

Design and Access Statement

To accompany a full planning application for the Green Lanes OLF / The Salisbury.
Prepared on Behalf of LB of Haringey by East architecture, landscape, urban design

Introduction and background

East have been appointed by London Borough of Haringey to design a comprehensive public realm OLF scheme along the length of Green Lanes.

East is supported by a design team which includes Studio Dekka (Lighting specialists) Jonathan Cook Landscape Architects, engineers HRW, Shape Access Art, Infrastruct CS (Drainage engineers) and artist Alex Rich.

The design strategy proposes a set of general improvements measures along the whole length of Green Lanes Corridor. These include;

New paving materials, with improved pedestrian crossing points at all side junctions. This includes raised carriageway tables and level access road-surfaces at crossing points throughout the scheme and improved drainage of the carriageway and footways.

Removal of unnecessary street clutter, introducing new, consistent street furniture elements.

Improved cycle parking and consistent treatment of spaces for cyclists along the Green Lanes.

New street trees.

The OLF scheme will also be delivering a series of Shop Front Improvements throughout the Town Centre area from St. Ann's Road south to the Overground bridge.

The listed proposals above are overlaid with special, site specific interventions at various locations along Green Lanes including Harringay Green Lanes Station, Burgoyne Road junction, Roseberry Gardens junction, Allison Road junction and St Ann's Junction (The Salisbury). Proposals at these junctions are site specific and include:

Feature lighting; special light columns, tree lights and up-lighting of key building facades such as the Salisbury Pub

Bespoke seats / resting points

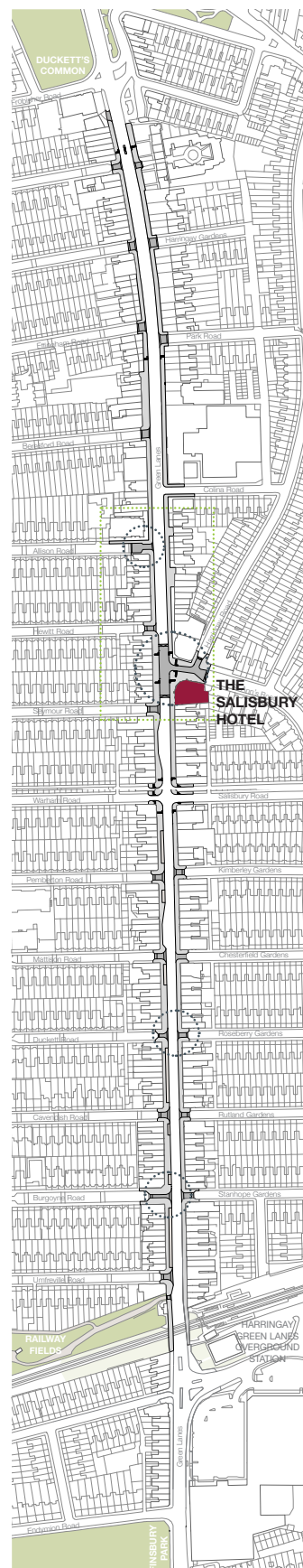
Further tree planting and landscaped planters

Special signage highlighting local attractions in the vicinity of Green Lanes

Special high quality 'entrance mats' at carefully selected areas

High quality granite kerb pieces

This application for the Salisbury PH constitutes a key element of the overall improvements above.



Extents to the Green Lanes OLF and Corridor Scheme

Physical Context and site

The Salisbury Hotel building is located on Green Lanes at the corner of St Ann's Road. The grand Victorian architecture of The Salisbury pub, which provides a strong and characterful contrast to the rhythm of the terraced buildings flanking Green Lanes, also defines the junction space.

At 1 Grande Parade, The Salisbury Hotel building elevations faces both Green Lanes and St Ann's Road High Road, with the main pub entrance facing the junction of the two streets. A more discrete residential entrance is located on St Ann's Road. The exterior is classified as French Renaissance style with shaped gables, ogee domed cupolas and large pedimented dormers. It is constructed of red brick with stone bands and dressings. Its slated mansard roof has a high central tower topped with a wrought-iron crown. The pub has three stories and attic. Polished black larvikite Corinthian pilasters support the fascia. The entrances have ornate wrought-iron screens above impostes, with elaborately tiled lobbies and mosaic floors, the roof of the structure is celebrated with an iron crown.

The Salisbury is a Grade II* listed building.



Historical image of The Salisbury Hotel looking south, the generous chamfered commercial signs compliment the architecture of the building.



Photo elevation of the building today. The light fittings are currently not in use. The orange sign reading "The Salisbury" above the main entrance to the building feels under-scaled, and reminiscent of a supermarket chain sign.

Proposal - Design

Proposals attached to the building:

The proposals seeks to;

- Introduce new in-ground and facade fixed discrete white-light LED light fittings, aimed to subtly highlight the architectural details of the building,
- Highlight the crown of the building by lighting its features with discrete LED light strips.
- Replace the existing sign with a new generous white sign, the individual letters internally illuminated at night. The fonts and dimensions have been developed with artist Alex Rich, to better suit the building features and Victorian heritage. The chamfer adds an extra depth and presence to the letters. (The planning consent is required for this element as the sign would mean alterations facade, which is greater than 1m in height) The new sign would not be fixed to the building itself, but to the existing railings to which the current sign is fixed. The railings are to be made good as necessary.

Elements that are proposed to be removed from the building as part of the works;

- Removal of all existing redundant light fittings
- Removal of illegal antenna from the building Crown
- Removal of the existing 'The Salisbury' orange sign.

All the proposal aims to improve the relationship of building the surrounding public realm, increase legibility along Green Lanes and highlight the grand Victorian architecture of The Salisbury pub, which provides a strong and characterful focus on Green Lanes



Proposed elevation view at The Salisbury Pub and St Ann's Road Junction

Proposals for the surrounding public realm:

The proposals on The Salisbury is designed as part of a public realm enhancements for the whole junctions. At present the footways are too narrow for their busy use and the space is dominated by vehicular activity. The proposals aim to substantially improve this space in the following ways:

- ★ Celebrating the space and building as a key place of orientation, social interaction and identity. Part of this will be delivered by the carriageway redesign, which will increase the footway width, this will be emphasized by using special generous granite corner quadrants.
- ★ Designing the space in a way that celebrates the feeling of pride and local distinctiveness of The Salisbury by extending some of its special architectural elements out into the new generous space at the corner of the road.

- ★ New trees are proposed on the mainly on northern side of the junction, as well as seating perches, all carefully positioned on a special granite mat surface. The stone perches are bespoke, inspired by architectural elements taken from The Salisbury.
- ★ Decluttering the environment helping to make it feel like a socially usable small town square rather than a busy road junction. This includes the removal of all guardrails.
- ★ Lighting the space to improve visibility from a range of vantage points and to encourage evening uses. Two feature lights on both sides of St Ann's Road are proposed, these would be complimented by the careful lighting for the Salisbury facade.



Key proposals at St Ann's Road junction

Proposal - Materials

Luminaires for Lighting the Crown

A string of small (34mm) LED globes is proposed to identify the Crown structure. The luminaire has been selected because of its minimal day-time appearance and non-intrusive fixing to the iron structure, while LED technology provides high energy efficiency and an extended service life. Small globes, spaced at 150mm allow for the precise articulation of the Crown's form – dome and lower railing - in light.



Left and centre: In-situ light test on the crown and facade carried out early June 2013, testing various LED light fittings, spacings, angles and fixings.

Right; X7 string of small (34mm) LED globes to be attached using plastic cable tie-wraps

The sign

'The Salisbury' sign is to be fabricated of acrylic letters with 3D beveled faces.

Fabricated acrylic letters with 30mm prismatic faces, overall letter depth 110mm. Faces to be painted opaque white, backs in painted aluminium. Warm white illumination through full depth of returns.

All LED power supplies would be kept fully discrete.

The sign is proposed to be fabricated by Bolton Sign Ltd (or equal approved) experts in bespoke internally illuminated signs, and hold a rich portfolio of high quality signs previously fabricated.


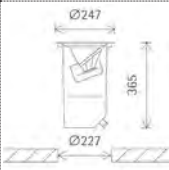

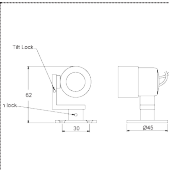

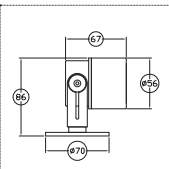

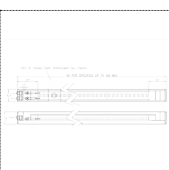

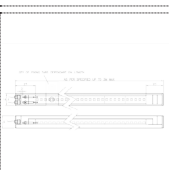

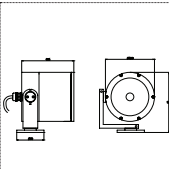


A similar product fabricated by Bolton Sign. Different font and dimensions are to be used for "The Salisbury" sign

Luminaires for Lighting the Facade

The landmark quality of The Salisbury will be effectively extended into the night-time scene using sensitive and discrete architectural facade lighting. Recessed in-ground washlights at ground level will accentuate the fine details of the lower façade, while surface-mounted spotlights and linear channels will subtly enhance architectural details and materials above. Luminaires have been chosen for their light output, high energy efficiency, extended service life and high colour

rendering. As the primary use above ground level is residential, it's important to avoid light ingress into these private homes, so all luminaires at height are subject to precise (on-site) optical control and are dimmable. Existing non-functioning luminaires installed on the facade will be replaced with smaller LED upgrades to extend service life and improve reliability. All luminaires are finished in black.

| Layout Reference | Luminaire Information | | | | Lamp Information | | No of Units |
|------------------|---|--|---|---|---|---|-------------|
| | Manufacturer and Model | Description | Image | Diagram | Dimensions | Description | |
| X1 | Erco Tesis IP68 33661+33962 Mike Preston Erco Lighting Limited 38 Dover Street London W1S 4NL m.preston@erco.com 0044 (0) 20 7344 4900 | LED ground-recessed lens wallwasher with recessed housing. Housing, hinge and mounting plate in corrosion-resistant cast aluminium. Double powder-coated black. Electronic control gear. Highpower LEDs on metalcore PCB. Reflector for mixing light: silver, mirror-finish anodised aluminium. Wallwasher lens. Cutoff angle 40°. Screw-fastened cover ring with flush 12mm safety glass. Can be driven over by vehicles. Only to be used with recessed housing. Protection mode IP68. |  |  | Diameter: 247mm Depth: 365mm Cut-out Diameter: 227mm Weight: 5.90kg | 24W LED with integrated driver. Light Output: Up to 2400 lumens at 100lm/W Recommended Lamp Change: 150 months Colour Temperature: 4000K Colour Rendering: >80Ra | 10no |
| X2A | Mike Stoane Tadpole.2800K.10.35°.RAL9005 Emily Alston Mike Stoane Lighting Limited 20 Dryden Road Loanhead EH120 9LZ emily@mikestoanelighting.com 00 44 (0) 131 440 1313 | Aluminium adjustable and lockable exterior accent light. Rebuildable and a range of Ø20mm optics are available that can be changed on site. Standard Black Powder Coat Finish: PC RAL9005 Protection mode: IP66. |  |  | Diameter: 30mm Projection: 62mm Base plate diameter: 45mm Weight: 0.2kg | 1no Cree XPE LEDs on a PCB. 10.35° frosted narrow optics. Fully rebuildable. Colour Temperature: 2800K Colour Rendering: >80Ra <i>Four groups of 8no and one group of 6no X2A luminaires to be driven by total 5no remote Dialight MDU-18 20w dimmable drivers located discretely in a single indoors location up to 30m away from the luminaire.</i> | 38no |
| X2B | As per X2A but using LEDs with 2800K colour temperature, frosted wide optics and standard black Powder Coat Finish: PC Black RAL 9005. MSL Order Code: Tadpole.2800K.31.5°.RAL9005 <i>Each group of 2no X2B to be driven by 1no remote Dialight MDU-18 20w dimmable driver (total 3no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | | | | | | 4no |
| X3 | Mike Stoane Frog M FrogM.2800K.8°x47°.RAL9005 Emily Alston Mike Stoane Lighting Limited 20 Dryden Road Loanhead EH120 9LZ emily@mikestoanelighting.com 00 44 (0) 131 440 1313 | Aluminium adjustable and lockable exterior spot light. Rebuildable and a range of Ø20mm optics are available that can be changed on site. Standard black Powder Coat Finish: PC Black RAL 9005. Protection mode: IP66. |  |  | Diameter: 56mm Projection: 86mm Length: 67mm Base plate diameter: 70mm | 3no Cree XPE LEDs on a PCB. 8°x47° orthogonal elliptical optics. Fully rebuildable. Colour Temperature: 2800K Colour Rendering: >80Ra <i>Each group of 4no X3A to be driven by 1no remote Dialight MDU-18 20w dimmable driver (total 4no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | 12no |
| X4A | Mike Stoane Ext. Channel HO high.2700K.1000.ra19005 Emily Alston Mike Stoane Lighting Limited 20 Dryden Road Loanhead EH120 9LZ emily@mikestoanelighting.com 00 44 (0) 131 440 1313 | G2 high output LED strip in aluminium channel with acrylic diffuser. Drivers can be located up to 50m away. Lengths of up to 2m can be provided. Special Black Finish: RAL9005. Protection mode: IP66. |  |  | Width: 16.5mm Projection: 16.5mm Length: 1000mm | Micro G2 LEDs on a PCB. Colour Temperature: 2700K Colour Rendering: >80Ra <i>Single 1no and two groups of 2no X4A to be driven by 1no remote MSL-75 driver with OTDIM dimmer module (total 3no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | 5no |
| X4B | As per X4A but using standard output LEDs with 3500K colour temperature and standard anodised finish. MSL Order Code: LED Channel.Ext.standard.3500K.1000.ano <i>Each group of 8no X3B to be driven by 1no remote Meanwell HLG-185H-24 driver (total 3no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | | | | | | 16no |
| X5 | Mike Stoane Ext. Channel SO std.3500K.1000.ano Emily Alston Mike Stoane Lighting Limited 20 Dryden Road Loanhead EH120 9LZ emily@mikestoanelighting.com 00 44 (0) 131 440 1313 | G2 standard output LED strip in aluminium channel with acrylic diffuser. Drivers can be located up to 50m away. Lengths of up to 2m can be provided. Standard Anodised Finish. Protection mode: IP66. |  |  | Width: 16.5mm Projection: 16.5mm Length: 1000mm | LEDs on a PCB. Colour Temperature: 3500K Colour Rendering: >80Ra <i>Two groups of 2no X4A to be driven by 1no remote MSL-75 driver with OTDIM dimmer module (total 2no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | 4no |
| X6 | Mike Stoane Toad X 3500K.3000lm.36.6°.RAL9010 Emily Alston Mike Stoane Lighting Limited 20 Dryden Road Loanhead EH120 9LZ emily@mikestoanelighting.com 00 44 (0) 131 440 1313 | Surface-mounted exterior spot in aluminum with lockable pan and tilt, for 3000lm Xicato modules Ø110 reflector with 36.6° beam angle. Standard black Powder Coat Finish: PC Black RAL 9005. Protection Rating: IP66. |  |  | Diameter: 126mm Depth: 134mm Projection: 155mm Fixing Plate: 70mm diameter Weight: 2.6kg | Xicato XSM 3000 lumen LED module Light Output: 3000 lumens Colour Temperature: 3500K Colour Rendering: >80Ra <i>Each 1no X6 to be driven by 1no remote Lightech LED 36.36w dimmable driver (total 4no) located discretely in a single indoors location up to 30m away from the luminaire.</i> | 4no |

Proposal - Access

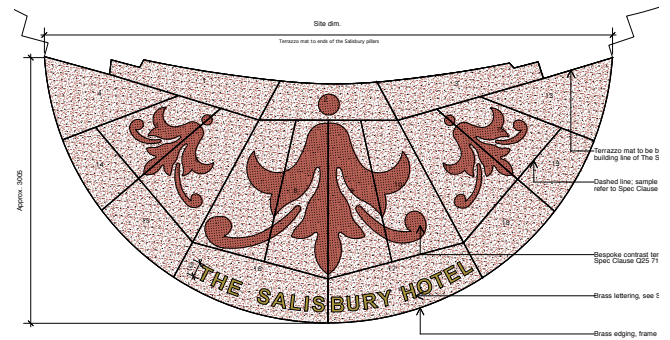
The proposal aims to improve accessibility into the building entrance, increase legibility along Green Lanes and to enhance the junction as an important east west pedestrian and cycle route.

The entrance to The Salisbury is enhanced by a generous decorative semi-circular terrazzo mat the main pub entrance. The street feature lighting are also designed to improve the entrance areas to both the pub and the residential units.

The lighting of The Salisbury facade, the new sign and the subtle lighting of the crown would enhance the building as a key focal point on Green Lanes, which also aims to increase legibility and help with orientation in and around the area.

Seating; The carefully positioned seating is part of a wider access strategy, which allows shoppers and other users the opportunity to rest in a high street where seating is currently limited.

Key east-west link; a generous raised table across the junctions will raise awareness of the grounds and slow traffic at these entrance points. The raised table will also improve ease of pedestrian movement across the junction. Resurfaced footways will provide a smooth firm environment for all visitors. The feature lighting will improve visibility around the junction.



Detail extract of the terrazzo mat proposed outside The Salisbury pub entrance. The decorative elements are taken from the original metal works found in the building, brass lettering would spell out the original name for the building

Consultation

Public consultation: The formal public consultation for the Green Lanes OLF scheme and the Green Lanes Corridor scheme commenced on 17th November and ran for a 6 week period.

Three “drop-in sessions” were also undertaken - to allow the public an opportunity to view more detailed plans and talk to the design team. A “Static” un-manned exhibition, containing detailed scheme information, was on 24hr display in the above premises until 7 January 2013. Information leaflets and questionnaire forms were also available on-site at the drop-in sessions and the static window display. The proposals were also available to download from the council’s website. In total there were 374 recorded responses. 162 hand-written questionnaires returned, 61 were filled out online and a further 151 hand-written comments forms were received by LBH.

The results for St Ann’s junction improvements, including the improvements to The Salisbury facade, ranked as a very high priority, with approximately 80% of results marked the proposals as a priority within the scheme.

Stakeholders consultation; The details of the proposals were consulted on a regular basis with the Green Lanes Strategy Group (formed of Local ward councillors, local residents’ groups and Harringay traders’ group) with a strong support for the Salisbury PH and the surrounding public realm to become a significant public urban space.

The proposals are supported by the freeholder of the property. The pub landlord was regularly consulted on the proposals, including the detailed arrangements of the adjacent street furniture, paving layout, access, and for the maintenance of the lights.

English Heritage: Edmund Bird, Heritage Advisor to TfL and the GLA, was consulted during an early Concept Design stage as well as during Detail Design stage. This enabled the Design Team to take his comments



The permanent window display at the consultation venue on Green Lanes

on board early on. There was an overall support for the scheme. Specifically for the Salisbury PH proposals there was support for lighting the facade of the Grade II* listed building and for the replacement of the sign with a larger faceted ‘Salisbury’ sign, in keeping with historical photos. There was also support for lighting the building crown; West End theatres, notably the Hippodrome (Grade II*) were mentioned as positive precedents,

LB Haringey Conservation: An informal pre-application meeting was held with the LBH Conservation officer in May 2013. An overview of the scheme as well as the design details were presented by the Design Team, with general support given to the proposals. The Officer was also invited to the lighting test held in June 2013, a steer with regards to the preferred light fitting and was incorporated within the design.

Drawing List

| | | | |
|-----------------|--------------------------------------|------------|----|
| GL_04.04.00 | Site Location Plan | 1:1250 | A4 |
| GL_04.04.10 | Existing Salisbury Facade | 1:100 | A2 |
| GL_04.04.20 | Proposed Salisbury Facade | 1:100 | A2 |
| GL_04.04.40 | St. Ann’s Road junction layout plan | 1:100 | A2 |
| GL_04.04.80 | The Salisbury Sign detail | 1:10, 1:50 | A3 |
| E(63)802 | Architectural Lighting The Salisbury | NTS | A1 |
| Photo elevation | | NTS | A3 |