

4.4.2 Tewkesbury Yard

Also at the lowest level of the site sits Tewkesbury Yard. This zone is intended to be completely public, and includes some provision for vehicle access via the introduction of grasscrete. While it is to remain infrequent, vehicle access through this area must be maintained to allow for the buildings to be used as warehousing in the future.

Primarily, Tewkesbury Yard is a transitional space, designed to allow pedestrian access from the Seven Sisters Road through into the rest of the District. However surrounding the zone are communal spaces for the residents of the buildings. To the west, Cotton Mill Yard (see 4.1.1), and to the south separate amenity spaces for the residents of Cara House, and the newly installed shipping containers.

As outlined in this document the design and finish of these spaces is similar but different. Tewkesbury Yard is primarily hard wearing materials that can withstand large amounts of wear and tear, such as concrete benches and block paving, while the surrounding yards include timber benches, resin bound permeable paving and meadow planting. This is not to say that the communal spaces are not pleasant — large trees and multi-functional rain gardens provide shading and interest while also acting as part of the site wide SuDS scheme.

- ① Grass Crete
- ② Sheffield Stands
- ③ Benches
- ④ Planting
- “Communal Private” Garden
- Cotton Mill Yard
- Work units



Tewkesbury Yard

Despite being a transitional space, Tewkesbury Yard is designed to provide an area in which both visitors and residents feel welcome. This is to be achieved by activating the rear of the plots along Seven Sisters Road, and encouraging activity to spill out of the newly installed shipping containers and into the yard.

Providing a publicly accessible space in which all visitors feel safe is one of the key goals for this area, and will bring it firmly in line with the goals set out in the broader district framework

