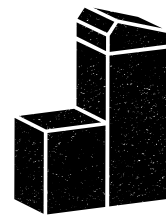


N22 6XJ

THE
CHOCOLATE
FACTORY



Statement of Community Involvement

Batch No: 001

Date: 02/18

MADE BY MEETING PLACE COMMUNICATIONS

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1. Introduction

This Statement of Community Involvement sets out the strategy undertaken for consulting the local community with regard to Workspace's plans for the Chocolate Factory on Clarendon Road and Western Road, Wood Green, to refurbish the existing commercial space within the original Chocolate Factory and redevelop the site to provide 216 new homes, improve public access and create a new public square.

This document demonstrates that the applicant has actively informed and involved the local community about the plans, in accordance with LB Haringey's Statement of Community Involvement 2008, the recently adopted Statement of Community Involvement 2017 and national planning guidance.

Workspace is committed to stakeholder engagement and wanted to ensure the community was made aware of the proposed development. Accordingly they have been developing the scheme since 2012/13. Workspace welcomed feedback about the proposals to address any issues that may be raised, prior to the submission of a planning application.

This Statement of Community Involvement gives an overview of all consultation activities undertaken prior to the submission of the planning application.



Workspace Logo

Workspace own more than 4.5 million square feet of London commercial property space, which allows them to provide homes for some 4,000 new and growing companies in the capital.

Workspace provide an environment which ensures that their customers are part of a wider community, with the chance to meet like-minded businesses, swap ideas, collaborate and generate valuable contacts.



Meeting Place Communications

Meeting Place Communications (MPC) was established in 2006 and is now one of the leading public relations companies specialising in consultation around planning issues. MPC have worked with a wide range of house builders, retailers and commercial developers.

MPC have extensive experience across England and Wales and are experienced in reaching out and positively engaging with local residents when it comes to planning applications.

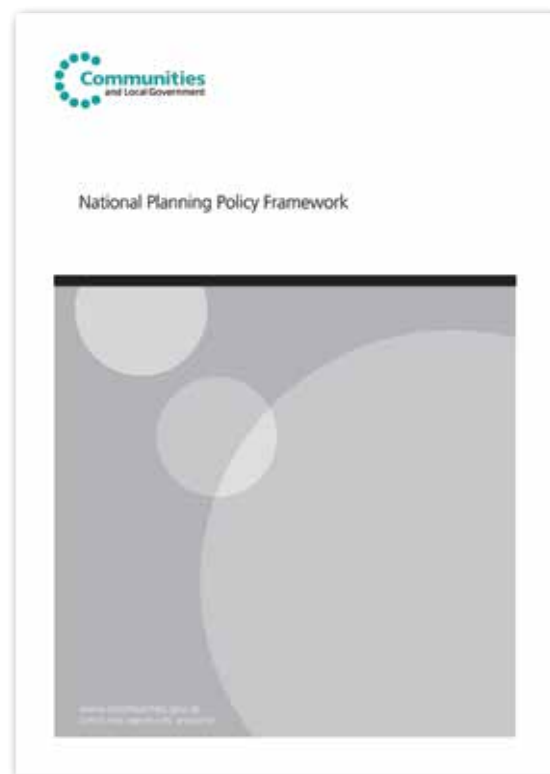


2. Requirements of the consultation

Community involvement is at the forefront of national planning policy and is noted in the final version of the National Planning Policy Framework (adopted March 2012). The NPPF states that ‘early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential’ in the creation of plans.

Prior to the adoption of the NPPF, planning policy statement 12 (para 4.21) required local authorities to produce a Statement of Community Involvement (SCI) as part of their Local Development Frameworks. The principle objective of the SCI is to ensure that all sections of the community, including local groups and organisations, are given an opportunity to engage in the planning process.

LB Haringey adopted their most recent Statement of Community Involvement in March 2017. Prior to this, the SCI was as adopted in 2008. The SCI outlines how the Council will involve the community and other national and local stakeholders in the planning process. It also highlights the value of undertaking pre-application consultation:



“

“From shops, services, transport infrastructure and parks we use, to the businesses where we work and the homes we live in, are all the result of planning policies and decisions. Planning is therefore integral to our neighbourhoods, and it’s important that the local community and businesses become involved at an early stage and throughout the planning process”.

LB Haringey SCI, February 2017.

“Applicants of major schemes are advised to undertake early community involvement before submitting an application to the council. It is the responsibility of the applicant to conduct pre-application community involvement.”

“The comments received during the application stage will be taken into account when making a decision.”

“There are many benefits associated with pre-application community involvement. It provides the local community and other stakeholders with the opportunity to let applicants know what they think, and influence proposals right from the outset. Applicants too can benefit from local advice and intelligence so that what is proposed is the right development, in the right place, at the time.”

LB Haringey SCI, February 2017.

”

3. Methods of consultation

Involving residents and stakeholders

In July 2016, a newsletter was sent to 1,954 addresses in the local area, informing residents of the initial proposals for the Chocolate Factory and inviting them to the initial consultation event, which was held in Wood Green Central Library on 21st July 2016.

Following this initial consultation, we sent out a further 2,021 newsletters in February inviting residents to our second consultation event, intended to update the community on how the plans had developed and seek further feedback. This event was held on 23rd February at The Mall, Wood Green.

Engaging with local representatives

We wrote to political representatives, including members of the Planning Sub Committee, the MP for Hornsey and Wood Green, GLA Member, Members of LB Haringey Council with relevant responsibilities, and ward members. We invited these representatives to the consultation events and invited them to meet us to discuss the proposals.

Encouraging feedback

The newsletter included a detachable feedback postcard that residents could return via Freepost with their comments and suggestions. A Freephone information line was also provided and a consultation website created.

Consulting with Chocolate Factory customers

On 22nd February 2017, we hosted a consultation event within the Chocolate Factory in order to speak to current tenants of the commercial units to gain their feedback. We had displayed posters around the building and sent newsletters to each Workspace tenant in order to advertise this consultation.

A further consultation event was held specifically for Workspace customers on 19th October 2017. The purpose of this consultation was to update current customers on how the proposals had progressed since February and to inform them of the process of the application and the likely time frames for the completion of the redevelopment.



4. Public consultation

4.1 First round of consultation

A newsletter invitation was sent to over 1,954 addresses in the local area. This newsletter provided local residents with information about the proposals, informed them about how to provide feedback and invited them to our first consultation event in Wood Green Central Library on Thursday 21st July 2016 between 2-4pm and 5-7pm. A project website was created which included details of the proposals and consultation events, as well as providing information on how members of the public could leave their comments and suggestions. In addition, an advert was published in the Tottenham and Wood Green Independent advertising the event.

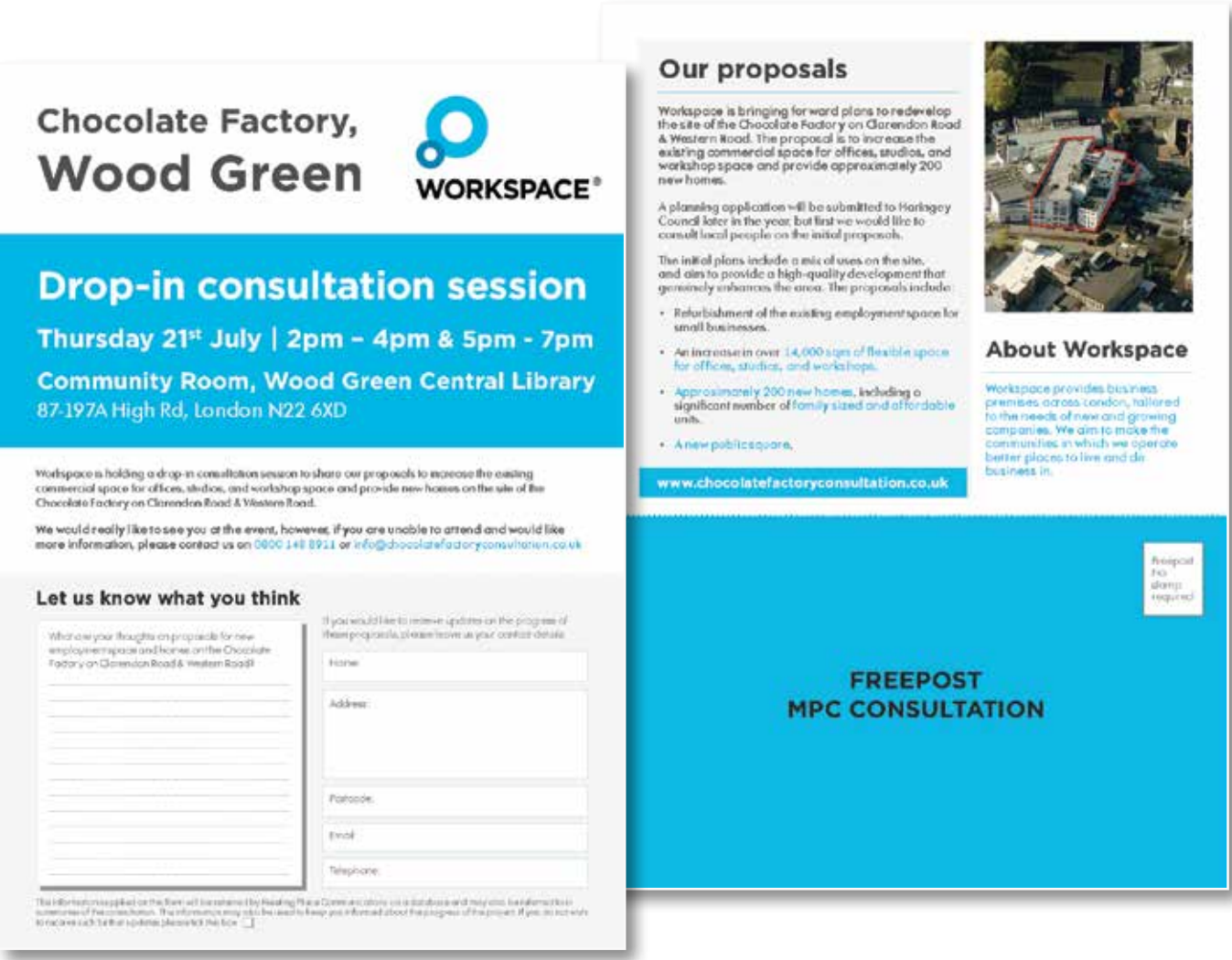
- The newsletter included a detachable postcard which was already addressed to our Freepost address.
- The newsletter and detachable postcard can be viewed in the appendix.
- The feedback received can be viewed in the appendix.
- A Freephone line was also published in the newsletter.

We spoke to 23 people at this consultation event and received nine feedback cards, with only two of these expressing any disapproval for the proposals. Seven of those who filled in feedback cards supported the proposals.

Engaged
with 23
people



9
feedback
cards
received



4.2 Second round of consultation

We held two days of consultation during the second round of consultation, with a day dedicated specifically to engaging with Workspace customers of the Chocolate Factory and a further day to engage with the wider public.

On 22nd February 2017 we held a day of consultation within the reception area of the Chocolate Factory between 11am and 3pm. We engaged with 40 tenants at this event. We held this consultation to listen to any concerns that Workspace customers may have about the proposals. We liaised with staff at the Chocolate Factory to ensure that all customers would be aware of our event. In order to maximise footfall, the team remained onsite for four hours over the busy lunchtime period.

There were a number of customers we spoke to at the Chocolate Factory during the lunch time period. Most of those who came to speak to us about the proposals did so having seen our posters and newsletters, though we also had a number of members of artistic groups based in the Chocolate Factory who noticed our exhibition boards in passing and wanted some more information.

- Liaised with management of the Chocolate Factory who delivered invitation newsletters to every tenant.
- Designed posters which were displayed within the Chocolate Factory reception area.

On 23rd February 2017 we held a public consultation event in The Mall Wood Green between 10.30am and 7pm. Invitations were sent to over 2,000 residents and we advertised the event in the Tottenham and Wood Green Independent and the local supermarket. We spoke to 110 local residents at this event.



Over
2,000
invites were
sent



We spoke to
110
local residents
at this event



4.3 Ongoing and post-submission consultation

Consultation with Workspace customers and local stakeholders has continued throughout the planning process to ensure that any concerns could be addressed at the earliest opportunity and suggestions could be considered wherever possible.

A further consultation was held specifically for Workspace customers on 19th October 2017 between 11am and 3pm. Once again invitations were sent to each Workspace customer and posters displayed around the Chocolate Factory advertising the event.

Further meetings were held with:

- Noel Park ward Councillors Peray Ahmet (then Cabinet Member for the Environment), Stephen Mann, and Alan Strickland (Cabinet Member for Housing, Regeneration and Planning)
- Councillor Joe Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability
- Members of the Residents and Business Liaison Group and Parkside Malvern Residents Association.



5. Summary of feedback

Please see appendices for verbatim feedback from the consultation events and feedback forms returned to our freepost address. In total we received 45 feedback cards. Of these, 31 were filled out by customers and local residents at our consultation events, whilst a further 14 were filled out and sent to our freepost address.

“ Looks really great and love the idea of the green square and mix of residential & houses ”

45
pieces of
written
feedback



“

“ I think it’s a positive proposal which will improve the image and business in that particular part of N22. I feel that this particular area, Chocolate Factory, is currently underdeveloped and not the most appealing or advertised.”

“Very excited! Looking forward to regeneration of this area and more public connections to cultural activities in Wood Green. Would be keen to participate in any other public consultations. Would love to see work of artists in CF represented in surrounding public space.”

“I do feel this proposal is great for the area and will make this part of Wood Green more pleasant to visit and live and work.”

“I have mixed feelings. Yes, regeneration is great & a better use of this space. Facilitating better access drawing in new tenants - these are all good things. However, there is a thriving creative community here & will a price hike (rents are sure to increase) push them out?”

“It will be very great to have a place like that which benefit so many people within the country and of course people coming from abroad. Thanks for everything.”

“Looks really great and love the idea of the green square and mix of residential & houses.”

“A great idea for the use of space as long as the area keep in line with affordable housing and workspace rental charges. Also creating a great community environment.”

“I’m all for new buildings (homes, business, etc) but as long as it’s not built over green and nature is grown (trees etc).”

“Looks great/ Wood Green is in need of some attention & love.”

“Great idea to redevelop and reintroduce opportunities for businesses to set up in Wood Green.”

“Great to see development in area but concerned that the ‘traditional’ office spaces will engulf what is an affordable & vibrant creative community. Rents will rise and the people who made it special will be forced to move on.”

”

6. Political consultation

As part of the consultation process, we have sought guidance from a number of political stakeholders during a Development Management Forum and meeting members of the planning committee at a pre-application presentation.

On 19th January 2017 members of the project team gave a presentation to a meeting of the Haringey Development Forum at Heartlands High School. Invites were issued by officers at the London Borough of Haringey and the following five stakeholders attended:

- Cllr John Bevan – Planning sub-committee member
- Cllr Stephen Mann, Noel Park ward councillor
- Representative for Collage Arts
- Representative for Area 51 Education Ltd
- Representative for Celtic Bakers

During this meeting the importance of early engagement with Chocolate Factory customers was emphasised throughout and suggestions made regarding affordable housing and amenity space. This forum fed directly into the consultation plans and the presentation for the pre-application meeting.

The pre-application committee meeting took place on 2nd February and gave the project team the opportunity to present the updated proposals to members of the Planning Sub-Committee. Committee members noted the progress of the scheme, wanting only to once again stress the importance of consulting with customers and taking parking provision into consideration.

Prior to the submission of the planning application, members of the Workspace team met with all three Noel Park ward councillors and Cabinet Member for Economic Development, Social Inclusion and Sustainability, Councillor Joe Goldberg. This provided an opportunity for councillors to articulate their requirements for the Chocolate Factory and for the wider Wood Green Cultural Quarter.



7. Responding to feedback

Loss of artistic community

Some Chocolate Factory customers and local residents were concerned that this redevelopment would spell the end of the artistic community in Wood Green.

Applicant's response

The area where the Chocolate Factory lies is the designated Cultural Quarter within Wood Green and Workspace will deliver commercial space suitable for studios and workshop space. The new public square will create a hub where communities can meet and collaborate.

The refurbishment of the original Chocolate Factory includes enclosing the existing open courtyard. This provides opportunities for future customers to display their work and liaise with other businesses in the building.

Affordable homes & homes for young people and families

There was a great deal of support for new homes in the area, though residents were keen that this would benefit residents of Wood Green and attract families.

Applicant's response

The London Plan has designated Wood Green as an Area of Intensification and mentions the Cultural Quarter as an area for expansion. The recently adopted Haringey Site Allocations Development Plan Document identifies the site as suitable for providing new homes. Workspace has responded to this by proposing to build approximately 216 new homes, alongside the commercial space. This will include a range of unit sizes.

Status of current Chocolate Factory customers

When holding consultation events within the Chocolate Factory with current customer, many were concerned about what would happen to their studios during the refurbishment and questioned whether they would be able to return once the new commercial space was complete.

Applicant's response

Workspace will continue to communicate with Chocolate Factory customers and keep them informed of any developments at the earliest opportunity. A further round of consultation has been arranged with Chocolate Factory customers to inform them of the developments of these proposals.

“ **Both family sized & affordable units.** ”

The new public square will create a hub where communities can meet and collaborate



What benefits will this bring to local residents?

Many who we spoke to during the consultation process were keen to hear what benefits the development would bring to residents of the local area.

Applicant's response

The proposals will create a new public square with retail possibilities and seating areas. This will provide a hub where the community can meet. In addition, the improvements to the pedestrian and cycle routes through the site will open the area to new footfall and encourage more use of the area for practical and leisure purposes.

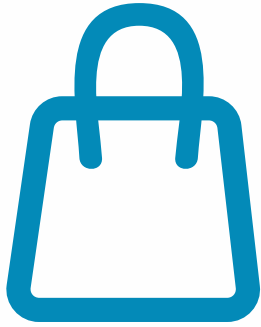
Destruction of a building with historical significance

Many local residents are very fond of the Chocolate Factory building and the history it is steeped in. Having previously been home to the confectioners Barratts, which had been based in Wood Green since the 19th century, the Chocolate Factory is an iconic building in Wood Green.

Applicant's response

Workspace recognised the affection felt for the Chocolate Factory and will retain the original building. The Chocolate Factory itself will be refurbished and the iconic building will remain.

The new proposals will create a new public square with retail possibilities & seating areas.



8. Conclusion

Workspace has undertaken extensive pre-planning application discussions with the wider community, Workspace tenants and stakeholders and actively involved them in the project development, in accordance with the guidance in Haringey's Statement of Community Involvement.

This activity included a newsletter sent to local residents with the opportunity to provide feedback, a consultation website, a Freepost address and Freephone line, engagement in the local community and consultation with local political stakeholders, such as Noel Park ward councillors, members of Haringey's Cabinet, and Haringey Planning Sub Committee members.

Workspace has listened to and reflected on the feedback received throughout the consultation process, and is pleased that a number of people who have engaged in the process are supportive of the proposals.

Workspace have reflected upon national and local planning guidelines, suggestions received from local councillors, planning committee members, Workspace customers, and the wider public. As a result, Workspace are proposing to bring forward a scheme that will provide both commercial and residential space, new improved connectivity throughout the site, a public square and new retail opportunities.

Engagement with the local community will continue whilst the application is live and Workspace look forward to continuing discussions.



Appendix A: Initial public consultation newsletter

Chocolate Factory, Wood Green



Drop-in consultation session

Thursday 21st July | 2pm - 4pm & 5pm - 7pm

Community Room, Wood Green Central Library

87-197A High Rd, London N22 6XD

Workspace is holding a drop-in consultation session to share our proposals to increase the existing commercial space for offices, studios, and workshop space and provide new homes on the site of the Chocolate Factory on Clarendon Road & Western Road.

We would really like to see you at the event, however, if you are unable to attend and would like more information, please contact us on **0800 148 8911** or **info@chocolatefactoryconsultation.co.uk**

Let us know what you think

What are your thoughts on proposals for new employment space and homes on the Chocolate Factory on Clarendon Road & Western Road?

If you would like to receive updates on the progress of these proposals, please leave us your contact details:

Name:

Name: _____

Address:

Postcode:

Postcode:

Email:

Telephone:

Telephone:

The information supplied on this form will be retained by Meeting Place Communications on a database and may also be referred to in summaries of the consultation. The information may also be used to keep you informed about the progress of the project. If you do not wish to receive such further updates please tick this box ☐

Our proposals

Workspace is bringing forward plans to redevelop the site of the Chocolate Factory on Clarendon Road & Western Road. The proposal is to increase the existing commercial space for offices, studios, and workshop space and provide approximately 200 new homes.

A planning application will be submitted to Haringey Council later in the year, but first we would like to consult local people on the initial proposals.

The initial plans include a mix of uses on the site, and aim to provide a high-quality development that genuinely enhances the area. The proposals include:

- Refurbishment of the existing employment space for small businesses.
- An increase in over **14,000 sqm of flexible space for offices, studios, and workshops.**
- **Approximately 200 new homes**, including a significant number of **family sized and affordable** units.
- **A new public square.**

www.chocolatefactoryconsultation.co.uk



About Workspace

Workspace provides business premises across London, tailored to the needs of new and growing companies. We aim to make the communities in which we operate better places to live and do business in.

Freepost
No
stamp
required

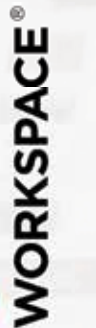
FREEPOST MPC CONSULTATION

Appendix B: Initial public consultation feedback cards

Proposals for the redevelopment of the

Chocolate Factory

Wood Green



Name:

Address:

Telephone:

Email Address:

What are your initial thoughts on the proposal?

.....

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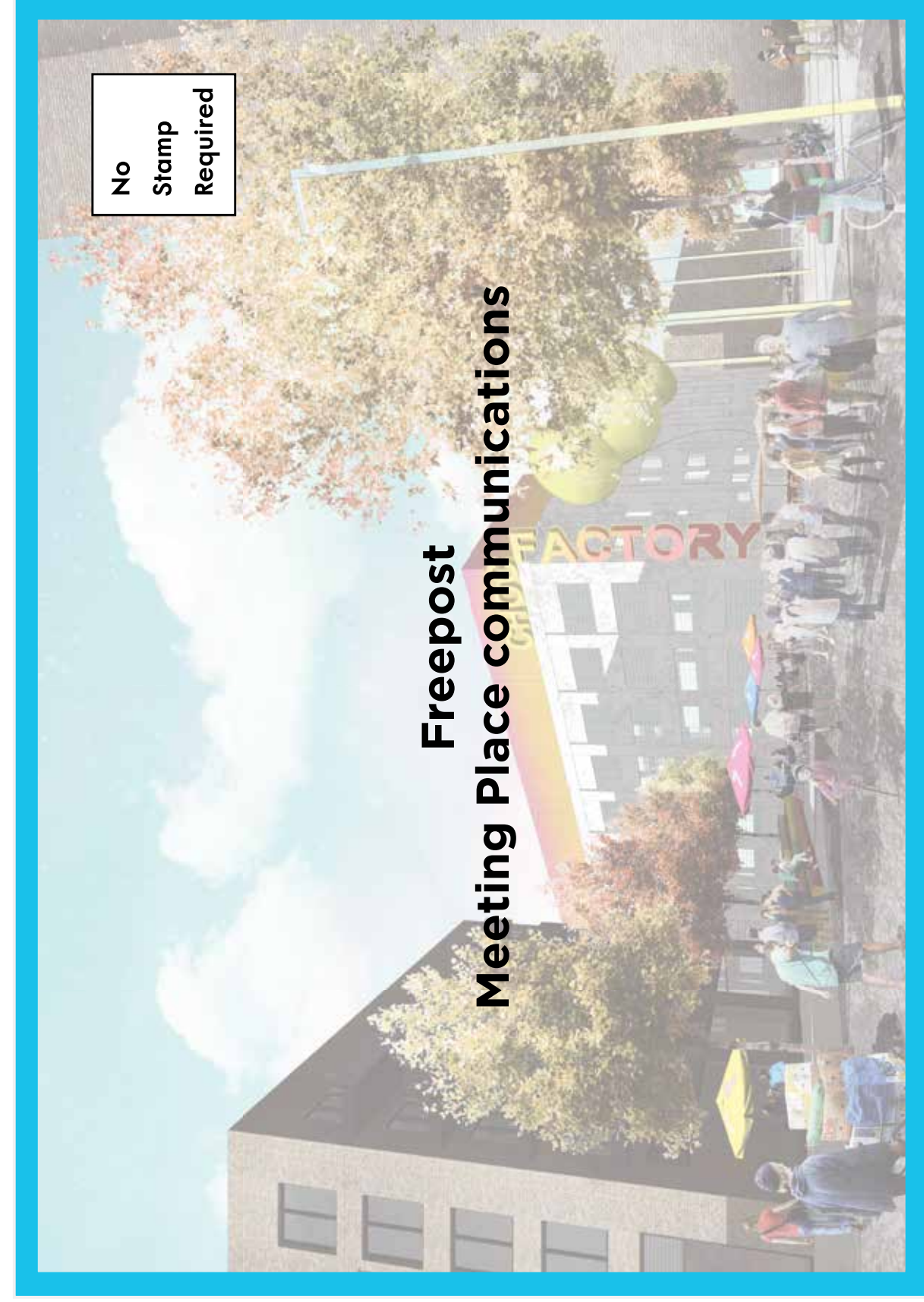
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How important are the following aspects of the development proposals?
(1 = not important and 5 = most important) Please circle.

Increase in flexible space for offices, studios and workshops	1	2	3	4	5
Improvements to the public realm and open spaces	1	2	3	4	5
A development sensitively designed to reflect the local surroundings	1	2	3	4	5
Providing a range of homes to cater for local need	1	2	3	4	5

The information supplied on this form will be retained by Meeting Place Communications on a database and will be used to compile responses.
The information may also be used to keep you informed about future developments and you could be contacted by letter, telephone or email.



Appendix C: Initial public consultation feedback

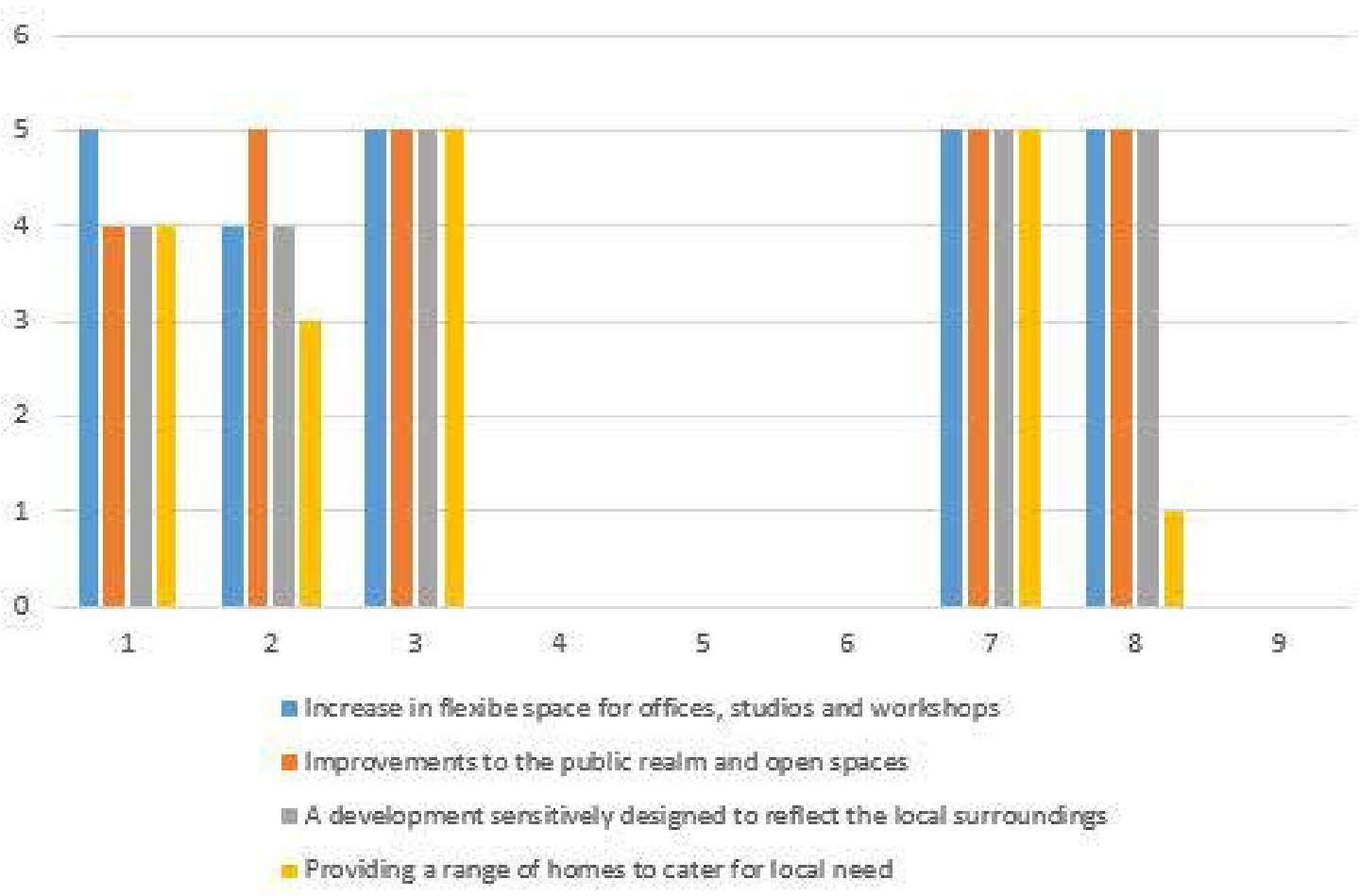
What are your initial thoughts on the proposals?

- I think it's a positive proposal which will improve the image and business in that particular part of N22. I feel that this particular area, Chocolate Factory, is currently underdeveloped and not the most appealing or advertised.
- Very excited! Looking forward to regeneration of this area and more public connections to cultural activities in Wood Green. Would be keen to participate in any other public consultations. Would love to see work of artists in CF represented in surrounding public space.
- I do feel this proposal is great for the area and will make this part of Wood Green more pleasant to visit and live and work.
- It will be very great to have a place like that which benefit so many people within the country and of course people coming from abroad. Thanks for everything.
- Very good.
- Architecturally very uninspiring. Presentation

very vague. No worth points or references from one drawing/sketch to another.

- The proposals appear very good, it is much desired in my view for the area to regenerate and bring fresh ideas for growth (Electronic copies of boards!).
- Parking - already difficult to park. Height of buildings.
- Excellent proposal to glamorize and improve the area. My only concern would be the 'G' word (gentrification).

How important are the following aspects of the proposals? (1 = not important and 5 = most important)



N.B. Residents 4, 5, 6 and 9 did not fill out this section of the feedback card.

Appendix D: Tenants & second public consultation newsletters

Chocolate Factory, Wood Green



Drop-in consultation session

Wednesday 22nd February | 11am - 3pm

Chocolate Factory Reception

Workspace is commencing consultation with tenants of the Chocolate Factory to share our proposals to redevelop the existing commercial space for offices, studios and workshop space and provide new homes on the site.

Please pop in to see us at our consultation event, so that we can share our proposals, answer your questions and listen to your suggestions. We would really like to see you there, however, if you are unable to attend and would like more information, please contact us on **0800 148 8911** or **info@chocolatefactoryconsultation.co.uk**

Let us know what you think

What are your thoughts on proposals for new employment space and homes on the Chocolate Factory on Clarendon Road & Western Road?

If you would like to receive updates on the progress of these proposals, please leave us your contact details:

Name:

Address:

Postcode:

Email:

Telephone:

The information supplied on this form will be retained by Meeting Place Communications on a database and may also be referred to in summaries of the consultation. The information may also be used to keep you informed about the progress of the project. If you do not wish to receive such further updates please tick this box ☐

Our proposals

Workspace are bringing forward plans to redevelop the site of the Chocolate Factory on Clarendon Road and Western Road. The proposal is to improve the existing commercial space for offices, studios and workshop space and provide approximately 225 new homes.

A planning application will be submitted to Haringey Council later in the year, but first we would like to consult the current tenants of the Chocolate Factory on the proposals.

The initial plans include a mix of uses on the site, and aim to provide a high-quality development that genuinely enhances the area. The proposals include:

- Refurbishment and extension of the chocolate factory for small businesses.
- Over **14,000 sqm of flexible space for offices, studios and workshops.**
- **Approximately 225 new homes**, including **family sized and affordable** units.
- **A new public square.**

www.chocolatefactoryconsultation.co.uk



About Workspace

Workspace provides business premises across London, tailored to the needs of new and growing companies. We aim to make the communities in which we operate better places to live and do business in.

Freepost
No
stamp
required

FREEPOST MPC CONSULTATION

Chocolate Factory, Wood Green



Drop-in consultation session

Thursday 23rd February | 10.30am - 7pm

The Mall Wood Green

(Ground Floor, outside New Look) 159 High Road, Wood Green, London N22 6YQ

Following our consultation event in 2016, Workspace is holding a further consultation event to share the development of our proposals to increase the existing commercial space for offices, studios, and workshop space and provide new homes on the site of the Chocolate Factory on Clarendon Road & Western Road.

We would really like to see you at the event, however, if you are unable to attend and would like more information, please contact us on **0800 148 8911** or **info@chocolatefactoryconsultation.co.uk**

Let us know what you think

What are your thoughts on proposals for new employment space and homes on the Chocolate Factory on Clarendon Road & Western Road?

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If you would like to receive updates on the progress of these proposals, please leave us your contact details:

Name:

Address:

Postcode:

Email:

Telephone:

The information supplied on this form will be retained by Meeting Place Communications on a database and may also be referred to in summaries of the consultation. The information may also be used to keep you informed about the progress of the project. If you do not wish to receive such further updates please tick this box ☐

Our proposals

Workspace is bringing forward plans to redevelop the site of the Chocolate Factory on Clarendon Road & Western Road. The proposal is to increase the existing commercial space for offices, studios, and workshop space and provide approximately 200 new homes.

A planning application will be submitted to Haringey Council later in the year, but first we would like to consult local people on the proposals that have emerged following last year's consultation event.

The initial plans include a mix of uses on the site, and aim to provide a high-quality development that genuinely enhances the area. The proposals include:

- Refurbishment of the existing employment space for small businesses.
- An increase in over **14,000 sqm of flexible space for offices, studios, and workshops.**
- **Approximately 200 new homes**, including a significant number of **family sized and affordable** units.
- **A new public square.**

www.chocolatefactoryconsultation.co.uk



About Workspace

Workspace provides business premises across London, tailored to the needs of new and growing companies. We aim to make the communities in which we operate better places to live and do business in.

Freepost
No
stamp
required

**FREEPOST
MPC CONSULTATION**

Appendix E: Tenants & second consultation feedback cards

CHOCOLATE FACTORY

WORKSPACE®

Proposals for the redevelopment of the

Chocolate Factory

Wood Green

What are your initial thoughts on the proposal?

Name:

Address:

Telephone:

Email Address:

☐ I support the proposals for the Chocolate Factory Wood Green

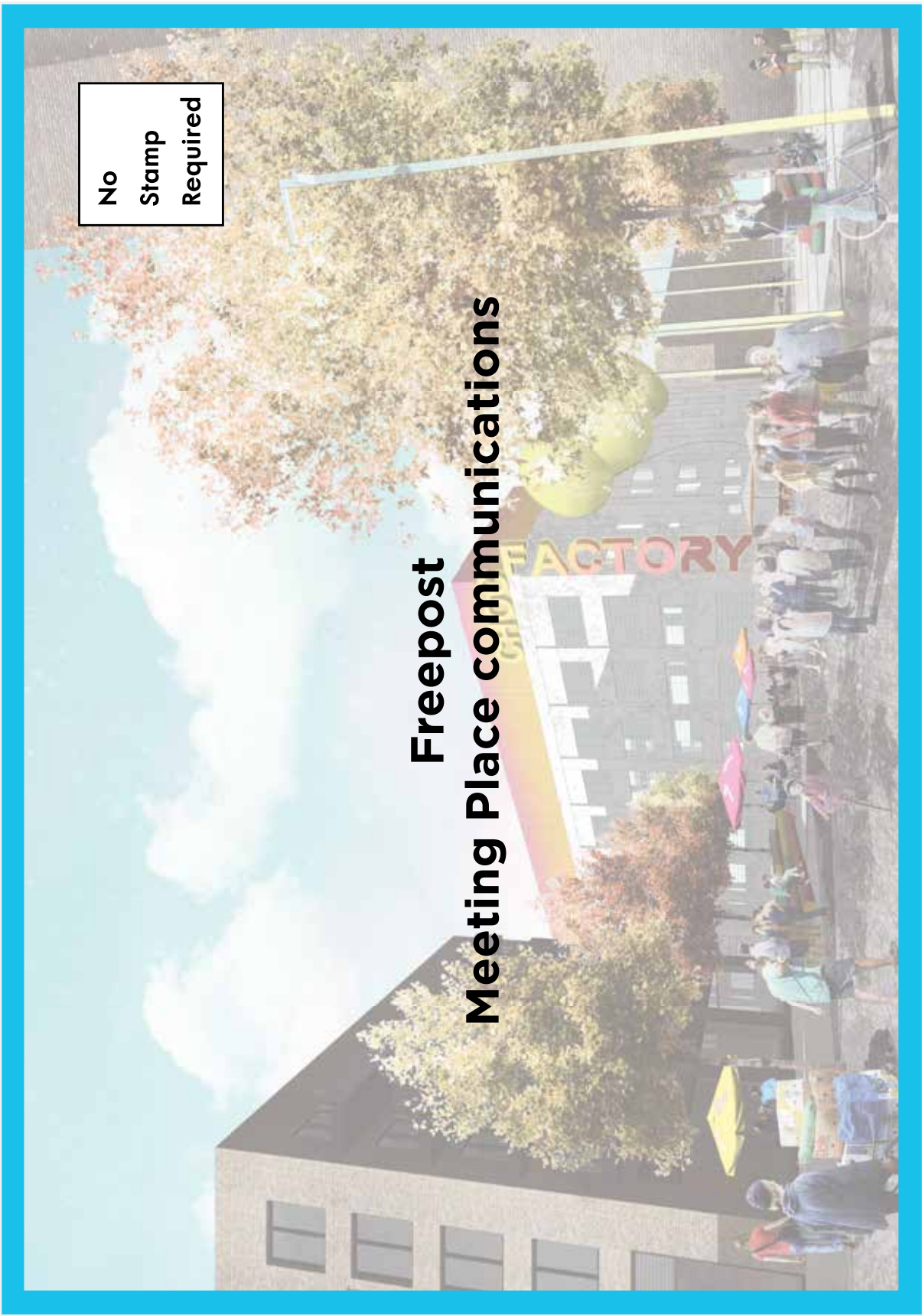
☐ I want to be kept informed about the proposals

How important are the following aspects of the proposals? (1 = not important and 5 = most important) Please circle.

New flexible commercial space for offices, studios and workshops	1	2	3	4	5
Improved public realm including a new public square	1	2	3	4	5
Improved pedestrian and cycle access to the area	1	2	3	4	5
New homes, including family sized and affordable homes	1	2	3	4	5

The information supplied on this form will be retained by Meeting Place Communications on a database and will be used to compile responses. The information may also be used to keep you informed about future developments and you could be contacted by letter, telephone or email.

www.chocolatefactoryconsultation.co.uk



CHOCOLATE FACTORY

WORKSPACE®

Proposals for the redevelopment of the
Chocolate Factory
Wood Green

Name:

Address:

Telephone:

Email Address:

What are your long-term requirements from the Chocolate Factory Wood Green?

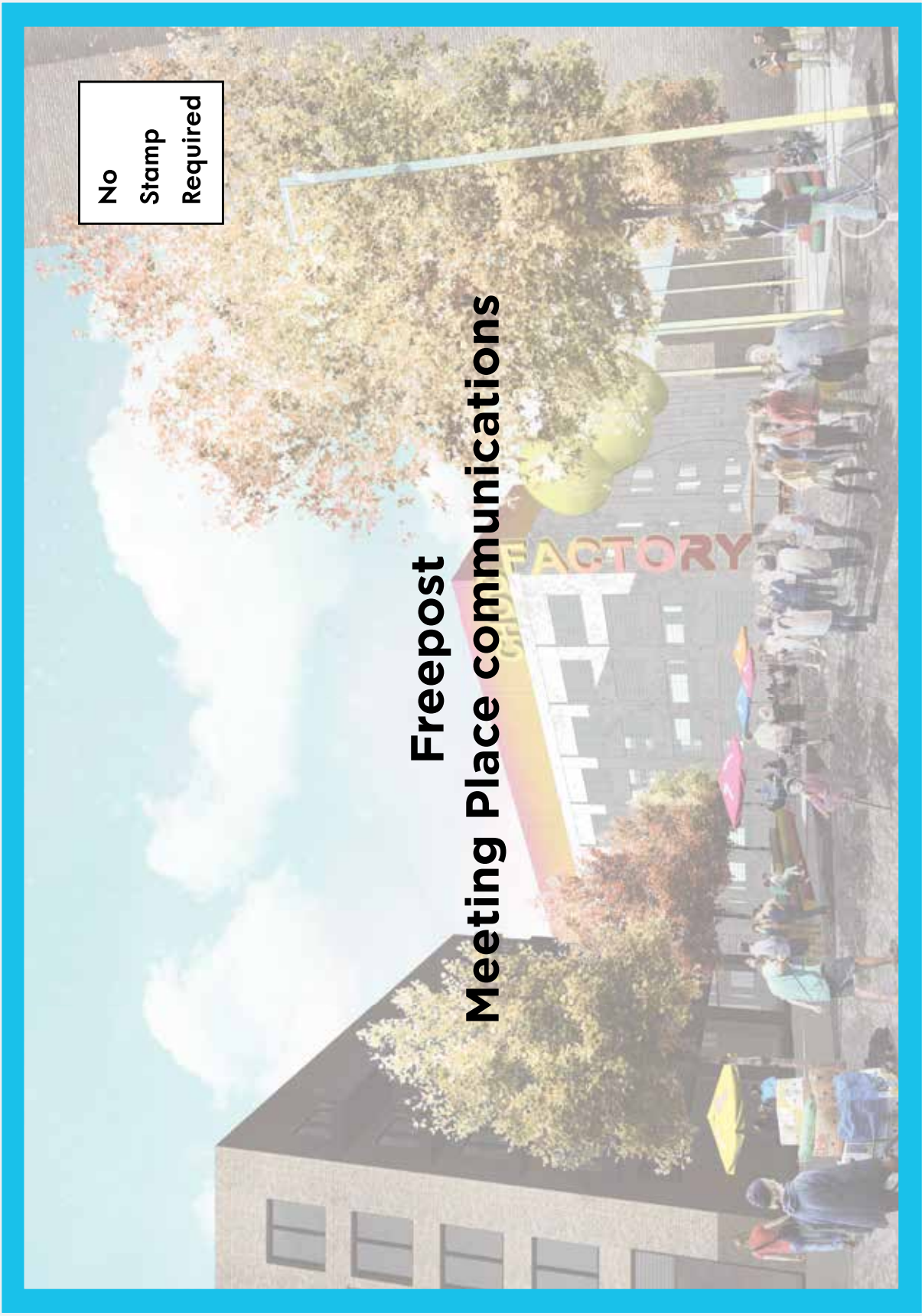
☐ I support the proposals for the Chocolate Factory Wood Green

☐ I want to be kept informed about the proposals

The information supplied on this form will be retained by Meeting Place Communications on a database and will be used to compile responses. The information may also be used to keep you informed about future developments and you could be contacted by letter, telephone or email.

What are your initial thoughts on the proposals?

www.chocolatefactoryconsultation.co.uk



Appendix F: Tenants consultation feedback

What are your initial thoughts on the proposals?

- Total disruption to the continuity of my art practice
- I have mixed feelings. Yes, regeneration is great & a better use of this space. Facilitating better access drawing in new tenants - these are all good things. However, there is a thriving creative community here & will a price hike (rents are sure to increase) push them out?
- I am an activist renting studio space from Collage Arts in Chocolate Factory! I am concerned that provision will not be made for Affordable space for activists in a new Cultural Quarter.
- Great to see development in area but concerned that the 'traditional' office spaces will engulf what is an affordable & vibrant creative community. Rents will rise and the people who made it special will be forced to move on.

- That it remains affordable for creative pursuits and classes open to the public, as an affordable & accessible artists' space (Collage Arts)

One of the respondents who filled out a feedback card ticked the box explicitly expressing support.

What are your long-term requirements from the Chocolate Factory Wood Green?

- Affordable studio space for art activities.
- Ongoing, inner-city, creative space for creation (artwork be that music, painting, sculpture, dance etc.) and education (courses of varying lengths) for local residents. It should match Haringey's demographic as it is so centrally located in the Borough.
- Affordable studio space

Appendix G: Second public consultation feedback

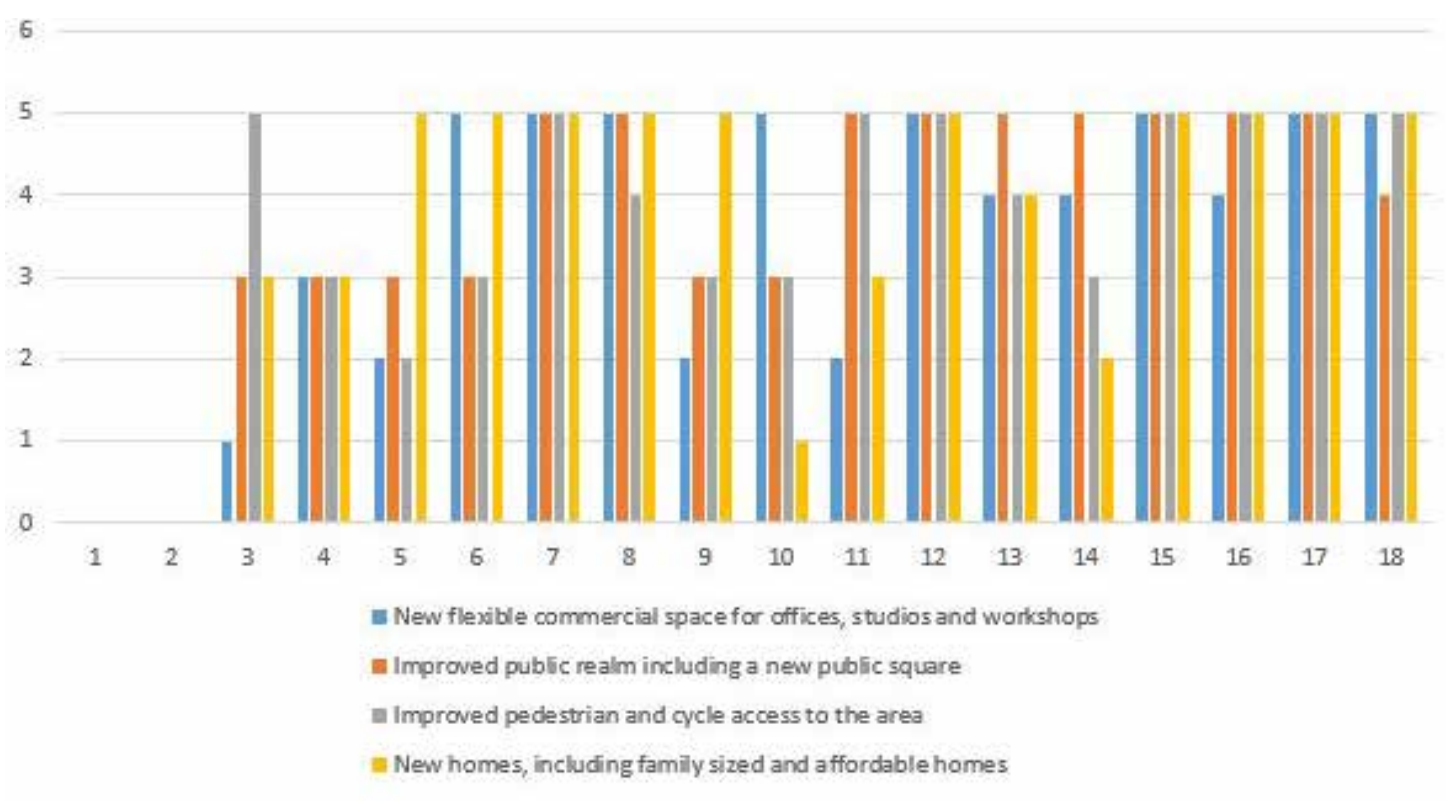
What are your initial thoughts on the proposals?

- Leisure Centre (swimming pool, sauna and steam and gym).
- Lack of BEM imagery on your display.
- The plans look good. But we need increased affordable “Social Housing”. I did not like the 10 storey plus flats. These plans look very good I’m impressed with the Chocolate Factory
- The tower block is too high.
- Generally good don’t support high rise block of 13 floor flats.
- Great idea to redevelop and reintroduce opportunities for businesses to set up in Wood Green
- I think any redevelopment of ex-industrial space that adds value to a community is important but the key thing is to make sure that a good proportion of new housing is - affordable! Local residents and young people should not be priced out of any new schemes. Wood Green has a community feel and it would be an awful wane to make it another upper-middle class complex that doesn’t meet desperate housing need!
- Workspace clearly do not deserve to be given planning permission to convert what it is the most and only vibrant hub of creatives in North London into a profitable exercise about expensive flats etc.

- More chain restaurants and a social area, making Wood Green residents feel part of a progressive community. The new up and coming town. Any development is good.
- We need new face lift for Wood Green. New shopping, small and big names. Wood Green needs to be open to tourists and new residents.
- Looks really great and love the idea of the green square and mix of residential & houses
- A great idea for the use of space as long as the area keep in line with affordable housing and workspace rental charges. Also creating a great community environment.
- I’m all for new buildings (homes, business, etc) but as long as it’s not built over green and nature is grown (trees etc)
- I’m a local young Mum and just started my business Kushty Cosmetics. I’m currently in the Mall and would love more opportunities for small business and units
- Looks great/ Wood Green is in need of some attention & love.

8 of the 18 respondents who filled out a feedback card ticked the box explicitly expressing support.

How important are the following aspects of the proposals? (1 = not important and 5 = most important)



N.B. Residents 1 and 2 did not fill out this section of the feedback card.

Appendix H: Freepost feedback

The following feedback was posted to our freepost address following the consultation events.

- What are your thoughts on proposals for new employment space and homes on the Chocolate Factory on Clarendon Road and Western Road?
- Yes to commercial space offices/studios - workshop. But still will lose the charcter of what existed and the only decent restaurant in the whole of Wood Green. Definitely a big “no” to (200) new homes - No more homes. The areas are not indusive & infrastructure cannot meet from Specsavers to Turnpike Lane is horrendous! Wood Green has a very bad reputation. Surveys have been done that Wood Green is the worst run council in all London boroughs. There are no decent shops or places to eat - most people go to Crouch End/Muswell Hill/Enfield -where are M&S/ Debenhams etc???
- I think that the creation of new jobs, homes and businesses will be a benefit to many people.
- Where will there be affordable office space for my new magazine? 2. Will I be able to rent an affordable home & will I have first choice as a close neighbour?
- Will existing tenants have to leave. Be evicted.
- While most understand that new homes are needed I am not keen on the housing provisions in this proposal as we’ve already had over 15 years, much new housing here,

impacting on the area and (illigible).Never focus on the unsustainable infrastructure effects eg overcrowded transport & inefficient NHS services. It’s irresponsible.

- Sounds promising but 1. Will the current studio tenants be priced out? 2. Will the homes really be at affordable rents?
- Please make a roof terrace with café/bar/ restaurant plus clear programme of activities online and don’t kick out old artisits!!!
- Please NO high rise development that blocks light and views, and takes away the area’s neighbourhood feel.
- I think it is a good idea proposals to increase the existing commercial space for making homes for people.
- I just want to say thanks to let me about this factory is good for Wood Green. Thanks
- I would like to know more about a new houses.
- Don’t want any lorry’s going down Parklands Road where I have lived for 24 years, this road and houses and flats is a nice road now with nice and good family’s and good single people living on my road don’t want lorry’s or any noise coming down Parkland. Other than these concerns it is all good for Wood Green and the people of Wood Green
- What will be at the new space to attract local residents? Will there be anything that nods to the old use of the space, a chocolate shop, café, etc.? What is the impact on Ally Pally?

Traffic on Green Lanes?

