

Brunel Walk, Haringey, London, N155HQ and Turner Avenue Estate, Haringey, N155DG

Project No: 0552 - Design and Access Statement



PLANNING APPLICATION

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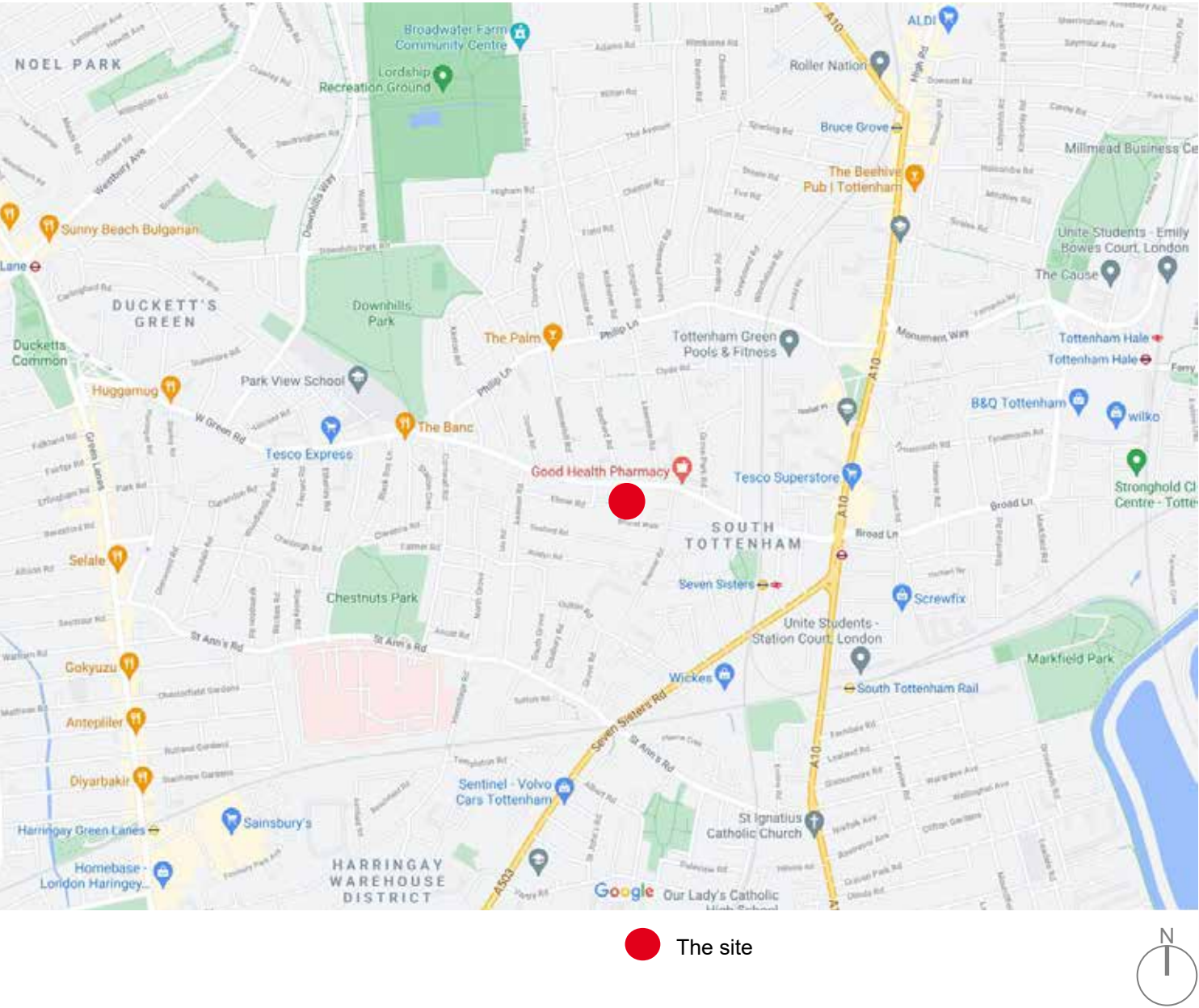
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1.0 INTRODUCTION & SUMMARY





This report describes the following proposal:

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Re-configuration and enhancement of existing parking and outdoor communal areas and play spaces on the Turner Avenue Estate.

The report describes the local context and identifies the constraints and opportunities that relate to the site. It goes on to set out the principal design rationale for the scheme.

The design development of proposals is described and how they have evolved in response to pre-application engagement with residents and the local community, the planning department, the Quality Review Panel and on-going assessment of the site and surroundings.

The proposals are presented showing the quality of the landscape, residential accommodation, materials and appearance of the buildings.

Finally, the report sets out the access and servicing strategy for the scheme and demonstrates through assessment why the impact of proposals upon the neighbourhood is acceptable.

The report sets out the how the redevelopment of Brunel Walk will deliver key benefits such as improved landscape, additional tree planting, enhanced amenity space, improved safety and security not only for new and existing residents but to the wider neighbourhood as well.

The following Supporting Statements should also be read in conjunction with these proposals:

- Planning Statement by Haringey Council
- Statement of Community Involvement by Haringey Council
- Landscape Design and Access Statement (including Urban Greening Factor calculation) by Oobe
- Transport Assessment by RGP.
- Travel Plan by RGP
- Outline Construction Logistics Plan by RGP
- Sustainability Statement by Meinhardt (UK) Ltd
- Energy and Overheating Assessment (containing Lifetime Carbon Assessment) by Meinhardt (UK) Ltd
- Flood Risk Assessment by Meinhardt (UK) Ltd
- Drainage Strategy report (including SUDS strategy) by Meinhardt (UK) Ltd
- Daylight Sunlight Assessment by ROL consulting
- Arboricultural Assessment by Hayden's
- Air Quality Assessment report by Accon UK Limited.
- Air Quality Neutral Assessment report by Accon UK Limited.
- Noise Impact Assessment by Max Fordham
- Ecological Impact Assessment (including Biodiversity Net Gain calculation) by EPR Ltd.
- Geotechnical Design Report by A2 Site Investigation
- Fire Strategy by Joule Group