

1st March 2024

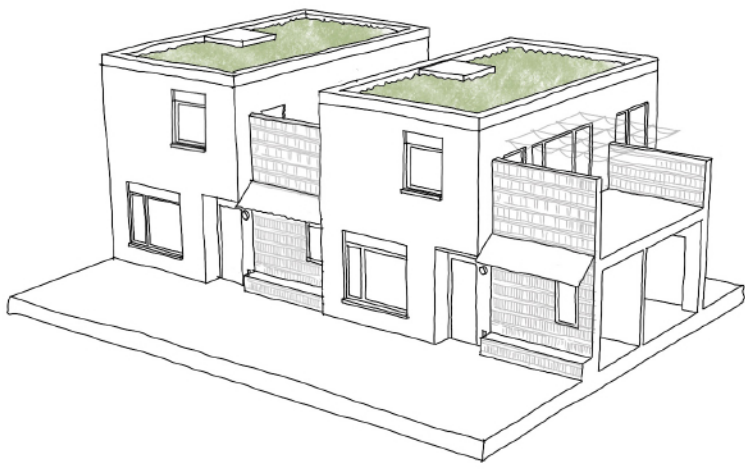
REF: HGY/2022/4553 – 18 Denmark Street, N17

Dear Sarah Madondo,

I write to outline the changes that have been made to the above application, in response to comments received and in consultation with Haringey Council.

The changes are also outlined on pg.17 of the Design and Access Statement and can be read in conjunction with diagram 1 – overleaf.

1. The first floor terrace has been pushed back by a further 1.5m (so it is now 2.1m from the main block). The ground floor has also been pushed back by a further 500mm (so it is now 1.1m from face of the main body). This has been done to further break up the form and emphasise the gaps between units.
2. The courtyard to the rear has reduced by 500mm in depth. From, 2.4m to 1.9m to accommodate the above
3. A green flat roof has been proposed over the lower volume to form an entrance canopy. The masonry band we have shown creates a strong horizontal datum that helps the 1st floor volumes appear lighter. Further to this, we have differentiated the lower register from the upper floor with a material change.
4. The height of the perforated brick screen at first floor has reduced from 1.8m to 1.275m. This has been done to further break up the form and emphasise the gaps between units. The terrace brick screen of Unit 4, from its closest neighbour is approx. 19.5m. This is the worst case. Unit 1 terrace to its closest neighbouring window is over 21m
5. Deeper brick reveals to the windows throughout.
6. Motif to the front elevation, and an arched reveal to the kitchen window.
7. A concrete planter to the ground floor has been introduced to further highlight the setback of the decorative brick elements.
8. The render has now been completely omitted. We have opted for a lime washed brick for the upper portion and a red brick for the lower register.
9. Units 5 & 6 flats of the previous scheme have been omitted and replaced with one single dwelling which reduces ground floor mass toward the end of the mews.
10. The mews development has been shunted over by 1m to the South, to increase the separation distance to the houses at Park Lane.



Original Scheme



November 2023 updates

Diagram 31 - Original Scheme vs November 2023 updates



Diagram 32 - Original Site plan (first floor) vs November 2023 updates (Original site plan at top - New site plan below)