



Hornsey Works

Cover Page

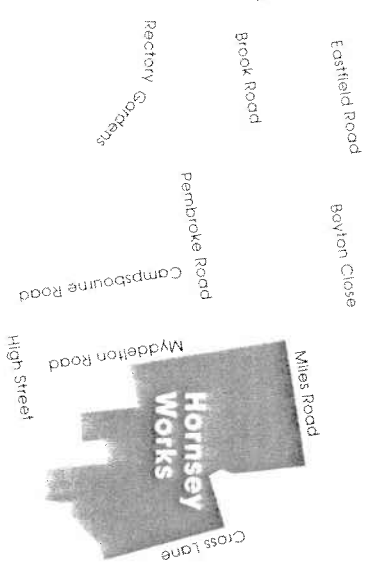
... in your

neighbourhood

The Hornsey Depot site lies within an area known as the Haringey Heartlands which has been underused for many years. The site comprises part of the Western Utilities Lands fronting onto Hornsey High Street.

The Council have determined that the site is suitable for residential housing, with a focus on flats and family accommodation, of which half is to be affordable.

In March 2007 the Council and Sainsbury's, as land owners, sought a partner with whom to develop the site. Inner Circle were chosen, and they have put together a team with an exemplary track record in this type of development to progress the proposals.



Page 1

Page 2

Set adjacent to a residential area, fronting onto the High Street the site makes an important contribution to the character of the local area. The team has been mindful of this when developing the design, and the proposal protect and enhance the character of the local areas.

Access

Vehicle access to the site is limited. Traffic movement from Middleton Road to the High Street is currently restricted, there is no access via New River Village, and Cross Lane is too narrow to provide adequate access.

Neighbouring areas

The surrounding residential area is made up of mainly two and three storey housing, the scale of which is respected in our development.

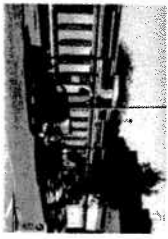
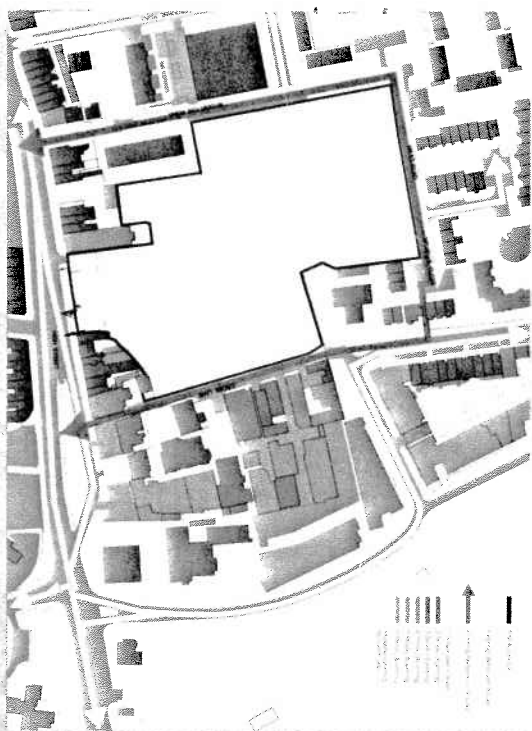
The high street on either side of the proposed development consists mainly of three storey Victorian buildings and this has been taken into account in the current design.

Rivers

The river Moselle runs under the north-west corner of the site, which has an exclusion zone on either side of its centre line which prohibits building. This has shaped the way in which we have developed the site.

Conservation area

The heritage of the site with Hornsey High Street lies within a conservation area and the proposals have been prepared in accordance with the Government's requirement to preserve or enhance conservation areas. The new building to front Hornsey High Street will enhance this area, and will provide a building that relates to adjacent properties. The entrance to the supermarket is focused on the High Street which will improve its vitality and vibrance to the benefit of the conservation area.



Our proposals rejuvenate an underused and partly derelict site and provides greater access across the site by providing a north/south route through to Hornsey High Street, and east/west access from Myddelton Road through to Cross Lane. The family units have been located to respect the scale of the surrounding areas, whilst the flats have been kept primarily to the centre of the site.

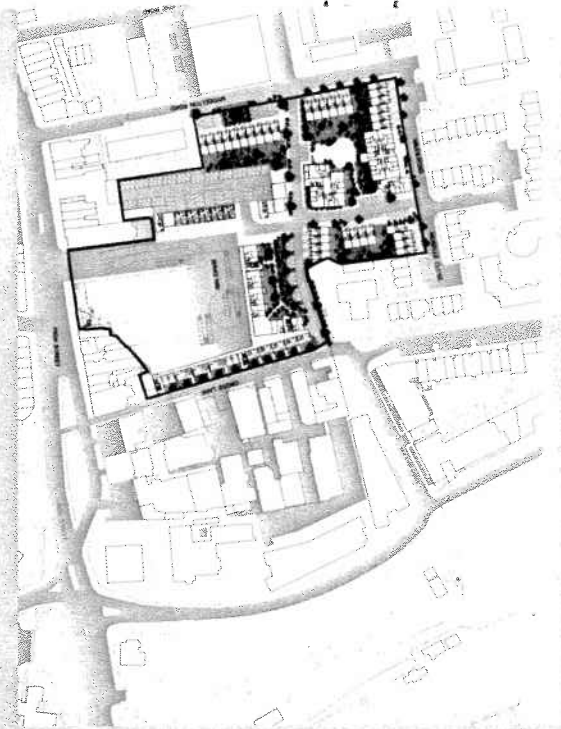
Green space

An informal square has been created where the east west and north south routes converge which provides a focal point at this important junction.

Amenity space has been provided throughout the development. All houses will have their own garden, whilst the family size flats will have generous balconies and access to ground and first floor amenity space, with play areas at street level.

Layout

The layout has been developed using guidance from 'Secured by Design'. This has ensured that all areas within and surrounding the development benefit from overlooking, which creates security, and discourages antisocial behaviour. This not only creates a safe environment within the development, but provides security to the surrounding streets, such as Miles Road, Myddelton Road and Cross Lane, which benefits the wider community.



Proposed ground plan



Hornsey Baths

The scheme proposes the demolition of the Hornsey Baths. In reaching this decision, we have considered very carefully the Council's Development Framework for the site, and reports prepared by English Heritage, which concludes that many of the original features have been removed and the baths are of no townscape value.

Parking

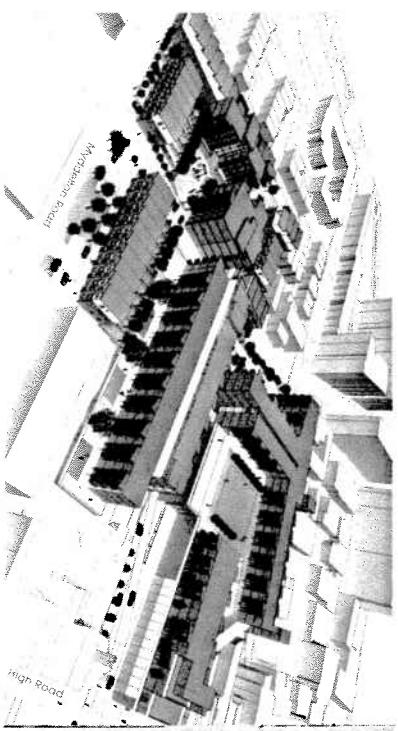
Parking levels across the site will be set at 60% in line with the local authority's guidance. All family units will have their own parking space.

Traffic

It is envisaged that Myddelton Road would be opened up, following consultation, to provide improved residential traffic flows through to the High Street.

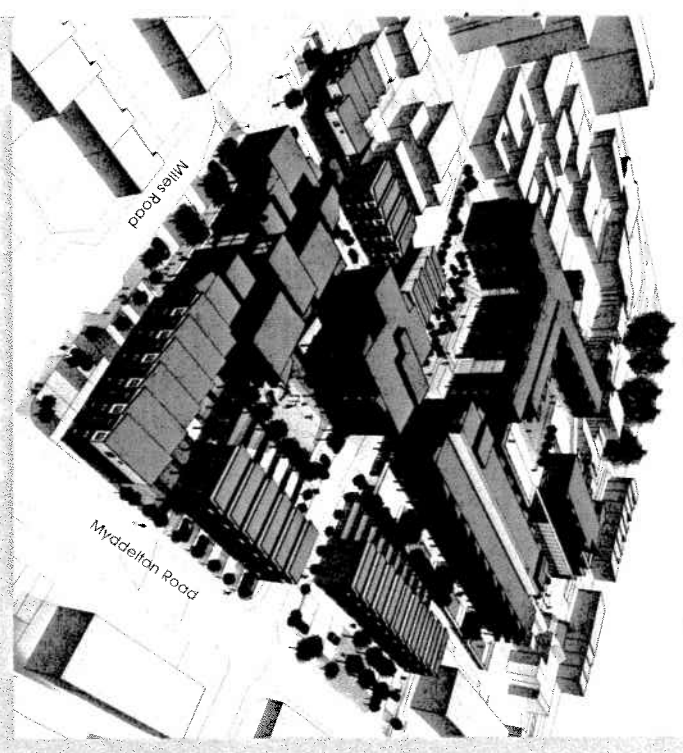
Scenesbury's

The entrance to the store will be on the High Street. The current proposal is for underground car parking accessed by a new signal-controlled junction on Hornsey High Street. This new junction will also serve the store and allow commercial vehicles to be segregated from surrounding residential areas.



Aerial view from south

Aerial view from north



Aerial view from north

in context

The proposals have been designed to enhance the local character of the area. They take inspiration from the adjacent buildings and present a contemporary interpretation of traditional residential development ensuring that the proposal blends in with the surrounding neighbourhood.

A human scale

The residential units on the north and western edges of the site have been kept to three stories which respect the scale of the existing residential development and minimises any overshadowing.

Whilst the building will rise to 6 stories at the centre of the site, it has been very carefully designed to minimise overlooking and overshadowing.

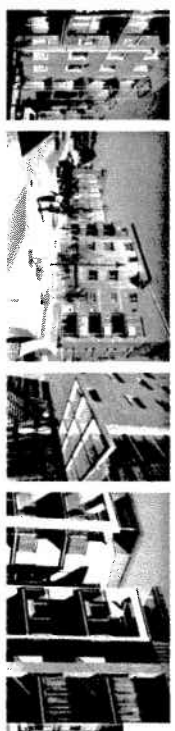
Maximising sunlight

The latest environmental computer software has been used to analyse light levels across the site and ensures that shading of adjacent properties is kept to an absolute minimum and natural light levels to the surrounding residential areas are unaffected.

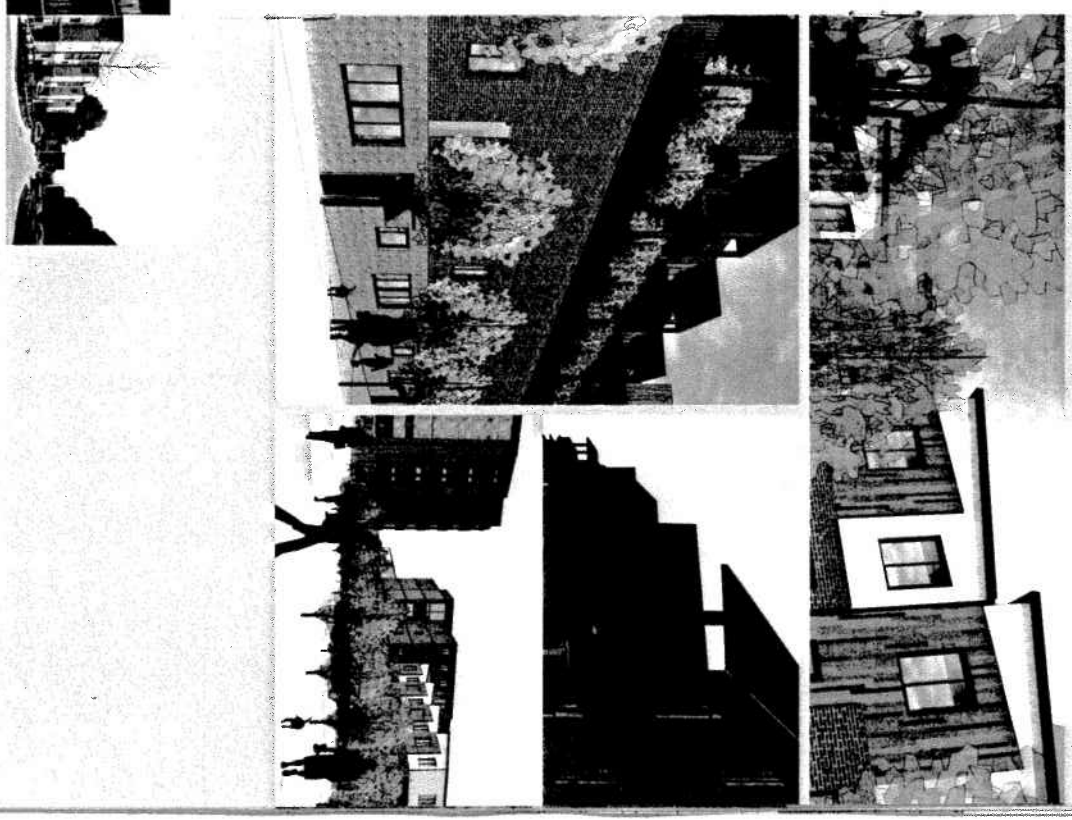
Blending in

The materials used for the development will reflect those used in the surrounding residential areas, thus ensuring that the proposal blends in with its surroundings.

The strategy is to provide a contemporary take on traditional residential development, ensuring that the overall result is a high quality design.



Page 9



Page 10

... in your community

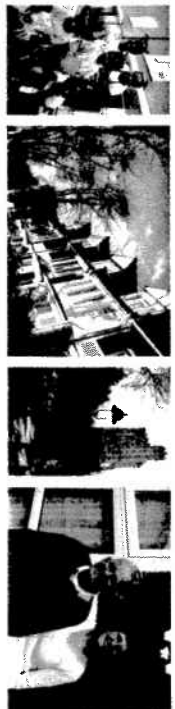
Our proposal has been carefully designed to minimise its impact upon the local community and environment whilst delivering high quality housing. The new Sainsbury's store will benefit the wider community by offering a greater choice in food shopping within the Hornsey area.

A mixture of housing will be provided, ranging from three storey family houses to one bedroom flats, in order to meet the housing needs of the local community.

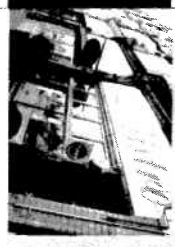
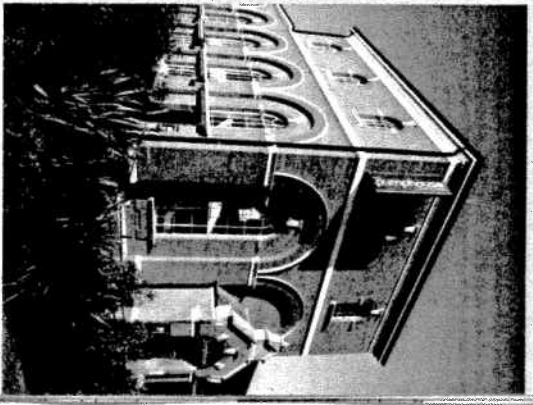
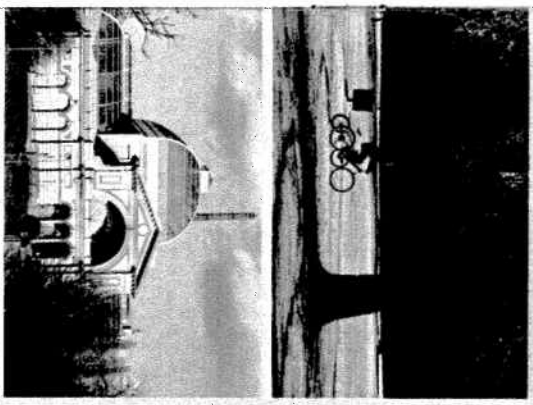
The housing will be provided in a range of tenures. The majority of the family units will be shared ownership and rented units, whilst the flats will be provided across all tenures.

Cross Lane with new housing facing onto it will protect and enhance an important link from New River through to Hornsey High Street.

A new traffic junction is proposed on the High Street to service Sainsbury's. This will minimise the impact of the new store upon the wider community whilst providing an improved crossing point on Hornsey High Street.



P 11



P 12

... to improve access

The site is adjacent to residential areas, and the team have worked hard with the Council to minimise the impact upon the surrounding housing. Opening up Myddelton Road could improve traffic circulation, pedestrian movement across the site and access to the High Street for all residents.

Vehicle access

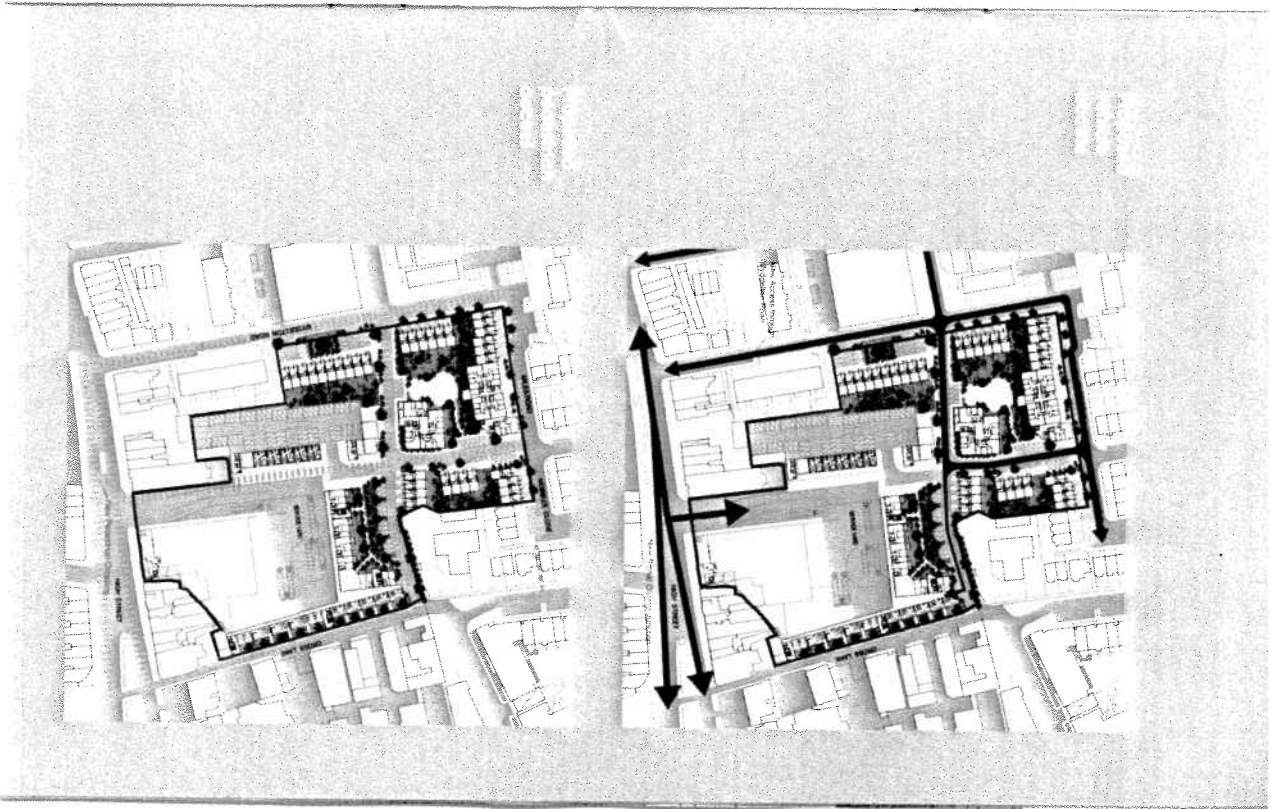
- New signalised High Street access with pedestrian crossing facilities proposed
- Sainsbury's traffic (including delivery vehicles) kept out of residential streets
- Residential access from Myddelton Road and Miles Road
- Options to improve the existing situation in Myddelton Road and Campbourne Road for the benefit of existing residents and commercial premises alike are being considered including, for example, the introduction of 'Home Zones' and/or a one-way arrangement

Pedestrian access

- New pedestrian links have been provided across the site which connect Miles Road, Myddelton Road, Cross Lane and the High Street
- The proposed footpaths will increase the use of Cross Lane as a pedestrian route, and open up the site to the wider community. This will ensure that the new development successfully blends in with the street pattern in a sustainable way



P13



P14

... for affordable housing

The equity inclusion of the chosen PSLs in the development team has allowed the scheme to be designed to meet the most stringent aspirations of both local and central government in the creation of a sustainable, vibrant and diverse community. With half of the residential covering all tenures and unit types, affordable housing is not an after thought: it is at the core of the design.

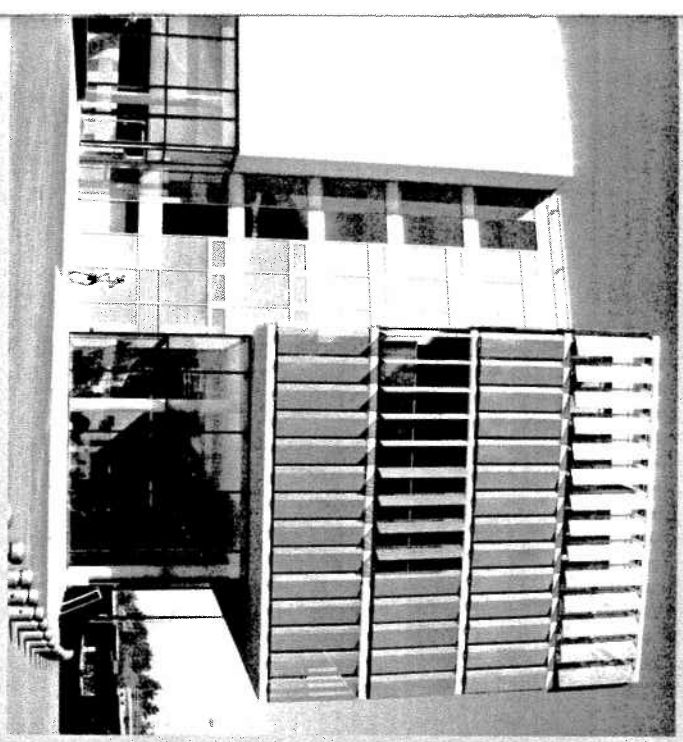
Metropolitan Housing Partnership as affordable housing providers

The benefits we bring include:

- Investment and services that go beyond housing provision vital to improving the quality of life in the communities in which we work
- Ongoing improvement of a neighbourhood service, ensuring resident involvement in improving access to services and defining our service provision
- Co-operative working on service delivery allocations and lettings service, consistent standards for debts and arrears management
- We promote schemes that stimulate neighbourhood renewal, mixed economy projects utilising cross-subsidy from sales

Circle 33 Housing Trust as affordable housing providers

- Circle 33 Housing Trust is an established housing association that has a very local focus
- We work in Neighbourhood Teams which are able to deal with all aspects of our tenant and property needs, providing a coordinated service that works with a wide range of partners



and Sainsbury's

As one of the joint landowners, Sainsbury's have been instrumental in bringing forward this exciting mixed development. At the heart of the scheme is a new, much needed supermarket which will serve the Hornsey area. With Sainsbury's reputation for service and quality this will be a welcome addition to the range and diversity of retail outlets on the High Street.

A new supermarket for Hornsey

This new store will have a sales area of 1,571 sq metres. This store is compliant with a Development Brief issued by the London Borough of Haringey for the site and replaces a previous planning consent for a store with a sales area of 2,787 sq metres on the site.

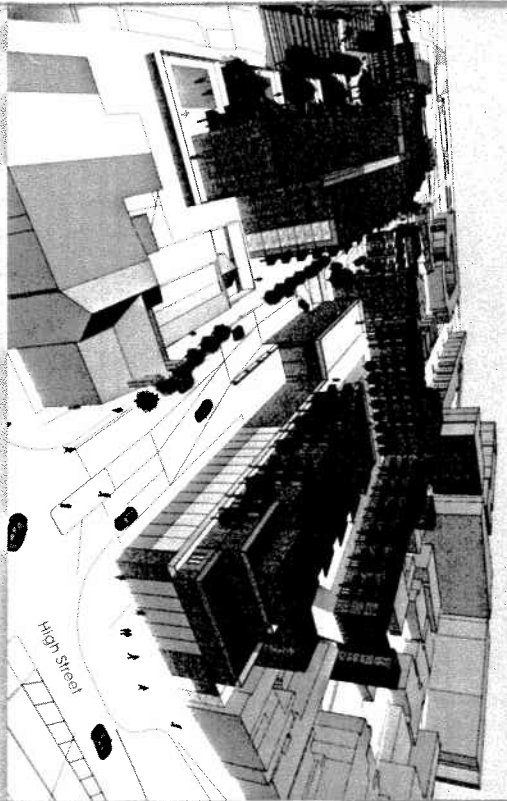
Research indicates that the store will act as an anchor to the existing shopping centre and provide 200 much needed jobs, mostly for Haringey residents.

What the store will offer

- Fresh food counters and in house bakery and delicatessen
- ATM machine
- Customer toilets with baby changing facilities
- Parking for approximately 107 cars in an underground car park
- Parking will include reserved spaces for mothers and children and disabled customers
- The service yard will be fully covered

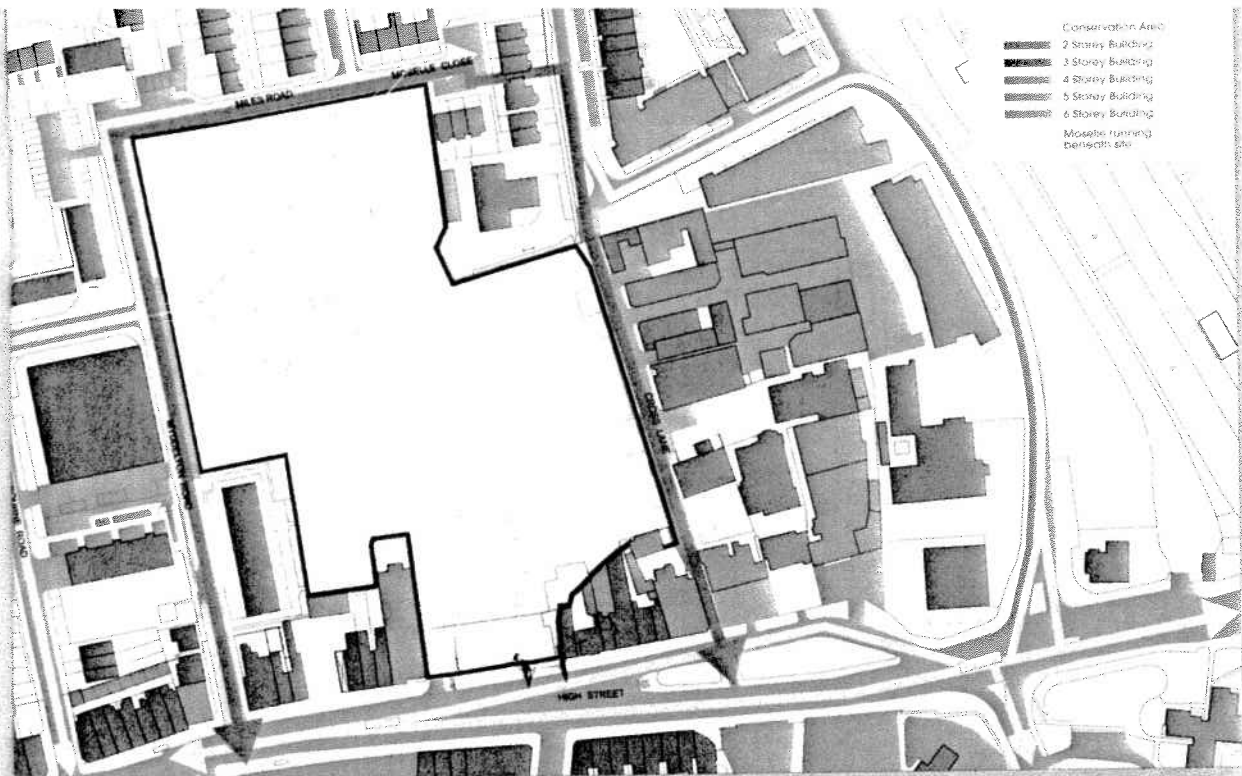


P17



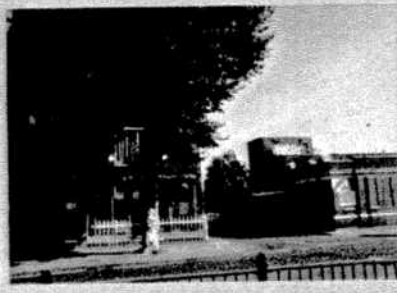
Transport

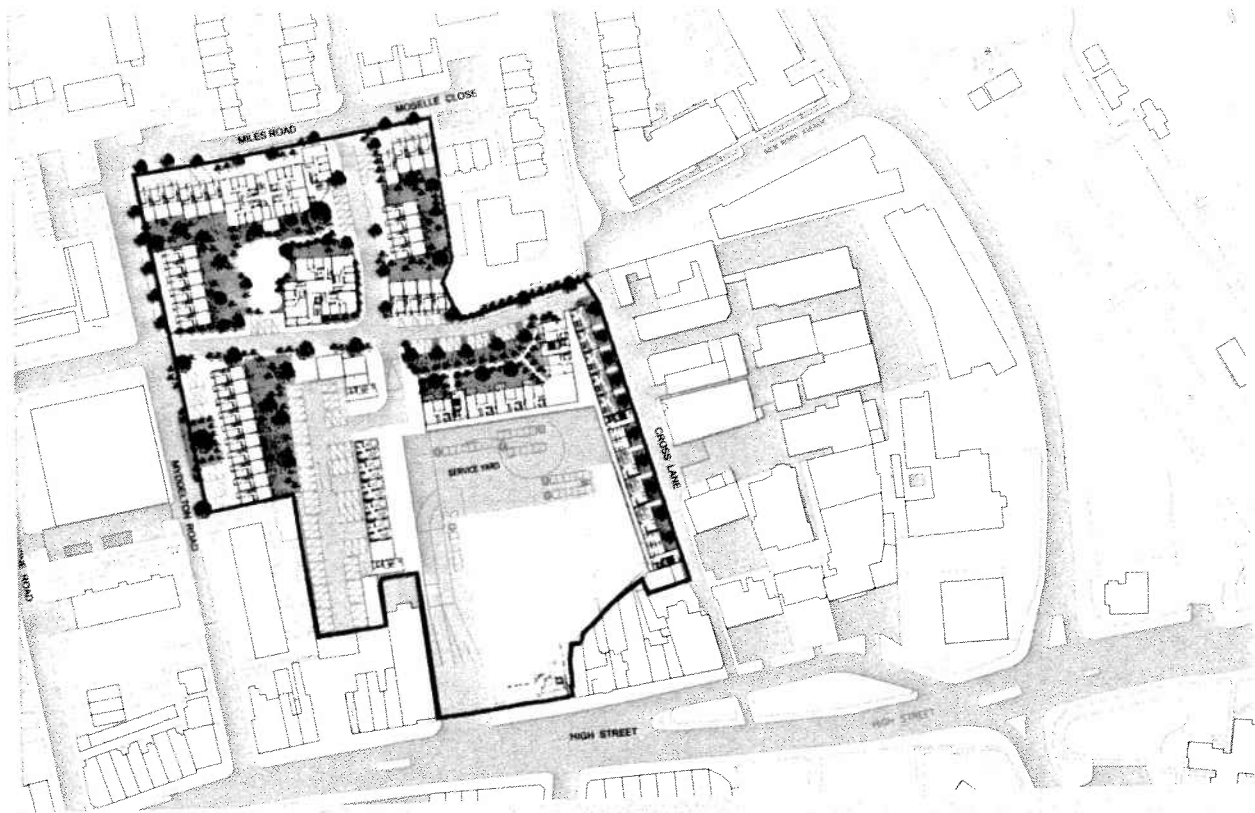
P18



Site analysis

P.4 Slow up.



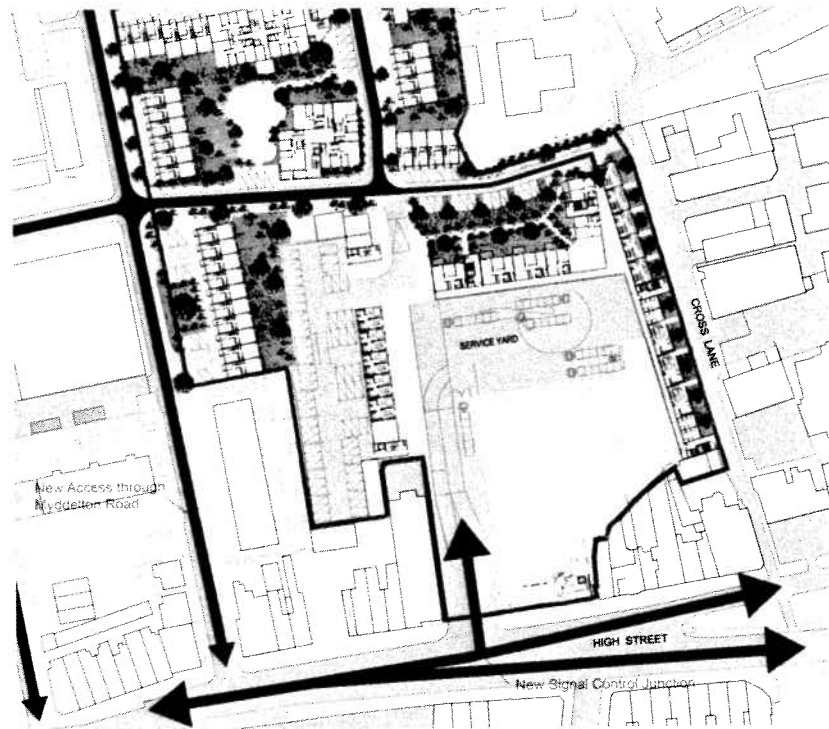


Proposed ground plan

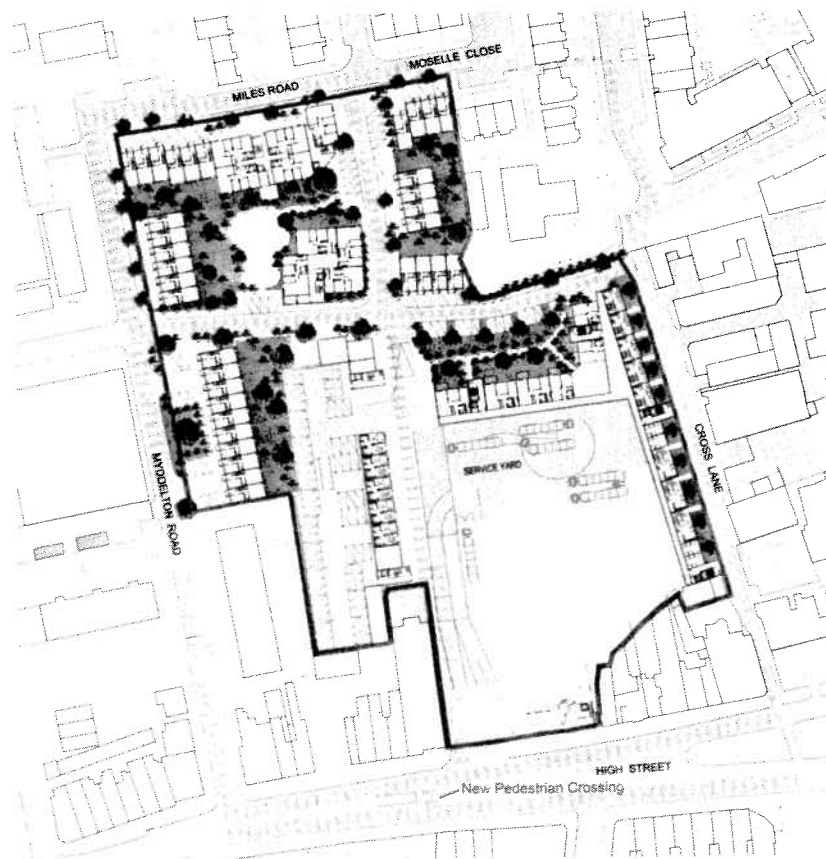
P.6 blow-up



Proposed
vehicle
access



Proposed
pedestrian
access



p14 blow-up