

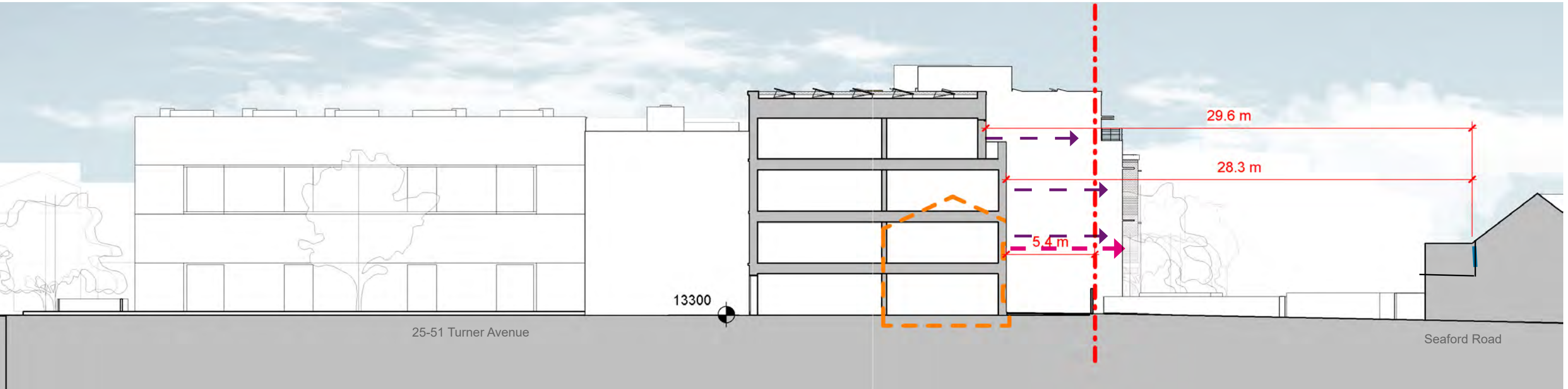
Proposed impact on amenity: Kirkton Road, Braemar and Seaford Road



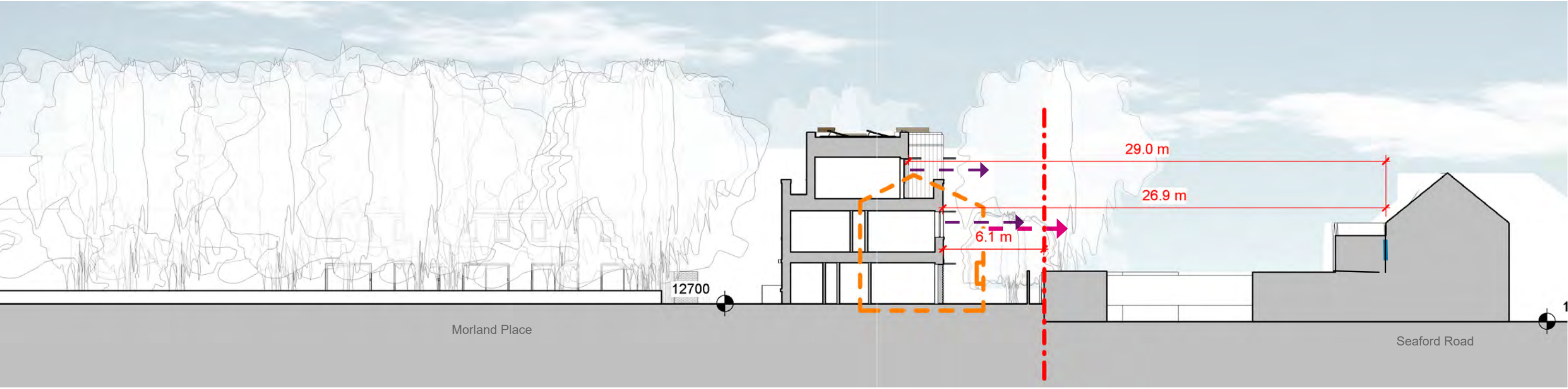
Proposed first floor plan - Blocks D1 + D2. 1:500 approx @ A3

- - - Existing site boundary line
- Outlook from proposed windows
- Outlook existing habitable rooms 45 deg
- - - Former buildings outline
- Privacy screen
- OG - Obscure Glazing

Proposed impact on amenity: Seaford Road, site sections

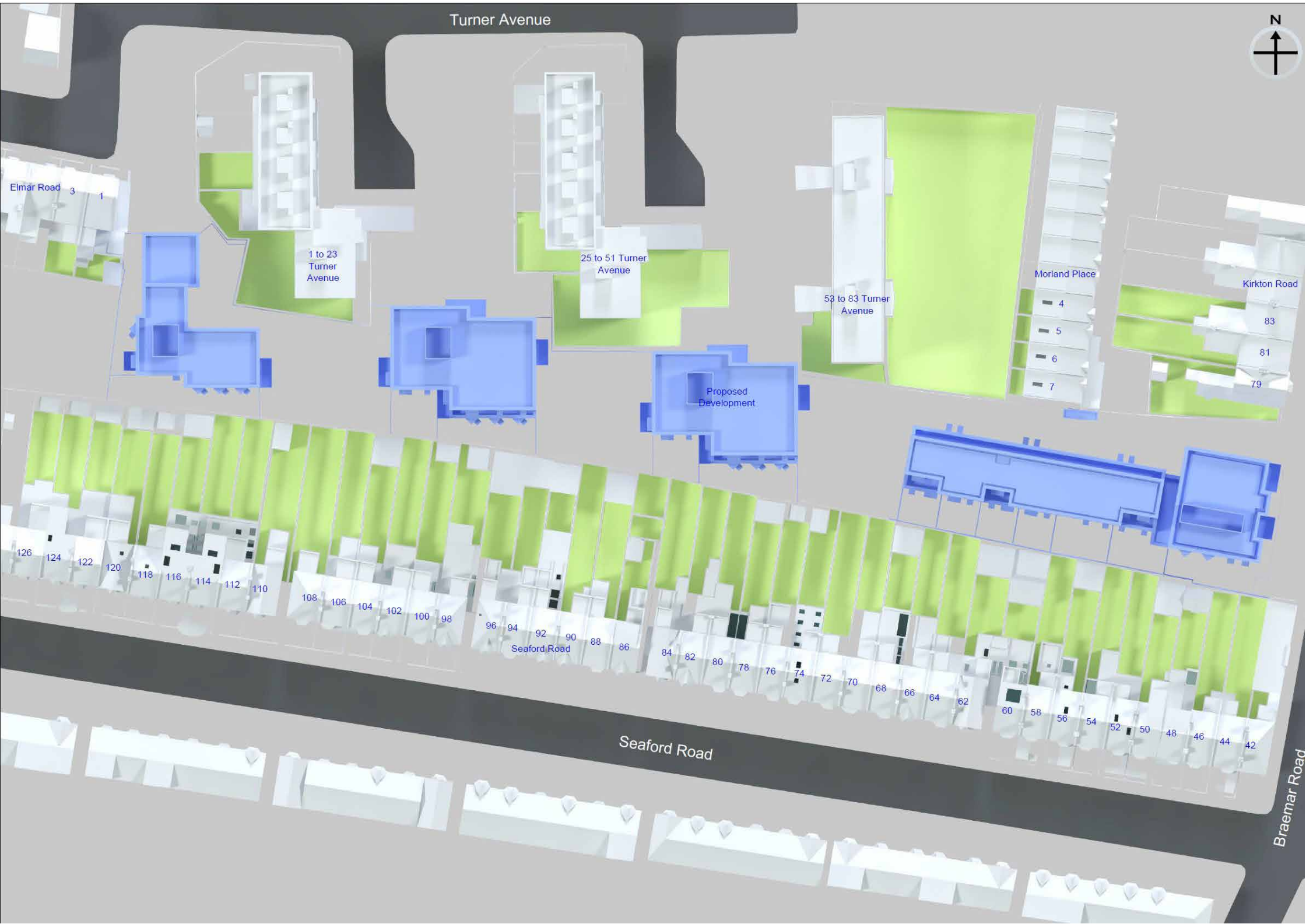


Proposed section 1 Building B - 1:250 approx @ A3
Shows overlooking distances from existing windows and balconies.
Refer to key plan on page 23 of this report.



Proposed section 2 Building D2 - 1:250 approx @ A3
Shows overlooking distances from existing windows and balconies.
Refer to key plan on page 23 of this report.

- Former buildings outline
- Outlook from former windows
- Outlook from proposed windows



Right of Light Consulting have undertaken a daylight and sunlight assessment of the proposed development at Brunel Walk, London N15 5HQ.

The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice.

The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at Elmar Road, Turner Avenue, Seaford Road, Morland Place and Kirkton Road. The assessment looks at daylight to windows and overshadowing to gardens and open spaces.

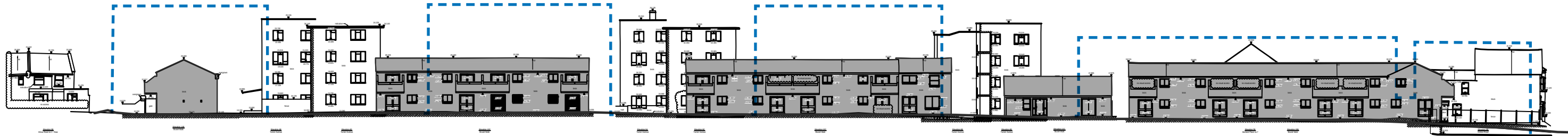
The majority of the windows and amenity areas tested meet or surpass the BRE numerical recommendations. Whilst some do not meet the recommendations, the results are not unusual in the context of this type of urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

Right of Light Consulting conclude that the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

For the full assessment please refer to the Daylight and Sunlight Report by Right of Light Consulting.

Daylight and sunlight assessment model - by Right of Light consulting

Comparison of existing and proposed elevations

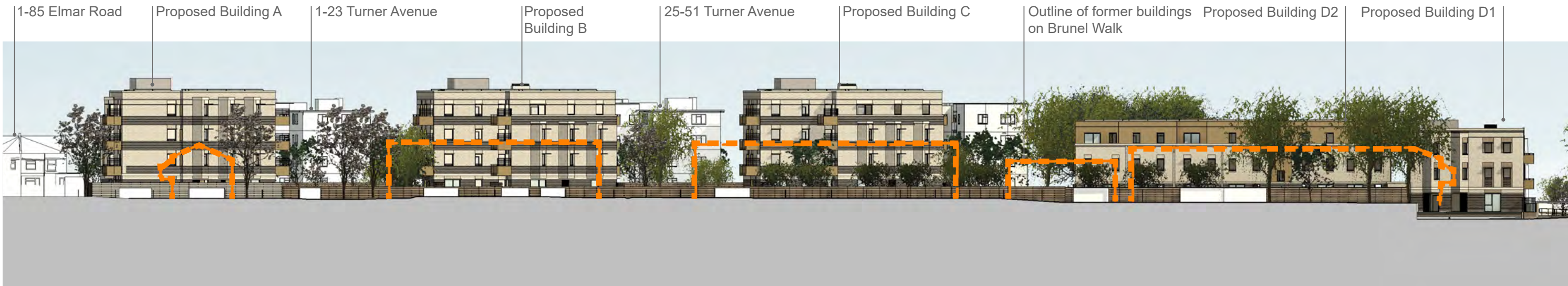


8. Former rear elevation of Brunel Walk - South View from gardens of Seaford Road

Proposed buildings outline



Existing reference plan



7. Proposed rear elevation of the development - South View from gardens of Seaford Road

Former buildings outline



Proposed reference plan

Note: All areas and dimensions are approximate and subject to confirmation by measured survey and further design development. Kiran Curtis Ltd accept no responsibility whatsoever for their accuracy. Design, Visualisation, artwork and Graphics Copyright © 2022 Kiran Curtis Ltd

RESIDENTIAL BLOCK A															
Floor Level	Units	GIA (apartment)		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	Tenure	Habitable Rooms	GIA (floor plate)	
		m ²	ft ²											m ²	ft ²
GROUND	A.00.01 WCH	90	968				1						3		
Total:	1	90	968	0	0	0	1	0	0	0			3	242.8	2,612.3
FIRST	A.01.01	53	570		1								2		
	A.01.02	55	592		1								2		
	A.01.03	89	958						1				4		
Total:	3	197	2,120	0	2	0	0	0	1	0			8	239.6	2,578.1
SECOND	A.02.01	53	570		1								2		
	A.02.02	55	592		1								2		
	A.02.03	89	958						1				4		
Total:	3	197	2,120	0	2	0	0	0	1	0			8	239.6	2,578.1
THIRD	A.03.01	55	592		1								2		
	A.03.02	89	958						1				4		
Total:	2	144	1,549	0	1	0	0	0	1	0			6	184.3	1,983.2
TOTAL - BLOCK A															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m ²	ft ²											m ²	ft ²
TOTAL	9	628	6,757	0	5	0	1	0	3	0			25	906.3	9,751.7

RESIDENTIAL BLOCK C															
Floor Level	Units	Net Sales		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	Tenure	Habitable Rooms	GIA (floor plate)	
		m ²	ft ²											m ²	ft ²
GROUND															
	C.00.01	51	549		1								2		
	C.00.02 WCH	90	967				1						3		
Total:	2	141	1,516	0	1	0	1	0	0	0			5	301.0	3,238.8
FIRST															
	C.01.01	89	958						1				4		
	C.01.02	92	987						1				4		
	C.01.03	72	775				1						3		
Total:	3	253	2,719	0	0	0	1	0	2	0			11	298.0	3,206.5
SECOND															
	C.02.01	89	958						1				4		
	C.02.02	92	990						1				4		
	C.02.03	72	775				1						3		
Total:	3	253	2,722	0	0	0	1	0	2	0			11	298.0	3,206.5
THIRD															
	C.03.01	89	958						1				4		
	C.03.02	74	796				1						3		
	C.03.03	72	775				1						3		
Total:	3	235	2,529	0	0	0	2	0	1	0			10	281.1	3,024.6
TOTAL - BLOCK C															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m ²	ft ²											m ²	ft ²
TOTAL	11	882	9,485	0	1	0	5	0	5	0			37	1,178.1	12,676.4

RESIDENTIAL BLOCK B															
Floor Level	Units	Net Sales		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	Tenure	Habitable Rooms	GIA (floor plate)	
		m²	ft²											m²	ft²
GROUND															
	B.00.01	51	549		1								2		
	B.00.02 WCH	90	967				1						3		
Total:	2	141	1,516	0	1	0	1	0	0	0			5	301.0	3,238.8
FIRST															
	B.01.01	89	958						1				4		
	B.01.02	92	987						1				4		
	B.01.03	72	775				1						3		
Total:	3	253	2,719	0	0	0	1	0	2	0			11	298.0	3,206.5
SECOND															
	B.02.01	89	958						1				4		
	B.02.02	92	990						1				4		
	B.02.03	72	775				1						3		
Total:	3	253	2,722	0	0	0	1	0	2	0			11	298.0	3,206.5
THIRD															
	B.03.01	89	958						1				4		
	B.03.02	74	796				1						3		
	B.03.03	72	775				1						3		
Total:	3	235	2,529	0	0	0	2	0	1	0			10	281.1	3,024.6
TOTAL - BLOCK B															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m²	ft²											m²	ft²
TOTAL	11	882	9,485	0	1	0	5	0	5	0			37	1,178.1	12,676.4

RESIDENTIAL BLOCK D1 - FLATS															
Floor Level	Units	Net Sales		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	Tenure	Habitable Rooms	GIA (floor plate)	
		m²	ft²											m²	ft²
GROUND	D.00.01 WCH	88	949				1						3		
Total:	1	88	949	0	0	0	1	0	0	0			3	220.0	2,367.2
FIRST	D.01.01	74	796				1						3		
	D.01.02	90	965						1				4		
Total:	2	164	1,761	0	0	0	1	0	1	0			7	192.2	2,068.4
SECOND	D.02.01	74	796				1						3		
	D.02.02	90	965						1				4		
Total:	2	164	1,761	0	0	0	1	0	1	0			7	192.2	2,068.4
TOTAL - BLOCK D1															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m²	ft²											m²	ft²
TOTAL	5	416	4,472	0	0	0	3	0	2	0			17	604.5	6,504.0

The master plan layout and arrangement have been designed to fit into the local urban grain and to resolve the flawed relationship between the dead end Brunel Walk, Turner Avenue estate and the adjoining roads. The proposed arrangement of building frontages and definition of boundaries creates courtyards within the estate and repairs the building lines on Elmar and Kirkton Roads.

Clear pedestrian and vehicle routes are defined to provide access and servicing to the new buildings and existing facilities within the estate and neighbouring Moorland Place.

Refuse storage has been incorporated in accordance with the council's guidance on refuse, recycling and food waste provision. The refuse officer has been consulted on the proposals. Access to refuse stores for residents and collection services is also in accordance with planning requirements.

A fire strategy has been developed to provide fire safety measures, means of escape and access for fire fighters. The local crime prevention officer has been consulted on the proposals and the general arrangement accords with the principles of Secured by Design guidance.

An assessment of the impact of the proposals in comparison to the existing buildings on neighbouring amenity has been carried out.

This assessment includes privacy, outlook, sense of enclosure, daylight and shading of garden space. A number of measures including angled windows, privacy screens and set backs have been incorporated into the designs so that the impacts are acceptable in this urban context.

The proposed dwellings have all been designed to meet or exceed the national space standards for internal and external space.

The scheme has been designed to meet the target of net zero carbon on site and to deliver increased green space and a net increase in biodiversity.

RESIDENTIAL BLOCK D2 - DUPLEXES/FLATS																
Floor Level	Units	Net Sales		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	Tenure	Habitable Rooms	GIA (floor plate)		
		m²	ft²											m²	ft²	
GROUND/FIRST																
	H01.01	99	1,061						1				4			
	H01.02	99	1,063						1				4			
	H01.03	99	1,060						1				4			
	H01.04	99	1,062						1				4			
	H01.05	99	1,063						1				4			
	H01.06	99	1,063						1				4			
Total:		6	592	6,371	0	0	0	0	0	6	0	0		24	663.85	7143.026
SECOND																
	D02.02.01	75	802				1						3			
	D.02.02.02	56	608		1								2			
	D.02.02.03	74	798	0			1						3			
Total:		3	205	2,207	0	1	0	2	0	0	0	0		8	248.71	2676.1196

TOTAL - DUPLEXES / FLATS															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m²	ft²											m²	ft²
TOTAL	9	797	8,579	0	1	0	2	0	6	0	0		32	912.56	9819.1456

TOTAL - BLOCKS A, B, C, D & HOUSES															
	Units	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P		Habitable Rooms	GIA (floor plate)	
		m ²	ft ²											m ²	ft ²
TOTAL	45	3,604	38,779	0	8	0	16	0	21	0	0		148	4,779.5	51,427.5

Summary of proposals

- Accommodation:
- 8 x 1B2P Flats
 - 16 x 2B4P Flats
 - 15 x 3B5P Flats
 - 6 x 3B5P Maisonettes

Total 45 new homes

Client London Borough of Haringey		Project No 0552	
Project Brunel Walk		Dwg Series:	
		Date of Issue	
		Day 23 29 02 03 27 16 09 28 13 02 06 26 10 01 04 06 12 13 18 04 15 05 18 23 13 29 07	
		Month 07 07 08 08 09 09 10 11 12 01 03 04 04 04 05 05 07 07 08 08 09 9 10	
		Year 21 21 21 21 21 21 21 21 21 21 22 22 22 22 22 22 22 22 22 22 22 22 22 22	
		CAI No	
Dwg No	Title	Size	Scale Amendments
0001	Existing Site Location Plan	A3	1:1250
0002	Demolition Plan	A2	1:500
0100	Existing Site Plan	A3	1:500
0300	Existing Street Elevation - South	A1	1:250
0301	Existing Street Elevation - East & West	A2	1:250
0303	Existing Elevations 1/3	A1	1:250
0304	Existing Elevations 2/3	A1	1:250
0305	Existing Elevations 3/3	A1	1:250
0401	Existing Street Elevation - East - Initial Scheme	A3	1:250
1000	Proposed Site Plan - Full Site	A1	1:500
1001	Proposed Ground Floor Plan - Full Site	A1	1:500
1002	Proposed 1st Floor Plan - Full Site	A1	1:500
1003	Proposed 2nd Floor Plan - Full Site	A1	1:500
1004	Proposed 3rd Floor Plan - Full Site	A1	1:500
1200	Block A - Proposed Ground Floor Plan	A3	1:100
1201	Block A - Proposed 1st & 2nd Floor Plan	A3	1:100
1203	Block A - Proposed 3rd Floor Plan	A3	1:100
1204	Block A - Proposed Roof Plan	A3	1:100
1205	Block A - Wheelchair Apartment	A3	1:50
1300	Blocks B & C - Proposed Ground Floor Plan	A3	1:100
1301	Blocks B & C - Proposed 1st & 2nd Floor Plan	A3	1:100
1302	Blocks B & C - Proposed 3rd Floor Plan	A3	1:100
1303	Blocks B & C - Proposed Roof Plan	A3	1:100
1304	Blocks B & C - Wheelchair Apartment	A3	1:50
1400	Block C - Proposed Ground Floor Plan	A3	1:100
1401	Block C - Proposed 1st, 2nd & 3rd Floor Plan	A3	1:100
1500	Block D1 - Flats - Proposed Ground Floor Plan	A3	1:100
1501	Block D1 - Flats - Proposed 1st Floor Plan	A3	1:100
1502	Block D1 - Flats - Proposed 2nd Floor Plan	A3	1:100
1503	Block D1 - Flats - Proposed Roof Plan	A3	1:100
1504	Block D1 - Flats - Wheelchair Apartment	A3	1:50
1600	Block D2 - Mews - Proposed Ground Floor Plan	A2	1:100
1601	Block D2 - Mews - Proposed 1st Floor Plan	A2	1:100
1602	Block D2 - Mews - Proposed 2nd Floor Plan	A2	1:100
1603	Block D2 - Mews - Proposed Roof Plan	A2	1:100
1605	Block D2 - Mews - Proposed Elevations	A2	1:200

Project Brunel Walk		Date of Issue	
		Day 23 29 02 03 27 16 09 28 13 02 06 26 10 01 04 06 12 13 18 04 15 05 18 23 13 29 07	
		Month 07 07 08 08 09 09 10 11 12 01 03 04 04 04 05 05 07 07 08 08 09 9 10	
		Year 21 21 21 21 21 21 21 21 21 21 21 22 22 22 22 22 22 22 22 22 22 22 22 22	
		CAI No	
Dwg No	Title	Size	Scale Amendments
2000	Proposed Site Sections 1	A3	1:250
2001	Proposed Site Sections 2	A3	1:250
2002	Proposed Site Sections 3	A3	1:250
3100	Proposed Site Elevations - Sections	A1	1:200
3200	Block A Proposed Elevations	A3	1:200
3201	Proposed Site Elevations - Block A - North & South	A3	1:200
3202	Proposed Site Elevations - Block A - East & West	A3	1:200
3300	Blocks B&C Proposed Elevations	A3	1:200
3301	Proposed Site Elevations - Block B - North & South	A3	1:200
3302	Proposed Site Elevations - Block B - East & West	A3	1:200
3401	Proposed Site Elevations - Block C - North & South	A3	1:200
3402	Proposed Site Elevations - Block C - East & West	A3	1:200
3500	Block D1 & D2 Proposed Elevations	A2	1:200
3501	Proposed Site Elevations - Block D - North & South	A1	1:100
3502	Proposed Site Elevations - Block D - East & West	A1	1:100
6001	Block A - Axonometric Views	A3	-
6002	Blocks B & C - Axonometric Views	A3	-
6003	Block D - Axonometric Views 01	A3	-
6004	Block D - Axonometric Views 02	A3	-
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