

This section of the report assesses the impact of the proposed scheme on the neighbourhood.

Urban grain and frontage analysis - Proposed



The diagrams in the Site Analysis section of this report highlighted the prevalence of front to back relationships within the estate along with extensive areas of publicly accessible space. Brunel Walk was a cul-de-sac and although some of the building frontages overlooked the public parts of Turner Avenue estate it was only separated by a fence.

The existing arrangement has resulted in a very permeable neighbourhood with pockets of concealed space with multiple escape routes that invite antisocial behaviour.

The proposed scheme has been marked up to highlight prime frontage, rear aspects and boundary lines.

From this it can be seen that publicly accessible spaces have been limited and are now overlooked by new buildings. Also, the neighbourhood will be much less permeable and fewer concealed spaces will exist.

- KEY:
- Prime active frontage / Main entrances - Public Realm
 - Secondary frontage - Semi private realm
 - Rear aspect to private space
 - Inactive frontage - Public/Semi public realm
 - Potential vulnerable points from public to private realms creating risk of anti-social behaviour
 - Site Boundary
 - Proposed Boundary Treatment
 - Private Realm

Frontage analysis of proposed, not to scale

Prime active frontage / Main entrances - Public Realm

Proposed boundary treatment



Clyde Circus Conservation Area (Source: London Borough of Haringey, Conservation Area No. 19 Clyde Circus, Conservation Area Character Appraisal)



The site does not fall within a conservation area. The nearest Conservation Area is Clyde Circus located to the north of the site location. The conservation area encompasses parts of West Green Road including the Fountain Hotel and the eastern terrace on the junction of Kirkton Road and West Green Road which are closest to the development site.

There are no statutory or locally listed buildings near the site however the northern frontage of West Green Road and the Fountain Hotel are identified as making a positive contribution within the conservation area appraisal.

Views from the conservation area towards the proposed new buildings will be largely obscured by the existing Turner Avenue estate buildings and the existing housing on Kirkton Road and the distance that separates them from West Green Road. The photos on this page demonstrate this. Picture 1 is from the rear garden of the Fountain Pub. Picture 2 is a view from the south side of West Green Road towards where Building C will be seen in the distance. Note the conservation area map does not show the buff coloured terrace of houses on the left. Picture 3 shows the view from the conservation area down Kirkton Road.

However, the proposed landscape improvements to the Turner Avenue Estate in particular to the West Green Road frontage will provide a positive enhancement.

Whilst the development does not affect the Conservation Area there is an opportunity, especially to the eastern frontage of the development on Kirkton Road, to enhance the street's character and appearance with sensitive high quality architecture and landscaping.

The proposal presents buildings of modest scale and design, using traditional materials and detailing that seeks to fit comfortably into its context. New street frontage is created to the eastern ends onto Kirkton Road and Braemar Road and also to the development's western end with added frontage, albeit set back, to Elmar Road.

In line with heritage-related planning policy, the proposals will compliment and reinforce local character and not detract from the adjacent Conservation Area.

Proposed impact on amenity: Turner Avenue and Seaford Road



Typical floor plan - 1:1000 approx @ A3

- Existing site boundary line
- Former buildings outline
- Approximate line habitable rooms at 1st Floor
- Arrow showing 18m outlook from proposed windows
- Distance from proposed building

Proposed impact on amenity: Elmar Road, Turner Avenue and Seaford Road



Proposed first floor plan - Blocks A + B. 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: Turner Avenue, Morland Place and Seaford Road



Proposed first floor plan - Blocks C + 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