

3. Seven Sisters - Site Analysis

3.1 Context

3.1.1 Introduction

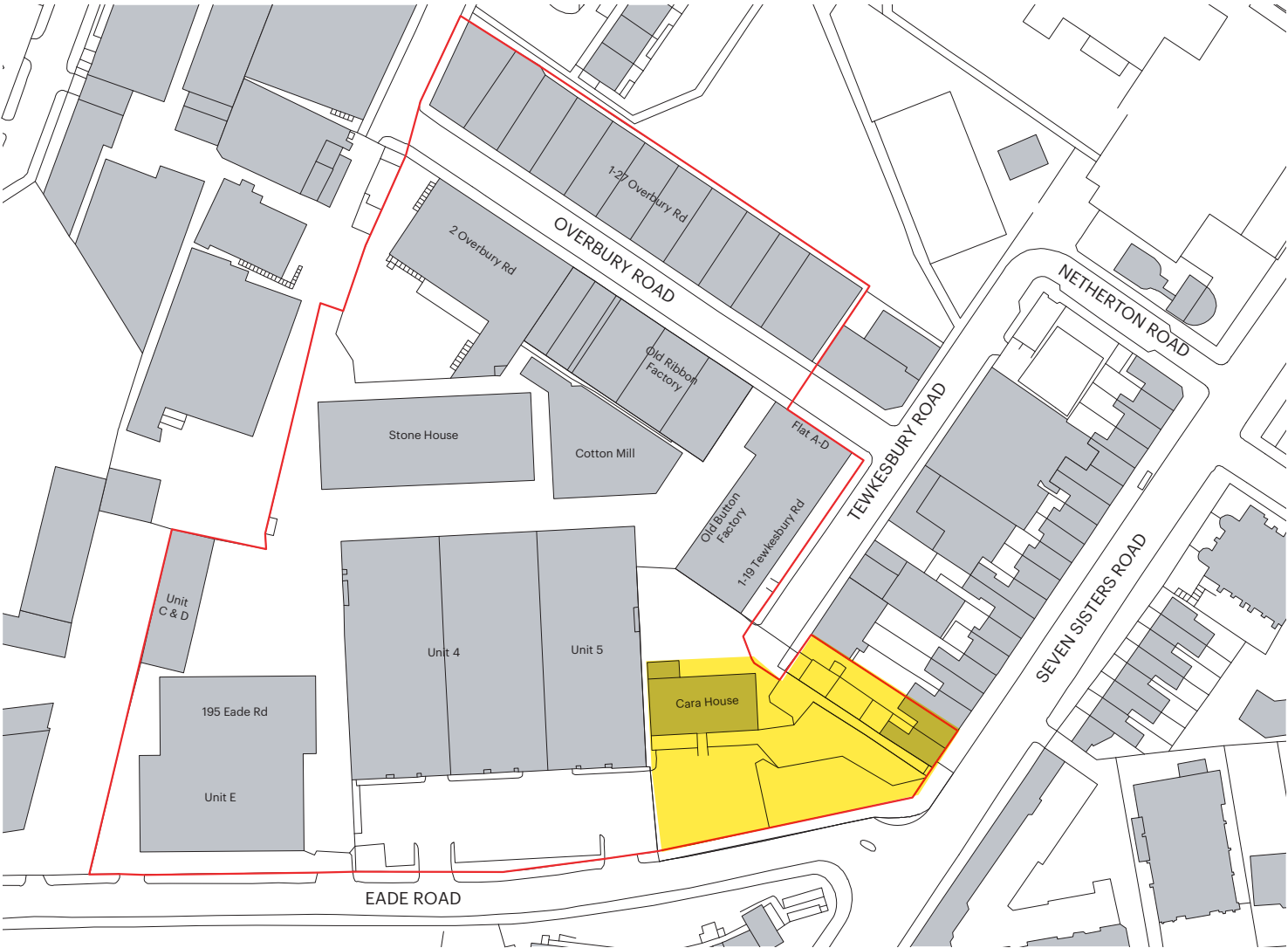
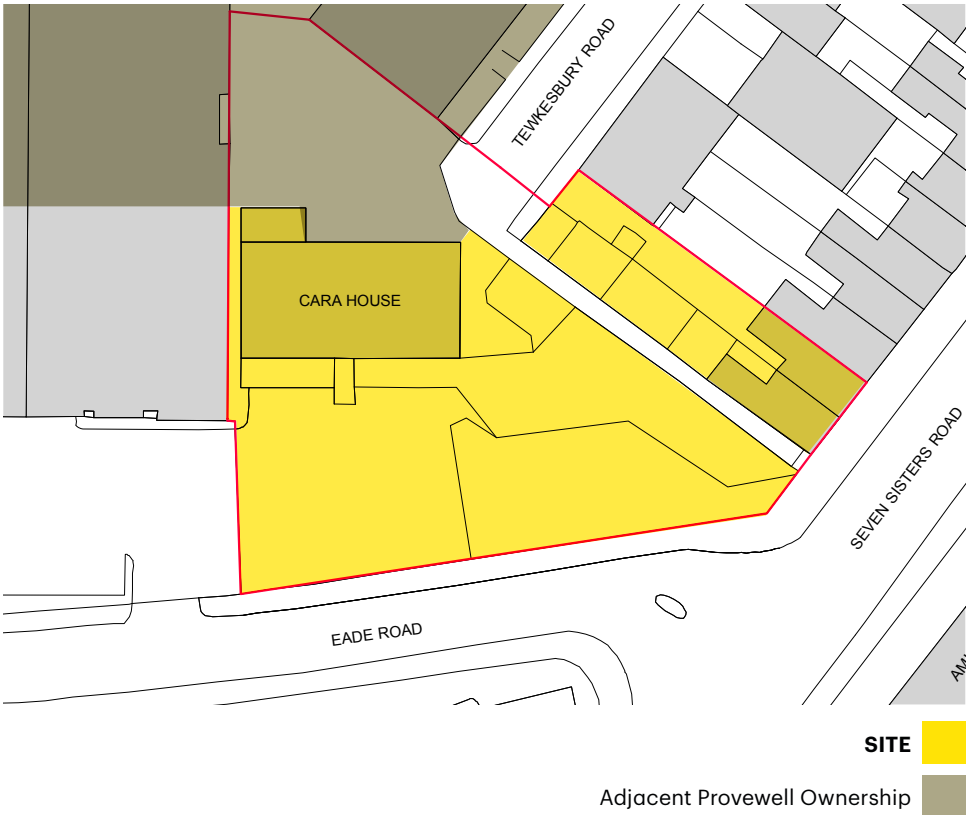
The site is located at the intersection of Eade Road and Seven Sisters Road (SSR), at a key entry point or ‘gateway’ into this part of the District.

The application site also incorporates a pair of terraced houses, which front onto Seven Sisters Road, and a breakers yard, which sits to the rear of these two properties and which itself fronts onto Tewkesbury Road.

In addition the existing alleyway and part of Tewkesbury Road is also included within the application Site boundary. The alley and the road are owned and controlled by LB Haringey. There is also a right of way over the existing alley.

The alley provides an important link into the heart of the District. It is, however extremely narrow. It is also not overlooked and is very steep.

A key part of the landscape and public realm strategy aims to enhance this link, to improve its appearance, functionality, security and safety, and to turn a negative part of the public realm into a positive one.



3.1.2 Topography

The site has a challenging topography. The level change across the site is over seven metres and therefore poses an interesting challenge in terms of connectivity throughout and across the site.

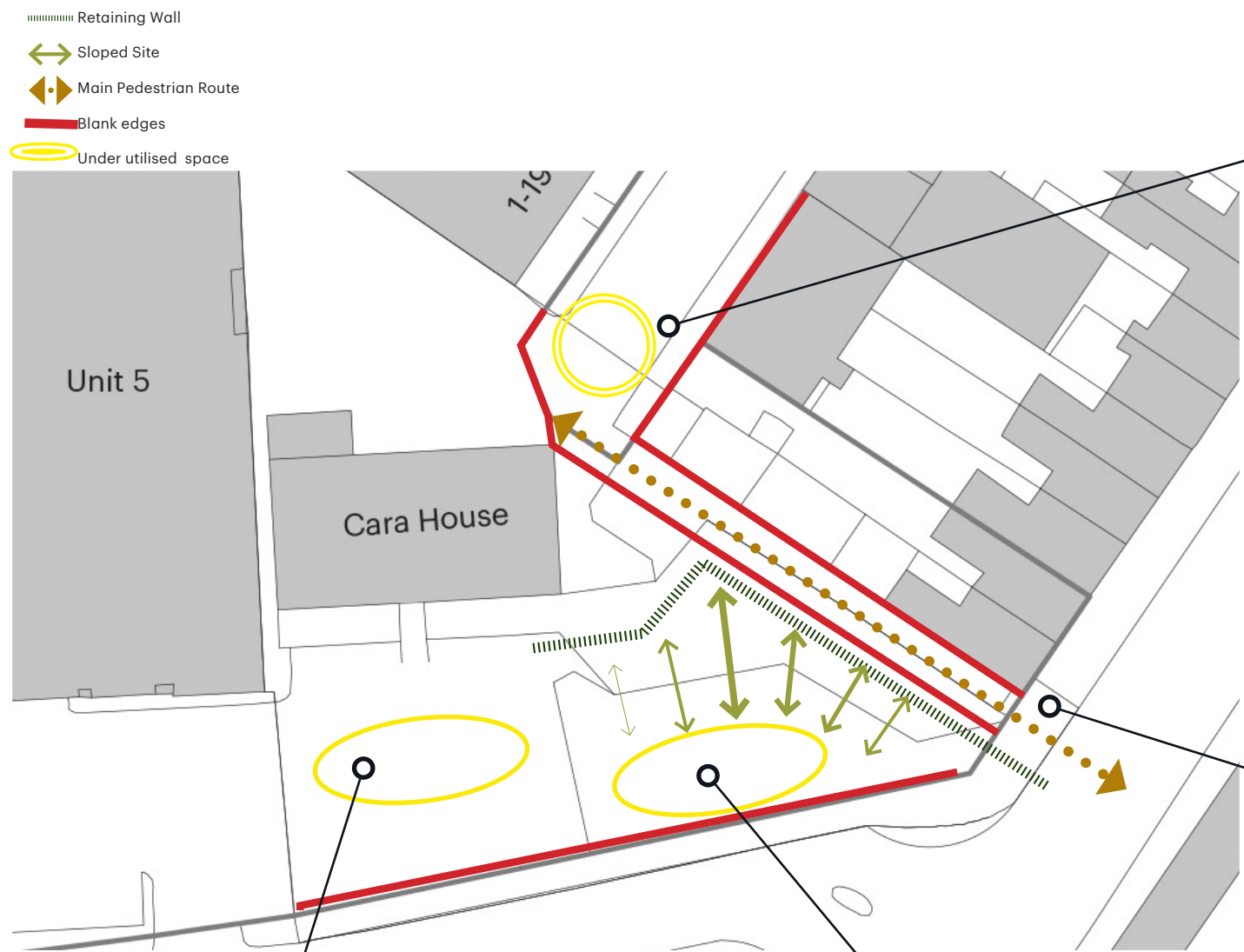
The site is currently almost impassable on foot — the slopes within pose challenges for accessibility, servicing, maintenance and refuse/recycling collection.

Some of the site appears to be banked towards the Seven Sisters Road end, however there is an existing retaining wall in line with the front of Cara House which we is retained as part of the proposals.

3.1.3 Pedestrian Access

The site currently sits either side of the council owned pedestrian pathway that is the main route through from Seven Sisters Road to Tewkesbury Road and into the District.

The passage, known locally as “Piss Alley” has historically been a space that has attracted antisocial behavior and is perceived to be dangerous. Work has recently begun to improve the quality of the space and improve the lighting for in time for the coming winter season, however this route should be further enhanced as part of the proposed new development at the site.



The space at the end of Tewkesbury road is currently blocked with abandoned vans, and often home to significant antisocial behaviour. Incorporating this space into our site allows us to make this a positive transition space into the District.



The existing alley is faced with totally blank facades with no overlooking and with no means of escape, making the space feel intimidating. The level of disrepair adds to this impression.



The fence that runs along the length of the site onto Eade Road provides an uninteresting frontage. The space to the front of Cara House at the moment used as a car park and there is a no real amenity usage.



The main part of the sit is a piece of scrub land that has been used for different things - but always temporary - from a potential site for the Tottenham Pavilion to a fish and chip van - however the exposed nature of the site, steep topography and poor ground conditions mean that it is the perfect site for development.

4. Seven Sisters - Proposals

4.1 Outline Approach

As explored in section 2.7.1, the existing site — and the District as a whole — features a wide variety of spatial characteristics. Negotiating the needs of all of these different spatial typologies is the key aim of the landscape proposal at the seven sisters site, alongside addressing the general needs of the district outlined in sections 2 and 3.

Typically for the District the proposed development delineates, but does not separate these varying typologies from each other. For the sake of planning and development however, it is necessary to understand the aim of each space, its target audience, and the reasoning for those things.

Access through the site is primarily along the blue line — either directly from Eade Rd, or from Seven Sisters Road via the stairs. This provides a prime opportunity for a high quality public space at the junction of Eade and Seven Sisters Roads. The staircase can be broadened to create a public space in its own right which is surveyed by the new building and has access points to commercial units along its length.

Deeper into the site, another key junction that requires public space is that between Tewkesbury Road and the stairs up to Seven Sisters Road. While not as transient, and possibly allowing for a more sedentary occupation, this space requires public access for pedestrian traffic, but also acts as a central ‘hub’ around which the other spaces can develop. This space is crucial to creating a coherent public realm around the site - removing traffic and allowing for a transition point into the district.

Cara Yard will be formed to provide access to the new buildings from a communal space that is part of the District - further enhancing the character of the District

A - Cotton Mill Yard

B - Tewkesbury Yard

C - Seven Sisters Steps

D - Cara Yard

