





1.0 INTRODUCTION

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1.1 Purpose of the Document

This Design and Access statement sets out the detailed proposals for the Reserved Matters Application of Clarendon Gas Works Phase 4, containing Block H1, H2 and H3. The document responds to the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Located at a significant part of the regeneration, Phase 4 of Clarendon Gas Works will become a gateway to the masterplan development and a marker for the wider area regeneration. The proposals, accommodated across three buildings known as Block H1, H2 and H3, form part of the Northern Quarter and deliver a total of 377 new homes, a range of flexible office spaces located on the ground and first floor, and two restaurants and taprooms fronting a new landscaped public square. Additional landscaped public realm areas include a shared pedestrian and cycle lane connecting Mary Neuner Road to Coburg Road, and a pedestrian thoroughfare between Coburg Road and the new public square.

This Statement has been prepared by Sheppard Robson on behalf of St William Homes LLP (part of the Berkeley Group). Sheppard Robson led the design team including (notably) the Landscape Architect MRG Studio. The Statement explains how the evolution of the design, footprint and massing has responded appropriately to the site and its setting. The enhancement and optimisation of the massing within the illustrative masterplan will ensure legibility of the scheme within the wider urban setting, improve the accessibility and spatial quality of public realm, and provide a range of good quality of homes which is detailed in the following chapters.

The vision of the masterplan is to secure the regeneration of the Clarendon Road site, transforming an unused brownfield site into a thriving and cohesive neighbourhood. Throughout the masterplan, the philosophy of First Life, Then Space, Then Buildings will be implemented - providing a ‘people first’ approach that ensures sociability, inclusivity and accessibility within every space. The three clear aims that drive this vision are:

Connecting Place and Heritage

The Victorian infrastructure of the gas works has been a feature of the Wood Green skyline for the last century. This design character will resonate with its past whilst creating a place for the future.

Social Life and Belonging

The masterplan integrates a hierarchy of spaces for socialising with neighbours. These range from large communal spaces, such as the Public Square and Park, to more secluded courtyard seating within private communal gardens.

People and Nature

The focus on landscape and creating rich ecological spaces will ensure that nature is fully integrated into an urban development.

1.2.1 Development Progress

In April 2018 the London Borough of Haringey granted St William, a joint venture between the Berkeley Group and National Grid, Hybrid Planning Permission (ref. HGY/2017/3117) for a masterplan for the former Clarendon Gas Works site.

The Hybrid Planning Permission for a minimum of 1714 homes contained Detailed Consent for 616 homes and Outline Consent for a minimum 1098 homes including a minimum of 444 affordable homes to be distributed across phases.

The approval also granted permission for over 9,500sqm of non-residential floor space; shops, restaurants, community and leisure facilities, 11 acres of public open space, and over 4,670 cycle spaces.

In May 2019 permission was granted for a reserved Matters Application for Blocks D1 and D2 of the Eastern Quarter (ref HGY/2019/0362).

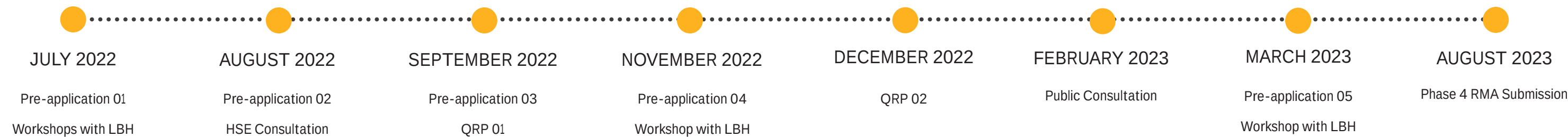
In October 2019 permission was granted for a Reserved Matters Application for Blocks D3 and D4 of the Eastern Quarter (ref HGY/2019/1775).

In July 2020 permission was granted for a Reserved Matters Application for Blocks E1, E2 and E3 of the Eastern Quarter (ref HGY/2020/1851).

Now, and with this application, St William is looking to gain reserved matters approval for Phase 4 which includes Blocks H1, H2 and H3.

1.2 Clarendon Gas Works Masterplan

Timeline



1.3 Phase 4 Objectives

Phase 4 is critical to the success of the Clarendon Gas Works regeneration; it is the northernmost section of the masterplan and forms the threshold to the wider, emerging area regeneration and key transport links. Located in the Urban Quarter of the masterplan, Phase 4 is intended to be the most dense and commercially active of all the masterplan phases. It will contain a new public square that will provide a focal point for the community, supporting local businesses, commerce and facilities for residents. The specific objectives of Phase 4 are:

- Provide the highest quality architectural response to mark this focal point of the masterplan and wider cultural quarter
- Bring new public spaces and commercial facilities reflecting the needs of local residents and business to reinforce a vibrant community
- Provide a high standard of dwellings suited to fulfil the demands of contemporary living and access to all
- Provide an environmentally responsive development that minimises both embodied and operational carbon, and promotes health and wellbeing of its residents
- Maximise the potential of the site to deliver new homes for the London Borough of Haringey



1.4 Project Team

An experienced design team has been selected to develop the proposals for Phase 4; they represent a mixture of experience with working on the Clarendon Gas Works site and fresh ideas for the delivery of this phase.

A brief introduction to the principal design team members is provided adjacent, together with the team of specialist consultants who have supported us and who have an established a track record with St William.

SHEPPARD
ROBSON

Architect

Sheppard Robson is an ever-evolving collective of architects, interior designers and masterplanners. Together we design buildings, spaces and places that are people-centred and precision-made. We are a practice where diverse talents come together in a culture of open exchange, where our approach and design language are continually evolving to adapt to current and future conditions.

MRG Studio

Landscape Architect

MRG Studio is a landscape design practice seamlessly integrating architecture, landscape architecture and horticulture, to create beautiful places that are firmly rooted in context.



Planning Consultant



Structural & Civil Engineer



Fire Engineer

Dallas–Pierce–Quintero

Cultural Strategy Consultant



Architectural Design & Heritage Consultant



Building Services Engineer



Transport Consultant



Façade Access Consultant



Energy & Environmental Consultant



Daylight & Sunlight Consultant



Wind Assessment Consultant



Waste & Resource Management Consultant

1.5 Stakeholders

1.5.1 Pre-application meetings with LBH

A series of pre-application meetings with the London Borough of Haringey (LBH) were held throughout the design development period of the scheme. The purpose of these meetings was to engage with the planning authority and stakeholders, present the ideas and solutions considered at the time, and ensure proposals were in line with the council's ambitions. The dates of those meetings are listed below:

- Pre-app Meeting 01 - 18th July 2022
- Pre-app Meeting 02 - 16rd August 2022
- HSE Pre-app Meeting 01 - 07 September 2022
- Pre-app Meeting 03 - 12th September 2022
- Pre-app Meeting 04 - 14th November 2022
- Public Consultation - 08th February 2023
- Pre-app Meeting 05 - 10th March 2023
- Pre-app Meeting 06 - 30th March 2023
- HSE Pre-app Meeting 02 - 31st May 2023

1.5.2 Haringey Quality Review Panel (QRP) 01

As part of the pre-application review the scheme was presented to the Haringey Quality Review Panel on the 21st September 2022.

The Quality Review Panel understood that the scale and massing of the scheme was in compliance with the consented parameter plan, but requested further details on how the massing had developed and evolved from the initial 2017 Illustrative scheme. The panel expressed a desire for more clarity on the relationship of the three buildings to each other and the surrounding context; a review of character of the public spaces and their roles within the wider masterplan; and further development regarding the end user experiences of both commercial and residential aspects of the development.

As a result of the feedback and comments from the Panel, the following work was undertaken to review and develop the scheme:

- Clarification on the process of evolution in developing the massing, including Design Code compliance assessment and analysis of the 2017 Illustrative Scheme.
- Reassessment of the commercial aspiration of the scheme, resulting in redistribution of A3 and B1 uses and redesign of commercial spaces to be more flexible to better suit local and start-up businesses.
- Development of the massing and façade articulation to create a stronger distinction between the landmark H1 building and the contextual H2/3 buildings. Key moves include adjustments to the treatment of the tops of the three buildings; creation of a triple height middle section to H1 to create a clearer distinction between the shoulder and the upper levels of the building; and redesign of the base of H2/3 to be more grounded and brick in expression.
- Subtle façade enhancements include the introduction of stone up-stand details and under-window brick soldier courses to create a clear façade hierarchy.
- Fine-tuning of entrances and ground floor articulation to improve pedestrian experiences to and around the site.
- Revised design for the public square, introducing more soft landscape to give this space a neighbourhood rather than civic character.

1.5.3 Haringey Quality Review Panel (QRP) 02

The updated scheme was presented to Haringey Quality Review Panel for the second time on the 7th of December 2022.

The Quality Review Panel appreciated the improvements, but still had questions regarding the quality of the façade and massing articulation; residential quality of the apartments including fire escape strategy, sunlight/ daylight access to apartments, privacy, outlook and overheating mitigation; and design of the public realm including wind mitigation, the character of Coburg Road, tree hierarchy and the design of the arcade. However, the panel was confident that their comments could be addressed in liaison with Haringey planning officers, and did not need to return for another QRP review.

In response to the comments from the second QRP, the following work was undertaken to review and develop the scheme:

- Redesign of all residential cores to incorporate two escape stairs.
- Shifting building H1 towards the west to increase separation distances between H1 and H2.
- Redesign of fenestration and layout of apartments within H2 to improve privacy and outlook.
- Environmental testing, including sunlight/daylight, wind and noise assessment, were undertaken to ensure the apartment designs were optimal and met all relevant standards.
- Minor adjustments to the design of H1 crown to create clearer articulation and legibility within the wider townscape.
- Redesign of the arcade canopy to create a stronger sense of enclosure and a stronger connection to place.
- Redesign of the tree hierarchy on Coburg Road and the square to be more responsive to Haringey's aspirations for the road and the wider context.

1.5.4 Public Consultation

A public consultation was held in the Grace Baptist Church Hall on the 8th of February 2023, to provide the wider community with an opportunity to view and comment on the proposals prior to the submission of the RMA.

20,000 flyers were sent out two weeks before the exhibition making the local community aware of the consultation event.

The exhibition detailed the proposals for Phase 4 and consisted of 11 boards prepared by the Architects, Landscape Architects and Cultural Strategy Consultants containing the following information:

- Clarendon Gas Works Masterplan Overview
- Phase 4 Design Concept
- Phase 4 Architectural Response
- Phase 4 Building Arrangement
- Phase 4 Landscape Design
- Phase 4 Cultural Strategy
- Opportunity to suggest names for the new public square

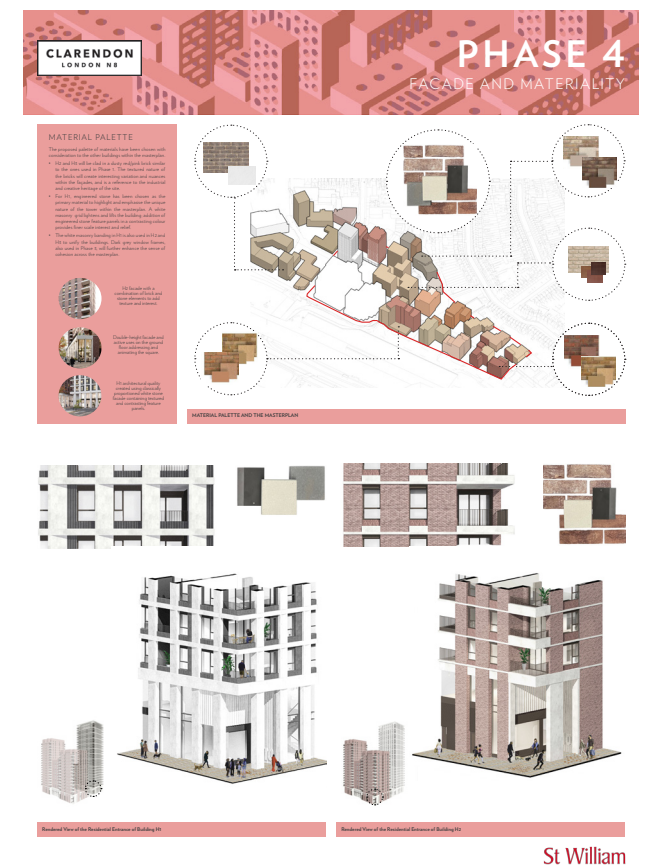
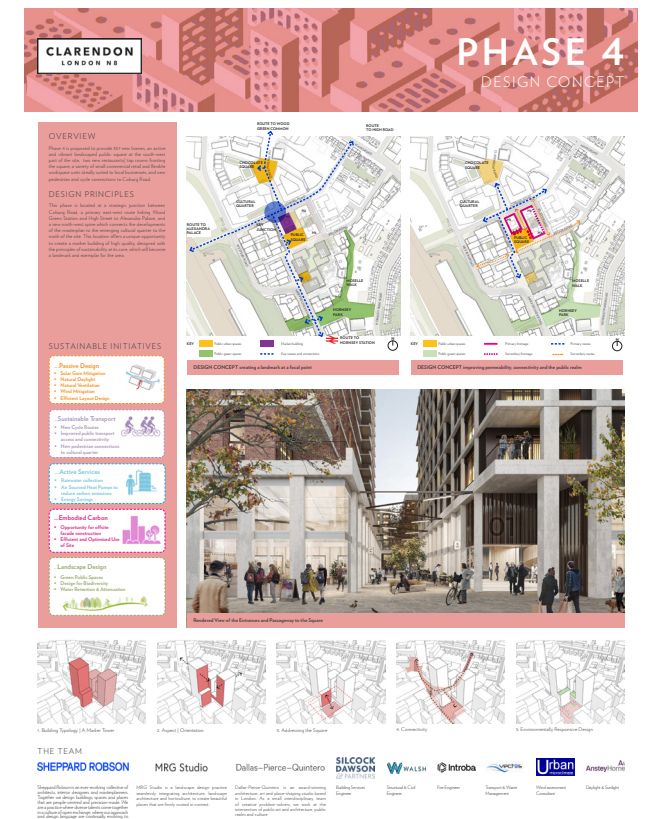
Residents were given the opportunity to feedback on the proposals and to put forward names for the new public square.

St William received feedback from local residents, including feedback for the members of the PMRA (Park Malvern Residents Association). Feedback included:

- Questions about the commercial uses and if a new health centre would be provided.
- Suggestion naming the new public square with a focus on influential people.
- Interested in the transport links and how the development as a whole links with this.

- Desire to understand about the amenities that will be coming forward on Phase 4 but also in the wider area.
- Liked material choice and how it relates to the previous blocks.
- Understanding height of buildings. Noted they are tall however understood the reasoning behind (marker building for Clarendon, The Cultural Quarter and wider area).
- Interested in the Phase 3 community room on how it would be used, who is able to use it and the maintenance of it.

Feedback was noted at the event and contact details were passed to residents to follow up with additional feedback if they wished. No feedback was subsequently received



CLARENDON LONDON NE PHASE 4 COMMERCIAL USES ACTIVATING THE PUBLIC REALM

ACTIVE GROUND FLOOR

The ground floor of the new development is designed to be a vibrant and active space, with a mix of uses that will activate the public realm and create a sense of community.

- The ground floor will be a mix of uses, including retail, food and drink, and community spaces.
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CYCLE AND SERVICING

The development will include a cycle and servicing area, which will be a key feature of the public realm and will provide a space for residents to store their bikes and service their vehicles.

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CLARENDON LONDON NE THE MASTERPLAN PHASE 4 LANDSCAPE

LANDSCAPE DESIGN

The landscape design for the new development is designed to be a vibrant and active space, with a mix of uses that will activate the public realm and create a sense of community.

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THE SQUARE at the heart of the community at Clarendon

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CLARENDON LONDON NE THE MASTERPLAN PHASE 4 LANDSCAPE

SUSTAINABILITY & WIND

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Section A-A West East through square

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CLARENDON LONDON NE PHASE 4 SPATIAL ARRANGEMENT | RESIDENTIAL QUALITY

THE MASTERPLAN

The masterplan for the new development is designed to be a vibrant and active space, with a mix of uses that will activate the public realm and create a sense of community.

- The masterplan will be a mix of uses, including retail, food and drink, and community spaces.
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PHASE 4 HOUSING

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AMENITY SPACES

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PARKING

The parking spaces will be a mix of uses, including retail, food and drink, and community spaces.

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FIRE SAFETY

The fire safety measures will be a mix of uses, including retail, food and drink, and community spaces.

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CLARENDON LONDON NE THE MASTERPLAN PHASE 4

WHAT IS OUR CULTURAL STRATEGY

The cultural strategy for the new development is designed to be a vibrant and active space, with a mix of uses that will activate the public realm and create a sense of community.

- The cultural strategy will be a mix of uses, including retail, food and drink, and community spaces.
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HISTORY OF THE SITE

The history of the site is a mix of uses, including retail, food and drink, and community spaces.

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WHAT WE HAVE DONE SO FAR

The work done so far is a mix of uses, including retail, food and drink, and community spaces.

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WHAT WE ARE BUILDING NOW

The work being built now is a mix of uses, including retail, food and drink, and community spaces.

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CULTURAL THEMES FOR THE NORTHERN QUARTER - WHAT WE'RE THINKING OF DOING NEXT

The cultural themes for the northern quarter are a mix of uses, including retail, food and drink, and community spaces.

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LOCAL HISTORY

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CONNECTING WITH CREATIVE COMMUNITY

The creative community is a mix of uses, including retail, food and drink, and community spaces.

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POSSIBLE OPPORTUNITIES FOR INTERVENTIONS ON SITE USING THEMES

The possible opportunities for interventions on site are a mix of uses, including retail, food and drink, and community spaces.

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CLARENDON LONDON NE NAMING THE SQUARE PHASE 4

THEME: People & Community

THEME: Celebrating (cultural) Heritage

THEME: Nature & Wildlife

Criteria

Proposals should include specific names, correctly spelt, together with a reference to the reason this is being proposed the proposer's name.

Names should:

- be in English or Welsh
- be likely to cause confusion or offence
- have multiple ways of being spelt
- be similar to duplicate existing names in the local area
- be considered difficult to pronounce or awkward to spell for the majority of the population

Names should not:

- be in English or Welsh
- be likely to cause confusion or offence
- have multiple ways of being spelt
- be similar to duplicate existing names in the local area
- be considered difficult to pronounce or awkward to spell for the majority of the population

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