

Introduction

This document has been produced by Formation Architects on behalf of Caerus Developments to illustrate its proposals for the redevelopment of the land adjacent to 2 Canning Crescent, Wood Green.

The site is currently vacant and overall extends to 0.11ha.

Planning permission was granted in 2005 for a residential redevelopment of the site with new homes and flats.

This consent, which was obtained by a different developer, has now lapsed and as such is no longer valid. As such Caerus are required to submit a new planning application in order to redevelop the site.

The proposed development would deliver 19 new homes:

Seven 1 Bed Flats - 37%

Eight 2 Bed Flats - 42%

Three 3 Bed Flats - 16%

One 4 Bed House - 5%

The mixture of sizes shown above is a direct response to the size and character of the site. The proposals are intended to make efficient use of a previously developed ('brownfield') site to provide much-needed new housing for Haringey.



Bird's eye view of the site from north.

Revised Proposal

Amount

The proposed scheme delivers 19 new homes, providing a mix of 1, 2, 3 and 4 bedroom homes.

All units are designed to comply with Lifetime Homes standards and with the Mayor’s Housing SPG.

The proposals include three new car parking spaces. Two will be accessed from Kings Road and the third will be accessed from Canning Crescent.





There will also be 33 secure cycle parking spaces within the development, meeting the standards required by the London Plan.

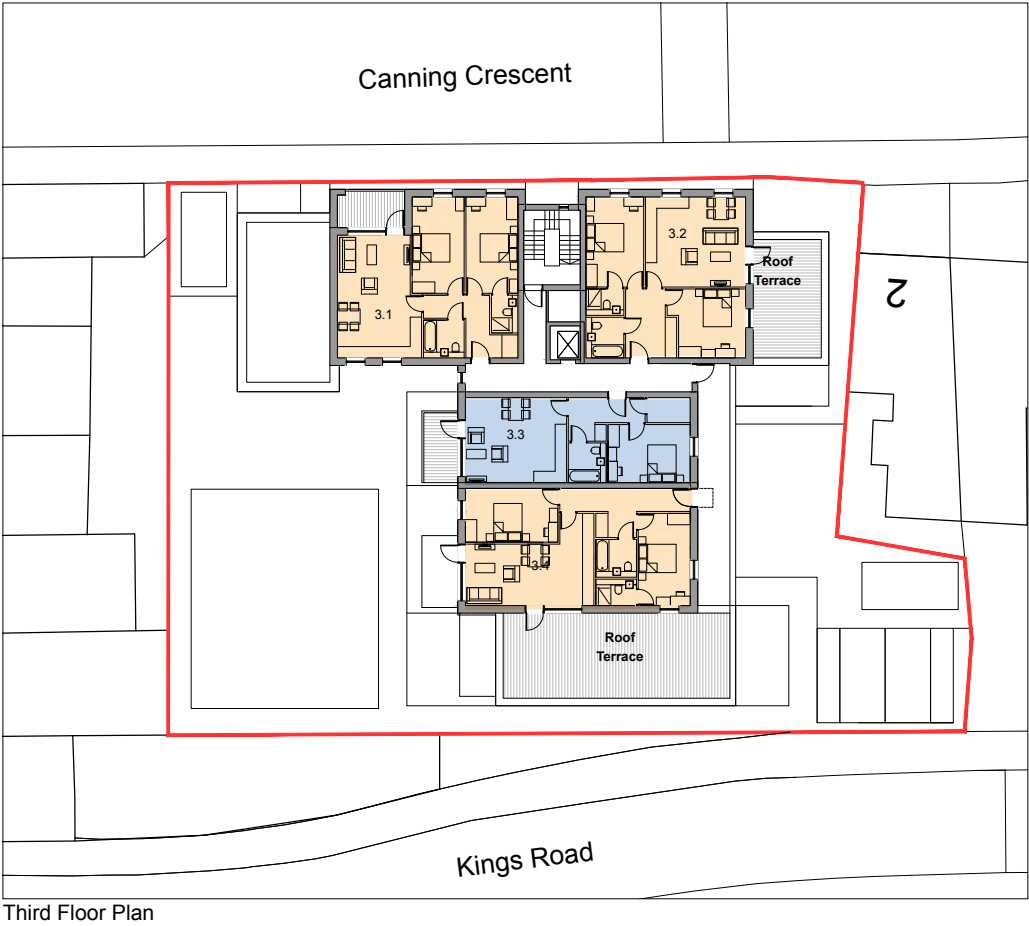
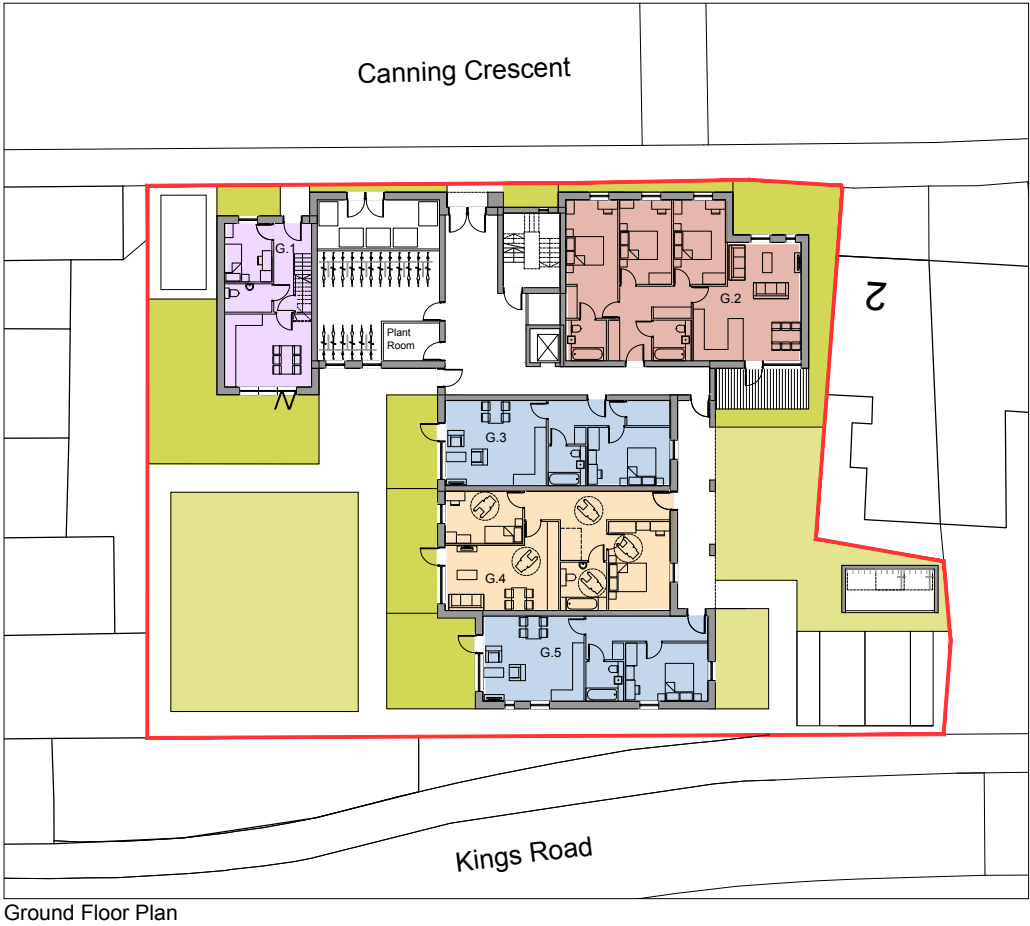
Two units are designed to meet the requirements of the London Wheelchair Housing Design standards.

Mix of residential units

1 bedroom flats	7	37%
2 bedroom flats	8	42%
3 bedroom flats	3	16%
4 bedroom house	1	5%

Key

	4 Bed House
	1 Bed Flat
	2 Bed Flat
	3 Bed Flat



Bird's Eye Views



Bird's eye view from north-east.



Bird's eye view from south-west.

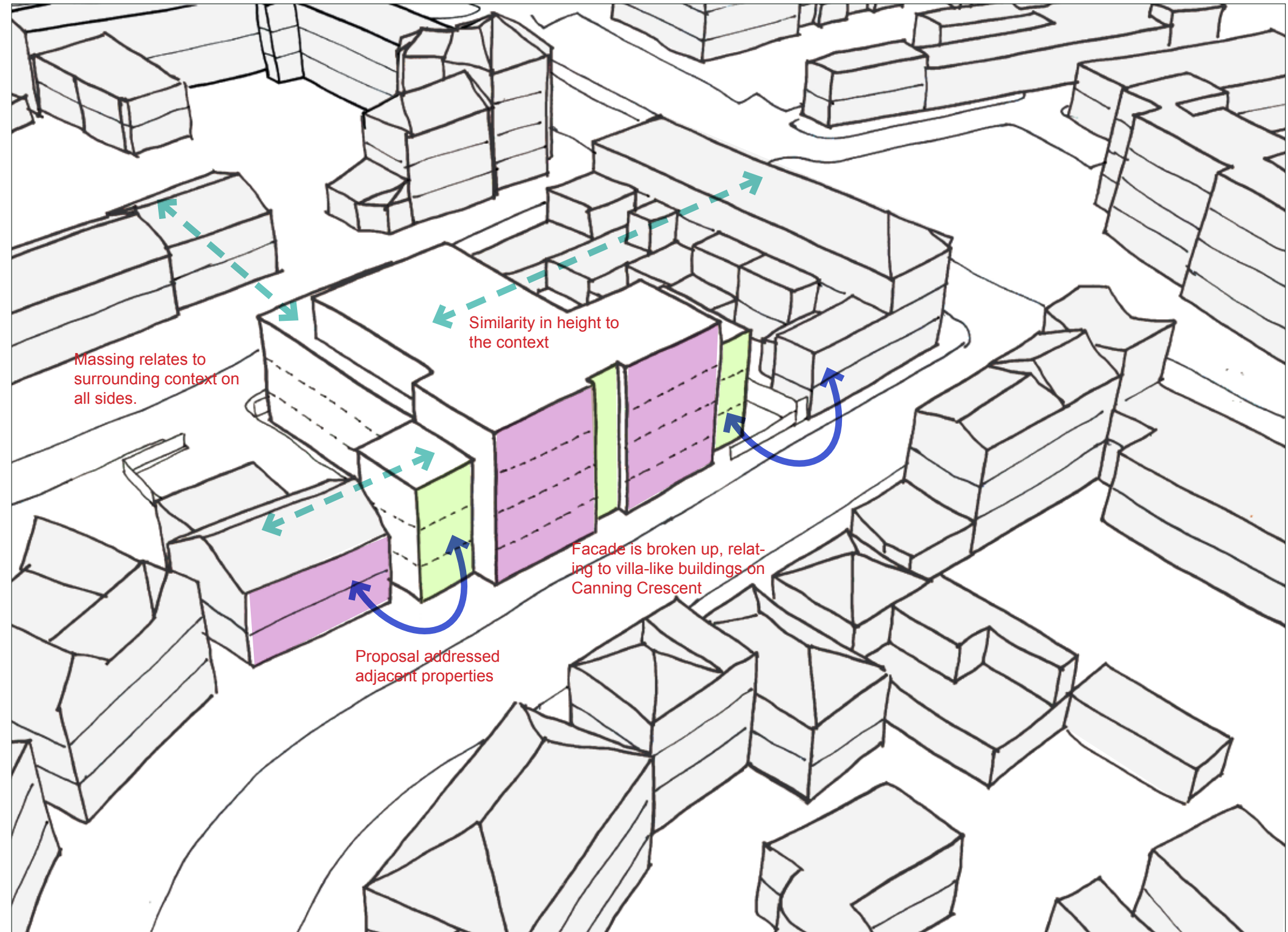
Massing

The houses on Canning Crescent are typical of a 'villa' style, whilst those on Kings Road are more modern and varied in appearance.

The new development has been designed to respond to both of these styles, whilst also respecting the heights and orientations of surrounding buildings.

For example, the Canning Crescent frontage has been broken up into sections, reflecting the 'villa' properties across the road from it.

This massing diagram illustrates how the design of the proposals has addressed these points.



Massing Diagram - Revised Proposal

Architectural Treatment - Context

The architectural design of the new building has been influenced by neighbouring houses. It is intended to be contemporary but also draw on the character of the surrounding streets.

There are a range of different styles and features in neighbouring properties (as shown in this image), however there are three unifying principles which we have tried to include:

- 1) London Stock brick comprising the bulk of the buildings
- 2) Red bricks for borders and detailing
- 3) 'Special elements' like bay windows or doors picked out in white



Terraced houses along Canning Crescent.

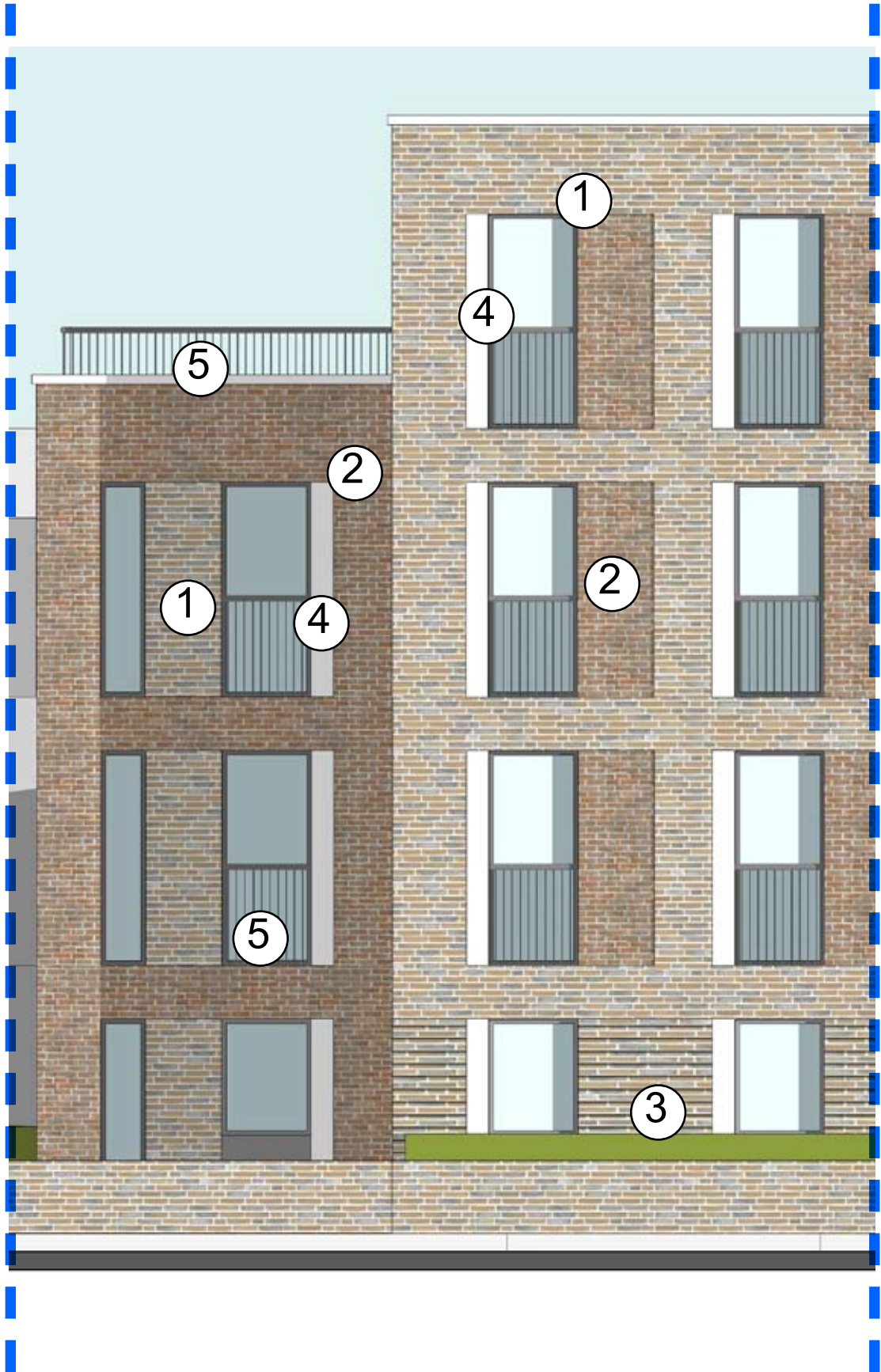
Architectural Approach / Materials

Following on from the previous page, these images show how we have sought to respond to the character of neighbouring homes:

- 1) Stock brick for the majority of the building mass
- 2) Darker brick for highlighting and detailing
- 3) Alternating how far bricks project out to provide further detail on the ground floor
- 4) Glass-reinforced concrete to provide detailing to 'special elements' such as windows, balconies and doors
- 5) Metal balustrades to balconies and terraces to provide further detailing



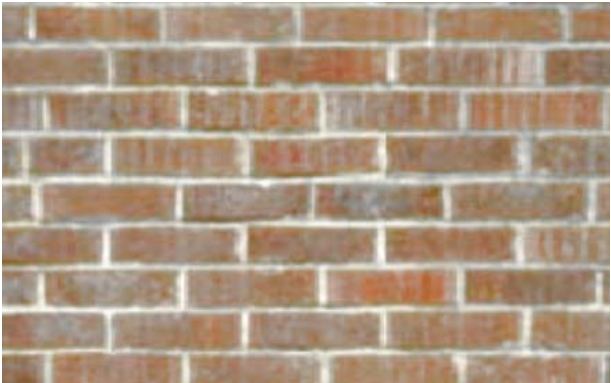
Projecting balconies overlooking the communal amenity space.



Sample portion of the proposed elevation along Canning Crescent



Cream-colour stock brick



Darker-colour brick



Glass reinforced concrete panels

References - example projects worked on by Formation Architects



Seven Acres, Cambridge



Windmill Road, Chiswick



Seven Acres, Cambridge

Key Views

Five key views from street level have been identified:

1. Canning Crescent, looking west.
2. King's Road, looking west.
3. King's Road, looking north-west.
4. King's Road, looking north-east.
5. High Road, looking east.

These views are intended to help you get an idea of how the development will look from various angles and positions locally.



Aerial view of the site.



1. View of the proposed scheme from Canning Crescent, looking west.

2



2. View of the proposed scheme from King's Road, looking west.

3



3. View of the proposed scheme from Kings Road, looking north-west.

4



4. View of the proposed scheme from King's Road, looking north-east.



5. View of the proposed scheme from the High Road, looking east.