

2.4 Site History

2.4.1 Gas Works and Gasometers

The gas works were first established in 1866 on land just outside of the current site boundary. Following the Hornsey Gas Order of 1884, the gas works expanded to include the present Clarendon Road site. The gas holders were built in response to the need for increased gas storage to support the growing residential population in the borough. The construction of each gas holder marked a key point in the expansion of the gas industry as demand grew in the late 19th and early 20th centuries.

- Gas holder No.2 – built 1868
- Gas holder No.1 – built 1892
- Gas holder No.3 – built 1929

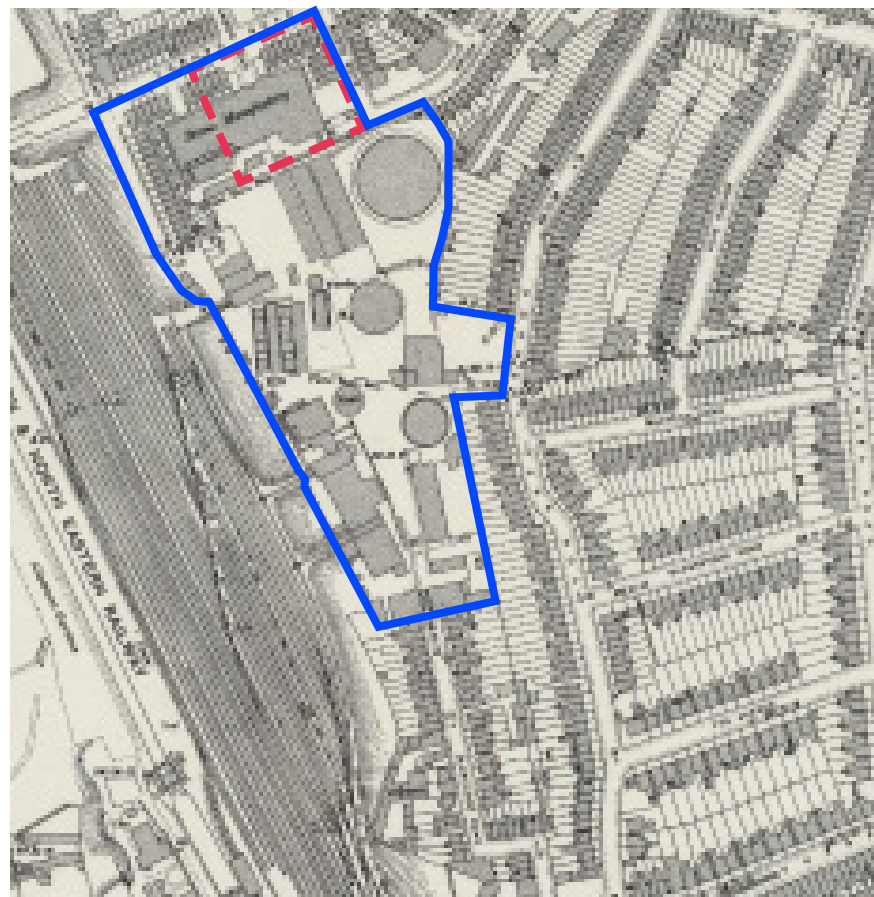
After the discovery of North Sea oil and gas reserves, the need for gasworks rapidly diminished and, in 1957, the site was closed owing to its small size. Gas Holder No. 2 was dismantled in 1970, with the remaining two gas holders being taken down as part of the current remediation work on site.

2.4.2 Railway

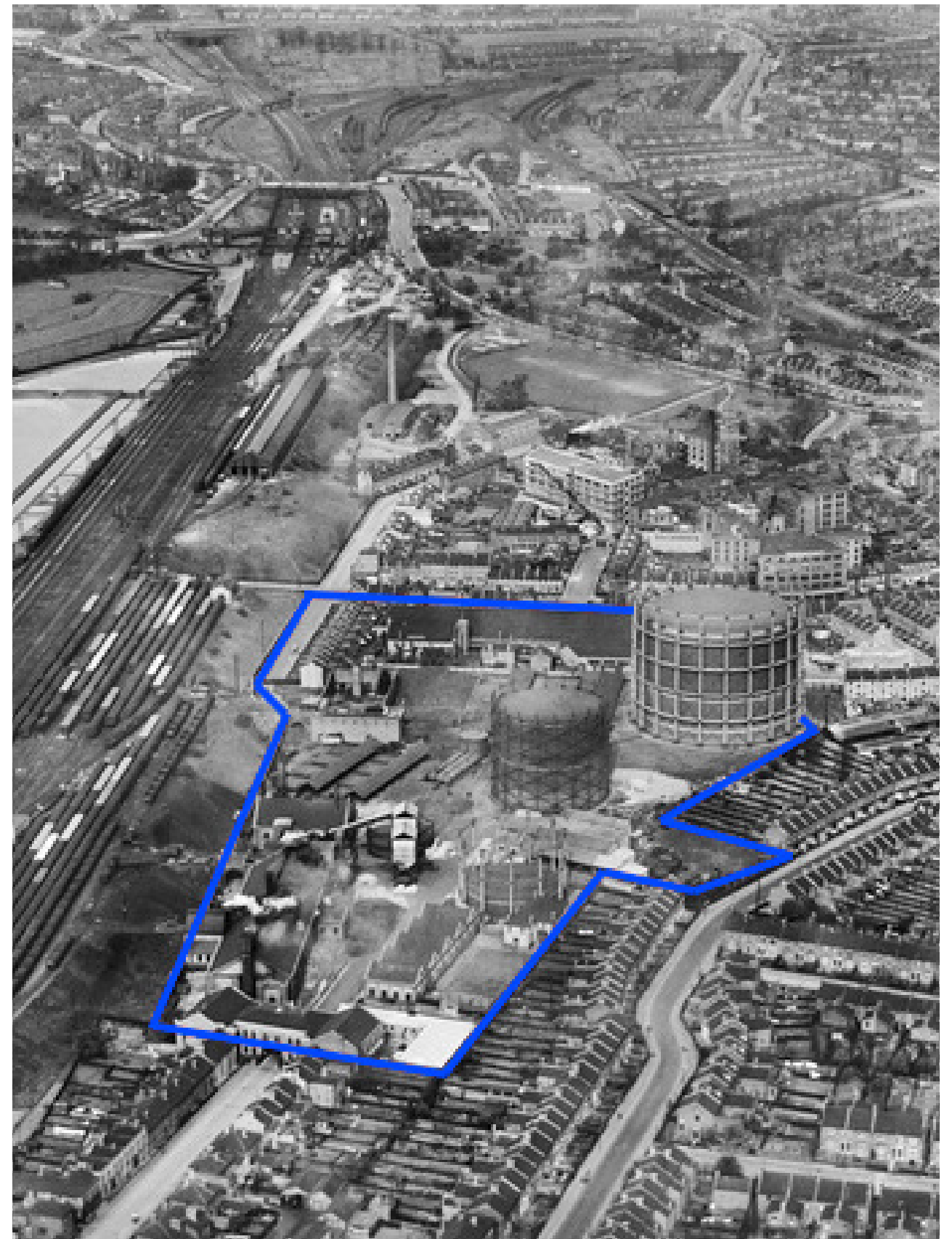
The Great Northern Railway was constructed in the 1850's, with the site's proximity to the railway giving rise to its industrial heritage. A tobacco manufacturer with its associated buildings were first to occupy the site, before the Hornsey Gas Works were developed in 1888. The railway continued to serve an important function throughout the gas works lifespan, as the means of transporting coal to site.



Gas Holders



Wood Green Map 1935



Arial View of Clarendon Gas Works in 1937

2.5 Strategic Planning Objectives

The proposals for Phase 4 have been developed in line with the strategic planning objectives outlined in the Wood Green Area Action Plan 2017.

“Wood Green will be north London’s most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.”



Extract from Wood Green Action Area Plan – Preferred Option Feb 2017

0 0.25
kilometres
Scale: 1:7,374



2.6 Masterplan Context

2.6.1 Hybrid Planning Permission

In April 2018 the London Borough of Haringey granted Hybrid Planning Permission for a masterplan for the former Clarendon Gas Works site & adjoining land on Western Road to St William.

The Hybrid Planning Permission is for a minimum of 1714 homes across five phases. Detailed consent has been granted for Phases 1, 2 and 3.

This document provides details of Phase 4, containing buildings known as Blocks H1, H2, H3 within the Outline Permission that St William intends to submit as a Reserved Matters in Summer 2023.



Phasing Diagram



The Masterplan

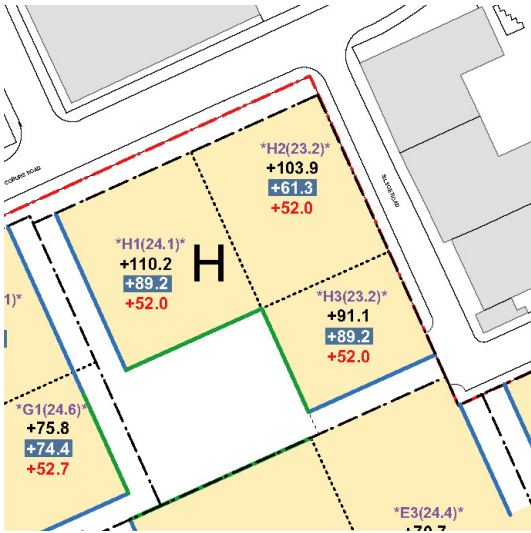
2.6.2 Parameter Plans

The proposed Phase 4 development is compliant with the consented Parameter Plans that govern the development parameters of this site. The relevant plans, with keys, are shown below.

2.6.3 Design Code

The Design Code forms part of the consented masterplan and provides guidance for the design development of future phases to bring coherence and consistency to the masterplan. The Phase 4 proposals have been developed primarily in line with the Code; a full schedule of its application to Phase 4 is provided in Section 10 of this document.

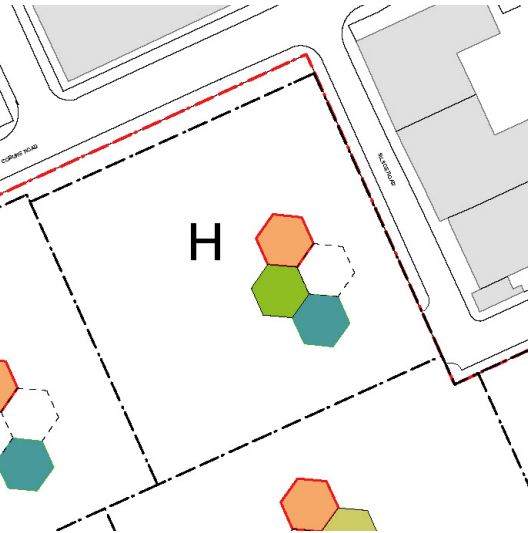
Maximum & Minimum Building Extents



Key

X	DEVELOPMENT ZONE REFERENCE
- - -	PLANNING APPLICATION BOUNDARY
▬	DETAILED APPLICATION BOUNDARY
▬	DEVELOPMENT ZONE BOUNDARY
- - -	DEVELOPMENT PARCEL BOUNDARY (±3m)
▬	MAXIMUM BUILDING EXTENT
▬	MAXIMUM BUILDING EXTENT (±5m)
▬	MAXIMUM BUILDING EXTENT (±7m)
XX(xx.x)	DEVELOPMENT PARCEL NAME (PROPOSED AOD)
+XX.X	MAXIMUM BUILDING HEIGHT(m)
+XX.X	INDICATIVE MASTERPLAN BUILDING HEIGHT(m)
+XX.X	MINIMUM BUILDING HEIGHT(m)

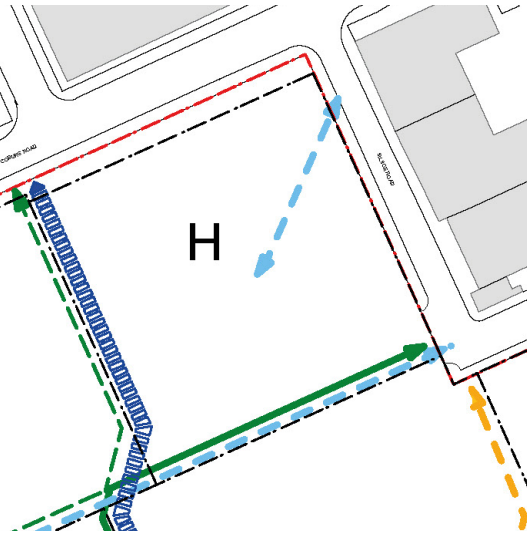
Landscape & Open Space



Key

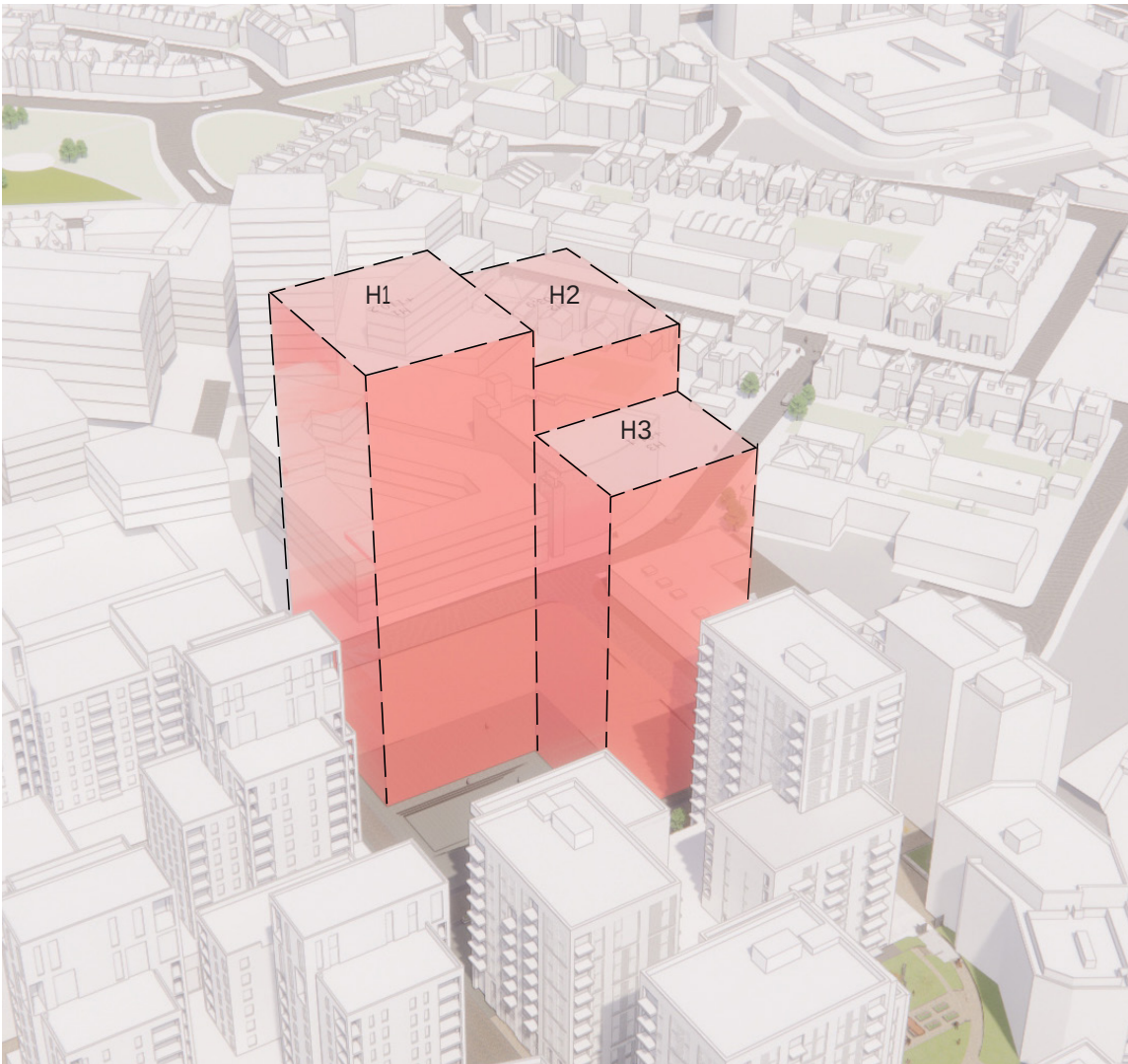
▬	PUBLIC OPEN SPACE
▬	PRIVATE COMMUNAL AMENITY SPACE AT GRADE
▬	PRIVATE COMMUNAL AMENITY SPACE ON ROOFTOP
▬	DOORSTEP PLAYABLE SPACE (age > 5)(100m²)
▬	SPACE LISTED ABOVE NOT REQUIRED

Access and Ground Movement



Key

▬	PRINCIPAL PEDESTRIAN & CYCLE MOVEMENT
▬	INDICATIVE SECONDARY PEDESTRIAN & CYCLE MOVEMENT
▬	PRIVATE RESIDENT MOVEMENT
▬	SERVICING MOVEMENT & ACCESS



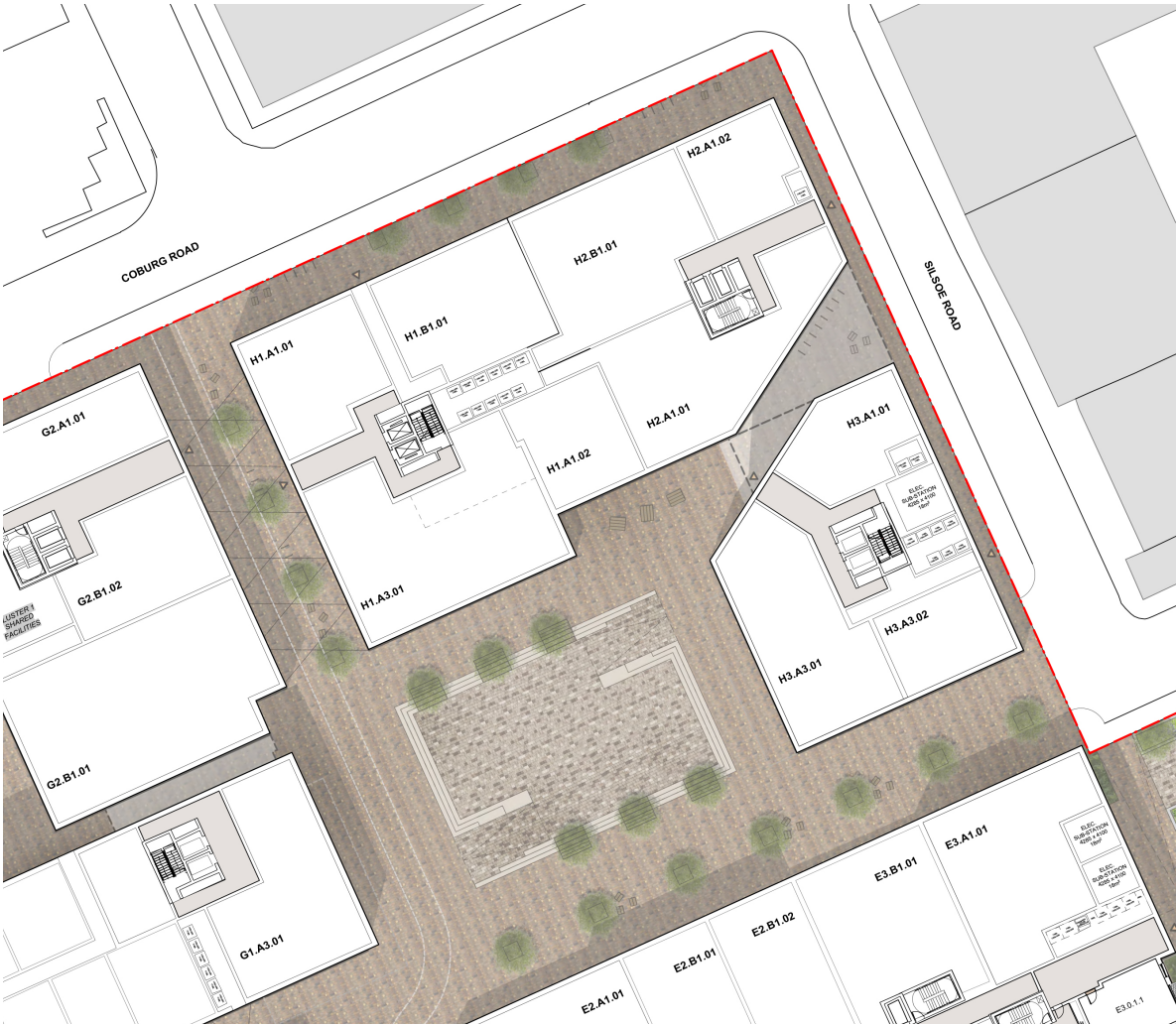
Building Height Parameter Envelope - aerial view looking north east

2.6.4 Illustrative Phase 4 Design

As part of the hybrid consent in April 2018, an illustrative design was produced for Phase 4 to demonstrate how the masterplan and design code objectives may be achieved within the approved parameters. This has been used as a guide from which to develop the Phase 4 proposals.

Ground Floor Plan

The adjacent plan shows the ground floor of the masterplan illustrative scheme. The part plan below shows the illustrative design for Phase 4.



Illustrative Masterplan - Plot H Ground Floor Plan



Illustrative Masterplan - Ground Floor Plan