

5.0 THE SCHEME

OUTLOOK & OVERLOOKING

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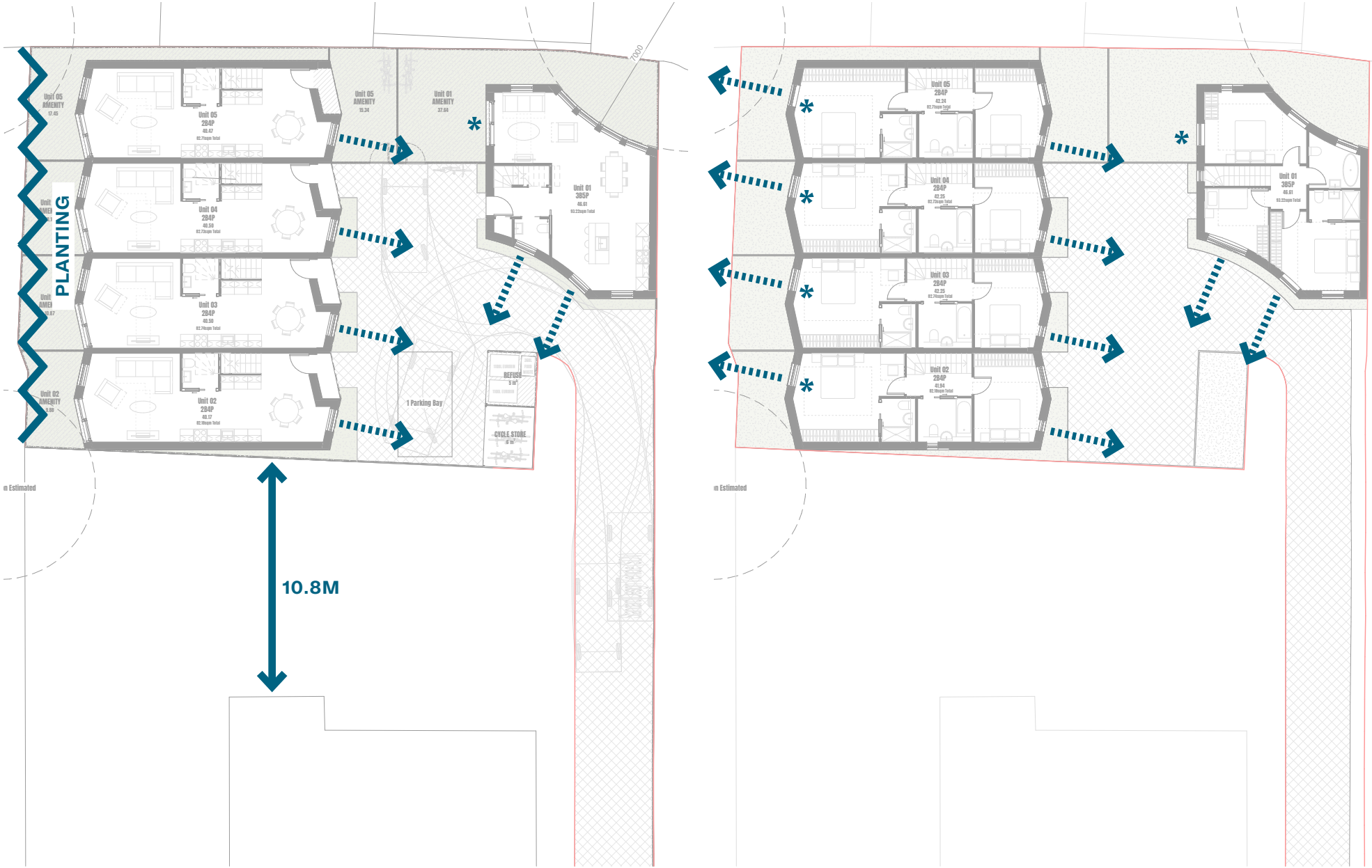
NEIGHBOURING OUTLOOK
The proposed scheme has been designed so that it does not give rise to a visually intrusive built form that causes obstruction within the natural environment which could harm views from neighbouring residential outlooks. As such, the design aims to keep as lower profile as possible, especially from the rear gardens of properties on Twyford Ave. The scheme also looks to mitigate any concerns around overlooking and daylight impacts on the north facing apartments at Lynton Grange by providing generous offset distances and by removing any habitable windows along the southern flank wall.

OVERLOOKING
There would be no direct outlook from the proposed habitable rooms towards the aforementioned properties on Twyford Ave and Lynton Grange due to angled façades and obscured glazing alongside the blank flank façades along the northern and southern boundaries.

Along the western elevation, the windows have been specifically located and angled towards the north in order to mitigate overlooking into the gardens of Albion Cottage.

Overlooking between the terrace run (Units 02-05) and Unit 01 has also been mitigated. The front elevations of Units 02 - 05 have been orientated in such a way as to direct views away from Unit 01, whilst the windows on the western elevation of Unit 01 will be obscured.

* Elevation of Unit 01 will be obscured.



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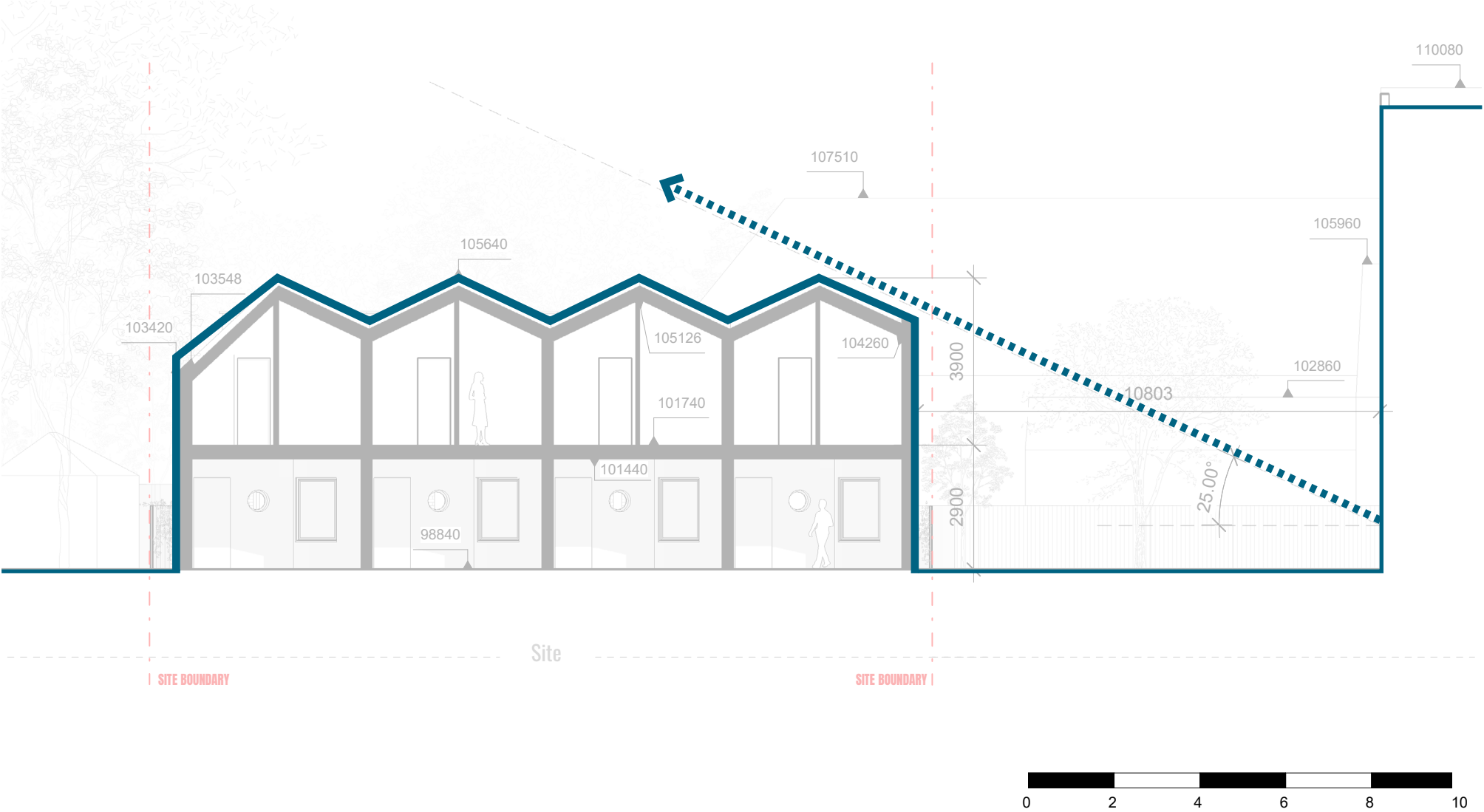
OUTLOOK & OVERLOOKING



OVERLOOKING - LYNTON GRANGE

The adjacent section provides a shadow-fall analysis diagram which interrogates the relationship between the development and the neighbouring building (Lynton Grange) situated towards the south of the proposed development.

The 25 degree line shown has be taken from the centre of the ground floor window on the adjacent property and clearly shows that the roofline of the proposed development does not interfere with the indicative line drawn.



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MATERIALS & DETAILING



- 1

Old Church Street / TDO
- 2

Vaudeville Court / Levitt Bernstein
- 3

Wildernesses Mews / Morris & Company
- 4

Corner House / 31/44 Architects
- 5

Vejen Town Hall / Transform Arkitekter

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SUSTAINABILITY COMMITMENTS

SUSTAINABLE DESIGN PRINCIPLES	ECOLOGY	MATERIALS
COMMITMENTS The Local Development Plan has a series of policies aimed at ensuring that the principles of sustainable development are followed by improving energy efficiency, reducing energy demands and cutting carbon emissions. A full sustainability report and energy statement has been provided as part of this application. The site is located within a PTAL 3 rating and this will help promote walking and cycling instead of travelling by car, especially given the extensive provision of covered, secure cycle storage facilities. The buildings have been designed to incorporate good sustainability practice and are generally arranged in terrace format to help reduce the amount of external wall area and therefore heat loss and air leakage. The list of proposed green enhancements have been split into the following: FABRIC FIRST - High levels of airtightness - High performing floor U values for external envelope - Low energy air source heat pumps - Grey rainwater harvesting with water butts - Dual flush toilets - Smart thermostats - LED low energy lighting - Flow regulated showers and taps - High performing external doors- both thermally and air tightness CONSTRUCTION Short travel or locally sourced materials where possible	ECOLOGICAL COMMITMENTS - Grassed landscape mews with planters - Utilisation of native planting which are adapted to the local micro-climate and soil conditions - Maximising new on site trees to enable carbon capture BIODIVERSITY A number of opportunities for ecology enhancement have been identified and incorporated into the designs. BIRD BOXES Each house provides a bird box installed at least 2m from the ground floor, facing North-East. BAT BOXES: Each house provides a bat box installed at least 3m from the ground floor, in a sheltered spot away from artificial light, and facing south. HEDGEHOG BOXES / DOMES: A number of hedgehog nest boxes / domes are proposed in undisturbed locations, hidden by planting towards the east end of the site. These ecological enhancements will encourage further wildlife to the site. These measures, along with the additional tree and shrub planting will improve the biodiversity of the area. See submitted Ecology Report for more information.	MATERIALS The materials used in the Proposed Development will be specified to minimise impact on the environment and on building users over the full life cycle of the building. In particular, materials will be reviewed using the BRE ‘Green Guide to Specification’, aiming to maximise the proportion of high rated materials and make the majority of materials high rated in the overall construction. Brick has been specified due to the local environment and material context but also due to its lifespan as a sustainable building material and the comfort in knowing in multiple decades the building will still be a robust and high quality piece of architecture, similar to many of the adjacent listed developments. ENERGY As the result of an initial appraisal carried out to establish the low and zero carbon [LZC] technologies most appropriate for the development, roof-mounted photovoltaic panels are proposed. WASTE The proposals will follow benchmarks in line with the London Borough of Enfield, in particular waste sent to landfill will be minimised during the building’s construction and operation through the development and implementation of a Site Waste Management Plan (SWMP). This will include procedures for the use of recycled and/or secondary aggregates, where possible, and the provision of adequate dedicated storage space for recyclable waste. WATER SUSTAINABILITY The building and landscape design has been developed to maximise permeable surfaces and minimise water run off wherever possible in order to assist in the attenuation of rainwater on site with the provision of green roofs. Internally low flow rate fittings will be specified and the installation of water meters will be encouraged.

6.0

ACCESS STATEMENT

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TRANSPORT

TRANSPORT

As described in previous sections of this document, the site is well located for public transport and has a PTAL of 3. There are also multiple local bus routes along Fortis Green which provide further connections to the wider city.

PARKING

In accordance with Haringey Local Plan and The London Plan, based on the location and the proposed nature of the proposed development, the scheme includes 2 cycle parking space per dwelling with 1 accessible car parking space within the development.

The cycle parking will be accommodated either within the curtilage of the properties or within the communal cycle store. One cycle parking spaces for visitors will also be accommodated within the landscape.

A communal bin store will be accommodated adjacent to the cycle store.

A full Transport Statement has been provided as part of the application.

Servicing access is described in previous chapters.

ACCESS

ACCESSIBILITY

The site has a PTAL rating of 3, with easy access to local bus services that provide frequent services to the surrounding area. The site is also located within walking distance of East Finchley Station which provide access to Central London.

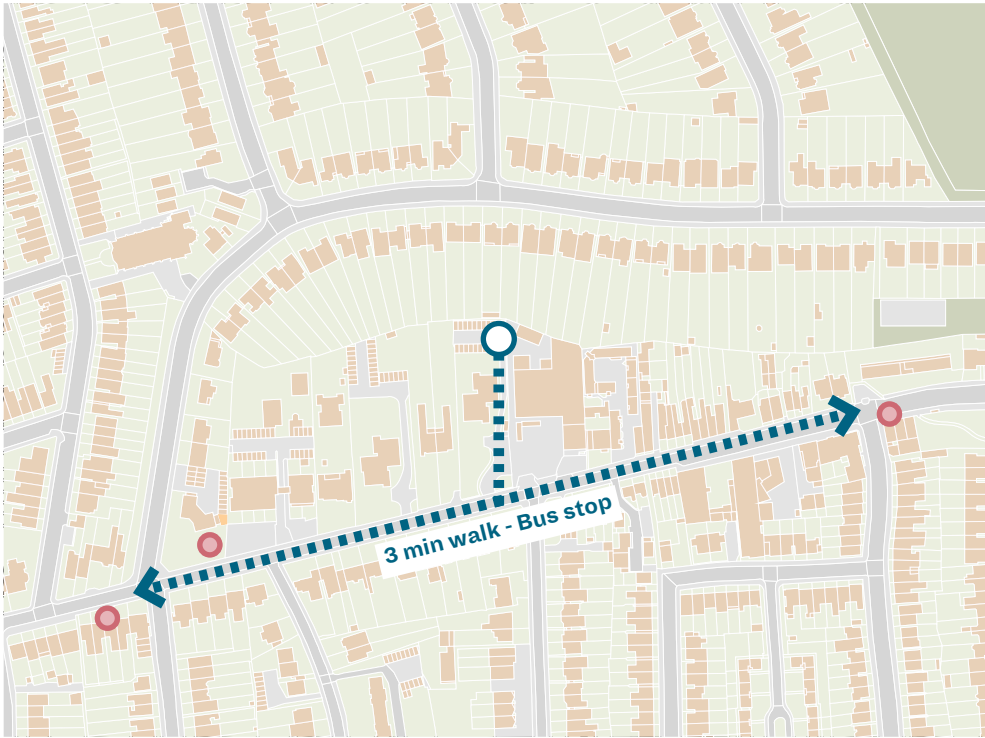
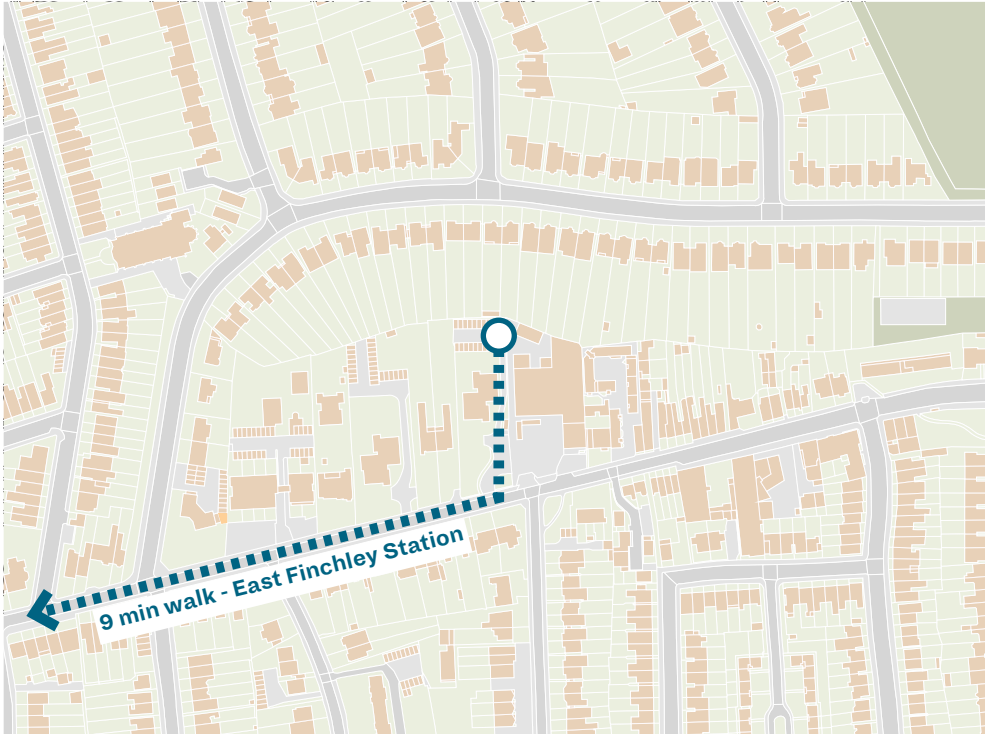
As such, the location of the development is conducive to providing future residents with a realistic choice of active and sustainable travel modes for day-to-day requirements.

ACCESS

The proposals seek to retain the existing vehicular access off Fortis Green and alongside Lynton Grange, which is safe and has no known problems. The scheme also significantly improves the appearance of the access, as shown on the proposed plans.

INTERNAL CIRCULATION

The internal access road has a width of approximately 3m. The concept is to create a ‘mews-like’ development where the space is designed for pedestrians with allowances for private vehicles. Sufficient space between the terrace run and separate dwelling has been designed to allow a car to safely turn and leave the site in a forward gear.



7.0

APPENDICES

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AREA SCHEDULES

Lynton Grange - Unit Schedule

Unit	Unit Number	Unit Type	Beds	Persons	Hab Rooms	GIA (sqm)	GIA (sq.ft)	Minimum Dual Aspect	Private Amenity (sqm)
Unit 01	01	3BSP	3B	5P	4	93.2	1,003.41	Yes	50.0
Unit 02	02	2B4P	2B	4P	3	82.2	884.58	Yes	48.0
Unit 03	03	2B4P	2B	4P	3	82.7	890.61	Yes	48.0
Unit 04	04	2B4P	2B	4P	3	82.7	890.50	Yes	64.0
Unit 05	05	2B4P	2B	4P	3	82.5	1,003.41	Yes	64.0
Unit Total					16	423.34	4,672.51	5	274.00

Overall Summaries

Existing Area

No of Units	Use	Estimated GIA (sqm)
20	Garage	253sqm

Proposed Units by Type

Unit Type	No. Units	Percentage
STUDIO	0	0.0%
1B	0	0.0%
2B	4	80.0%
3B	1	20.0%
4B	0	0.0%
Total	5	100%

Dual Aspect Units

No. Units	5
% Units	100.0%

Residents Cycles

Unit Type	No. Units	No. Cycles
STUDIO	0	0
1B	0	0
2B	4	8
3B	1	2
4B	0	0
Visitor Space		1
Total	5	11

Notes:
1. Areas are indicative only and subject to design development, measurements rounded to nearest sq.m / sq.ft., measured in accordance with RICS Code of Measuring Practice 6th Edition.
2. This is a work in Progress document and is subject to further design development
3. Playspace calculated by GIA Population Yield Calculator

DEFA

THANKS