

6.0 THE SCHEME

TRANSPORT, PARKING AND ACCESSIBILITY



TRANSPORT, PARKING AND ACCESSIBILITY

Vehicular access for refuse collection will be from Cherry Tree Road.

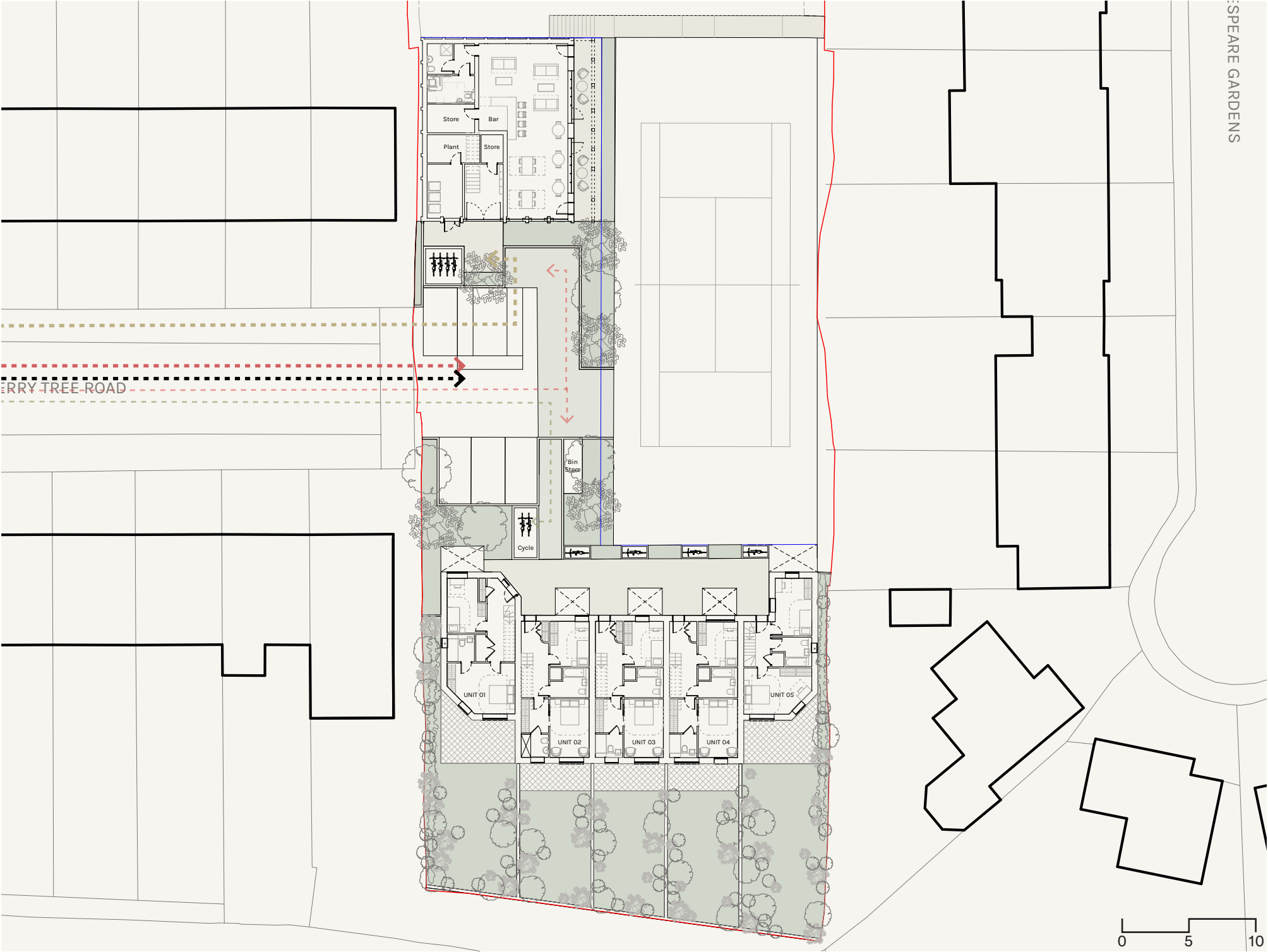
Pedestrian and resident access into the building is from Cherry Tree Road on the western side of the scheme. Tennis club members access is from the existing entrance at the North of the site.

The vehicular parking is also accessible from Cherry Tree Road.

Cyclists also access the building from Cherry Tree Road. Access to the bike store is via the parking. The bike store is positioned within the landscape at ground level to maximise accessibility.

A Sheffield Stand adjacent to the entrance of the houses provides cycle parking for visitors.

- > Vehicular access
- > Pedestrian Access
- > Cyclist Access
- > Visiting Cyclist Access
- > Vehicular Access to refuse collection



6.0 THE SCHEME

TRANSPORT & REFUSE



PARKING PROVISION

CAR PARKING PROVISION

- 4no. Standard car parking spaces within the car park
- 1no. blue badge car parking space

CYCLE PARKING PROVISION

- 2no. Sheffield stands for the apartment residents enclosed in an external cycle store
- 5 private bike stores for 1 bike per house
- 1no. Sheffield stand to provide 2 visitor spaces adjacent to the house entrances

REFUSE PROVISION

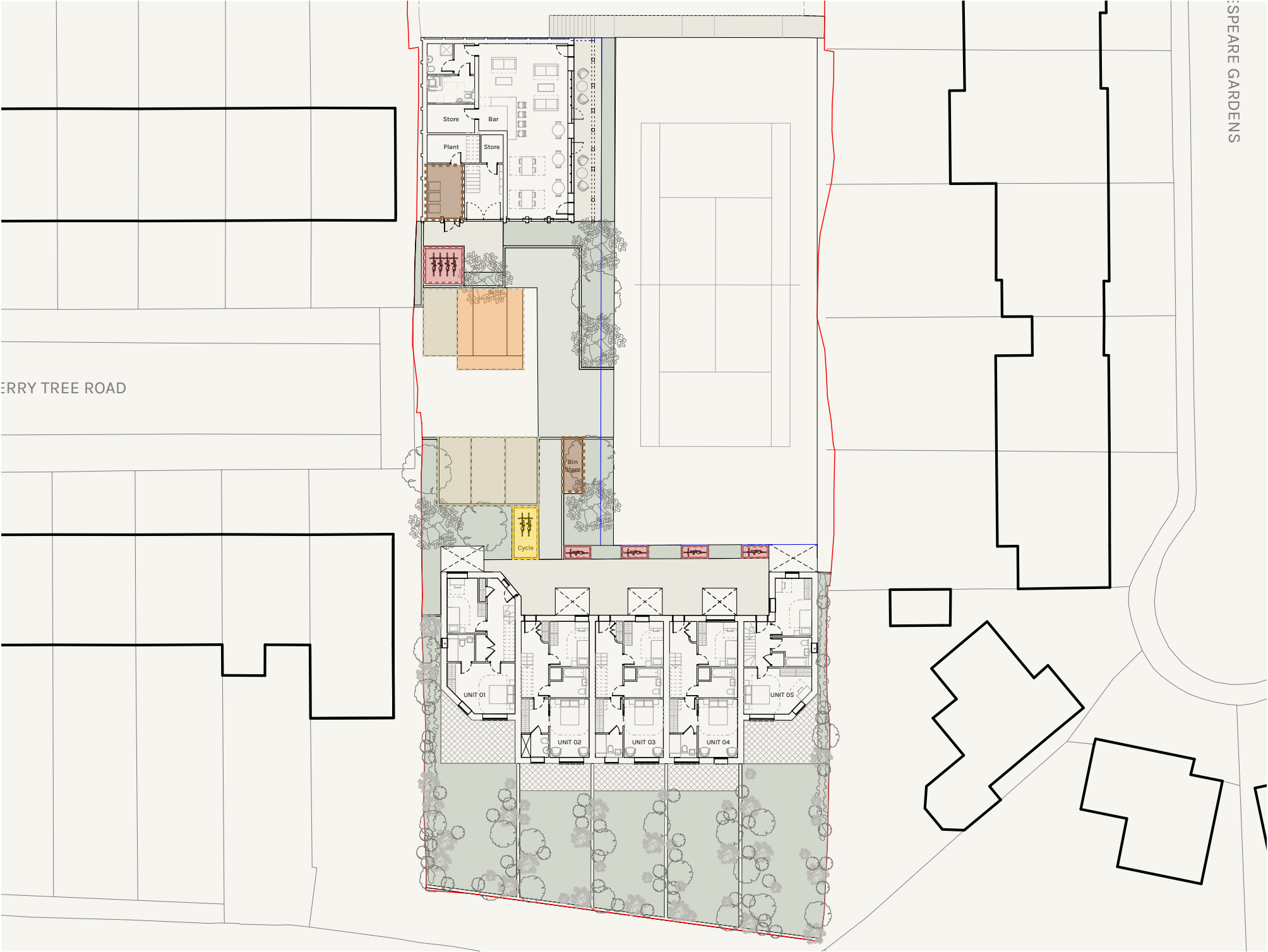
The 3 apartments in the northern portion of the site have a dedicated bin store providing the following capacity :

3 Units = min. 750L total refuse storage + food waste
TOTAL = 2 x 660L Eurobins + 240 food waste container

The 5 houses to the south have a dedicated bin store adjacent to the car park.
Given the size of the units, the containers have been oversized as follows :

5 Units = min. 1250L total storage + food waste
TOTAL = 2 x 1100L Eurobins + 240 Food Waste Container

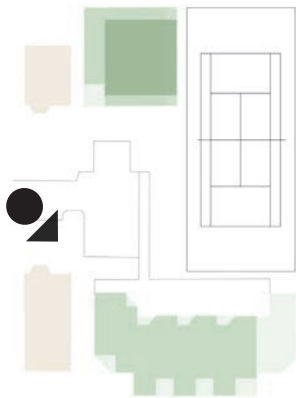
-  Car parking space
-  Blue badge parking space
-  Resident external bike stores
-  Visitor cycle spaces
-  Refuse store



7.0

ACCESS STATEMENT

7.0 ACCESS STATEMENT OVERVIEW



TRANSPORT

TRANSPORT

The proposal enjoys excellent transport connectivity, being 6 minute walking distance of East Finchley underground station and a 9 minute bus ride from Highgate underground station. Several bus routes also serve the area, with multiple buses running along nearby Fortis Green, High Road and Great North Road.

PARKING

In accordance with The London Plan, based on the location and the nature of the proposed development, the scheme includes 1.5-2 cycle parking space per dwelling, 2 visitor cycle parking spaces and offers 5 off-road vehicular parking spaces including one blue badge space. In addition 1 parking space should provide passive charging and a second space should have an active charging point for electric vehicles. The cycle parking will be accommodated within the landscaping in discrete and light touch designed stores.

ACCESS

ACCESSIBILITY

The site has a PTAL rating of 3, with easy access to East Finchley underground station and local bus services that provide frequent services to the surrounding area.

As such, the location of the development is conducive to providing future residents with a realistic choice of active and sustainable travel modes for day-to-day requirements.

ACCESS

Communal bin stores for the apartments will be enclosed within the building at ground level, and an additional external bin store will be accommodated at the front of the houses for their use providing discrete and secure storage, accessible to residents and Refuse Collectors from the street.

Due to the sites unique location on the boundary between the boroughs of Haringey and Barnet, with the access to the site being from Cherry Tree Road which is within Barnet’s vicinity, the scheme will be serviced by private refuse collectors.



View of the north façades of the proposed houses to the south of site

8.0

SCHEDULE

8.0 SCHEDULES

AREA TABLE

Unit Accomodation								
Unit	Unit Type	Beds	Persons	Hab Rooms	NIA (sqm)	NIA (sq.ft)	Minimum Dual Aspect	Private Amenity (sqm)
Unit 1	4B7P	4B	7P	5	140	1,507	Yes	107
Unit 2	4B7P	4B	7P	5	140	1,507	Yes	66
Unit 3	4B7P	4B	7P	5	140	1,507	Yes	70
Unit 4	4B7P	4B	7P	5	140	1,507	Yes	74
Unit 5	2B3P	2B	3P	3	98	1,055	Yes	107
Unit 6	1B2P	1B	2P	2	50	538	Yes	6
Unit 7	2B3P	2B	3P	3	64	689	Yes	8
Unit 8	2B3P	2B	3P	3	76	818	Yes	5
Unit Totals				31	848.0	9,128	8	443

Tennis Club		
	GIA (sqm)	GIA (sq.ft)
Tennis Club	95	1022.57149

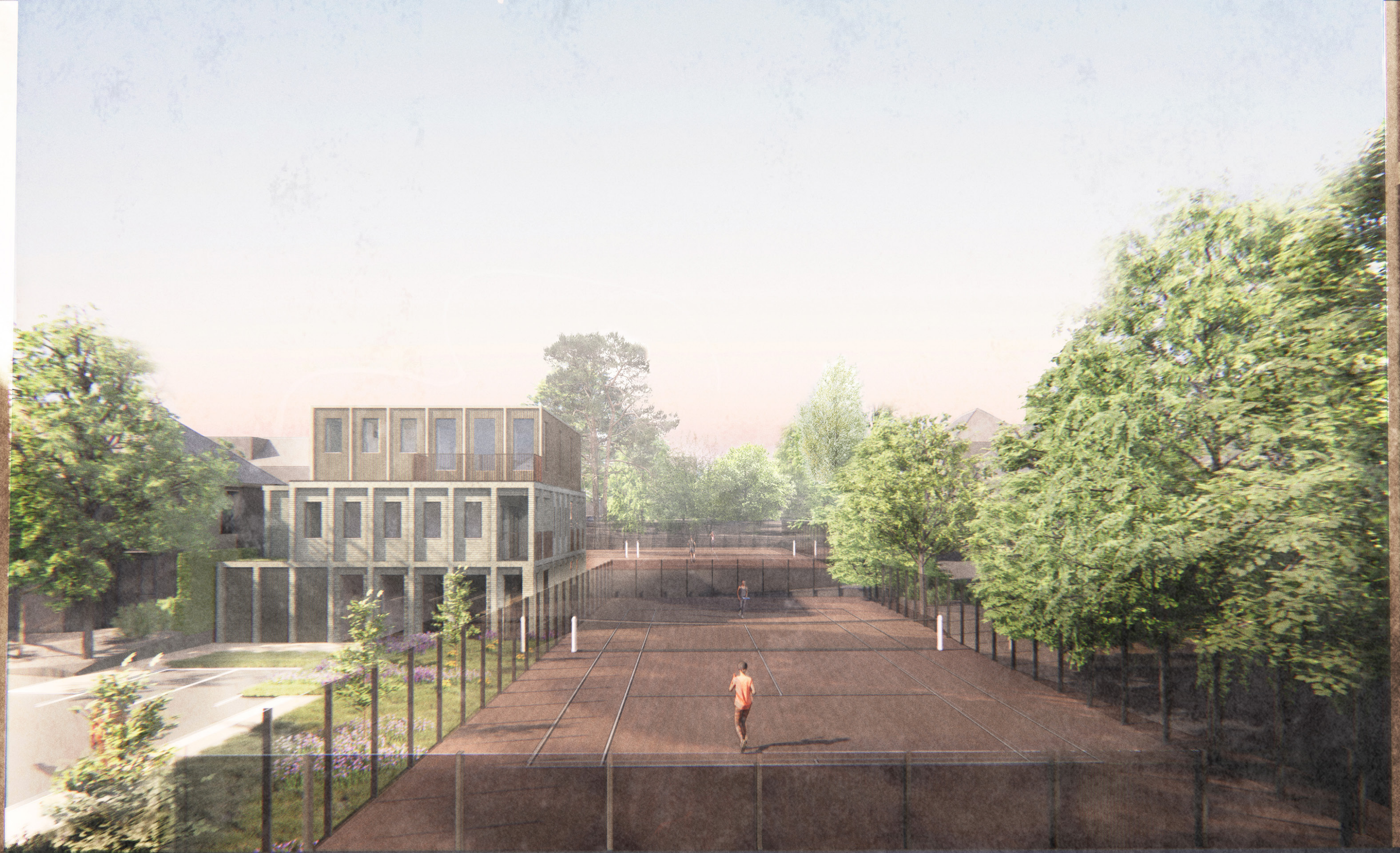
GIA Totals		
Level	GIA (sqm)	GIA (sq.ft)
Level -01	246	2652
Level 00	375	4035
Level 01	296	3186
Level 02	86	923
Totals	1003	10795
Total Residential GIA	908	9774

1. GIA calculations include inset balconies which are enclosed on two sides or more and that are covered
2. GIA calculations do not include space with head height of below 1.8m

Units by Type		
Unit Type	No. Units	Percentage
1B	1	12.5%
2B	3	37.5%
4B	4	50.0%
Totals	8	100%

Dual Aspect Units	
No. Units	8
% Units	100%

- Notes:
1. Areas are indicative only and subject to design development, measurements rounded to nearest sq.m / sq.ft , measured in accordance with RICS Code of Measuring Practice 6th Edition.
2. This is a work in Progress document and is subject to further design development
3. Playspace calculated by GLA Population Yield Calculator



DEFA

THANKS