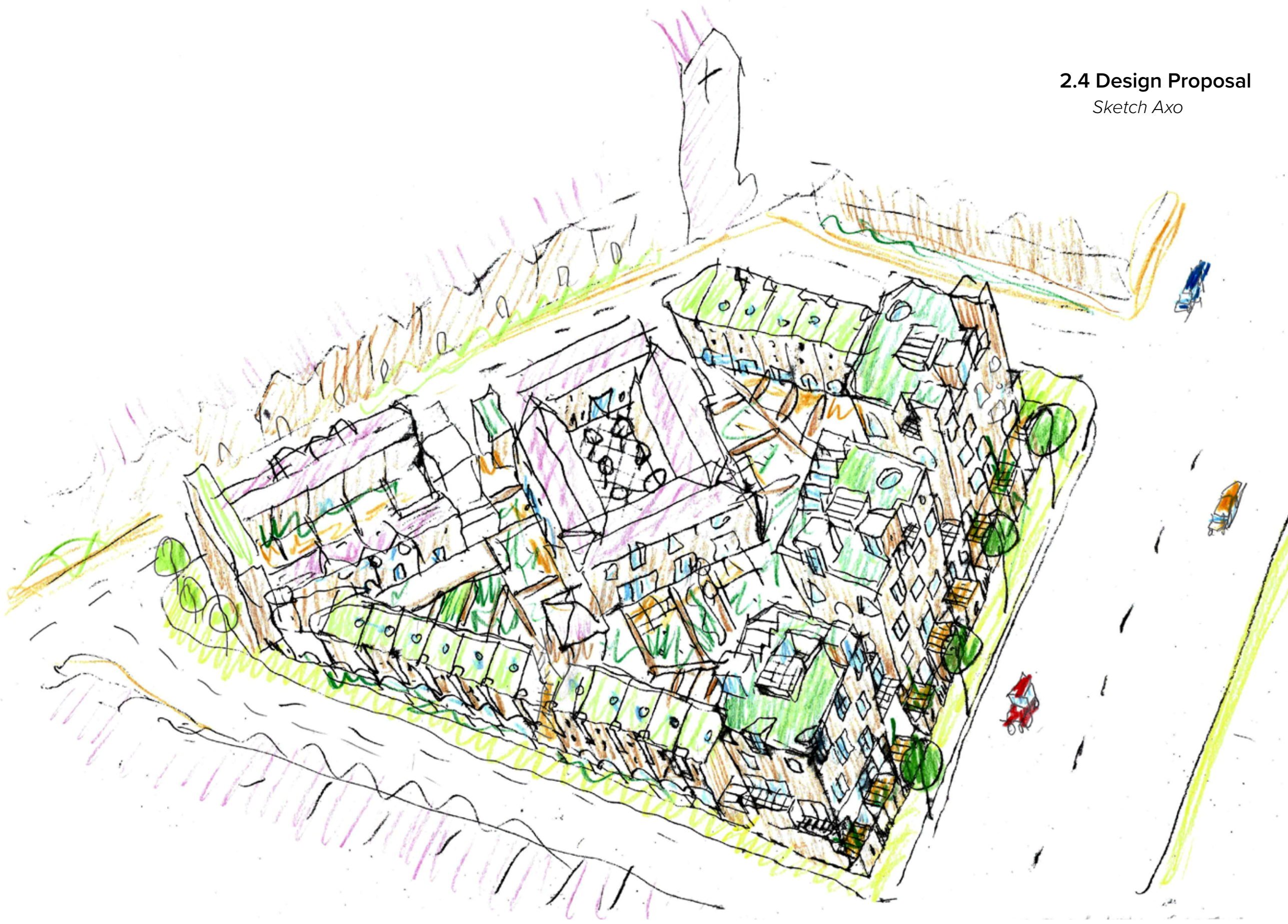


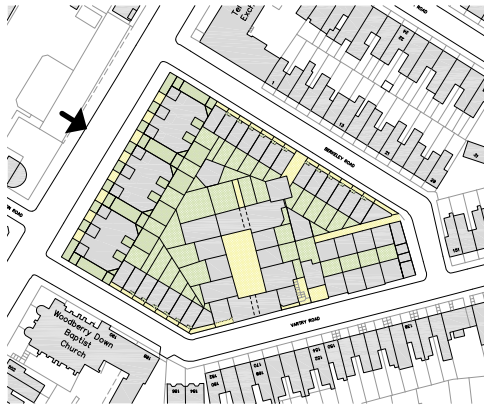
2.3 Design Proposal

Proposed Figure Ground Plan 1:500 ●

2.4 Design Proposal

Sketch Axo





2.5 Design Proposal

Perspective

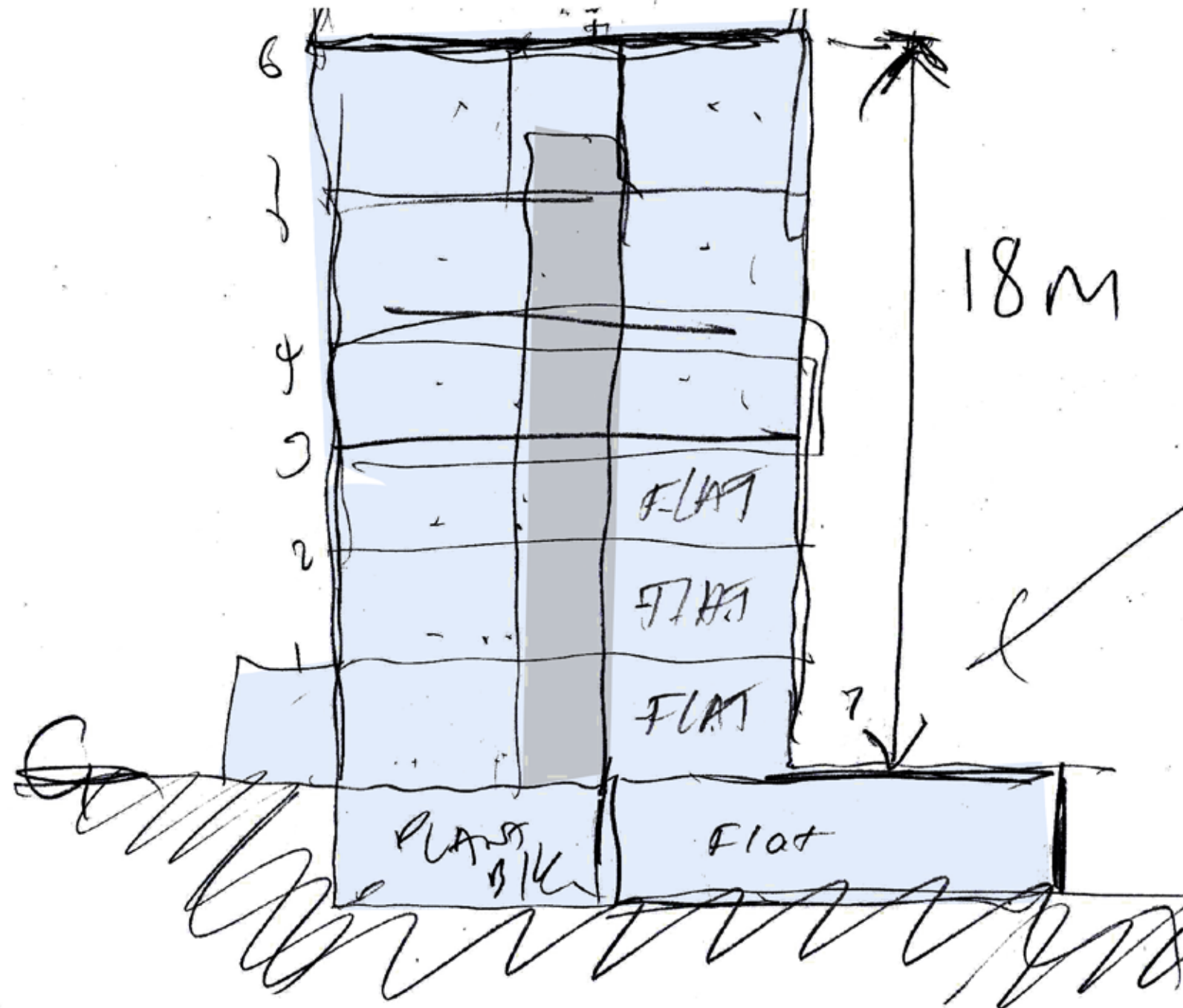


2.5 Design Proposal

Perspective

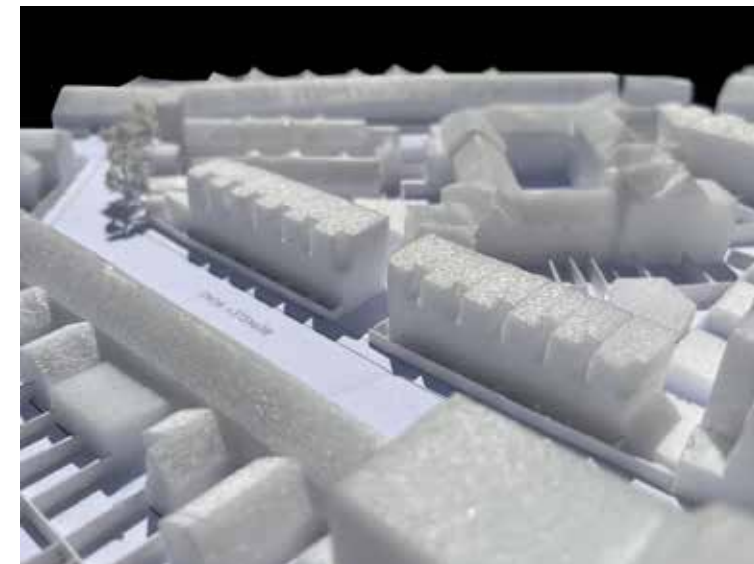


2.6 Design Proposal
Section



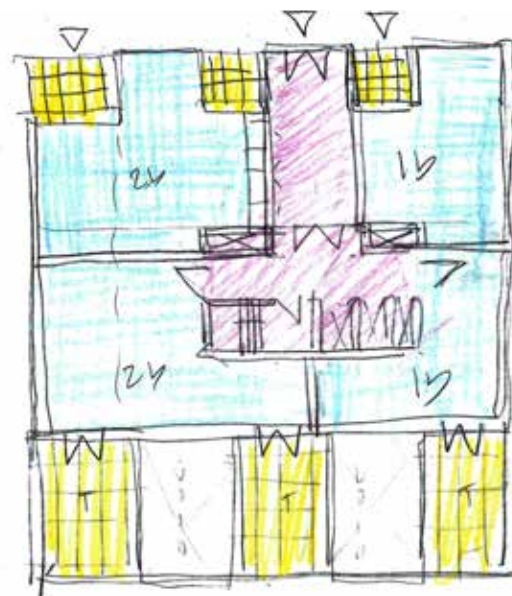
2.7 Design Proposal

Model Photos

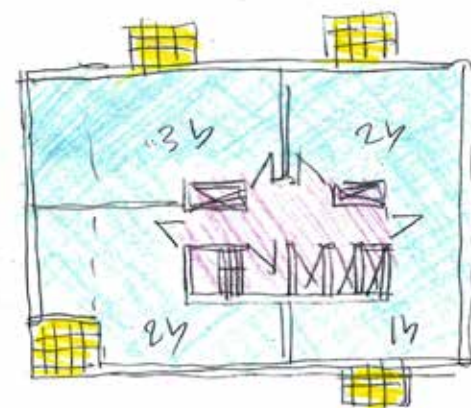




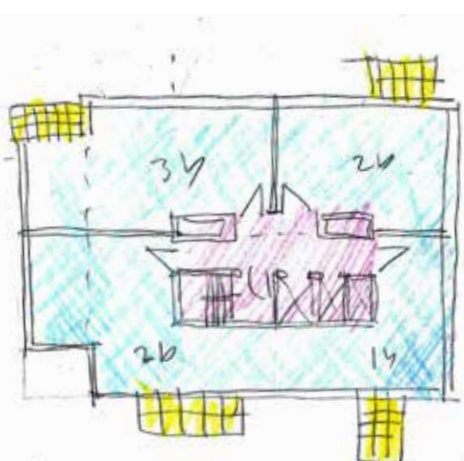
Basement



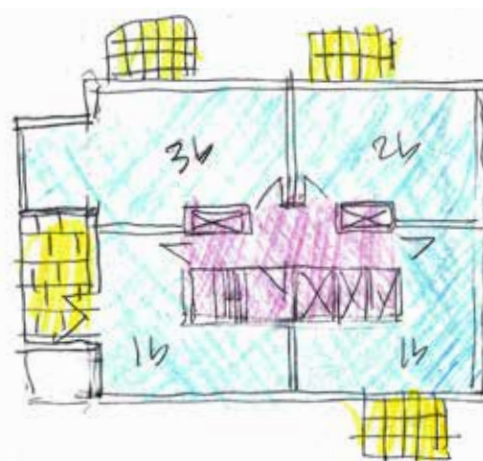
Ground Floor



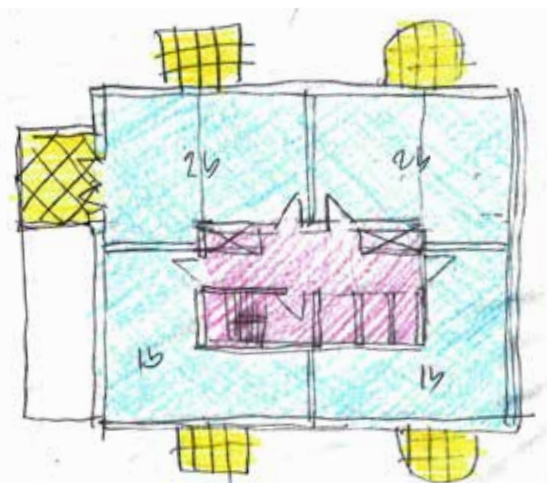
First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor

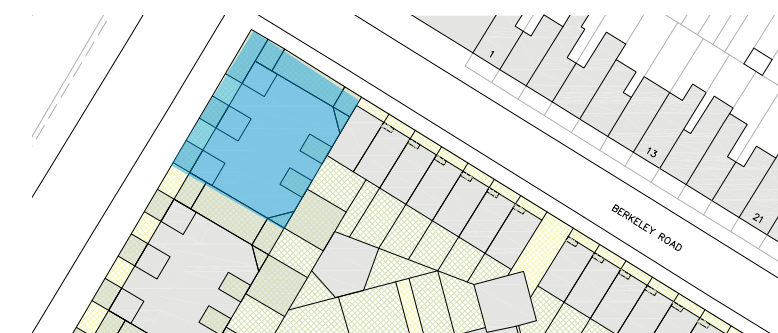
2.8 Design Proposal

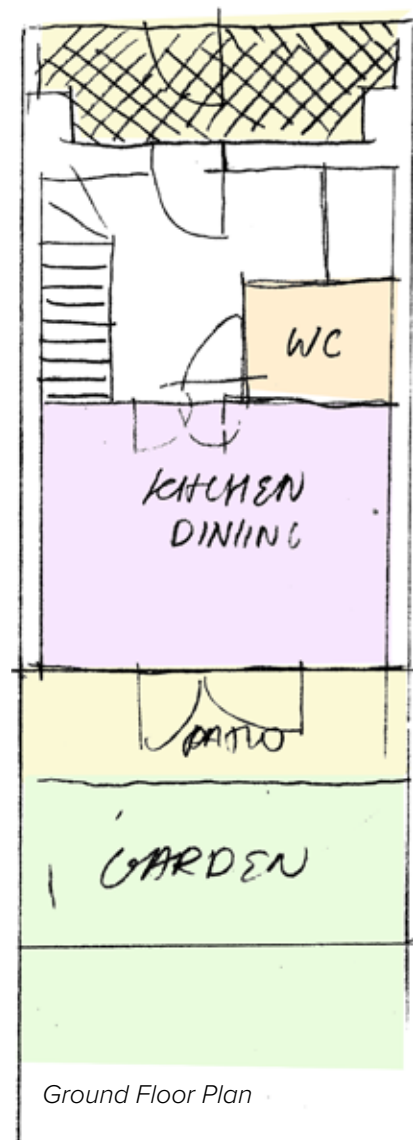
Typical Apartment Unit Plans NTS

In order to inform the preliminary schedule of accommodation, a typical apartment building has been developed based on the footprint of one of the blocks on Seven Sisters Road. This has been used to inform the notional approximate quantum of liveable space, plant, cycle storage, refuse storage, circulation etc. This is at a very early stage and is subject to client and other consultant input, design development, planner input and surveys.

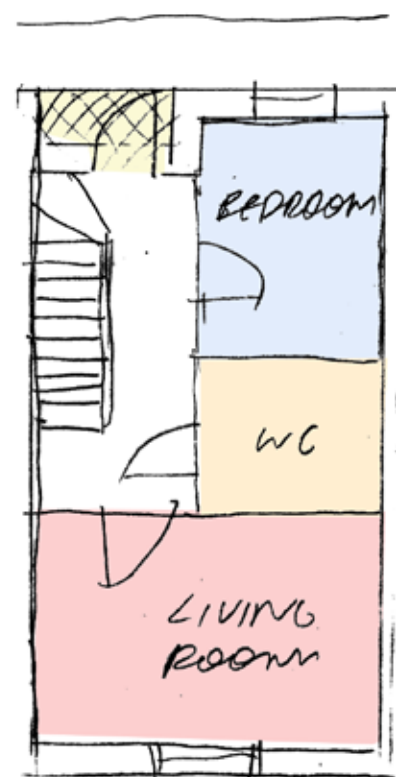
The preliminary schedule for the Typical Apartment Block provides approximately:

- 1650m² residential (Internal Area)
- 2570m² (GIA)
- mix of 10x 1bed, 11x 2bed, 6x 3bed, 1x 4Bed

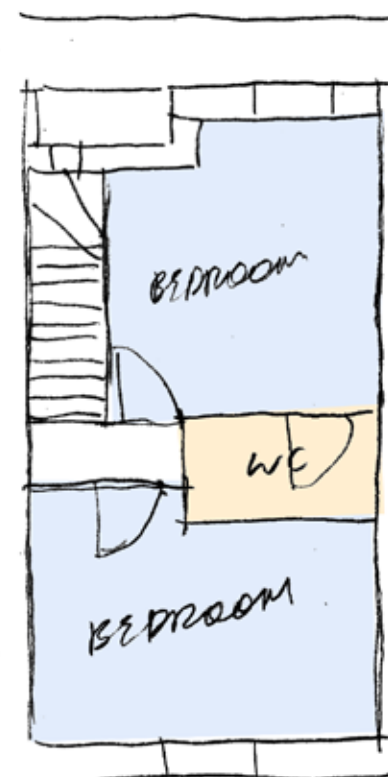




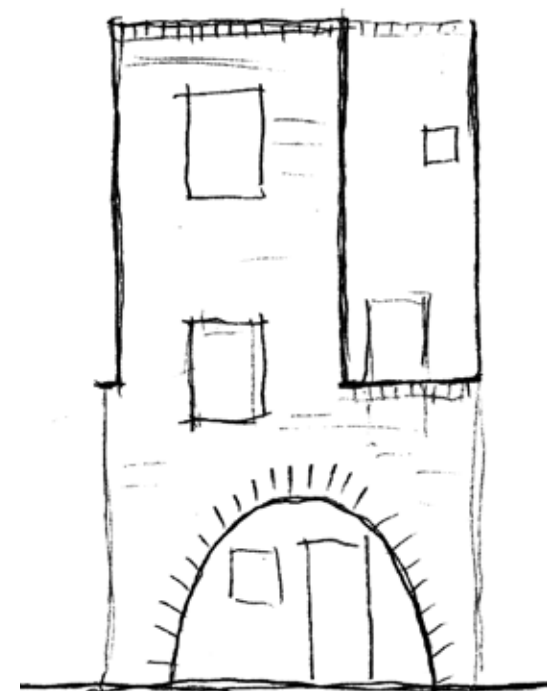
Ground Floor Plan



First Floor Plan



Second Floor Plan



2.8 Design Proposal

Typical Unit Plans 1:100

The 7 terraced houses fronting Vartry Road and 12 fronting Berkeley Road are all 3 storey terraced houses accessed from the street. There are 18 terraced houses in total.

The main entrance door of the typical 3B 5P houses leads into a delightful, sunny, large open plan kitchen / dining area with large floor to ceiling windows overlooking the rear garden. A compliant WC is located off the open plan space at ground floor. A beautiful first floor living space, family bathroom and single bedroom are located on the first floor with a double bedroom, twin bedroom and additional bathroom above.

Each house at first floor has a inset roof terrace onto the street to increase overlooking of the public realm and create an active street frontage.

All dwellings have also been designed with reference to the minimum unit sizes, room sizes and outdoor amenity space requirements as dictated by the London Standards and Residential Planning Guidance SPG.



2.9 Design Proposal

Preliminary Accomodation

The preliminary approximate quantum of development has been derived from unit sketch plans of the typical apartment building and town houses and notional areas from the school measured from the ordinance survey plans. These have been extrapolated on a pro rata basis for the different sized plots and might result in a development of 130-150 dwellings. The lower amount would be on the basis of a strategy that retains and reuses all of the school buildings to create stunning accommodation with period charm. A slight alternative would be to introduce a new apartment building on the junction of Vartry Road and Berkeley Road with a modest scale of 3-4 storeys (restricted by the proximity of the existing 2 storey houses). This would require the demolition of a small proportion of the school buildings (whilst perhaps retaining the Vartry Road façade) that might increase the number of units to 150, with a notional mix as follows:

- 65x 1bed
- 39x 2bed
- 43x 3bed
- 3x 4bed
- Total: 150 homes (approx 460 hab rooms - 665 hab rooms per hectare)
- 9340m2 residential (Internal Area)
- 12860m2 (GIA)





3.0 PBA Precedent projects

95 Peckham Road (Southwark)

“This will be a positive addition to the area; the design appears well thought through and will provide much needed additional housing; this development will improve the aesthetic of Peckham Road. More affordable homes are welcomed in the community and I am happy to see Peckham grow.” (Letter of Support from a member of the local community).

95 Peckham Road is a beautiful new residential building located in a prominent position on Peckham Road in Southwark. The building has a picturesque quality with the façades activated by numerous courtyards, roof terraces and large feature picture windows. The building creates a positive urban edge with a lively street elevation of front doors, and deep reveal window seats providing natural surveillance.

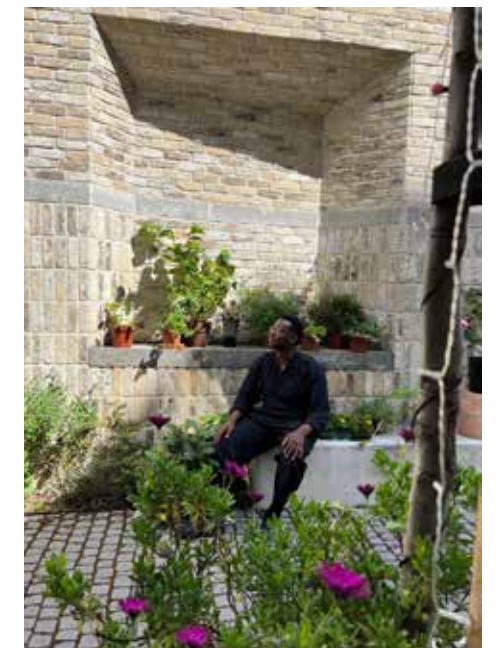
AWARDS

RIBA London Award

RIBA National Award

NLA Awards Housing Category: Overall Winner

RIBA Neave Brown Award (Best Housing in UK): last 3





3.0 PBA Precedent projects

McGrath Road (Newham)

McGrath Road is a new urban block of ‘back to back’ three and four storey houses arranged around a beautiful central tree-lined courtyard. The project has been received to critical acclaim for its innovative approach to achieving a high density with a low rise development of houses. The client is the London Borough of Newham and all homes are an affordable tenure.

Each house has a large kitchen dining room, 1, 2 or 3 bedrooms, and a top floor living room opening to a roof terrace. The kitchen dining room is set within a deeply recessed arcaded frontage facing the square or street where neighbours sit out on sunny days.

The typology is a radical reworking of the “back of pavement terrace” and “back to back” house. The approach of maximising the number of houses rather than apartments has a number of benefits including

- amenity (everyone has their own front door, good sized roof terrace and access to a communal tree lined courtyard),
- social integration (tenure blind, pepper potted, and more chance of interaction on a street and square rather than stair or lift well),
- massing (no need to build common parts which reduces the required massing, reducing the impact to neighbours: an approach neighbours and planner’s appreciate),
- cheaper (as there are no common parts its cheaper to build, cheaper to maintain, light and clean, with a cheaper service charge).

AWARDS

RIBA Neave Brown Award (Best Housing in UK)

RIBA London Award



3.0 PBA Precedent projects

Mount Pleasant (Camden)

Mount Pleasant is a state of the art residential development for the homeless and the long term unemployed. The project involved the restoration and partial demolition of a historically significant building (in a Conservation Area), and the introduction of two new contemporary buildings to complete the four sides of a sunny and secluded tree lined courtyard.

Originally built as a Victorian Poor House, the building had an H shape (in plan) with two dark and dingy courtyards segregated as men's and women's. The alteration saw the removal of the central wing, and the introduction of new fabric so the H became an O surrounding the new delightful courtyard.

The new and refurbished accommodation includes bright and airy shared apartments, 'stepping stone' maisonettes and counselling/training facilities: all laid out around a communal courtyard providing the circulation to access each entrance door.

The client is the London Borough of Camden. The project has been occupied for two years and has been received warmly by the new residents, councillors, and the local community.





3.0 PBA Precedent projects

Ordinance Road

Ordinance Road is a row of elegant three storey town houses which create a beautiful backdrop to the southern side of Ordinance Road in Enfield. To the rear of the terrace are beautiful one storey houses with vaulted roofs that front a new cobbled tree-lined mews, Sparkbrook Way.

The terrace and mews houses comprise 15 socially rented units constructed in a rustic yellow brick. The front facades have feature arched entrance ways and a notched profile which articulates each separate house.

AWARDS

RIBA LONDON AWARD - WINNER 2019



3.0 PBA Precedent projects

Hafer Road (Wandsworth)

Hafer Road is a terrace of four little brick apartment buildings set within a street of mostly three storey bay fronted terraced houses in Wandsworth. The new buildings are formed into a terrace which remakes the street edge lost to a World War II bomb.

They are made from a light coloured rustic brick with a massing and scale which links them closely with their neighbours. The roof line of the buildings is stepped and notched to provide roof gardens which together with balconies, oriel windows and front gardens make a picturesque backdrop to the street.

Homes are a mixture of courtyard houses with their own street front doors and light bright and spacious apartments above.

The owners of the 8 leasehold flats within the 1957 block (previously occupying the site) acquired the freehold from LB of Wandsworth. The group of residents came together as a small community and made plans for the redevelopment of the site with the aim of re-providing improved accommodation for their families, in terms of space, design, amenity and technical advancements (acoustics, sustainability etc), as well as providing additional accommodation to help fund the development.

Several of the families living in the block have a historical attachment to the site. In 1957, Mrs Harte and Mrs Land moved in as neighbours and friends. Two generations later, members of their families still live in the block, with each of their grandsons owning flats within the block and playing important roles in the client team.

“The scheme is certainly eye catching...It is not just successful in terms of the brief, but it also sits well within the patchwork of 19th-20th century terraces that fill the surrounding streets.”

“The street is seen as a shared space, one that links the group to other local households...This group were just acquaintances before; now they are firm friends, looking out for each other: an unintentional community bonded by the building.” - Daisy Proud, Architects Journal





3.0 PBA Precedent projects

Edgewood Mews (Barnet)

Edgewood Mews is a beautiful new development arranged around a public pedestrianised mews street. The project provides 97 homes a café and a corner shop, exceeding the original capacity study by 300%. The scheme received unanimous support from the LB Barnet Planning Committee.

Edgewood Mews is a flagship project within the new GLA Small Sites Programme that promotes the delivery of exemplary residential led projects, and pilots the release of publicly owned sites within London.

The project is a publicly spirited, high quality, mixed tenure development that will enhance the sense of community in the local neighbourhood. We see the project as a 'piece of the city', integrating physically and socially with the surrounding streets and neighbourhood. A pedestrianised public mews is introduced along the length of the site connecting the adjacent streets for the enjoyment of new and existing residents, and passers-by alike.

The architecture has a picturesque quality with lively elevations of stable front doors, oriel windows, balconies, roof terraces and large feature picture windows activating the public space. The different tenures are pepper potted and tenure blind. The site strategy unlocks the challenging site constraint posed by the proximity of the North Circular, with the southern terrace of homes creating a physical and acoustic buffer to the public mews and delivering a tranquil public space.

All dwellings are multiple aspect with their front door, outside space, primary outlook and fresh air from the mews side. The homes are spacious, bright, with a high sustainability and acoustic specification. Despite maximising the development potential of the site, 95% of the homes have their own private front door with no common internal circulation necessary.

AWARDS

Building London Planning Award: Overall Winner
NLA Awards Unbuilt Housing Category: Winner