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MS/0560

07 April 2006

Haringey Council
Planning Services
639 High Road
Tottenham
London N17 8BD

For the attention of Amanda Jacobs

Dear Sirs,

Gilmac Manufacturing Facility, Cranford Way, N8

Job No. 0560

Your ref: VOID/2006/0169

We refer to your letter dated 30 March 06 regarding the requirements for the additional information stated on items 1 and 2. Further to our conversation with Frixos Kariacou and the Principal Transport Planner Mr. Alex Oyebade from the Planning department, our response is as follows:

Item 1. A transport plan;

Alex Oyebade, the principal transport planning officer, has advised that our gross internal floor area of 2470m² is below threshold of 2500m²; therefore we do not need to provide a transport plan.

However he suggested that the following supplementary information is provided:

- Total number of people who will travel by car to be 10-15
- Total number of people who will travel by public transport to be 25
- Total number of people who will travel by bicycle or scooter etc. to be 5
- Type of delivery vehicles to be 4m box van and similar flat bed
- Delivery time to be between 8am to 4pm
- 1 no of delivery per day

item 2. A planning statement including details of number of employees, hours of operation etc.

- Total no. of employees 40
- There will be 35 no. employees as full time and 5 no. employees as part time
- Employee's shift pattern for joinery to be from 7am -5pm and for the office to be 8am – 6pm. Saturday 8am – 1pm.

We trust the above information is sufficient that will enable you to validate our application. Should you require any further information then please do not hesitate in contacting us.

Yours sincerely,



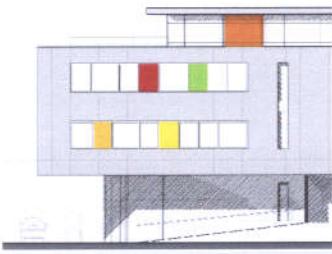
Mehtab Shaheed

Enc.

c.c.

Mike Stead

Gilmac Building Services.



Design Statement

gilmac head office & manufacturing facility n8

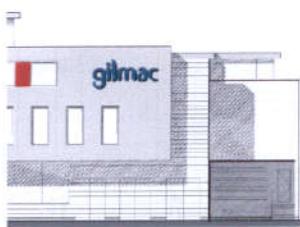
The Site



The site is located on the west side of Cranford Way N8. It is currently used to store construction plant and vehicles and a building used by Gilmac is located to the south of the site.

To the north is a large storage and distribution building and to the west housing is located approximately 30m away behind an electricity sub-station. The site is elevated above the large industrial estate which is situated to the east behind Cranford Way.

Layout



The building has a distinctive 'grand piano' shaped form which is generated by the triangular shape of the site.

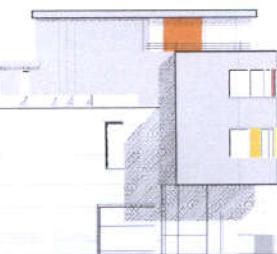
The manufacturing parts of the building require large useable spaces and they are therefore located at the widest end of the site. The main open plan office area is also located over this end.

The main entrance is accessed off a small paved forecourt at the south end of the site and leads into an attractive double height reception area. Ancillary facilities and meeting rooms are also located at this end of the site. Executive office space is provided on the top floor and this area may also house show rooms for the companies products.

The manufacturing area is serviced via a loading bay which is set at right angles to Cranford Way to facilitate lorry access via an easy 3-point turn. Both this area and the ventilation plant are located on the east side of the building which faces away from existing houses in order to eliminate the risk of noise disturbance.



Massing and elevation



The building is located on a relatively open site and the immediately surrounding townscape is fragmented. A pavilion type form is therefore appropriate.

An attractive contemporary design which incorporates good quality external materials is proposed. The building is conceived as three distinct interlocking parts which articulate the different functions inside the building. At the base glazed facades to the reception and manufacturing parts of the building contribute interest to the street scene. Above a bold overhanging element which houses the main office and finishing areas is clad in zinc 'skin' and is animated by different shaped windows and coloured panels. This element curves around the south end of the site and then returns as cladding to the set back facades at the rear of the building. In contrast solid masonry facades are proposed along rear boundaries. These will minimise afternoon solar gain and mitigate the effect of the building on the adjacent sites in terms of fire spread, overlooking and artificial light problems.

The composition is completed by two further elements. A striking glazed area is set back on the top of the building and a louvred vertical element inconspicuously screens service and plant rooms and marks the end of the zinc facade.



Register of Documents

L 0560

job no:

job title: Gilmac N8, Head Office & Manufacturing Facility

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