

Phillip Elliot
London Borough of Haringey
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

Date: 24 January 2023
Our ref: 64605/01/26069641v2
Your ref: PP - 11641877

Dear Phillip Elliot

Berol Quarter, Ashley Road, Tottenham Hale: Application for Full Planning Permission for a residential-led mixed use scheme

On behalf of our client Berol Quarter Limited (the 'Applicant'), please find enclosed a full planning application in relation to Berol House and 2 Berol Yard at Ashley Road, Tottenham, London, N17 9LJ, together forming the Berol Quarter (the 'Site').

The application has been submitted via Planning Portal (ref. PP-11641877). The application seeks planning permission for the following development:

"Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace and the redevelopment of 2 Berol Yard to provide new residential homes, Use Class E floorspace and associated landscaping, public realm improvements, car and cycle parking and other associated works."

An ES screening letter has been submitted to LB Haringey and it has been confirmed that an accompanying Environmental Statement is not required to support this application.

A S73 application has been submitted parallel to this application, to amend the conditions to the previous consent on the site (HGY/2017/2044).

Background

The application proposes the redevelopment of the Site for a mixed-use development. The Site is positioned between Watermead Way and Ashley Road and is located within the east of the London Borough of Haringey (LBH), within the electoral ward of Tottenham Hale.

The Site comprises an existing office building, known as Berol House, comprising c.3,400 sqm of office space and a vacant plot of land, known as 2 Berol Yard, most

recently used as a construction site for neighbouring development and which acts as a car parking area for the tenants within Berol House.

There is an extant planning permission (ref. HGY/2017/2044) for the Site, which has been partly built out. This was granted permission in 2018, for:

“Application for full planning permission for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 166 homes, 694 sqm (GEA) of commercial floorspace (Class A1/A3/B1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works.

Application for outline planning permission (all matters reserved) for the alteration and conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1) and the introduction of a two-storey roof level extension introducing up to 18 homes, cycle parking and other associated works.”

The permission has been partially built out with building 4 and the associated public realm, now known as the Gessner, having been completed and occupied in 2021. Berol House and the site of the National College of Digital Skills (NCDS) remains undeveloped after the NCDS pulled out of its contract with BSD. An extensive marketing exercise being carried out by Knight Frank in search of another education provider has proved unsuccessful.

As such, the Applicant is revisiting planning permission HGY/2017/2044 in the context of the loss of the NCDS and has instead developed a scheme that aligns with the Ashley Road South Masterplan (ARSM), to deliver more homes and jobs, wider public realm enhancements, significant enhancement to the townscape and visual amenity, and new community facilities. The proposed development represents a far more efficient, sustainable and attractive use than the scheme under permission HGY/2017/2044.

Proposed development

The Applicant is proposing to comprehensively refurbish and extend Berol House to provide high quality workspace and retail accommodation for makers and creators. A new residential led mixed use building accommodating build to rent homes and commercial, retail and community space will be developed at 2 Berol Yard.

Berol House will be retained at the west of the Site. The building will be refurbished, and a three-storey extension will be erected at roof level covering the full extent of the roof plane on two of the three new floors. The third floor will step in at the north and south.

2 Berol Yard will be located to the east of Berol House at the eastern part of the Site. It comprises a building which has been rotated at an angle to respond to Berol House, the Gessner and the One Ashley Road on the upper floors. The building ranges in heights of up to 29 storeys plus the ground floor and the lift overrun in the core.

The proposed development will include new improved public realm comprising paving, street planting and street furniture will connect the buildings on the ground floor. There will be a new public square located to the southwest corner of the Site.

The Site will interlink and will become a new destination for Tottenham Hale delivering much needed new homes, jobs and community facilities.

Application Submission

The planning application is accompanied by the following documents:

- 1 Application form;
- 2 This Covering Letter;
- 3 CIL additional information form;
- 4 Application Drawings and Schedules prepared by Allies & Morrison and John McAslan & Partners;
- 5 Design and Access Statement, prepared by Allies and Morison, John McAslan and Partners and Churchman, Thornhill Finch;
- 6 Planning Statement, prepared by Lichfields;
- 7 Heritage Statement, prepared by Lichfields;
- 8 Townscape and Visual Impact Assessment with Tall Building Statement and verified views, prepared by Lichfields;
- 9 Flood Risk and Drainage Statement, prepared by WSP;
- 10 Wind Impact Assessment, prepared by WSP
- 11 Energy Statement, prepared by WSP
- 12 Sustainability Statement, prepared by WSP
- 13 Whole Life Carbon Assessment, prepared by WSP
- 14 Circular Economy Statement prepared by WSP
- 15 Transport statement including draft Travel plan, draft Construction Logistics Plan and Delivery and Servicing Plans, prepared by WSP;
- 16 Health Impact Assessment, prepared by Lichfields;
- 17 Daylight, Sunlight, Overshadowing Assessment, prepared by Lichfields;
- 18 Air Quality Assessment, prepared by WSP;
- 19 Noise Impact Assessment, prepared by WSP;
- 20 Sustainable Waste Management Plan, prepared by WSP;
- 21 Statement of Community Engagement by Concilio;
- 22 Fire Safety reports, prepared by AESG;
- 23 Construction Management Plan, prepared by Formation D&B;
- 24 Retail Strategy, prepared by BSD;
- 25 Vibration Assessment, prepared by WSP;

- 26 Marketing Report, prepared by Knight Frank; and
- 27 Supporting documents of relevance from extant permission (ref HGY/2017/2044), appended to the Planning Statement;
 - a Archaeology Assessment, prepared by AOC Archaeology Group;
 - b Ecology Assessment, prepared by Lichfields (ES chapter submitted as part of HGY/2017/2044);
 - c Ground Contamination report prepared by Delta Simmons.

The Application Form has been completed in line with the national and local validation requirements. The Mayor of London has added additional questions to the Application Form using powers under Section 346 of the Greater London Authority Act 1999. The Mayor's questions are defined as '*mandatory information*' on the Planning Portal. As a result, the application cannot be submitted via the Planning Portal until this information is provided. We have stated 'zero' in relation to some of the questions set out in the form where the details are currently unknown. This should not influence the determination of the application, as there is no policy or validation requirement to provide such information on the Application Form. A comprehensive assessment of the proposal in planning terms is set out in the Planning Statement and other related documents.

Summary

The proposed scheme delivers significant planning and regeneration benefits in terms of the delivery of high-quality new homes; affordable housing provision; its design quality and townscape response; and local environmental and public realm enhancement and sustainability objectives. These substantive, wide ranging benefits militate strongly in support of the grant of full planning permission.

We will contact you shortly to confirm receipt of the application submission. If you have any queries in the meantime then please do not hesitate to contact me or Jonathan Hoban.

Yours sincerely



Ben Kelway
Senior Director

Appendix 1: Drawing Schedule

Drawing Number	Title	Scale	Size	Revision
22049_07_001	Location Plan	1:1000	A1	P01
22049_07_002	Site Plan	1:500	A1	P01
2 Berol Yard				
22049_07_100	Ground Floor Plan	1:250	A1	P01
22049_07_100_M	Mezzanine Floor Plan	1:250	A1	P01
22049_07_101	First Floor Plan	1:250	A1	P01
22049_07_102	Typical Floor Plan - Level 02-05	1:250	A1	P01
22049_07_106	Typical Floor Plan - Level 06-16	1:250	A1	P01
22049_07_117	Typical Floor Plan - Level 17	1:250	A1	P01
22049_07_118	Typical Floor Plan - Level 18	1:250	A1	P01
22049_07_119	Typical Floor Plan - Level 19-24	1:250	A1	P01
22049_07_125	Typical Floor Plan - Level 25-27	1:250	A1	P01
22049_07_128	Typical Floor Plan - Level 28-29	1:250	A1	P01
22049_07_130	Typical Roof Plan - Level 30	1:250	A1	P01
22049_07_131	Typical Roof Plan - Roof	1:250	A1	P01
22049_07_200	South Elevation - Ashley Link	1:250	A1	P01
22049_07_201	West Elevation - Berol Walk	1:250	A1	P01
22049_07_202	North Elevation - Gessner Lane	1:250	A1	P01
22049_07_203	East Elevation - Watermead Way	1:250	A1	P01
22049_07_300	Section A-A	1:250	A1	P01
22049_07_301	Section B-B	1:250	A1	P01
22049_07_302	Section C-C	1:250	A1	P01
22049_07_303	Section D-D	1:250	A1	P01
22049_07_400	Bay Study - Typical Bay Bar B	1:50	A1	P01
22049_07_401	Bay Study - Gable Bay Bar D	1:50	A1	P01
22049_07_402	Bay Study - Bar A Gable	1:50	A1	P01
22049_07_403	Bay Study - Bar E	1:50	A1	P01
22049_07_404	Bay Study - Bar E	1:50	A1	P01
22049_07_405	Bay Study - Typical Bay Bar A	1:50	A1	P01
Berol House				
2042-JMP-XX-00-DR-A-3100	Existing Level 00	1:200	A1	O1
2042-JMP-XX-00-DR-A-3101	Existing Level 01	1:200	A1	O1

2042-JMP-XX-00-DR-A-3102	Existing Level 02	1:200	A1	O1
2042-JMP-XX-00-DR-A-3103	Existing Level 03	1:200	A1	O1
2042-JMP-XX-00-DR-A-3104	Existing Level 04	1:200	A1	O1
2042-JMP-XX-00-DR-A-4100	Existing Elevations	1:200	A1	O1
2042-JMP-XX-00-DR-A-5100	Existing Sections	1:200	A1	O1
2042-JMP-XX-00-DR-A-D1000	Demolition Level 00	1:200	A1	O1
2042-JMP-XX-00-DR-A-D1001	Demolition Level 01	1:200	A1	O1
2042-JMP-XX-00-DR-A-D1002	Demolition Level 02	1:200	A1	O1
2042-JMP-XX-00-DR-A-D1003	Demolition Level 03	1:200	A1	O1
2042-JMP-XX-00-DR-A-D1004	Demolition Level 04	1:200	A1	O1
2042-JMP-XX-00-DR-A-D4000	Demolition Elevations	1:200	A1	O1
2042-JMP-XX-00-DR-A-3000	Proposed Level 00	1:200	A1	O1
2042-JMP-XX-00-DR-A-3001	Proposed Level 01	1:200	A1	O1
2042-JMP-XX-00-DR-A-3002	Proposed Level 02	1:200	A1	O1
2042-JMP-XX-00-DR-A-3003	Proposed Level 03	1:200	A1	O1
2042-JMP-XX-00-DR-A-3004	Proposed Level 04	1:200	A1	O1
2042-JMP-XX-00-DR-A-3005	Proposed Level 05	1:200	A1	O1
2042-JMP-XX-00-DR-A-3006	Proposed Level 06	1:200	A1	O1
2042-JMP-XX-00-DR-A-4000	Proposed Elevations	1:200	A1	O1
2042-JMP-XX-00-DR-A-5000	Proposed Sections	1:200	A1	O1
2042-JMP-XX-XX-SH-A-SH001	Proposed Project Areas	1:200	A1	O1