

CONSTRAINTS & OPPORTUNITIES

TREES (CATEGORY A, B & C)



The existing trees are real assets of the estate and any new proposal should consider retaining as many trees as possible.

OVERLOOKING DISTANCES



The overlooking distances from the existing blocks will have a major role in identifying the right location for the new development.

The coloured areas represent the 20m distance required for Privacy, Overlooking, Aspect, Outlook, Daylight and Sunlight based on the Haringey Council Unitary Development Plan - Supplementary Planning Guidance (SPG) Residential Standards - SPG 3b.

TOPOGRAPHY



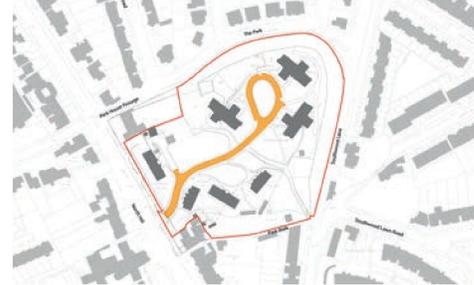
The topography of the site will make any new block more visible from the adjoining properties, especially properties on the north of the site. However the varying site levels could be an opportunity to provide undercroft or podium car parking.

SINC



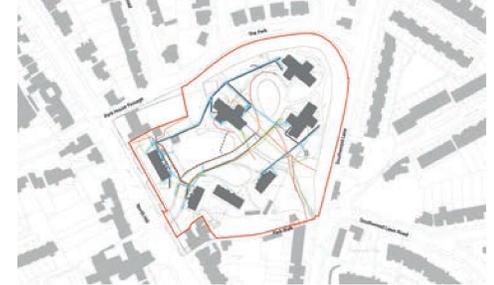
The SINC gives the site a unique character especially on the northern boundary, but the area on the south is not as highly vegetated. Some of the hard surface flat area on the south of SINC could potentially be used for the new development.

SPINE ROAD



The main spine road in the middle of the estate is considered as a constraint, mainly because the access to the existing blocks will be required at all times.

UNDERGROUND SERVICES



The existing underground services run mainly along the spine road and also diagonally across the estate. At this stage we think that the services can be relocated if they conflict with the potential development sites.

POTENTIAL DEVELOPMENT SITES



Site 3
A sloped piece of land currently used as an informal kick-about area. This space between Alexander House and Mountbatten House provides an opportunity to create the largest footprint of block compared to site 1 & 2.

Site 1
Currently used for parking this area could potentially provide an opportunity to build three or four storey block of flats.

Site 2
A former car park that is currently part of the SINC, this is a relatively flat piece of land which could be used for three or four storey block of flats or play and amenity space.