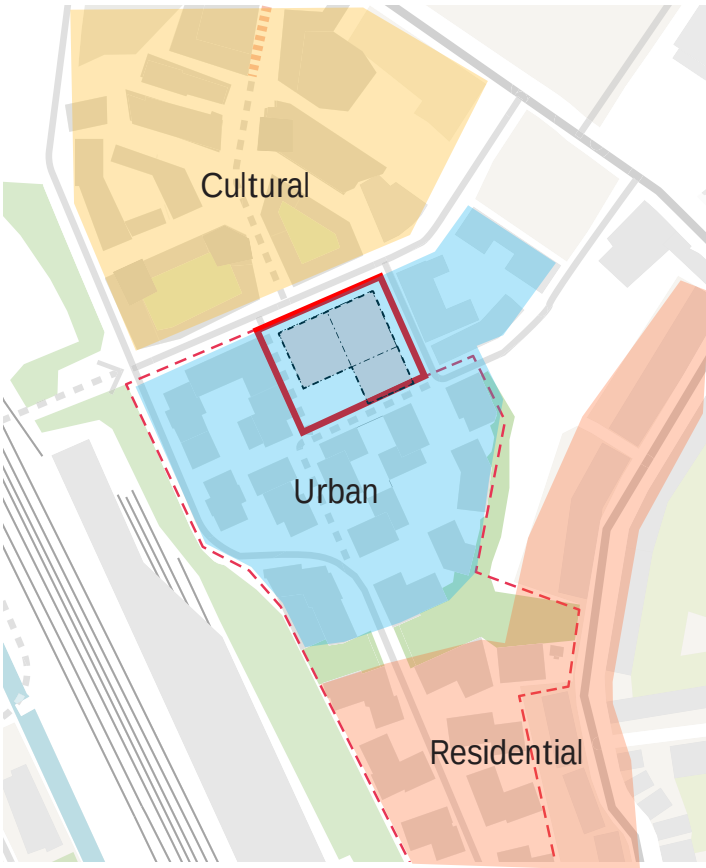


2.2 Site Analysis

The diagrams below are based on the emerging context, and include developments with planning permission and future regeneration schemes which have been included in the Wood Green Area Action Plan.

CHARACTER



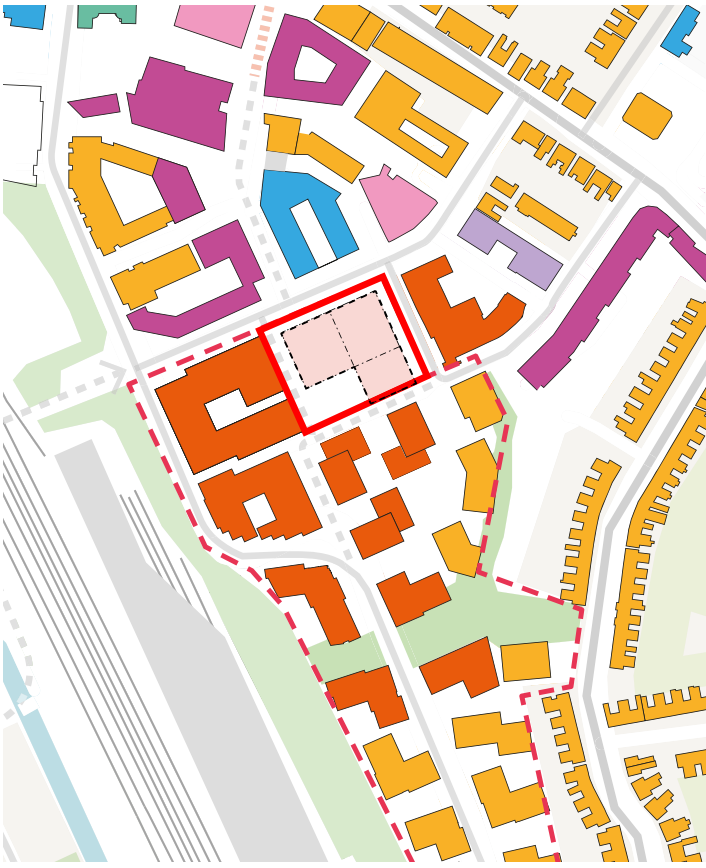
- Key:
- Site boundary
 - Clarendon Gas Works Site Boundary
 - Outline Application Parameter Plan Phase 4 Building Extents

BUILDING HEIGHTS



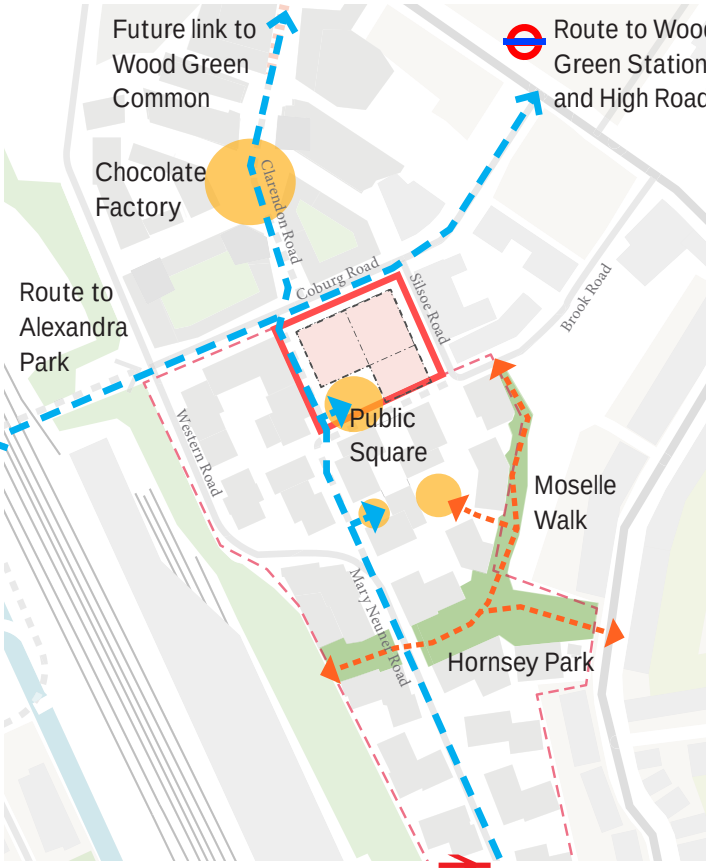
- Key:
- 2 to 4 storeys
 - 4 to 6 storeys
 - 7 to 9 storeys
 - 10 to 14 storeys
 - 15+ storeys

USES - GROUND FLOOR



- Key - Predominant uses
- Residential
 - Mixed Use
 - Cultural/Religious
 - Education
 - Commercial
 - Workspace / Office
 - Light Industrial

LINKS AND OPEN SPACES



2.3 The Site and Immediate Context

2.3.1 Phase 4 Site

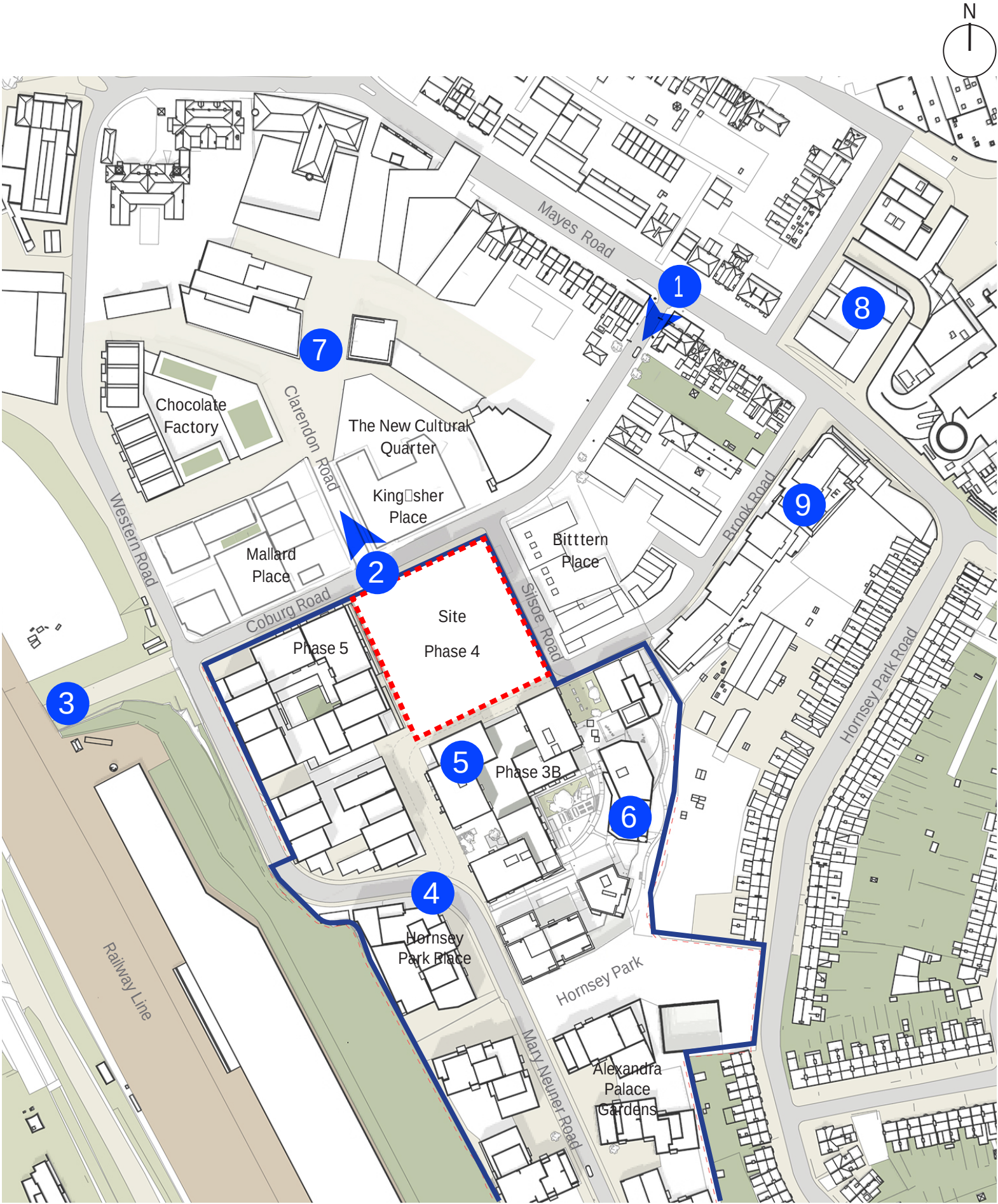
The site is located at the north-east corner of the masterplan. On the north, it is bounded by Coburg Road. It is envisaged by LBH that this route will become pedestrianised, forming a new Civic Boulevard that connects Wood Green High Road and Alexandra Park via the Penstock foot tunnel. The quality of this connection is a key part of the Wood Green Area Action Plan.

To the north of Coburg Road lies the new Cultural Quarter. The redevelopment of the Chocolate Factory site will form the focal point of this area. It provides workspace for local artists and the area is the subject of future regeneration plans. The other sites to the north of Coburg Road, as well as Bittern Place to the east, have also been identified as strategic mixed-use sites which will be redeveloped to provide new work spaces, commercial uses, cultural facilities and new homes.

Key:

Phase 4 Site boundary

Clarendon Gas Works Site Boundary





Coburg Road



Hornsey Park Place (Phase 1)



Chocolate Factory (planning consent)



Caxton House (planning consent)



Clarendon Road



Moselle Gardens (Phase 3B)



Moselle Gardens (Phase 3A)



Penstock Foot Tunnel



Iceland Site (planning consent)