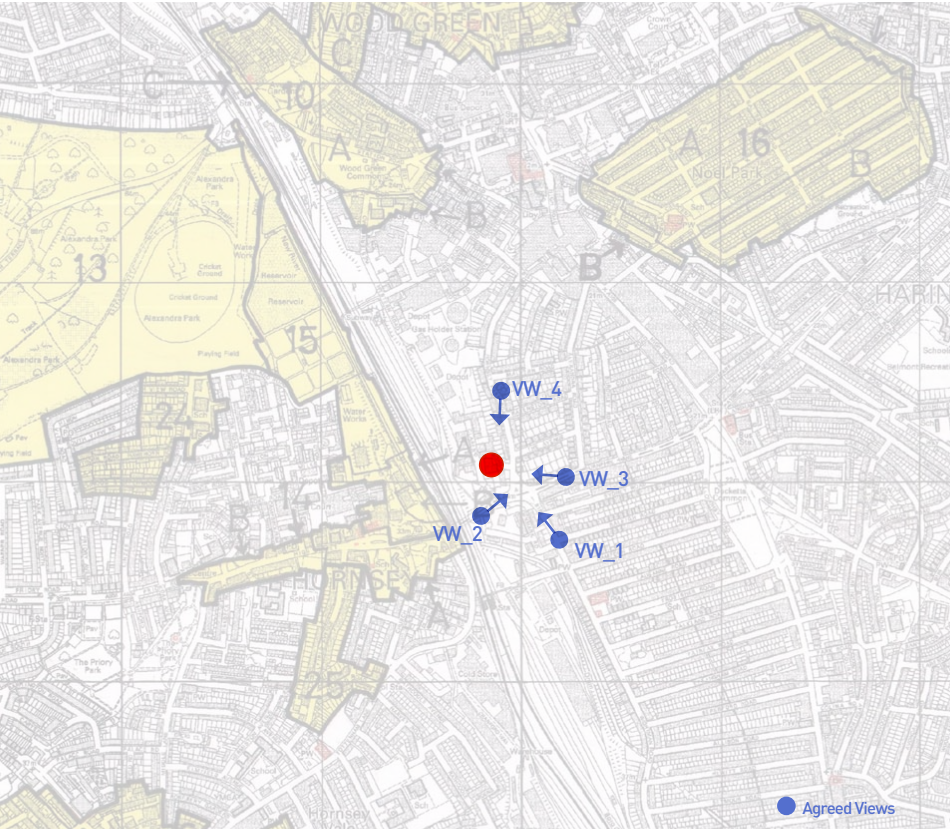


2.0 SITE CONTEXT

2.4 KEY VIEWS

The proposals have been rigorously tested from six key view points. And design has been developed using these.

In addition to these local approach views to the site, longer views have been tested from the surrounding conservation areas.



KEY VIEWS FROM WHICH THE PROPOSAL HAS BEEN ASSESSED



VIEW 1 LOOKING NORTH FROM THE HORNSEY PARK JUNCTION



VIEW 2 LOOKING EAST FROM TURNPIKE LANE



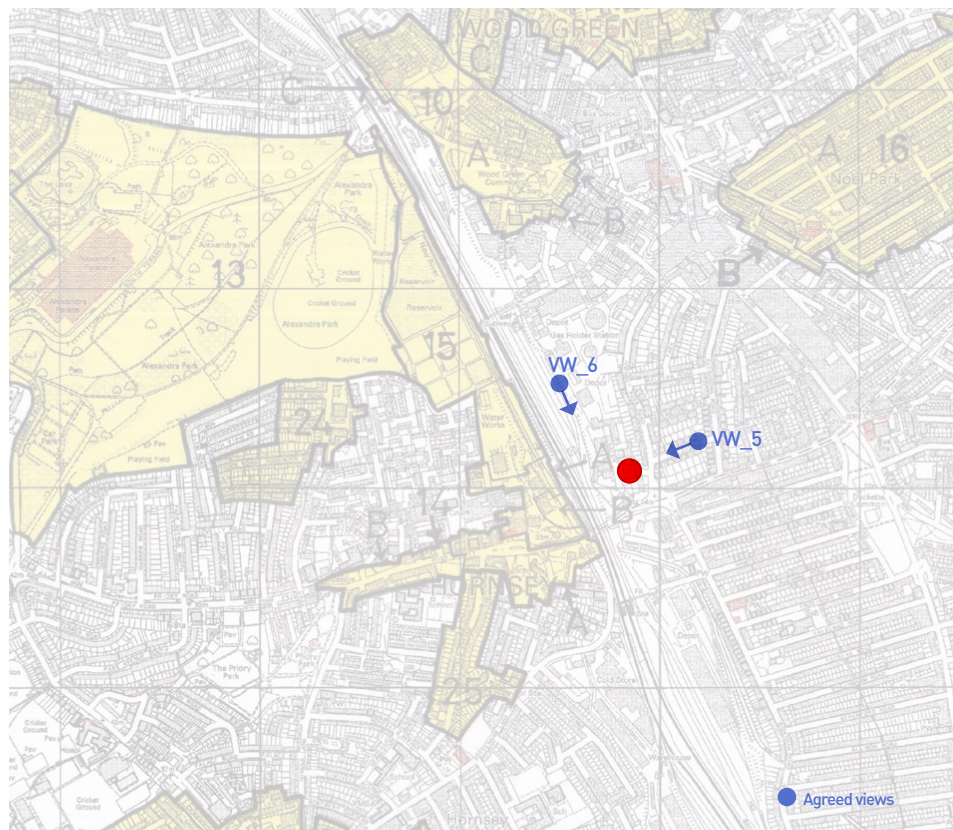
VIEW 3 LOOKING WEST FROM TURNPIKE LANE



VIEW 4 LOOKING SOUTH FROM HORNSEY PARK ROAD

2.0 SITE CONTEXT

2.4 KEY VIEWS



KEY VIEWS FROM WHICH THE PROPOSAL HAS BEEN ASSESSED



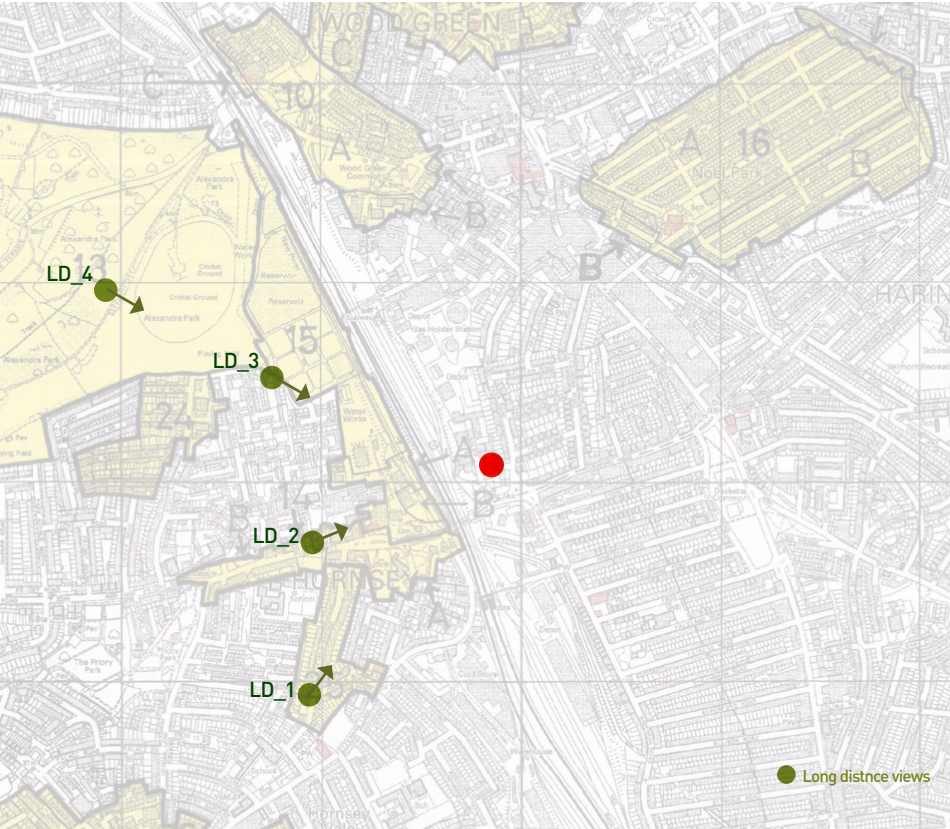
VIEW 5 LOOKING EAST FROM THE AVENUE



VIEW 6 LOOKING SOUTH FROM CLARENDON ROAD

2.0 SITE CONTEXT

2.4 KEY VIEWS



KEY VIEWS FROM WHICH THE PROPOSAL HAS BEEN ASSESSED



LONG DISTANCE VIEW 01 LOOKING FROM HILLFIELD AVENUE



LONG DISTANCE VIEW 02 LOOKING FROM HORNSEY HIGH STREET



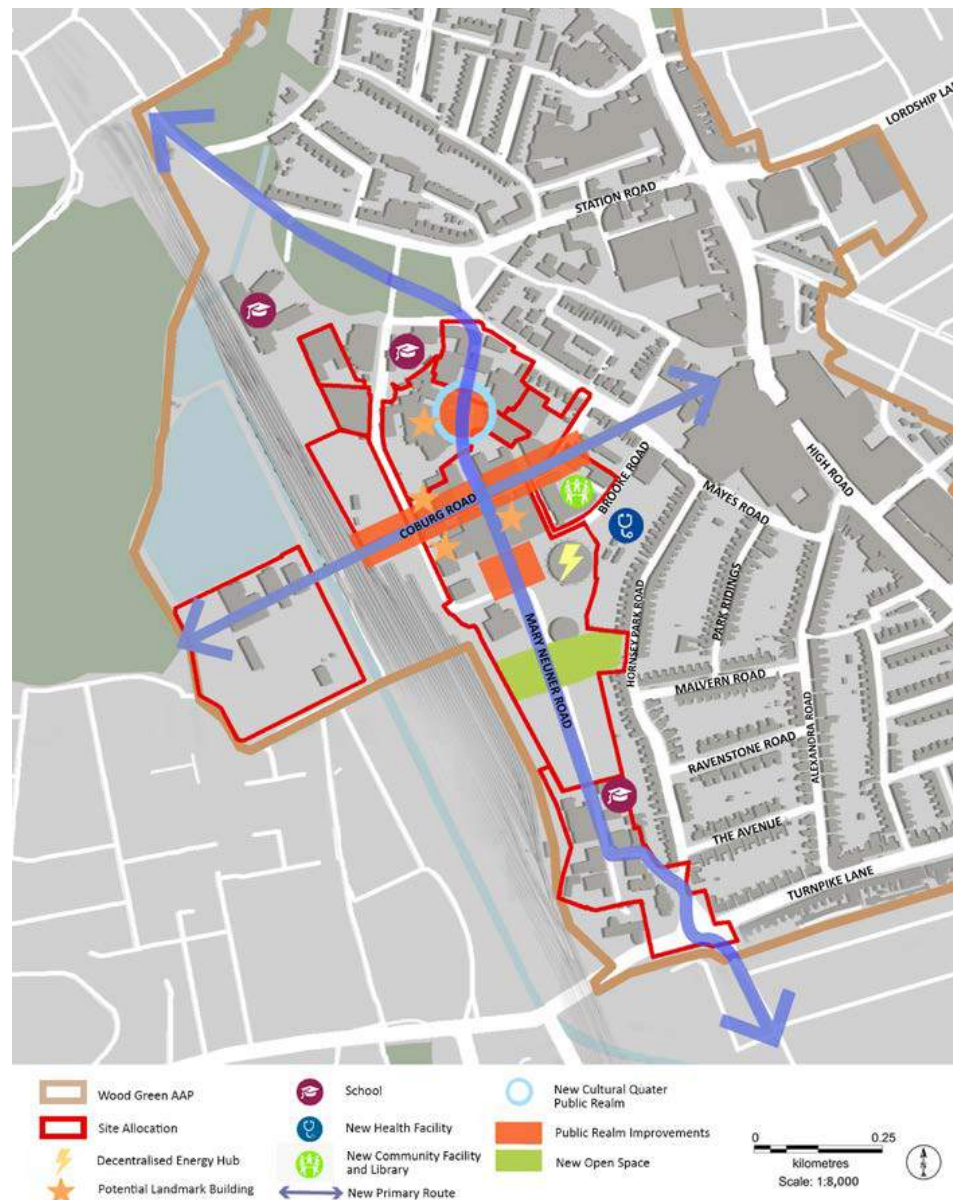
LONG DISTANCE VIEW 03 LOOKING FROM WATERWORKS



LONG DISTANCE VIEW 03 LOOKING FROM WATERWORKS

2.0 SITE CONTEXT

2.5 PLANNING POLICY



HARINGEY HEARTLANDS ACTION AREA PLAN

Statutory Development Plan

The Statutory Development Plan for the site comprises:

- The updated London Plan 2021
- Haringey's Local Plan Strategic Policies 2013 – 2026 (March 2013, consolidated with alterations since 2017);
- Haringey's Development Management DPD (July 2017); and
- Haringey's Site Allocations DPD (July 2017).

Other material considerations are the 'Wood Green Area Action Plan' (consultation draft March 2018), which, once adopted, will form part of the development plan; and the Council's adopted Haringey Heartlands Development Framework SPD (April 2005).

Site Designations

- The site is part of Site Allocation SA23: Clarendon Road South in Haringey's Site Allocations DPD and part of Site WGS24: Clarendon Road South, in the draft Wood Green Action Area Plan (Preferred Options Feb 2018).
- It is also within the 'Wood Green' growth area (ref: GA 2) for which Policy SP1 applies; and within the Wood Green/Heartlands Tall Building Growth Area, for which Policy DM6 applies.
- The site is not a designated employment site although it is partially in employment use.
- The site has a PTAL of 5.

Site Allocations

The site's allocation (SA23) promotes an employment-led mixed-use development which incorporates the re-provision of the West Indian Cultural centre. The allocation requires the maximum feasible quantum of employment floorspace but notes that residential development will be acceptable. In terms of scale and mass, the site allocation notes that taller development will be acceptable on the west of the site, but that on the east side account should be taken of the scale of properties on Hornsey Park Road. Draft site allocation WGS24 (Wood Green AAP) also recognises the potential for the site to be used more intensively to create a new mixed-use development including community, employment and residential uses.

Summary of Planning Policy Context

Maximising Capacity for homes and employment

The London Plan (2016) identified the Haringey Heartlands and Wood Green area in which the site is located as an intensification area; whilst the emerging London Plan (2019) identifies the area as an Opportunity Area, with scope to reuse employment designated land for mixed use

development. Haringey's Local Plan Strategic Policies also recognise the Wood Green area as appropriate for growth, with scope for maximising capacity for homes and employment on underused brownfield land.

Increasing housing supply and choice

Policy 3.3 of the 2016 London Plan promotes an increase in housing supply generally throughout London, and the targets by borough has increased in the draft 2019 London Plan. In Haringey, there is a requirement for an additional 19,580 new homes over the next ten years. Priority is given to development in areas of high public transport accessibility, such as Clarendon Road (PTAL 5), which is located close to Turnpike Lane tube station and Hornsey Road station.

Policies 3.8 (Housing choice) and 3.9 (Mixed and balanced communities) of the London Plan promote a range of housing types in order to develop mixed and balanced communities, and genuinely affordable housing. Policy DM11 of Haringey's Development Management DPD does not provide a definitive required housing mix, but states that the Council will not support an over-concentration of 1 or 2 bed units. Haringey's Housing Strategy also notes the requirement for larger homes, particularly in the social housing sector and the scheme will provide a mix of unit sizes. Policy WG2 of the draft Wood Green AAP also seeks to improve the diversity and choice of homes and supports the delivery of 6,400 additional new homes across the Wood Green AAP area to meet housing needs.

2.0 SITE CONTEXT

2.5 PLANNING POLICY

London Plan

Paragraph 4.18.3 of the draft London Plan notes that this type of accommodation is seen as providing an alternative to traditional flat shares and includes additional services and facilities. A management plan must be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into the surrounding communities (paragraph 4.18.4). In addition, buildings should be designed and managed in a way that lowers barriers to social interaction and encourages engagement between people, by for example, providing meeting space, communal kitchens and communal amenity space (paragraph 4.18.5).

Policy DM15: Specialist Housing of Haringey’s Development Management DPD supports proposals for different types of housing where it can be shown that there is a local need and where the accommodation is of high quality and accessible. Specifically in relation to hostel type accommodation, the Council will support such provision provided it does not result in a loss of permanent housing or existing shared accommodation and the scale and intensity of the use is appropriate to the size of the building and would not result in and adverse impact on residential amenity of neighbouring properties.

Affordable Housing

The draft London Plan promotes 50% affordable homes at a strategic level; whilst the Haringey Local Plan encourages 40% on sites over 10 units, split 60% affordable rent and 40% intermediate, subject to site characteristics and viability. The scheme will aim to maximise the level of affordable housing provision, subject to viability. Paragraph 4.18.7 of the draft London Plan notes that large scale shared accommodation will be required to contribute to affordable housing. However, because it does not meet minimum housing space standards and generally consists of bedrooms rather than housing units, it is not considered suitable as a form of affordable housing itself. Therefore, a financial contribution is required for affordable housing provided through the borough’s affordable housing programme. Part 8) of Policy H18 of the draft London Plan states that “Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either an: a) upfront cash in lieu payment to the local authority, or b) in perpetuity annual payment to the local authority”.

Employment land

In terms of loss of employment, Policy 4.4 of the current London Plan allows for the managed release of surplus industrial land, provided there is sufficient land and premises to meet future needs; whilst Policy E7 of the emerging London Plan recognises the scope to intensify employment use and introduce additional uses on existing employment sites, including housing. Policy SP8: Employment of the Haringey Local Plan also recognises the scope to intensify the use of existing employment areas, whilst Policy DM40 of the Haringey DPD states that on non-designated employment sites with highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace.

Cultural uses

Policy SP15 of the Local Plan and Policy DM49 of the Haringey DPD respectively aim to safeguard and foster the borough’s cultural heritage and promote cultural industries; and protect existing social and community facilities unless a replacement facility is provided. Replacement community floorspace will be incorporated in the proposed scheme.

Scale and Height

Policy DM6 states that the Council expects building heights to be of an appropriate scale which responds positively to the site’s surroundings, the local context and the need to achieve a high standard of design. Taller buildings must be justified in urban design terms. Policy DM55 requires that the allocated sites should be considered as part of a masterplan which shows that the proposal will not prejudice the future development of other parts of the site. These policies have been taken into account in developing the scheme for the site.

Transport

London Plan Policy 6.1 promotes the closer integration of transport and development and the reduction of travel by car. Cycling should be provided in accordance with London Plan standards (Policy 6.9). The draft London Plan stats that car-free development should be the starting point for all development in places that are well-connected by public transport (Policy T6), whilst Policy T2: Healthy Streets encourages patterns of land use that encourage shorter regular trips by walking or cycling. These objectives are reflected in the emerging scheme.



SITE ALLOCATION SA23