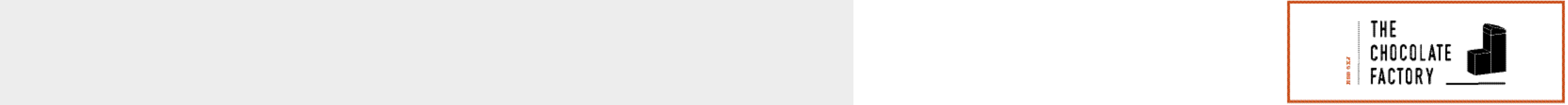




THE
CHOCOLATE
FACTORY





INGREDIENTS

Introduction

1.0g New Proposal Architecture

2.0g Landscape Design

Introduction

Purpose of this document

The purpose of this Design and Access Statement Addendum is to present the proposed changes to consented planning application ref HGY/2017/3020 for redevelopment of the sites known as The Chocolate Factory and Parma House, Wood Green. The proposed changes are in the context of the land ownership and relate only to Block E which is proposed to be split into two independent blocks, Block E1 and Block E2.

The proposed changes will allow each landowner to implement the consent independantly on their own land.

1.0g
NEW PROPOSAL

Site Plan

Land Ownership

This drawing overlays the future land ownership with the proposed site plan.

1. Block A (The Chocolate Factory), Block B and Block F fall within Workspace land ownership and therefore there are no design changes proposed to this blocks.

2. Block D falls within LB Haringey land ownership and therefore there are no changes proposed to this block.

3. Block E is now split into two independent buildings, Block E1 within Workspace land ownership and Block E2 within LB Haringey land ownership

KEY:

LB Haringey land ownership

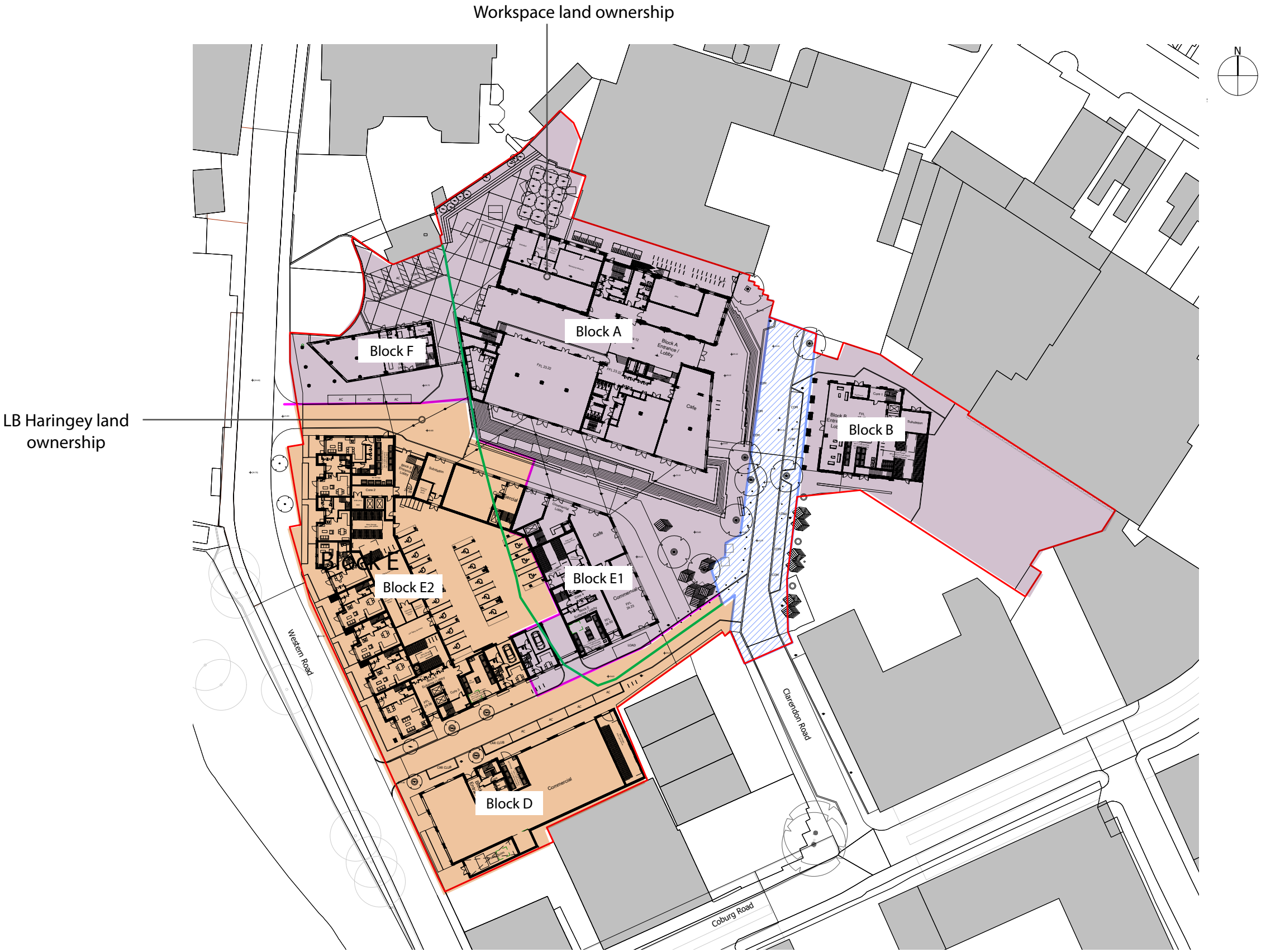
Workspace land ownership

Highways Land

Future land ownership line

Existing land ownership line

Planning Application boundary line



Proposed Strategy

Design Principles

1. Minor changes to residential units along the proposed new land ownership boundary line within Block E, all altered units meet Mayor's internal space standards. Please see description of changes to residential units from ground to sixth floor noted in this document.
2. No changes to residential cores. Each land holding is serviced by independent cores with appropriately sized refuse and cycle storage.
3. The approved rooftop amenity to Block E to serve the residential units within the Workspace landholding (Block E1 and Block B).
4. The approved rooftop amenity to Block D and Block E podium amenity within LB Haringey landholding to serve the residential units within the LB Haringey landholding (Block D and Block E2)
5. No changes to the energy strategy to the LB Haringey landholding.
6. The plant room to the ground floor of Block E (LB Haringey landholding) is sufficient to meet needs of the LB Haringey residential units and commercial space within Block E2.
7. Workspace Block E1 energy strategy will comprise a piped connection from Block B gas boiler / energy centre. The sizing of the plant rooms in Block B may be subject to minor changes during detailed design development.
8. Minor alterations to the Block E2 commercial unit within the LB Haringey land holding to enable access to the ground and first floor level.
9. In addition, minor changes have been proposed to Block E2 flat layouts in response to LB Haringey design adviser comments, provided in the view of GLA compliance. These relate to all units in Block E2 and include minor furniture rearrangements demonstrating that sufficient dining/ living space is provided; TV position is indicated; access to balconies is not obstructed by furniture, storage accessed from bathroom and wet rooms is avoided where possible; separation screens between roof terraces are shown on the eastern side of core E3; unit type and drawing title labelling is amended.

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. GROUND FLOOR PLAN

The following pages will describe all the proposed changes to consented Block B.

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.

Residential units:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.

BLOCK E



dwg. no PL-BE-BD-100 REV_D

NEW PROPOSAL

BLOCK E 1



dwg. no PL-BE1-100 REV_

Party wall width increased and adjusted to align on all four floors and create compliant size homes. On the ground floor, party wall moved slightly to the west. As a result the unit area of E4.0.18A changed from 59.7 to 60.9sqm. Kitchen and dining layout improved.

BLOCK E 2



dwg. no PL-BE2-BD-100 REV_

Party wall width increased and adjusted to align on all four floors and create compliant size homes. On the ground floor, party walls moved slightly to the west. As a result the unit area of E3.0.15A changed from 59.9 to 58.2sqm. Kitchen and dining layout improved

In addition, please see Proposed Strategy/ Design Principles note, point 9

the
Chocolate
Factory

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. FIRST FLOOR PLAN

BLOCK E

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.

Residential units:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.



dwg. no PL-BE-BD-101 REV_C

NEW PROPOSAL

BLOCK E 1



dwg. no PL-BE1-101 REV_

Podium landscape design amended in the context of land ownership. Please see Landscape Design chapter for details

E4.1.18B unit area changed from 55.7 to 56.5sqm. Furniture layout of bedrooms slightly rearranged

BLOCK E 2

Party wall introduced and staircore with lift added to enable access to first floor commercial area. Party wall positioned to align with residential party wall above



dwg. no PL-BE2-BD-101 REV_

Podium landscape design amended in the context of land ownership. Please see Landscape Design chapter for details

E3.1.15B unit area changed from 59.9 to 58.2sqm. Furniture layout of bedrooms slightly rearranged

Unit area E3.1.14 changed from 50.6 to 50.1sqm. Furniture layout of bedrooms slightly rearranged

In addition, please see Proposed Strategy/ Design Principles note, point 9

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. SECOND FLOOR PLAN

BLOCK E

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted party walls required minor alteration.

Residential units:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.



dwg. no PL-BE-BD-102 REV_ C

NEW PROPOSAL

BLOCK E 1



dwg. no PL-BE1-102 REV_

E4.2.18 unit area changed from 70 to 61sqm and therefore from 2b/4p became 2b/3p. Layout amended accordingly

BLOCK E 2

Wall incorrectly shown in this area on dwg. no PL-BE-BD-102 REV_ C removed

Party wall width increased. As a result unit area of E1.2.2 changed from 95.6sqm to 94.6sqm



dwg. no PL-BE2-BD-102 REV_

Unit area E3.2.15 changed from 50.8 to 58.2sqm. Furniture layout of bedrooms slightly rearranged

Unit area E3.2.14 changed from 50.8 to 50.2sqm. Furniture layout of bedrooms slightly rearranged

In addition, please see Proposed Strategy/ Design Principles note, point 9

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. THIRD FLOOR PLAN

BLOCK E

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted party walls required minor alteration.

Residential units:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.



dwg. no PL-BE-BD-103 REV_C

NEW PROPOSAL

BLOCK E 1

BLOCK E 2



dwg. no PL-BE1-103 REV_

E4.3.18 unit area changed from 70 to 61sqm and therefore from 2b/4p became 2b/3p. Layout amended accordingly



dwg. no PL-BE2-BD-103 REV_

Party wall width increased. As a result unit area of E1.3.2 changed from 95.6sqm to 94.6sqm

Unit area E3.3.15 changed from 50.8 to 58.2sqm. Furniture layout of bedrooms slightly rearranged

Unit area E3.3.14 changed from 50.8 to 50.2sqm. Furniture layout of bedrooms slightly rearranged

In addition, please see Proposed Strategy/ Design Principles note, point 9

the
Chocolate
Factory

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. **FOURTH FLOOR PLAN**

BLOCK E

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted party walls required minor alteration.

Residential units:
To facilitate the split of Block E to Block E1 and Block E2 the highlighted area required minor alteration.



dwg. no PL-BE-BD-104 REV_C

NEW PROPOSAL

BLOCK E 1



dwg. no PL-BE1-104 REV_

BLOCK E 2



dwg. no PL-BE2-BD-104 REV_

the
Chocolate
Factory

REVISED PROPOSAL

CONSENTED PROPOSAL REF HGY/2017/3020 ON 15.02.2019

DESCRIPTION OF CHANGES. FIFTH FLOOR PLAN

BLOCK E

Commercial space:
To facilitate the split of Block E to Block E1 and Block E2
the highlighted party walls required minor alteration.



dwg. no PL-BE-BD-105 REV_C

NEW PROPOSAL

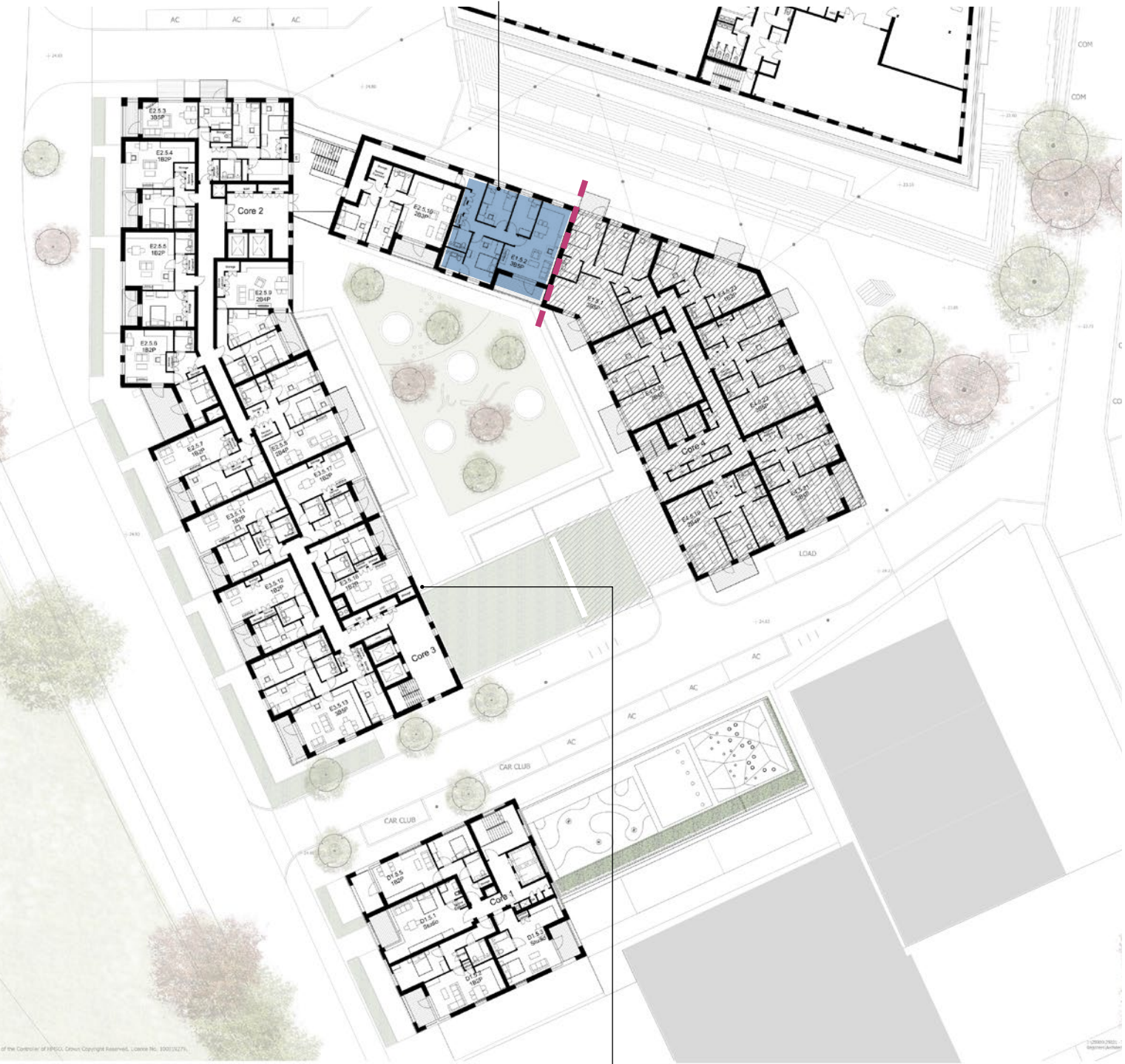
BLOCK E 1



dwg. no PL-BE1-105 REV_

BLOCK E 2

Party wall width increased. As a result unit area of E1.5.2
changed from 95.6sqm to 94.6sqm



dwg. no PL-BE2-BD-105 REV_

Please see Proposed Strategy/ Design Principles note, point 9