

Design

The process

How the physical characteristics of the scheme have been informed by a rigorous process which includes the following steps:

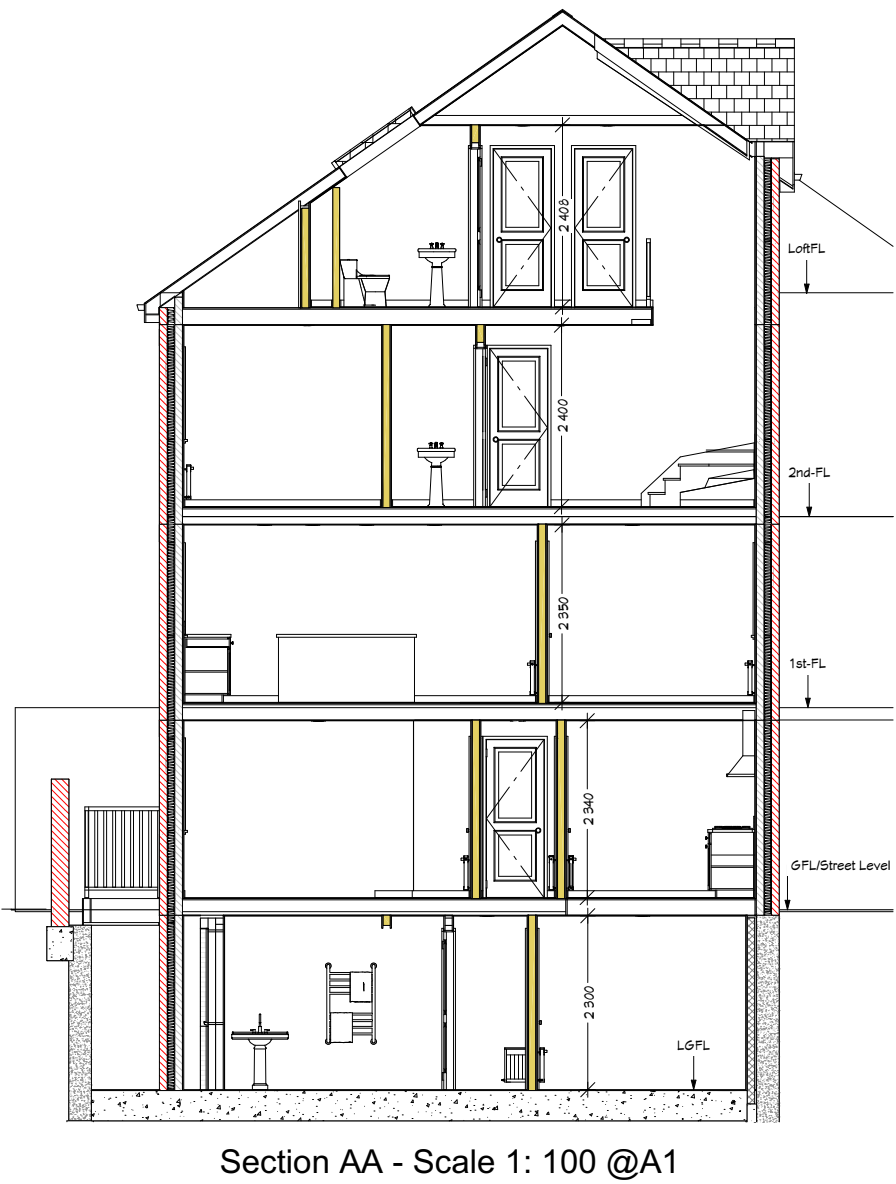
- assessment
- involvement
- evaluation
- design

Use

The new build property is an end-of-terrace 3-storey purpose built flats building including living space on the loft floor approved under Haringey ref HGY/2019/2607.

The floors comprise of lower ground, ground (street level), first, second and loft floor.

Lower ground and ground floor accommodates the split level 3-bedroom flat, the first floor accommodates the 1-bedroom single storey flat and the second and loft floors accommodate the 2-bedroom split level flat.



Amount

The site area is around 132sqm with the new build consuming 59.5sqm of that space. This includes the two courtyards at lower ground level.

There are a total of 5 floors of living space and the total footprint of the internal is 194sqm.

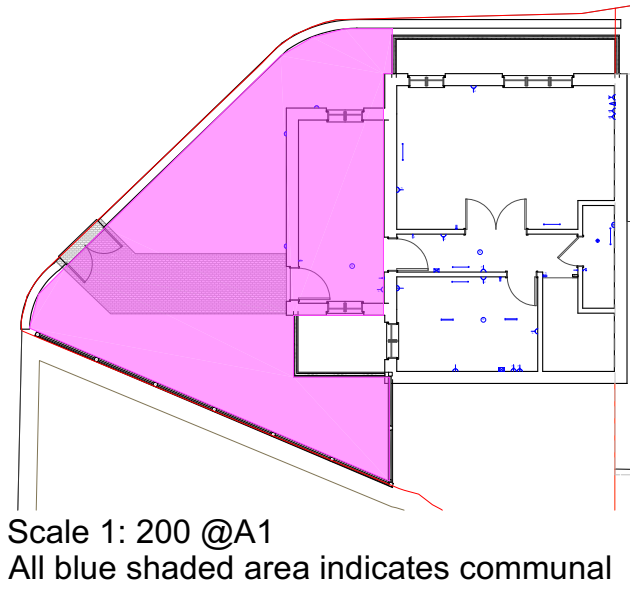
Approximately 72.5sqm has been left as communal open space for the flats residence. This open space will also accommodate the bin store and cycle parking.

Layout

The flats are self contained and therefore each have the own main entrance. However there is a communal entrance to the building which also adds to security measures for the occupants.

The building itself is secured by a boundary wall with a secured locked gate.

Within the building, apart from the 1-bedroom flat, both the 3-bed and 2-bed are split level and arranged over two floors.



Scale

The new build measures at around 9m (width) x 8.2m (depth) with an approximate height of 11.9m (to the ridge).

Access

Access to all the flats is as the approved designs of 2019. One communal and then each flat has its respective entrance.

The lower ground courtyard space is only accessible from the bedrooms of the 3-bedroom split level flat and therefore owned by that flat only.

The courtyards themselves act as private "fresh air" space which the 2019 approval does not have. It can also be used as a means of fire escape for the 3-bedroom flat occupants.

Vehicular and transport links

The new build property is located centrally in Seven Sisters, London and all public transport are close by. On-street parking for one car is still available although the 2019 approved design encourages public transport and/or cycles.

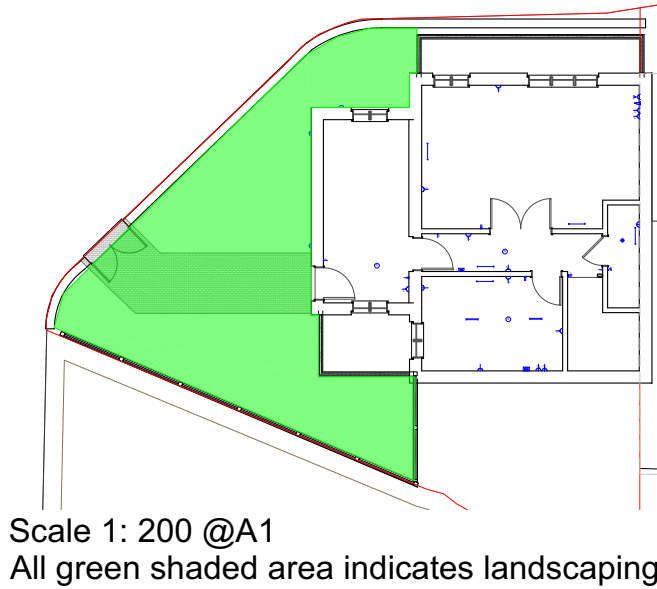
Inclusive access

The property has been designed so that everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping. The extra added 3rd flat will not impact on this due to it's limited one bedroom capacity.

Design and Access Statement
3 Bedroom, 2 Bedroom and 1 Bedroom flats

Landscaping

The green shaded area is the communal open land. The path to the communal entrance will be block paved and the rest will be lawn surface with small plant areas against the boundary lines.



Appearance

The new build is in keeping with the existing terraces and have been built to approved designs. The newly added lower ground is discreet and cannot be seen from ground/street level as per the rendered image below:



Image showing lower ground courtyard at front of property



Image showing lower ground courtyard at rear of property

