

SEVEN SISTERS / EADE ROAD

DESIGN AND ACCESS STATEMENT

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Project Team

Client: Provewell

Project Manager: Dakota

Planning Consultant: Tibbalds

Architect: Morris+Company

Landscape Architect: Campbell Cadey

Services Engineer: Ingenium Consulting

Fire Engineer: BB7

Strategic Sustainability: Expedition

Structural Engineer: London Structures Lab

Transport + Servicing Consultant: Velocity

Daylight & Sunlight Consultant: Waldrams

Cost Consultant: Hennessy Godden

Accessibility Consultant: Probyn Gibbs Associates

01. Introduction

01. Introduction

Executive Summary

This Design and Access Statement has been prepared by Morris+Company on behalf of the Applicant to support the proposal for a **new Warehouse Living development** within the London Borough of Haringey.

This document describes and illustrates the design process, and key considerations for this scheme including townscape context, scale, appearance, materiality, layout, and access.

It is to be read in conjunction with the **Masterplan Framework Document**, prepared by Tibbalds Planning & Urban Design in response to the requirements of **Policy DM39** of Haringey’s Development Management DPD and provides area specific planning and urban design guidance.

View looking from Seven Sisters Road.
Looking West up Eade Road



01. Introduction

The Site

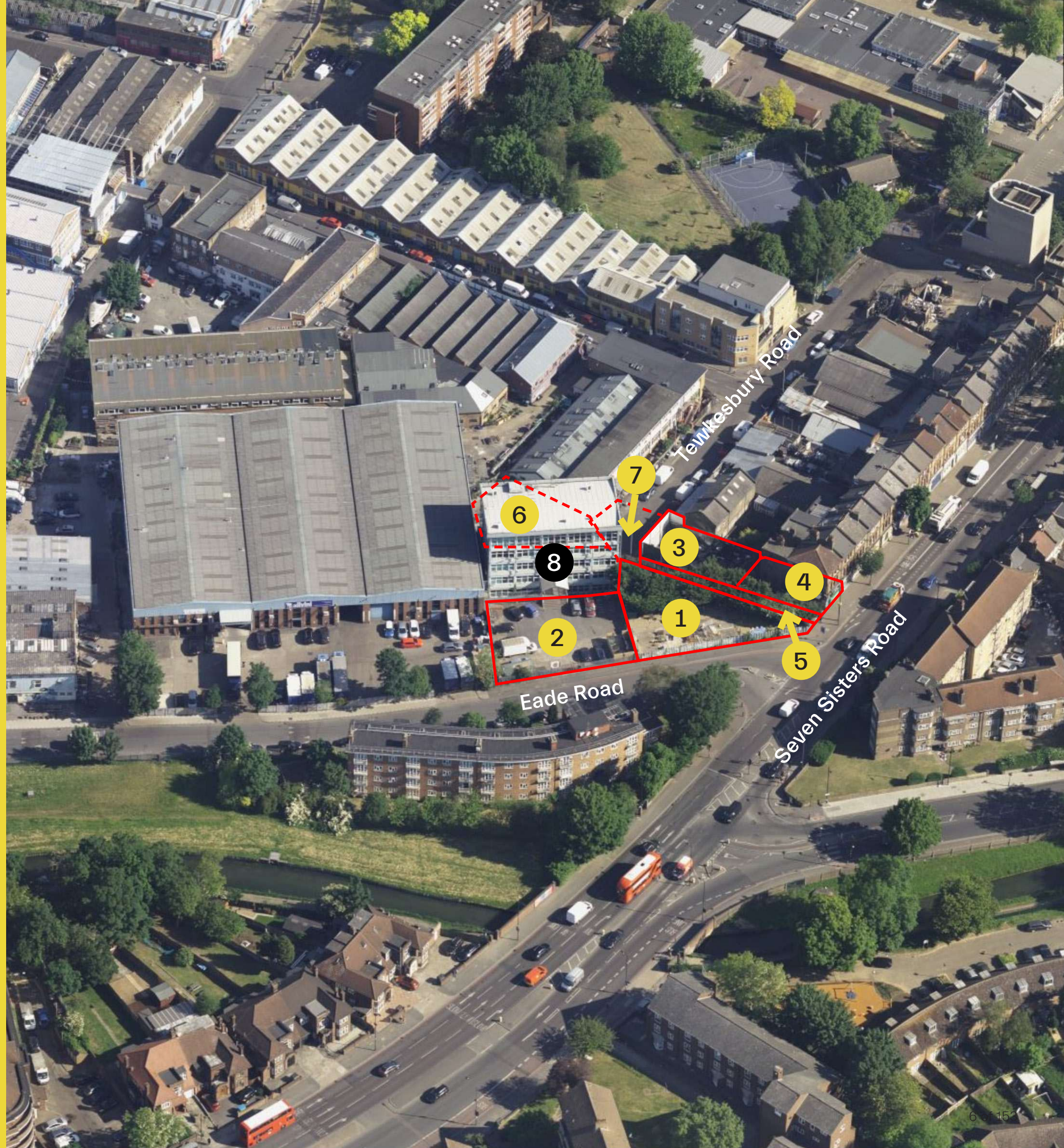
The proposed site is located on the corner of Seven Sisters Road and Eade Road at the South-East corner of the Warehouse District.

The site comprises of **eight areas**; these are:

- + Vacant site to corner of Eade Road and Seven Sisters Road
- + Cara House parking area
- + 2–4 Tewkesbury Road
- + 341–343 Seven Sisters Road (Basement only)
- + Stepped passageway between Seven Sisters Road and Tewkesbury Road
- + Cotton Mill Yard (north of Cara House)
- + Public works at the end of Tewkesbury Road
- + Cara House. This area is **outside the scope of the application**. Building will continue to provide Warehouse living spaces for the community.

- # Area within scope of works of application
- # Area outside scope of works of application

Aerial view looking North© Bing Maps



01. Introduction

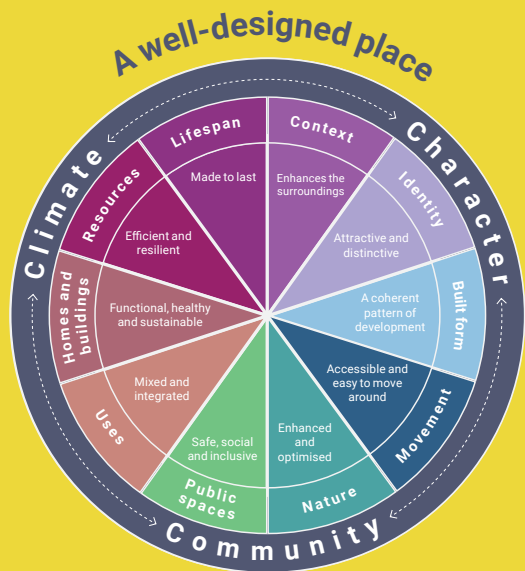
Project Objectives

The project aspiration is to optimise the potential of the vacant plots and deliver a **New-Build Warehouse Living development**.

The proposal also includes works to the existing alley, the basement refurbishment of 341–343 Seven Sisters Road and redevelopment of garages on 2–3 Tewkesbury into **new commercial and business spaces** to create a **high quality public route and destination**.

The scheme aims to capture the **essence of warehouse living** whilst providing a **high quality living and working environment** for current and future residents.

Overall, the scheme aims to foster closer ties between the warehouse district and wider community, through the creation of **active spaces** with familiar but **distinct character**.



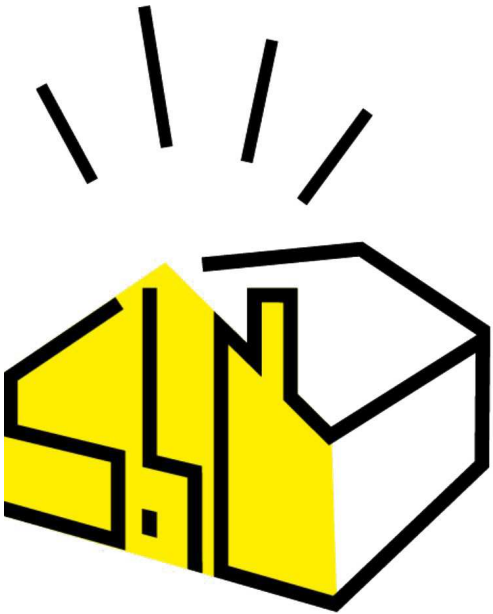
The ten characteristics of well-designed places.
Extract from National Design Guide 2021



Identifiable
marker
building

Optimise
site
opportunity +
viability

Elevate
Warehouse
live+work
experience



Spaces for
Creatives

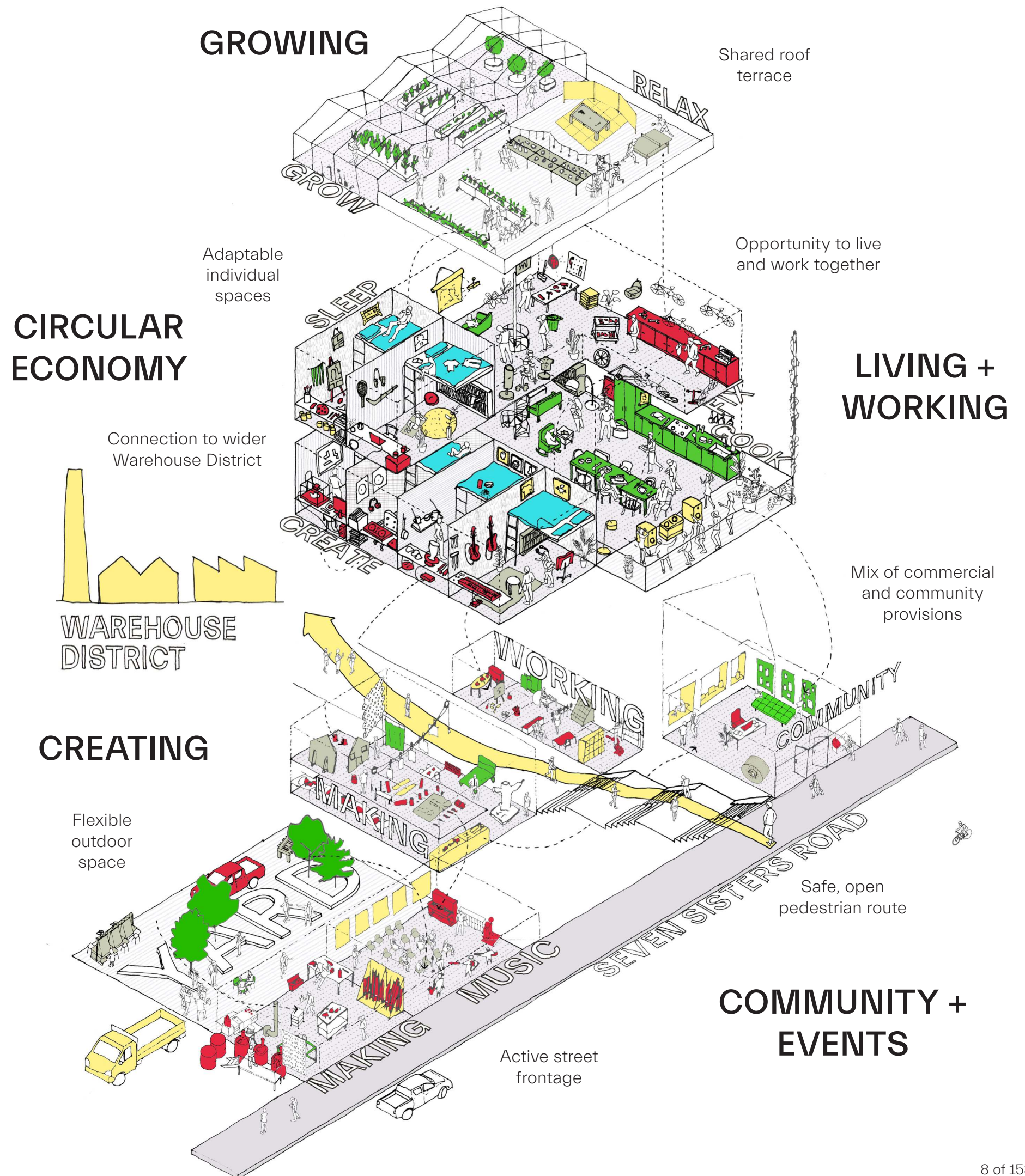
Optimise
commercial
+ community
uses at
ground

01. Introduction

Project Brief

Warehouse Living is a **unique mix**. It has flourished as residents have adapted spaces within existing buildings to create a place to **live** and **work**. The goal of the project is to provide this community with a more sustainable future and preserve the continuity of their lifestyle in the form of a new-build development. The project aims to:

- + Retain and expand the existing **creative** community
- + Provide **healthy places** to live and work
- + Diversify and enhance the local **employment offer**
- + Create spaces to meet the varied needs of the **community**
- + Provide communal / shared **amenity**
- + Maintain **affordability**
- + Maintain **flexibility**
- + Create a greater sense of **safety and security**
- + Maintain distinctive **warehouse character**
- + Encourage wider **community engagement**

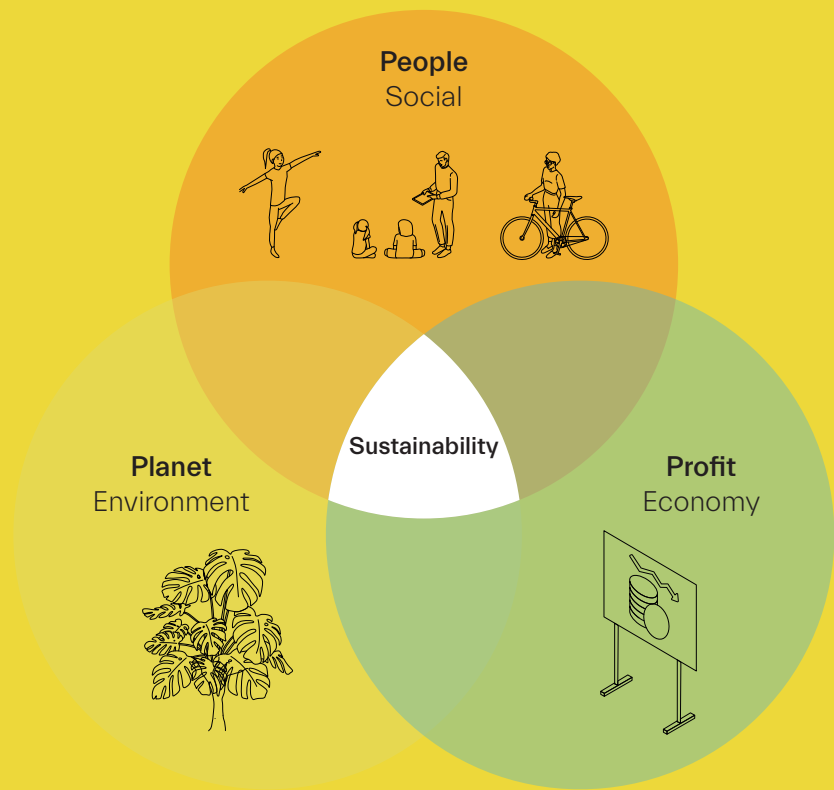


01. Introduction

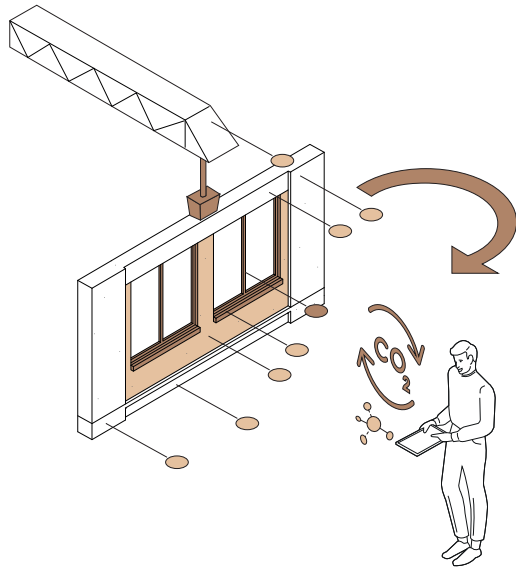
Sustainability Objectives

We are living in a time of **unprecedented climate change**, pollution and biodiversity loss. Urgent action is needed. The planet is a complex ecosystem, and we need to take a **holistic view**, balancing environmental sustainability with economic, social and cultural resilience.

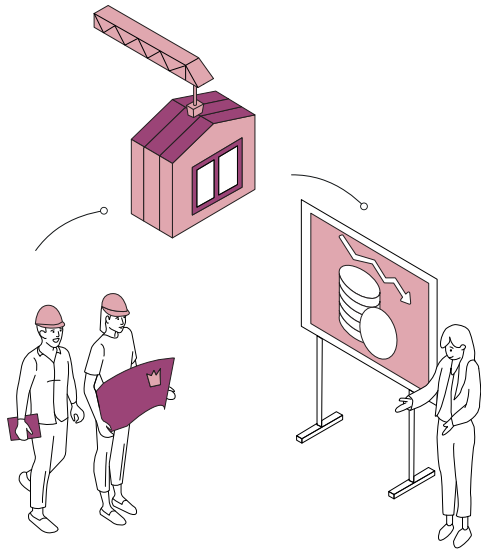
The following principles are integral to the proposal, and to Warehouse Living.



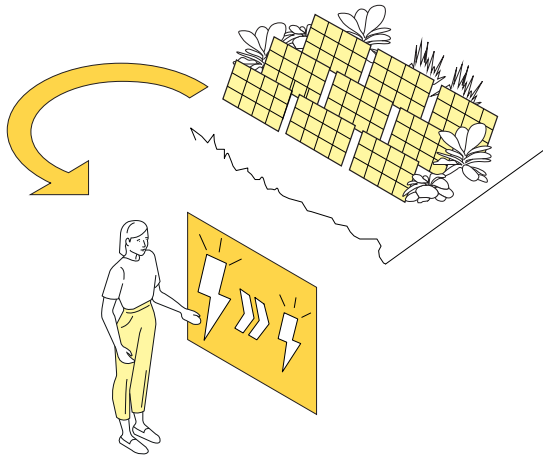
The scheme will target **BREEAM Excellent** and aim to improve on emerging criteria for measuring environmental performance.



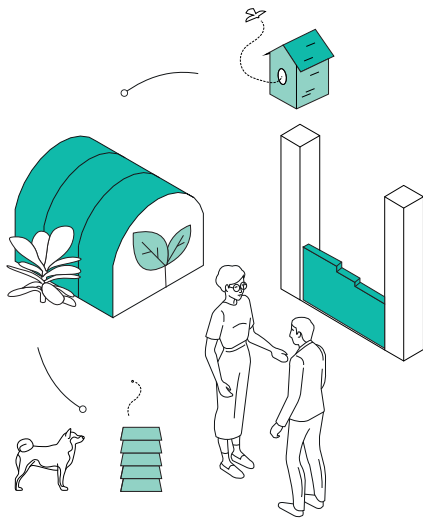
Low Embodied Carbon



Sustainable Life Cycle Cost



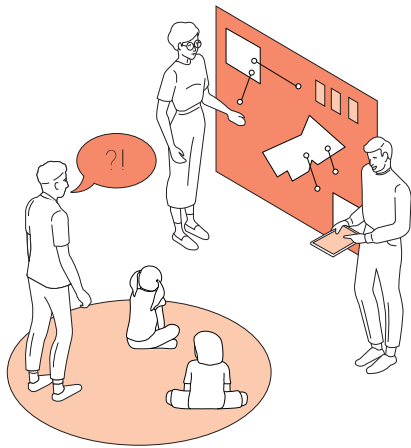
Net Zero Operational Carbon



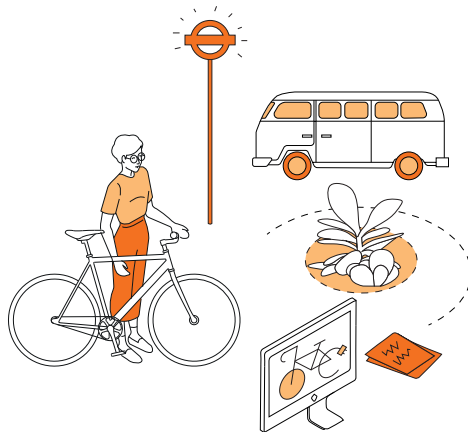
Sustainable Land Use and Ecology



Good Health and Well-being



Sustainable Communities and Social Value



Sustainable Connectivity and Transport

01. Introduction

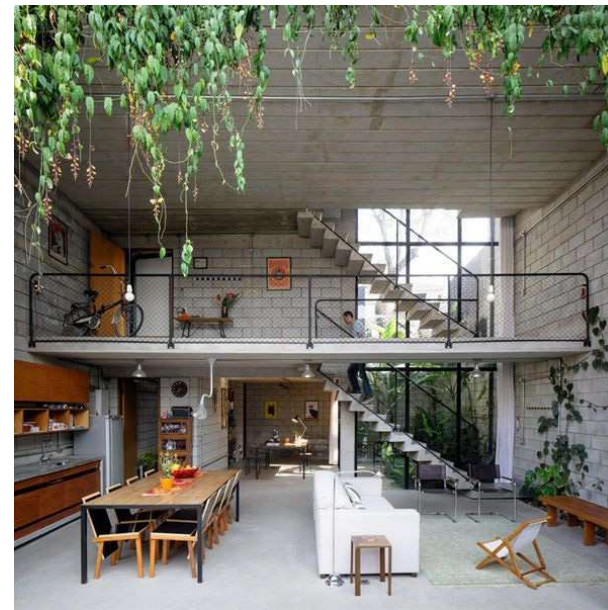
Spatial Objectives

The development will provide a new type of affordable and adaptable communal living and working space that supports the growth of **creative industries** and **micro businesses**.

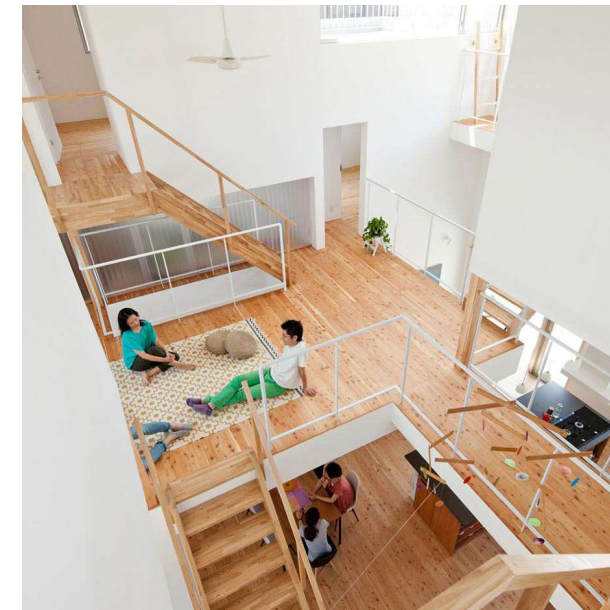
Key ingredients:

- + Voluminous, adaptable and flexible working / living space
- + Sense of ownership and identity inside and outside.
- + Dedicated and non-dedicated work spaces - from private bedrooms, to communal living areas to public open spaces.
- + Variety of external spaces for working, collaborating and integrating with each other

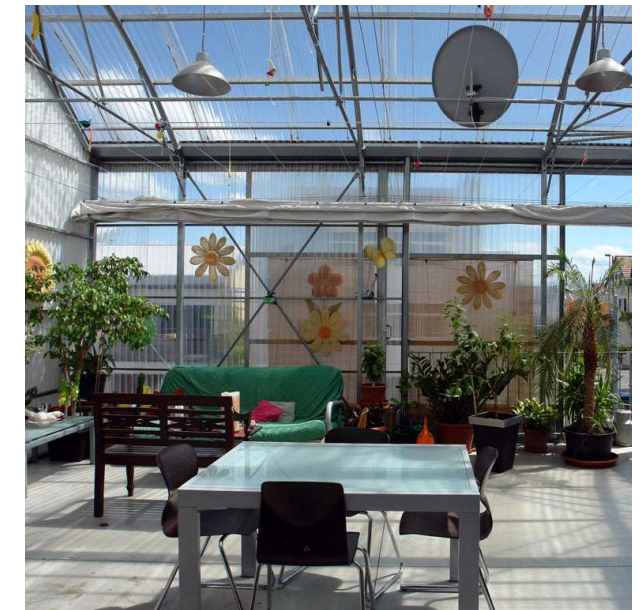
1. Casa Maracanã / Terra e Tuma Arquitetos Associados Photo by Pedro Kok
2. Share House LT Josai by Naruse Inokuma Architects
3. Lacaton & Vassal, Cite Manifeste, Mullhouse, France. © Philippe Ruault
4. Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten © Michael Matuschka
5. Windsong's colorful covered lane-way, part of an extensive tour of the community (Langley, BC)
6. Warehouse District Spaces for Creatives



1. Voluminous spaces



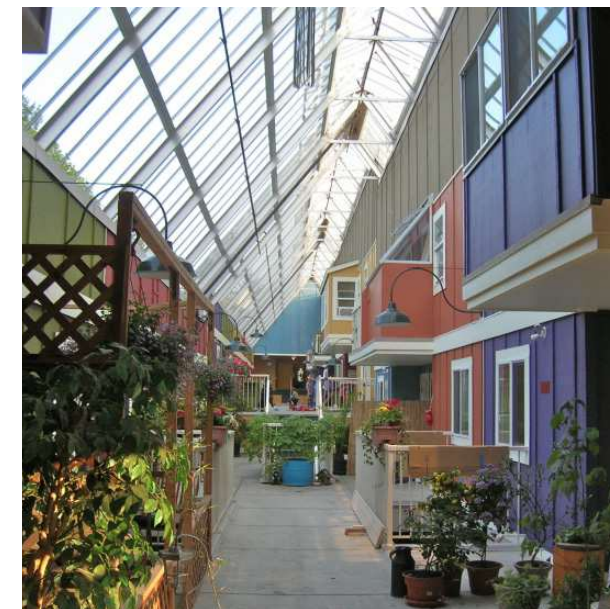
2. Flexibility of use



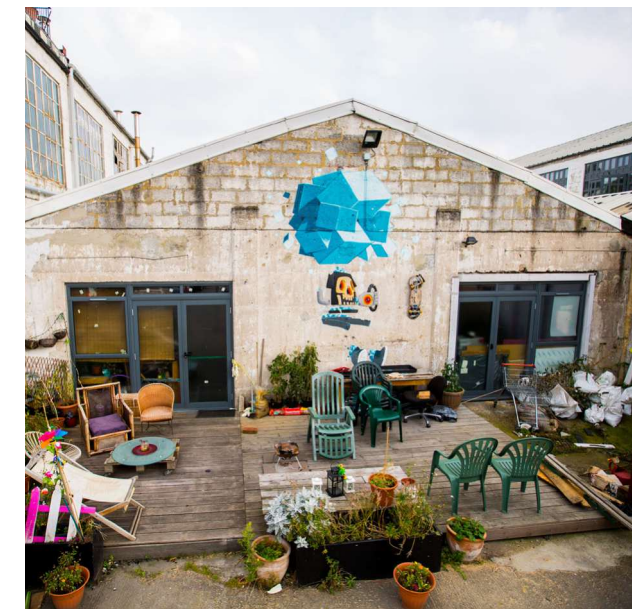
3. Adaptability of space



4. Living areas vs. Working areas relationship



5. Balance of sense of community with sense of ownership



6. Variety of outdoor amenity and work spaces