

W22 6XJ

THE
CHOCOLATE
FACTORY



Planning Statement

Batch No: 001

Date: 10/17

MADE BY BARTON WILLMORE

The Chocolate Factory, Wood Green

London Borough of Haringey

Planning Statement

Prepared by Barton Willmore LLP
on behalf of Workspace Management Ltd

October 2017

The Chocolate Factory, Wood Green

London Borough of Haringey

Planning Statement

Prepared by Barton Willmore LLP
on behalf of Workspace Management Ltd

Project Ref:	21650/A5/Planning Statement
Status:	Final
Issue/Rev:	01
Date:	October 2017
Prepared by:	Victoria Bullock
Checked by:	

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888
Fax: 020 7446 6889
Email: Victoria.bullock@bartonwillmore.co.uk

Ref: 21650/A5/VB/AJ

Date: October 2017

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

COPYRIGHT	2
CONTENTS.....	3
1.0 INTRODUCTION	1
2.0 PRE-APPLICATION ENGAGEMENT	6
3.0 PROPOSAL	8
4.0 PLANNING POLICY CONTEXT	11
5.0 CASE FOR DEVELOPMENT: MATTERS OF PRINCIPLE.....	14
6.0 CASE FOR DEVELOPMENT: MATTERS OF DETAIL.....	26
7.0 SUMMARY AND CONCLUSIONS.....	52

APPENDICES

BW 1	PRE-APPLICATION CONSULTATION RESPONSES:
	LB HARINGEY MEETING NOTE 29 JANUARY 2014
	LB HARINGEY ADVICE FOLLOWING MEETING OF 15TH FEBRUARY 2016
	QRP MEETING NOTE 27 APRIL 2016
	QRP MEETING NOTE 6 JULY 2016
	PRE-COMMITTEE REPORT FEBRUARY 2017
	GLA LETTER DATED 7 NOVEMBER 2013
	GLA LETTER DATED 17 JUNE 2016
	BW LETTER TO OFFICERS DATED 13 OCTOBER 2017
BW 2	REVIEW OF THE SCHEME AGAINST SITE ALLOCATION
	SA19 SITE REQUIREMENTS AND DEVELOPMENT
	GUIDELINES

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Workspace Management Limited in support of a full planning application in respect of land at the Chocolate Factory, Wood Green within the London Borough of Haringey. The Chocolate Factory site for the purposes of this planning application comprises buildings 1 – 7, including Parma House (Building 7) and the Chocolate Factory which is subdivided into Buildings A – D. The application seeks planning permission for:

“Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from 3 up to 16 storeys. Mixed-use development comprising 9,376 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access.”

- 1.2 The site is situated to the south west of Wood Green Metropolitan Town Centre to the east of the East Midlands / Kings Cross railway line and Western Road, north of Coburg Road and land either side of Clarendon Road. It comprises a cluster of buildings of different sizes and scales that are predominantly occupied by Class B uses. The Chocolate Factory B and C comprises the original Chocolate Factory building which historically operated as the Bassett's sweet factory. This largely comprises a range of workshops in primarily Class B1 use. Chocolate Factory A and D are later additions and again provide a series of Class B1 workshop spaces, with Chocolate Factory Building 3 in use as a commercial bakery (Class B2). To the south and west of the Chocolate Factory buildings is surface car parking. Parma House is located on the other side of Clarendon Road and comprises a 4 storey building providing Class B1 office and workshop space.
- 1.3 Workspace is a FTSE 250, REIT that provides Office, Studio, Workshop and Co-working opportunities across 70 properties in London providing space tailored to their customer's requirements. Workspace is currently home to 4,000 new and growing businesses. Workspace has an established record in employment investment and development. The investment in Wood Green forms part of their ongoing investment strategy to support the Borough's economic investment strategy for growth in Wood Green.

- 1.4 The Chocolate Factory requires significant investment to make it fit for purpose. Repurposing the core Chocolate factory buildings, with the appropriate size of business space, environmental upgrade and access to super-fast broad band, will ensure that the Chocolate Factory offers space to existing businesses and importantly encourages new business to move and settle in Wood Green. Any significant investment inevitably seeks an improved return, in such cases meaning a change to the rental values. From Workspace's experience, this process has had a positive impact on business confidence in the surrounding areas, with higher value companies providing a wider range of employment opportunity, improving job quality and a higher level of disposal income spent locally. The latter limb clearly supports the wider objectives of the Wood Green economic investment strategy.
- 1.5 For further detail and information about previous and current Workspace-led mixed use investment and developments please refer to Workspace's website (www.workspace.co.uk). For ease of reference the sites are;
- Screen Works, Highbury Grove, N1,
 - Pill Box, Bethnal Green, E2,
 - Grand Union Studios, Ladbroke Grove, W10
 - The Light Build, Wandsworth SW18
 - Bow Enterprise, Bow, E3
 - Fuel Tank, Creekside, Deptford, SE8

Changing Character of the Area

- 1.6 In the last 10 years, the land use character and built environment of the wider area has been subject to significant change led by planning policy. The first London Plan Adopted in 2004 designated Haringey Heartlands / Wood Green as an Area of Intensification envisaging the creation of 1,500 new jobs and 1,000 new homes by 2016. This led to the preparation of the Haringey Heartlands Development Framework in 2005 which focused on a range of development opportunities on the railway and industrial lands to the south-west of Wood Green Metropolitan Town Centre.
- 1.7 Further to this, mixed-use development at the Hornsey waterworks site has been completed. Moreover, outline planning permission was granted in March 2012 for the redevelopment of the Clarendon Road Gas Works to the south of the Chocolate Factory. Known as Clarendon Square / Haringey Heartlands the permission provided

for up to 1080 homes and non-residential Class B1, A1, A2, A3, A4, D1 and D2 uses (LPA Ref: 2009/0503). It is understood that proposals for the site are being reviewed and that a new planning application with a notably enhanced quantum of development is to be submitted in Autumn 2017.

- 1.8 Haringey Heartland / Wood Green remains an Intensification Area in the London Plan 2016 with an updated indicative employment capacity of 2,000 jobs and a minimum of 1,000 new homes. The Haringey Local Plan Strategic Policies March 2013 (with Alterations 2017) and the Site Allocations DPD July 2017 and emerging Wood Green Area Action Plan all seek to continue the regeneration of the area and effectively connect and intensify development between the Haringey Heartlands and Wood Green Metropolitan Town Centre. The proposed application site forms part of that vision as Adopted Site Allocation SA19 Wood Green Cultural Quarter (South), which provides for:

“Enhancement of the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential.”

- 1.9 The allocation also identifies an indicative development capacity of 355 net residential units and 12,243 sq.m of employment floorspace. It also sets out various ‘site requirements’ and ‘development guidelines’.
- 1.10 Whilst the emerging Wood Green AAP has been published for comment, it represents an early stage in the process and should be afforded little weight at present.
- 1.11 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development. The development plan comprises the London Plan 2016, LB Haringey Strategic Policies DPD 2013 (with alterations 2017), Development Management DPD July 2017 and the Site Allocations DPD July 2017. In short, the scheme should be tested in the context of the Adopted Site Allocation DPD SA19 which represents the adopted policy for the site. Indeed, as a site-specific policy it sets out how the Council have applied the provisions of the Strategic Policies DPD and Development Management DPD.

Scheme Development

- 1.12 The application proposals have been developed since 2012/13 and have therefore been prepared in the context of both the emerging character of the area with the implementation of the various Haringey Heartlands schemes to the south and the emerging and now adopted Site Allocation SA19 Wood Green Cultural Quarter. The scheme has also been subject to consultation with Officers of LB Haringey, the Greater London Authority, local residents, businesses and crucially Workspace's customers occupying space within the existing buildings.
- 1.13 The Council has identified the Chocolate Factory and surrounding buildings as performing a special employment function and that this has resulted in the designation of a Cultural Quarter. The Adopted Allocation SA19 seeks to retain and effectively enhance this employment function, whilst achieving other policy objectives to attract visitors to the area and improve public realm and connectivity.
- 1.14 The allocation recognises that some form of improvement in the employment function of the site is necessary. Moreover, that redevelopment of the site for solely employment use (as existing) is unlikely to achieve this improvement or the wider objectives of the allocation. Some form of intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives.
- 1.15 The application proposal therefore seeks to realise the intentions of adopted Policy SA19 Wood Green Cultural Quarter. In our view, the merit of the proposals can be considered based on matters of principle and matters of detail.

Matters of Principle

- 1.16 This relates to understanding the special characteristics of the Wood Green Cultural Quarter that policy seeks to protect and enhance and whether the proposals achieve that. Having regard to Policy SA19 Wood Green Cultural Quarter and specifically the 'site requirements' and 'development guidelines' set out therein, we would suggest that the following questions arise:
- **Comprehensiveness:** Does the proposal facilitate the comprehensive redevelopment of the wider allocated site? Will it fetter or prejudice the

development of other land parcels within the allocation? Will it facilitate wider links to the Town Centre?

- **Demolition:** Is the extent of demolition appropriate, specifically in relation to the Chocolate Factory Building?
- **Land use:** Does the location and balance of land uses achieve the policy aims of the Wood Green Cultural Quarter?
- **Public Realm:** Does the public realm strategy achieve a focal point for the Cultural Quarter around Clarendon Road? Does the proposal achieve active frontages to both sides of Clarendon Road and to the Western Road frontage?

Matters of Detail

1.17 In addition, the detailed merits of the scheme in terms of layout, play space, energy strategy, access and accessibility fall to be considered:

- Is the scale, height and design of the scheme appropriate having regard to the character of the area, any designated views and heritage assets?
- Is the mix and balance of residential units acceptable and directed to meet needs / deficiencies?
- Will the design and layout of the development result in an appropriate quality of the urban form and hence residential living standards?
- Does the scheme make appropriate provision for open space and play space?
- Will the development be accessible to all members of the community?
- How does the scheme address climate change and renewable energy?
- Does the scheme address all remaining environmental matters?
- How will the scheme be delivered: programme and phasing?
- Proposed S106 Draft Heads.

1.18 The application is accompanied by an Environmental Statement and a suite of technical assessments that explain the context of the site and surrounding area, the scheme and test the merit and technical deliverability of the proposals. Accordingly, this Planning Statement does not set out a description of the site and surroundings or the proposed scheme rather it considers the planning balance of the scheme having regard to the above matters of principle and detail.

2.0 PRE-APPLICATION ENGAGEMENT

- 2.1 The National Planning Policy Framework March 2012 advocates the need for local planning authorities to approach decision-taking in a positive way and look for solutions to approve applications for sustainable development where possible (paragraphs 186-187). Key to this is pre-application engagement and front loading of issues, with good quality discussions enabling better co-ordination between public and private resources and improved outcomes for the community (paragraph 188). This is dependent on receipt of timely advice to ensure that applicants do not experience unnecessary delays and costs (paragraph 190).
- 2.2 The applicant has undertaken a programme of pre-application discussions with Officers of LB Haringey and the Greater London Authority (GLA) in respect of planning, employment and housing. This has been supplemented by consultation with the Council's Quality Review Panel and the local community. The aim has been to narrow the issues at pre-application stage to achieve a high-quality development that responds positively to the constraints and opportunities of the site and achieves sustainable development. In our view, the scheme will deliver sustainable development as required by the NPPF.

LB Haringey

- 2.3 The applicant met with the Council in March 2013, January 2014, February and December 2016. A copy of the relevant meeting minutes / Officers written advice are enclosed at Appendix 1. In addition to this the consultant team liaised direct with Officers to agree the scope of their respective reports as appropriate.
- 2.4 The applicant also presented the scheme to the Quality Review Panel on 27th April and 6th July 2016. Copies of the meeting notes and formal advice are enclosed at Appendix 1.
- 2.5 In accordance with the Council's consultation protocol for major applications, the applicant also presented the scheme at a Development Management Forum in January 2017 and undertook a Pre-Committee Presentation in February 2017. A copy of Officers' Report to Committee is enclosed at Appendix 1.

Greater London Authority

- 2.6 The applicant undertook pre-application consultation with the GLA on two occasions with written advice received on 7 November 2013 and 17 June 2016. Copies of the meeting notes and formal advice are enclosed at Appendix 1.

Public Exhibition / Customer Consultation

- 2.7 Public Exhibitions were held in July 2016 and February 2017. In addition, Workspace undertook dedicated engagement with their customers (i.e. the existing tenants of the application site) in February 2017. Further engagement with Workspace's customers on submission of the application is also planned. Further details as to the nature of the engagement and comments received are set out in the Statement of Community Engagement submitted with the application.

Summary

- 2.8 The application proposals have been developed since 2012/13 and have been through extensive design iterations informed by consultation with Officers of LB Haringey, the Greater London Authority, local residents, businesses and crucially Workspace's customers occupying space within the existing buildings. Following some four years of pre-application engagement and scheme development, we have provided a consolidated written response to Officers setting out how Officers comments have been addressed within the submission and what we understand the outstanding issues to be. A copy of the letter is enclosed at Appendix 1.

3.0 PROPOSAL

3.1 The key principles of the proposed development are as follows:

- Up to 9376 sq. m of commercial floorspace (Classes A1, A3, B1, D1 and D2);
- Up to 216 Class C3 residential dwellings;
- A mix of studio, 1, 2, 3 and 4 bed units;
- Associated residential and commercial car parking;
- Two dedicated car club parking bays;
- Part demolition, refurbishment and extension of the Chocolate Factory;
- 4 new build blocks ranging in height from three up to 16 storeys;
- Access from Western Road and Coburg Road; and
- Public realm improvements.

3.2 The proposed development is arranged within five buildings known as the Chocolate Factory (Block A) and Blocks B, D, E and F as shown below.



3.3 A total of 9376sq.m of flexible commercial floorspace is arranged within the refurbished Chocolate Factory/ roof top extension and ground floors of Blocks E and

F. The commercial space is designed to be flexible insofar as it can accommodate a range of uses including retail, cultural and offices, to ensure the long-term viability of the units.

3.4 The residential component of the scheme comprises 216 units overall contained within Blocks B, D and E. Within these blocks, there is a broad mix of unit sizes ranging from one person units to larger family units.

3.5 A more detailed summary of each building is provided below.

The Chocolate Factory

3.6 The Chocolate Factory is a refurbishment and extension of the existing industrial building with an entrance located to the east of the block allowing access to the proposed atrium. A café space within the south east corner of the building provides animation and active frontage to the public square to the south. Servicing and refuse to the building is via Western and Clarendon Road.

Block B

3.7 Block B is solely residential comprising a tower element on the west of the block, with a linear form running east-west. A range of 1 and 2 bedroom units are located within the tower, allowing for the larger family maisonette units to be located within the lower rise linear form of the block.

3.8 Pedestrian access to the block is at the base of the tower addressing the square, with access to the linear block via a gallery that runs along the length of the east-west block. The layout of the block has been designed to maximise the number of dual aspect units, with aspect to the south east and west utilised. Servicing and refuse to this building is via Clarendon Road.

Block E

3.9 Block E is in the form of a courtyard block, and comprises residential and commercial uses. The majority of the ground and first floors accommodate maisonettes with residential entrances directly from the street, contributing positively to 'place-making'. The commercial element within the block is located adjacent to "Chocolate Square", activating this space.

- 3.10 Residential apartments are accessed via communal entrances that address the streets within the development around the urban block.
- 3.11 The layout and orientation of the block has been designed to maximise the number of dual aspect units, with aspect to the south east and west, thereby creating high quality accommodation. The courtyard block encloses a central podium garden, providing safe and secure communal amenity space and play space for residents. Access to this space is via the individual residential cores. Additional communal amenity space is provided on the roof of the building, also accessed via the residential cores. The varied communal amenity spaces within the building offer residents a choice of communal amenity. Servicing and refuse is via Western Road, "Jelly Lane" and residential streets created within the development.

Block D

- 3.12 The ground and first floors of building D comprise maisonettes with residential entrances directly from the street. Apartments are accessed via communal entrances that front onto the streets around the block. As with Blocks B and E, the layout and orientation seeks to maximise the number of dual aspect units. High quality communal amenity space is provided to residents by way of a rooftop garden accessed via the residential cores. Servicing and refuse is via Western Road, "Jelly Lane" and the surrounding residential streets within the development.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 (PCPA) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The National Planning Policy Framework March 2012 is a material consideration.

The Development Plan

- 4.2 The Development Plan for this site comprises:

- London Plan Consolidated with Alterations since 2011 (March 2016);
- LB Haringey Strategic Policies 2013 (with alterations 2017);
- LB Haringey Development Management DPD July 2017; and
- LB Haringey Site Allocations DPD July 2017.

- 4.3 In relation to the London Plan 2016, Wood Green is in a designated Metropolitan Town Centre (Map 2.6, Annex 2). Moreover, Haringey Heartlands / Wood Green is designated as an Intensification Area (Map 2.4).

- 4.4 The Policies Map 2016 is yet to be adopted, therefore based on the information and figures set out in the adopted development plans the site falls within:

- The Haringey Heartlands Growth Area (Strategic Policies DPD SP1).
- A larger Local Employment Area and Regeneration Area (LEA19) (Strategic Policies DPD SP8).
- A larger designated Cultural Quarter (Strategic Policies DPD SP15).
- Is also the subject of a site-specific allocation (Site Allocations DPD SA19).

- 4.5 The site adjoins the Wood Green Conservation Area (Strategic Policies DPD SP12) to the north which includes the Alexandra Primary School and Wood Green Common (designated as Significant Local Open Land Figure 6.2, Strategic Policies DPD). To the west of the site, beyond Quicksilver Place, the railway which is the subject of an Article 4 Direction for the Haringey Heartlands Rail Corridor and is a designated Ecological Corridor (Strategic Policies DPD SP13, Figure 6.2).

- 4.6 Beyond the railway to the west is Alexandra Park which is designated as Metropolitan Open Land (MOL) (Strategic Policies DPD SP13), a SINC Borough Grade I (Strategic Policies DPD SP13), a Conservation Area (CA13) (Strategic Policies DPD SP12) and a Historic Park. There is also a Blue Ribbon Network running along the western side of the railway line.
- 4.7 From Alexandra Palace (within Alexandra Park) there are Strategic Views of St Pauls – both a Viewing Corridor and Wider Setting (SP12). The site sits to the east of these and does not fall within them.
- 4.8 The site does not include any buildings identified on the statutory list, nor does it fall within an Area of Archaeological Priority. It falls within Environment Agency Flood Zone 1.

Emerging Policy

- 4.9 The Council is undertaking preparation of a Wood Green AAP. The applicant submitted representations on the 'Wood Green AAP Preferred Options 2017' document during the 6-week consultation period which ended on 28 April 2017. The next stage comprises Publication of the Plan prior to the Submission to the Secretary of State for Examination in Public, which we understand is anticipated in summer 2018.

Supplementary Planning Guidance

- 4.10 In addition, both the Council and the Mayor have produced supplementary planning guidance relevant to the site as follows:

LB Haringey:

- Haringey Heartlands Development Framework April 2005;
- Sustainable Design and Construction March 2013;
- Planning Obligations SPD October 2014 (post Adoption of the CiL Charging Schedule July 2014).

The Mayor:

- London View Management Framework March 2012;
- Shaping Neighbourhoods: Play and Informal Recreation, September 2012;

- Sustainable Design and Construction April 2014;
- Character and Context June 2014;
- The Control of Dust and Emissions During Construction July 2014;
- Accessible London: Achieving an Inclusive Environment October 2014;
- Social Infrastructure May 2015;
- Housing SPG March 2016; and
- Affordable Housing and Viability August 2017.

5.0 CASE FOR DEVELOPMENT: MATTERS OF PRINCIPLE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The Site Allocations DPD July 2017 has recently been adopted and includes a site-specific allocation for the wider site to which the application relates. In our view, the application should be determined in accordance with this allocation.

5.2 Adopted Policy SA19 Wood Green Cultural Quarter states the following:

“Enhancement of the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential.”

5.3 Having regard to the above in our view the principle of redevelopment of the site is acceptable. The issue to be addressed is whether the nature and form of the proposal is acceptable in the context of the allocation and the special character of the area that it seeks to preserve and enhance. In light of this, the following matters of principle fall to be considered:

- **Comprehensiveness:** Does the proposal facilitate the comprehensive redevelopment of the wider site? Does it fetter or prejudice the development of other land parcels within the allocation? Will it facilitate wider links to the Town Centre?
- **Demolition:** Is the extent of demolition appropriate, specifically in relation to the Chocolate Factory Building?
- **Land use:** Does the location and balance of land uses achieve the policy aims of the Wood Green Cultural Quarter?
- **Public Realm:** Does the public realm strategy achieve a focal point for the Cultural Quarter around Clarendon Road? Does the proposal achieve active frontages to both sides of Clarendon Road and to the Western Road frontage?

Comprehensiveness

- 5.4 This planning application relates to land within the allocation save that fronting Coburg Road and the Mountview Academy of Performing Arts building at the eastern junction of Coburg Road and Clarendon Road. The allocation addresses comprehensiveness directly and states the following in the 'Site Requirements':

"Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other parcels within the Allocation."

- 5.5 In short, policy enables the submission of individual planning applications for parcels of land within the allocation subject to a masterplanning exercise to demonstrate that the policy aims of the wider allocation and remaining sites within it are not fettered or prejudiced by the application.
- 5.6 The planning application is submitted in full to provide certainty as to the proposals and to enable an informed assessment of how the proposals relate to the remaining land within the allocation.
- 5.7 In June/July 2017, the team undertook a review of the scheme evolution since 2013 in the context of comprehensiveness. This was presented to Officers in July 2017. This is detailed in the Design and Access Statement submitted in support of the application and includes a review of the relationship between the application proposals and the remaining land within the allocation and other adjoining/surrounding emerging allocations. This considers the existing relationship (i.e. should no redevelopment come forward on them) and in the event that the sites are redeveloped. In the case of the latter it considers, for robustness, different land uses and the resultant differing block layouts. In conclusion, the proposal does not fetter or prejudice the ability of these sites to come forward.

Demolition

- 5.8 The site is not situated within a Conservation Area and does not contain any statutory Listed Buildings. The site is situated to the south of Wood Green Conservation Area. It is understood that the Chocolate Factory is identified as a Building of Merit in the

Council's emerging Wood Green AAP. The emerging site allocation considers the issue of demolition as follows:

"The original Chocolate Factory building will be retained.

Parma House, the Mountview academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or reprovided."

- 5.9 The proposals are consistent with the emerging policy. The older Chocolate Factory buildings are to be retained, refurbished and extended with an additional storey added. The later extensions are to be demolished to enable the reinstatement of the original elevations and fenestration proportions.
- 5.10 In terms of the partial demolition and alterations in the context of it being a Building of Merit, the Built Heritage Assessment (contained within Vol 2, Chapter 7 of the ES) identifies the Chocolate Factory as an undesignated asset with low significance. It states that it has a limited degree of architectural merit, however that the proposal retains those blocks of the most historic character and quality enabling their historic character to continue to be legible within the area.
- 5.11 Parma House is also to be demolished consistent with the above. Again, this is not statutory listed or situated within a Conservation Area.
- 5.12 Consideration of the replacement employment provision as part of the scheme is considered below.

Land use

- 5.13 Policy SA19 Wood Green Cultural Quarter states that the Proposed Allocation is for the following:

"Enhancement of the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the

remaining sites for employment-led mixed-use development with residential”.

5.14 With the following as commentary:

“The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green area. The Council will seek that the area creates new employment opportunities, while creating a high quality public realm which supports opportunities to visit and gather.”

5.15 The allocation includes an Indicative Development Capacity of 355 residential units and 12,243 sq.m of employment floorspace. It also sets out ‘Site Requirements’ and ‘Development Guidelines’. In respect of land use, it states the following as Site Requirements:

“The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.

Uses that positively support the enhancement of the cultural quarter will be expected as part of the redevelopment.”

5.16 There are of course other provisions that the scheme must seek to achieve beyond land use considerations. For example, the allocation seeks to achieve significant improvements to the public realm, including the creation of a ‘focal point’ for the Cultural Quarter. It also seeks to achieve improvements to connectivity, active frontages along desire lines and ultimately the retention of the original Chocolate Factory building. In accordance with the above ‘Site Requirements’, the balance of land uses should be considered in relation to the scheme as a whole.

5.17 From the above, we understand that the Council has identified the Chocolate Factory and surrounding buildings as performing a special employment function and that this has resulted in the designation of a Cultural Quarter. The allocation seeks to retain and effectively enhance this employment function, whilst achieving other policy objectives.

5.18 The allocation recognises that some form of improvement in the employment function of the site is necessary. Moreover, that redevelopment of the site for solely employment use (as existing) is unlikely to achieve this improvement or the wider objectives of the allocation. Some form of intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives. The following issues arise in considering whether the proposed balance of land uses is consistent with the policy aspirations for the site:

- Will the proposed employment floorspace result in an employment-led mixed-use scheme? How does the allocation define employment-led?
- Are the balance of non-residential land uses and the form of the proposed employment offer consistent with the intentions of policy?
- Does the scheme meet other 'Site Requirements' and 'Development Requirements'; in short does the scheme 'as a whole' comply with the policy aspirations for the site?
- Having regard to viability, is the amount of residential development appropriate in terms of subsidy to achieve the above?

Employment-led Mixed-Use Scheme

5.19 The Site Allocation does not define an "employment-led mixed-use scheme". It does however provide an indicative development yield and therefore what the Council envisage as an employment-led mixed-use development. Having regard to Appendix 4 of the DPD, this is understood to be based on pre-application discussions/masterplanning exercising where considered reasonable or it has been estimated having regard to matters such as site constraints and scheme viability etc.

5.20 The proposals for the site have been subject to various masterplanning exercises and pre-application discussions since 2013. In short, the scheme has been prepared in the context of the now adopted DPD and has arguably informed its preparation. The scheme proposes 216 residential homes and 9,376 sq.m (GIA) of non-residential floorspace (flexible use classes A1, A3, B1, D1 and D2). This is consistent with the indicative development yield within the Site Allocation and reflects that the proposed site does not take in the entire allocation (excluding Mountview Academy and properties fronting Coburg Road):

SA 19: WOOD GREEN CULTURAL QUARTER (SOUTH)



SITE SIZE AREA:	2 HA	
INDICATIVE DEVELOPMENT CAPACITY	NET RESIDENTIAL UNITS	EMPLOYMENT M2
	355	12,243

PROPOSED SCHEME MAY 2017



SITE SIZE AREA:	1.36 HA	
INDICATIVE DEVELOPMENT CAPACITY	NET RESIDENTIAL UNITS	EMPLOYMENT M2
	216	9,375

5.21 As a comparison, the site area of the proposed scheme equates to 68% of the allocation, yet it provides residential development at 60% of the yield envisaged by the allocation and employment/non-residential land uses at 77% of the allocation. In short, the scheme achieves its 'fair share' of the development capacity relative to its site area and indeed a greater proportion of employment relative to its size.

5.22 The proposal is therefore consistent with the indicative development yield envisaged by the allocation as being an employment-led mixed-use scheme.

Balance of Non-Residential Land Uses

5.23 The application proposes a total of 9,376 sq.m (GIA) non-residential floorspace within a flexible range of use classes: A1, A3, B1, D1 and D2. To provide certainty to Officers, suggested floorspace ceilings are proposed and are set out below, together with notes as to how they have been derived. It is considered that this range of use classes, when considered in the context of the ceilings proposed, reflect the intentions of policy and the cultural quarter.

5.24 The intention of the ceilings is to enable the maximum amount of Class B1 across the scheme, whilst providing flexibility that ground floor units to the Chocolate Factory and Block E can provide Class A1/A3 to encourage active frontage and animation to the proposed Square as envisaged by the allocation. Moreover, to enable Block F, as a standalone non-residential building, to provide a single use or combination of B1, D1 and D2. In short, the ceilings ensure that no more than 1,413 sq.m of the non-

residential floorspace (equivalent to 15%) will be able to be used for non-Class B1 use. This is to ensure that the employment function of the cultural quarter is maintained, whilst maximising the opportunity presented by the new public realm improvements and providing supporting uses for the employment and the proposed residential use.

5.25 The proposed non-residential floorspace ceilings are as follows:

Retail (Use Class A1 & A3)

Land Use	Max. floorspace (sqm GIA)
A1 Retail	1,134
A3 Restaurant and Café	1,134

Note: Based on 831 sq.m (Block A – units fronting Jelly Lane and the Square) and 303 sq.m (Block E).

Employment (Use Class B1)

Land Use	Max. floorspace (sqm GIA)
B1 (a) Office	9,376
B1 (b) Research and Development	9,376
B1 (c) Light Industrial	9,376

Note: Based on total non-residential floorspace

Leisure and Community Facilities (Use Class D1 & D2)

Land Use	Max. floorspace (sqm GIA)
D1 Non-Residential Institutions	1,863
D2 Assembly & Leisure	1,863

Note: Based on 831 sq.m (Block A), 303 sq.m (Block E) and 729 (Block F).

Employment Offer

5.26 It is understood that the intentions of Site Allocation SA19 is to encourage and improve the employment function of the Cultural Quarter and encourage its special character. Workspace owns 69 properties in London providing 3.6 million square feet of space that is home to some 4,000 businesses. Workspace currently manage the space on the site and it is their intention to continue to manage the replacement employment provision as part of their portfolio. In this respect, Workspace understand what is currently working well and has contributed to the special character

of the area, and where there is opportunity for improvement in the quality of the employment offer. In this respect, and as discussed with Officers as part of the pre-application process, the proposals are tailored to the needs of new and growing businesses as this has been identified as forming part of the special character of the Cultural Quarter.

- 5.27 The site currently offers a range of different workshop and business premises. Whilst some elements are successful, not all space meets current needs and some generate a low employment density. Parma House provides 3 floors of accommodation; however due to its internal configuration, the units are deep and only have windows along one elevation. The resultant accommodation is dark and is often difficult to let. Based on a review in January 2017, 4 units (circa 598 sq.m) were unlet, which equates to circa 18% of the lettable space.
- 5.28 The Chocolate Factory complex (Buildings A – D) includes a range of unit sizes. One of the largest units on the site is currently in use as a bakery. Accommodating circa 1,207 sq.m, it equates to over 11% of the lettable floorspace within that complex and arguably has the lowest employment density compared to the rest of the accommodation which largely comprises smaller workshop units. Of the remaining workshop / studio accommodation, circa 2,464 sq.m was unlet, which equates to 22.5% of the total lettable floorspace within the complex (including the bakery) (based on a review in January 2017).
- 5.29 In terms of understanding the existing offer and what is working and what is not, the existing tenants are varied in nature but comprise several start-ups and growing small businesses. In this respect, the employment offer on the site that has been the most successful in terms of lettings, and arguably facilitated this employment culture, has been the range of small and medium sized workshop and studio spaces which is largely comprised in the original Chocolate Factory building, rather than the lower employment density associated with the difficult to let accommodation in Parma House.
- 5.30 It is this offer that the proposals seek to replicate and strengthen. To this end the proposals remove the later extensions to the Chocolate Factory and refurbish and extend it. The removal of the modern extensions to the southern elevation of the existing Chocolate Factory building provide the opportunity to reinstate that elevation. In addition to townscape benefits, this would result in the opportunity to reconfigure

this space to better meet employment needs, providing outlook and daylight to that studio space. In short, a better quality workspace.

- 5.31 The sharing of ideas and synergy between businesses is something that again has been understood to be a special quality of the existing offer that it is intended to strengthen. The refurbishment provides the opportunity to improve circulation and break out spaces. For example, at present the open atrium is not used effectively. The proposals to cover this make the space more usable and provide opportunity for communal space that could be used by customers to share ideas or promote their 'offer' through exhibitions etc.
- 5.32 The extension and addition of a new floor of accommodation provides the opportunity to provide additional accommodation (circa 7,90sq.m.) of the type known to contribute to the special character. Overall the reconfiguration of the Chocolate Factory has been designed to enable tenants to grow their business on the same site from a start-up to a small to medium size operation. This space will be flexible and can accommodate a range of unit sizes to meet specific needs of occupiers.
- 5.33 In addition to the above there are other opportunities for Class B1 use on the site namely within Block E and Block F, although these are also identified as appropriate for other uses as noted above.
- 5.34 It is noted that the allocation seeks capped commercial rents. This will be explored as part of the viability appraisal in the context of the relative policy aspirations of the Council.
- 5.35 The amount of Class B1 accommodation will be a maximum of 9,376 sq.m. It is consistent with the adopted allocation which seeks 12,243 sq.m of employment floorspace over a larger site area. In short it meets what the allocation identifies as an employment-led scheme. The proposal achieves an improvement in the quality of the employment offer compared to existing. The proposed scheme will include land use ceilings to ensure that no less than 85% of the non-residential land will be for Class B1 uses with the remainder to other uses, also employment generating in their own right. In short it meets the provisions of the allocation in relation to the balance of land uses.

Compliance with Site Requirements and Development Guidelines

- 5.36 In terms of the level of employment use, the Site Requirements state that the maximum quantum should be provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. We have considered the mix of uses above and demonstrated that they meet the objectives of policy. However, from the above we understand that the wider objectives of policy should also be met by the scheme and then tested in terms of viability.
- 5.37 We enclose herewith at Appendix 2, a review of how the scheme meets (or will be demonstrated to meet) the provisions of the Site Requirements and Development Guidelines set out within the Site Allocation.
- 5.38 It is understood that a key aspiration of the allocation is to achieve significant improvements to the public realm, including the creation of a 'focal point' for the Cultural Quarter. It also seeks to achieve improvements to connectivity, active frontages along desire lines and ultimately the retention of the original Chocolate Factory building. These are all elements that have been incorporated into the scheme and ultimately result in a cost to the scheme.

Proportion of Residential Development

- 5.39 The Site Requirements state that the maximum quantum of employment floorspace should be provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 5.40 The allocation recognises that some form of improvement in the employment function of the site is necessary. Moreover, that redevelopment of the site for solely employment use (as existing) is unlikely to achieve this improvement or the wider objectives of the allocation. Some form of intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives.
- 5.41 Having demonstrated that the scheme is employment-led, achieves an appropriate balance of non-residential land uses together with meeting other policy requirements (public realm improvements etc), the issue to be addressed is whether the level of residential use is appropriate. In short, is it the amount required to cross subsidise and achieve the above?

- 5.42 In testing this, it is important to have regard to paragraph 173 of the NPPF relating to viability and deliverability as follows:

“173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

- 5.43 In summary, in addition to providing the cross-subsidy to fund the achievement of the employment provision and other scheme requirements, there is a need for competitive returns to a willing land owner and development to enable that land to be delivered.
- 5.44 A Financial Viability Assessment has been prepared by GVA in respect of the scheme. This demonstrates that when considering the scheme as a whole, including the refurbishment of the Chocolate Factory, the maximum level of affordable housing that the scheme can support whilst achieving the Council’s other policy objectives, is 11% by floorspace (with a 60:40 split between social rented and shared ownership tenures).
- 5.45 The commercial space and affordable housing both represent a significant discount in value terms to the private residential element of the scheme and this obviously impacts on scheme viability. Therefore, the levels of both affordable housing and commercial space currently proposed are the maximum the scheme can support.
- 5.46 Any requirement to increase affordable housing would necessitate a comparable reduction in employment space and vice versa, any increase in the commercial requirement would have an impact on the level of affordable housing the scheme can

support. In short, having regard to the requirements of the adopted allocation, the level of commercial floorspace is the maximum that can be provided in the context of scheme viability.

Summary

- 5.47 The proposal is consistent with the indicative development yield envisaged by the allocation as being an employment-led mixed-use scheme. Notwithstanding this, having regard to the 'Site Requirements' the development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 5.48 We have demonstrated that the scheme meets the other wider policy aspirations of the allocation, i.e. public realm improvement. The issue to be addressed is whether the amount of employment is the maximum that can be provided in the context of viability and the cross-subsidy role of the residential element of the scheme. A viability assessment has been prepared by GVA and demonstrates that the current level of employment space proposed is the maximum the scheme can support whilst providing the other benefits and improvements the scheme will deliver, including the provision of 11% affordable housing by floorspace. Any requirement to increase affordable housing would necessitate a comparable reduction in employment space and vice versa, thus the FVA demonstrates that the current balance of commercial and residential floorspace is the optimum that can be achieved.
- 5.49 The balance of land uses, specifically the facilitating role of residential to employment is therefore appropriate.

6.0 CASE FOR DEVELOPMENT: MATTERS OF DETAIL

6.1 In relation to matters of detail having regard to the adopted Site Allocation SA19 and the provisions of the development plan, the following matters fall to be considered:

- Is the scale, height and design of the scheme appropriate having regard to the character of the area, any designated views and heritage assets?
- Is the mix and balance of residential units acceptable and directed to meet needs / deficiencies?
- Will the design and layout of the development result in an appropriate quality of the urban form and hence residential living standards?
- Does the scheme make appropriate provision for open space and play space?
- Will the development be accessible to all members of the community?
- How does the scheme address climate change and renewable energy?
- Does the scheme propose an appropriate level of car parking and access?
- Does the scheme address all remaining environmental matters?
- How will the scheme be delivered: programme and phasing?
- Proposed S106 Draft Heads.

Scale, Height, Bulk and Mass

6.2 The London Plan sets out policy guidance relating to design and tall buildings, specifically Policy 7.4 Local Character, Policy 7.5 Public Realm, Policy 7.6 Architecture and Policy 7.7 Location and Design of Tall and Large Buildings. It is noted that the London Plan defines tall buildings as those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor (30m in this location).

6.3 Development Management Policy DM6 Building Heights set out the Council's policy for the assessment of tall and taller buildings. Taller buildings are defined as those that are two or three storeys higher than the prevailing surrounding building height. Tall buildings are defined as buildings over 10 storeys in height (para 2.39).

6.4 Accordingly, it is understood that as the application includes a building of 16 storeys (and in excess of 30m) in height it is considered to include a 'tall building' and therefore assessed against London Plan Policy 7.7 and Policy DM6. These policies have common criteria; accordingly, we consider below Policy DM6 as the more

recently adopted development plan policy and effectively the local application of London Plan Policy 7.7.

6.5 Policy DM6 states that tall buildings will only be acceptable in areas identified on Figure 2.2 as being suitable for tall buildings. The site falls within the Wood Green Haringey Heartlands Area on Figure 2.2 and is identified as a potential location appropriate for tall buildings. Moreover, in addition to the assessment against Policy DM6 (B) relating to taller buildings, the proposals should also be assessed against the provisions of Policy DM6(C).

6.6 Policy DM6(B) states that proposals should:

- (a) Be of a high standard of architectural quality and design, including a high quality public realm;**
- (b) Protect and preserve locally important and London wide strategic views in accordance with Policy DM5; and**
- (c) Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).**

6.7 The application includes a Design and Access Statement. This sets out the approach to scheme development and the justification for the proposed approach to the site in terms of siting, scale, height and architectural quality as per criteria (a) above. In respect of criteria (b) and (c), the application is accompanied by an Environmental Statement which includes a Townscape and Views Assessment (Vol 2, Chapter 8) and a Built Heritage Chapter (Vol 2, Chapter 7). These chapters demonstrate compliance with the above criteria and are discussed further separately below.

6.8 Policy DM6(C) states that in addition to (B) above, proposals for tall buildings should:

(a) Represent a landmark building which by its distinctiveness must:

- i. Be a way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;**
- ii. Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and**
- iii. Positively engage with the street environment.**

(b) Consider the impact on ecology and microclimate; and

(c) Have regard to the Council's Tall Buildings and Views Supplementary Planning Document.

- 6.9 Criteria (a) is considered in the Design and Access Statement. In respect of (c) the Council are yet to publish this SPD. The Environmental Statement assesses impact on both ecology and microclimate (criteria (b)). In relation to ecology and nature conservation (Vol 2, Chapter 11) it concludes that there will be a negligible impact during construction with the implementation of mitigation measures. The completed development will be sensitively lit and include new planting, which will have a minor to moderate beneficial effect on habitats and ecological features at the site. The provisions of Policy DM6 are therefore met in this regard.
- 6.10 In relation to microclimate (Vol 2, Chapter 10), the assessment demonstrates that the scheme will result in appropriate pedestrian conditions in relation to thoroughfares through the scheme, building entrances, communal amenity areas, rooftop terraces and balconies with residual effects of the completed development being negligible to minor beneficial. The provisions of Policy DM6 are therefore met in this regard.
- 6.11 Whilst not expressly cited in the above policy, the impact of the proposal on daylight, sunlight and overshadowing of existing surrounding properties has been considered as part of the Environmental Statement (Vole 2, Chapter 9). The analysis has been undertaken with regard to the guidance given in the BRE Report, local planning policy, historical planning applications and British Standard BS 8206 part 2. The analysis shows that neighbouring properties would receive daylight and sunlight amenity consistent with and in excess of the expectations of an urban area.
- 6.12 The development will have no significant effect in terms of the supply of daylight and sunlight to any of the neighbouring properties and the effects overall would be negligible to moderate adverse. The overshadowing analysis of the surrounding amenity areas shows that there would be a negligible to moderate adverse effect.

Townscape and Visual Effects

- 6.13 As noted above, the Environmental Statement includes a Townscape and Visual Impact Assessment and associated Townscape and Views Chapter.

- 6.14 In relation to strategic designated views, this identifies that the site does not fall within or in the backdrop of any strategic viewing corridors defined by the London View Management Framework SPG 2012. In relation to local views, Development Management DPD Policy DM5: Locally Significant Views and Vistas, as shown in Figure 2.1 of the DPD, includes 3 'linear views' (nos. 19, 20 and 22) which pass across the site. These are described as follows:
- View 19: Lordship Lane at Bruce Castle;
 - View 20: Watermead Way railway bridge; and
 - View 22: Adams Road
- 6.15 In view 19, the development would not be visible. In view 20, the development would not be readily perceptible, if at all and it was agreed with LBH that a photomontage from this location was not required. In view 22, the development would just be perceptible. On this basis, there is no effect of the development on views 19 or 20.
- 6.16 In view 22, the view to Alexandra Palace is a narrow corridor view to Alexandra Palace, impinged upon by vegetation and characterised by foreground clutter. As set out in the Environmental Statement (Volume 1, Chapter 8), land in the southern area of the park is considerably more elevated; provides more open views, less subject to visual clutter; and is from a location more likely to be used to pause to appreciate the view of Alexandra Palace, than the corridor view of the Locally Significant View from the pavement furthest from the park gates at the Adams Road entrance.
- 6.17 The Urban Characterisation Study which forms the basis for the selection of designated Locally Significant Views, does not set out the justification for selection of specific views or consideration of alternatives. As explained in the Environmental Statement, in this view, a small extent of the upper part of Block B would just be perceptible through existing vegetation flanking the view corridor, which would almost entirely filter (and with vegetation in leaf, screen) the built form. Where visible, the built form would appear below the skyline as a positive tall building signposting the Cultural Quarter and emphasising its civic significance, as well as inviting movement towards it and enhancing its perceptual linkage with the wider townscape. The upper parts of Block B would provide a more elegant and positive distant feature than existing tall elements in the view, which break the skyline. At a wider extent, the development would contribute an elegant built form massing to re-establish the pre-eminence of the central area of Wood Green, which is currently only marked by the Mall signage tower and the blank façades of River Park House. Where perceptible, the

built form would also direct the eye towards the principal features of Alexandra Palace visible at this range, namely the central roof and arch, which remain clearly evident.

6.18 The development would form a very small part of the view seen in the context of extensive infrastructure in the foreground. The scale of Block B would very slightly increase the existing perception of the influence of built form, comprising the prominent pale-coloured Mall signage tower, in front of the lower part of Alexandra Palace. This change would be mitigated by the visually interesting appearance of the upper parts of the proposed built form, which softens the perception of vertical scale and appears distinctive and less obtrusive and assertive; use of softly coloured, locally characteristic façade materials, which are barely distinguishable from those of Alexandra Palace and notably less prominent than the signage tower of The Mall; and variation of façade pattern to provide visual and human interest and soften perception of vertical scale. Balancing these factors, the Environmental Statement concludes that in this view, there would be a negligible adverse visual effect.

6.19 Development Management DPD Policy DM5 (Locally Significant Views and Vistas) states:

A Development proposals within the viewing corridors of the Locally Significant Views shown on Figure 2.1 must demonstrate how the proposal:

(a) Enhances the viewers' ability to recognise and appreciate the landmark being viewed;

(b) Makes a positive contribution to the characteristics and composition of the local view, where possible; and

(c) Has had regard to the Council's Tall Buildings and Views Supplementary Planning Document.

B Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views.

C Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.

D Existing identified viewpoints and viewing points should remain publicly accessible.

E Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).

6.20 With regard to criteria A(a) of Policy DM5, whilst slightly obscuring the lower parts of the built form of Alexandra Palace, the development would not harm the viewers

ability to recognise and appreciate the landmark being viewed and would direct the eye to the principal features of the building. In terms of criteria A(b), as set out above, the building does make a limited positive contribution to the view, in terms of the legibility of the centre of Wood Green and the Cultural Quarter. In relation to criteria A(c), the LBH Tall Buildings and Views Supplementary Planning Document and noted above this has not been published.

- 6.21 With regard to criteria B of the policy, obstructions to the Locally Significant Views have been minimised.
- 6.22 In relation to part C of the policy, the development provides visually interesting view corridors along the public realm between the buildings, including framing and highlighting the original Chocolate Factory building, notably in views from the south, through the positioning, alignment and contrasting materials of adjacent built form.
- 6.23 The development would have no effect on criteria D of the policy in relation to existing viewpoints.
- 6.24 In terms of criteria E of the policy, there are no views of the site identified in the Wood Green Common Conservation Area Appraisal, although the Appraisal does note the 'existing cluster of large educational and institutional buildings frontage Western Road and Mayes Road', described as being of a scale and prominence that results in the character of the southern corner of the Conservation Area contrasting with the remainder.
- 6.25 It is noted that within the emerging policy WG6: Local Tall Buildings and Local Views policy in the draft Wood Green Area Action Plan (AAP), view 20 from Figure 2.1 of the adopted Development Management DPD is not included in the identified View Corridors. A new view, west from Wood Green High Road, is proposed in the draft policy. This has been assessed in the Environmental Statement, (Vol 1, Chapter 8), which notes that, from this viewpoint, when viewing the very small existing glimpses of Alexandra Palace, which are progressively being screened by ongoing construction on Caxton Road, the uppermost parts of the proposed residential towers would barely be seen, if at all. Where visible, the skyline would feature a positive taller building signposting the Cultural Quarter and emphasising its civic significance, as well as inviting movement towards it and helping achieve perceptual linkage with the town centre. In the event that this view opened up, as set out in the draft AAP, block B would frame, rather than obscure, Alexandra Palace.

Heritage Assets

- 6.26 In terms of designated heritage assets, the Wood Green Common Conservation Area is located directly adjacent to the site to the north. In addition, the Alexandra Palace and Park Conservation Area and Grade II Historic Park and Garden lie approximately 170m to the western edge of the site. In relation to undesignated heritage assets, the Chocolate Factory (pre-World War II elements) is identified in the emerging Wood Green AAP as a Building of Merit. Additional buildings associated with the Chocolate Factory are similarly identified – specifically Cambridge House which is a locally listed building on Mayes Road, and the curved frontage building on Coburg Road, which is also a building of merit.
- 6.27 In terms of the NPPF, the Pre-World War II structures surviving at the Chocolate Factory site have been identified as non-designated heritage assets. The Heritage Assessment (ES Volume 1, Chapter 7) describes their significance, as required in paragraph 128 of the NPPF. The Chocolate Factory buildings have been much altered and their principal significance now resides in: the external form and appearance of those older blocks, they are no longer used internally for industrial uses; in the continued industrial use of the site as a whole which enables an understanding of these buildings' historic function and use; and, in the historic links to extant structures and other buildings in the local vicinity which relate to the history of the Chocolate Factory. The interest of these buildings is partly contributed to by the continued industrial nature of their immediate setting and by the other former factory buildings in their wider setting outside the site itself.
- 6.28 The NPPF identifies two levels of harm which can arise from development. Regarding designated assets, this harm is divided into less than substantial or substantial. Regarding non-designated assets, paragraph 135 requires that applications be determined with a balanced judgement reflecting the scale of any harm or loss and the significance of the heritage asset.
- 6.29 The Heritage Assessment has identified that the proposed scheme will cause no harm to the adjacent designated assets of the Wood Green Common or Alexandra Palace and Park Conservation Areas. The development will introduce a change within the setting of both designated Heritage Assets, but change is not automatically or inherently harmful. The principal elements of significance for the two conservation areas, including the contributions made by their settings, will be preserved through the proposals. Regarding Wood Green Common Conservation Area, the historic links

between the area and the Chocolate Factory are best preserved in the older buildings on the site, which are to be retained. The visual change to the setting on the south of the conservation area will not obstruct or erode the overall character of this part of the conservation area's setting which is already characterised by larger buildings of a civic, public and industrial nature in contrast to the domestic scale of the majority of the conservation area.

- 6.30 Regarding the non-designated assets within the Site itself, the NPPF does not require that harm be quantified, however the Heritage Assessment identifies that any harm arising to the non-designated assets of the pre-world war II structures through the loss of the industrial nature of the site is of the lowest order of magnitude. The development will affect the fabric and immediate setting of buildings which are of local significance. Those aspects which retain the greatest local heritage significance are to be retained and preserved within the scheme ensuring their long-term preservation with a viable use.

Mix and Balance of Residential Use

- 6.31 The principle of residential use on the site is established. Section 5 above has considered and justified the quantum of residential use. Site Allocation SA19 does not include a proposed or target mix of residential units, nor does the Adopted London Plan 2016 or LB Haringey Strategic Policies 2017. The Development Management DPD July 2017 Policy DM11 Housing Mix states that housing mix should be determined on a site by site basis having regard to individual circumstances including location, character, site constraints and scale of development proposed. The policy goes on to state at criteria (c) that the Council will not support proposals which result in an overconcentration of 1 or 2-bedroom units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.
- 6.32 The Council's Housing Strategy 2017-2022 includes a target mix for affordable and intermediate tenures, but not for private sale. It does however state the following at page 15:

"Ensure new homes are delivered that meet identified housing need in terms of bedroom sizes, and with a minimum of 10% that are wheelchair accessible, as set out in appendix C. The dwelling mix represents borough-wide targets that will be updated as necessary to reflect new evidence.

Tenure and bedroom size mix on individual sites may differ according to local characteristics and localised housing demand. For example, while we generally expect homes for affordable home ownership, market sale and private rent to primarily focus on delivering smaller, one and two bedroom units, in some areas we may require a different mix, with more larger or smaller homes to correct local imbalances and meet particular local needs."

6.33 In addition, it is noted that the emerging Wood Green AAP February 2017 highlights at Policy WG2 Housing (point 3) that new family housing is to be focused outside of the town centre and Cultural Quarter. Whilst it is at an early stage in development and should be attributed little weight, it indicates the Council's desire to focus family housing and therefore larger units away from this area.

6.34 The application proposals have been prepared in the context of the above and provide for the following:

Unit type	Total Unit Type		Units %
Studio	14		6%
1B2P	74		34%
2B3P	7		3%
2B4P	83	93	43%
Duplex 2B4P	10		
3B5P	17	23	11%
Duplex 3B5P	6		
Duplex 4B6P	5		2%
Total	216		100%

6.35 Accordingly, the proposed split of predominantly 1 and 2-bedroom units is appropriate for the location of the site adjacent to the Town Centre and intended function of the cultural quarter. Notwithstanding this, the site does provide a contribution towards family housing through 13% 3 and 4-bedroom units (28 in total).

6.36 In accordance with London Plan Policy 3.8, 10% of the overall number of units are wheelchair accessible, which equates to 22 no. units in total. All the wheelchair units have been designed to meet the requirements within Building Regulations, Part M.

- 6.37 All wheelchair accessible units will have access to a parking space. These have been located to be convenient to the units, as set out in the Design and Access Statement (page 134).

Affordable Housing

- 6.38 London Plan 2016 Policy 3.11 Affordable Housing Targets seeks to maximise the provision of affordable housing seeking at least an average of 17,000 new affordable homes per year in London, with a strategic target tenure split of 60 social / affordable rent and 40% intermediate rent / sale. Policy 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes identifies that the maximum reasonable amount should be secured having regard to the need to encourage rather than constrain residential development (c) moreover the specific circumstances of individual sites (f).
- 6.39 Strategic Policies DPD July 2017 Policy SP2 states that subject to viability, sites capable of achieving 10 units or more will be required to meet a Borough wide target of 40% based on habitable rooms. Development Management DPD July 2017 Policy DM13 Affordable Housing reiterates this and identifies the preferred tenure split as 60% social/affordable rent and 40% intermediate.
- 6.40 The Mayor has also recently published his Affordable Housing and Viability SPG (August 2017). Having regard to paragraph 2.12 of the SPG the application is proceeding via the Viability Tested Route:

“it is understood that development proposals on particular sites may not be able to meet affordable housing requirements due to the requirement for significant investment in other contributions to support growth, particularly for public transport (but also for schools and hospitals, cultural venues, affordable workspace etc). Where this is the case the applicant is required to provide viability information as per the Viability Tested Route.”

- 6.41 As identified in Section 5 above, the site is subject to an adopted Site Allocation SA19. This envisages an employment-led mixed-use scheme with residential. The Site Requirements state that the maximum quantum of employment floorspace should be provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. The allocation recognises that some form of improvement in

the employment function of the site is necessary to secure the employment role of the site in the long term. Moreover, that redevelopment of the site for solely employment use (as existing) is unlikely to achieve this improvement or the wider objectives of the allocation. Some form of intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives. The residential element of the scheme fulfils that role.

- 6.42 Having demonstrated that the scheme is employment-led, achieves an appropriate balance of non-residential land uses together with meeting other policy requirements of the allocation (public realm improvements etc) the viability assessment demonstrates that the level of residential is the minimum needed to deliver the above.
- 6.43 The application is supported by a Financial Viability Assessment (FVA) prepared by GVA. This concludes that the maximum level of affordable housing that the scheme can support is 11% by floorspace with a 60:40 split between social rented and shared ownership tenures.
- 6.44 In arriving at the proposed level of affordable housing, we have sought the maximum level of provision, whilst meeting the Council's other policy priorities. This includes the preferred tenure mix between social rented and intermediate housing but also, more significantly, ensuring that the amount of quality employment space delivered by the scheme is maximised. The commercial space and affordable housing both represent a significant discount in value terms to the private residential element of the scheme and this obviously impacts on scheme viability. Therefore, the levels of both affordable housing and commercial space currently proposed are the maximum the scheme can support.
- 6.45 Any requirement to increase affordable housing would necessitate a comparable reduction in employment space and vice versa, any increase in the commercial requirement would have an impact on the level of affordable housing the scheme can support. In order to try and maximise the provision of affordable housing, GVA has also assessed the viability of the scheme excluding the refurbishment of the Chocolate Factory buildings. The refurbished part of the property comprises a significant element of the benchmark land value and as this part of the project could be undertaken in isolation, GVA have also assessed the new build element of the scheme in isolation. This scenario demonstrates that the maximum level of affordable housing the scheme can support is 11% by floor space.

- 6.46 It is worth noting that if this scheme did not include the high level of employment space offered, the scheme could support a larger affordable housing contribution. However, recognising the Council's priority to see quality employment space delivered on this site, means that the maximum level of affordable housing the scheme can support, whilst remaining viable is 11% by floor space. This is on the basis that the Chocolate Factory refurbishment is excluded from the assessment and therefore takes a conservative view with regard to the benchmark land value.
- 6.47 At this stage we have not identified the precise units that would be allocated to the affordable housing as we would seek to engage with the Council to understand their priorities in terms of unit mix and tenure.
- 6.48 We would welcome the opportunity to review the FVA with Officers of both LBH and the GLA.

Quality of Residential Accommodation

- 6.49 London Plan Policy 3.5 Quality and Design of New Housing Developments highlights that new housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 6.50 Development Management DPD Policy DM12 Housing Design and Quality highlights that all new dwellings should meet and exceed minimum internal and external space standards of the London Plan and Mayor's Housing SPG (criteria a). Moreover, that ground floor family housing should provide access to a private garden/amenity space and at upper levels family housing should have access to a balcony and/ or terrace.
- 6.51 The proposed residential units all meet or exceed the internal space standards set out at Table 3.3 of the London Plan 2016. In terms of the quality of the internal residential environment, these have been assessed in terms of daylight and sunlight levels. The assessment forms part of the Environmental Statement and concludes that good levels of daylight and sunlight are achieved for the overwhelming majority of future occupants.
- 6.52 The Environmental Statement also includes a Noise and Vibration Chapter which includes an assessment as to residential amenity for future residents of the

development. The assessment notes that with appropriate mitigation measures relating to façade design, the internal noise levels set out in BS8233:2014 Sound Insulation and Noise Reduction for Buildings: Code of Practice would be achieved within all habitable rooms.

- 6.53 In relation to external amenity space, all residential units will have access to private amenity space in the form of gardens, terraces or balconies. All balconies meet the depth and size requirements of the Mayor's SPG 2016 (Standards 26 and 27). Specific attention has been given to locating the larger family units within the scheme at ground floor level such that they benefit from larger terraces / private gardens, for example, within Block B, there are 3 no. ground floor duplex units (4b6p).
- 6.54 The Environmental Statement also includes a Noise and Vibration Chapter which includes an assessment as to noise levels at external amenity spaces such as balconies. The most exposed areas predicted to exceed the 55 dB LAeq,16hr outdoor external criteria would benefit from some reduction in noise level through provision of solid balustrades. Solid glass balustrades are proposed at first floor level of the most noise exposed façades of Block E (those facing west overlooking Western Road) which would act to reduce noise levels, to some extent. Additionally, balconies on Blocks B and E are recessed, providing increased distance from and a reduction in exposure to existing environmental noise sources.

Open Space and Playspace

- 6.55 Neither the London Plan 2016 nor the LB Haringey Development Management DPD prescribe a quantum of communal open space provision to be achieved as part of residential schemes. However, London Plan Policy 3.6 Children and Young People's Play and Informal Recreation Facilities together with the Mayor's SPG set out guidance to achieve appropriate play space within schemes. This is calculated as 10sq.m for every child within a scheme. The child yield is calculated based on housing mix and tenure.
- 6.56 The Design and Access Statement sets out the child yield calculation. In short, whilst the financial viability assessment identifies that the maximum level of affordable housing that the scheme can support is 11% by floor space (with a split of 60:40 social rent : shared ownership), the play space needs of the scheme have been designed as a 'worst case scenario' based on circa 50% affordable housing with a split of 70:30 affordable rent : intermediate. In short, the play space needs of the

scheme have been prepared on the basis of a higher need. The calculation demonstrates a child yield of:

Age Group	Number of Children
Under 5s	41
5 – 11	21
12 +	13
Total	75

- 6.57 The above would equate to a playspace requirement of 750 sq.m within the scheme. As set out in the Design and Access Statement the scheme provides in excess of 870sq.m of communal open space within the podium landscaped area to Block E and rooftop areas to Block E and D. These areas are aimed at children aged up to 11 years old. The needs of 12+ year olds will be met within surrounding parks and open spaces within walking distance of the site including Wood Green Common, Alexandra Park and Ducketts Common.
- 6.58 In terms of the quality and usability of the communal open space. The application is accompanied by a Wind Microclimate assessment (ES Volume 1, Chapter 10), which demonstrates that the scheme will result in appropriate pedestrian conditions in relation to thoroughfares through the scheme, building entrances, communal amenity areas, rooftop terraces and balconies.
- 6.59 The Mayor's Housing SPG recommends that communal amenity spaces be designed to maximise direct sunlight (Standard 4). As noted above, daylight and sunlight is considered in the Environmental Statement (Volume 1, Chapter 9). This includes an overshadowing assessment of communal amenity areas. The communal areas to Block E and D have been assessed in relation to the BRE Report, which recommends that for amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least 2 hours of sunlight on 21 March.
- 6.60 The overshadowing analysis is provided in Appendix 9.4 of the Environmental Statement. The study shows that overshadowing of the amenity spaces associated with the development will see a high level of compliance with the BRE Report guidance when assessed for 21st March. Transgression relates to the podium level communal area within Block E, but is limited to the winter months with the analysis for the summer months showing very high levels of sunlight amenity.

- 6.61 All future residents of Blocks D and E will have access to communal amenity spaces within their own block, a rooftop terrace in the case of Block D and a rooftop terrace and communal courtyard in the case of Block E. It is proposed that residents of Block B would have access to the rooftop terrace and courtyard within Block E controlled via a fob.

Transport Issues

- 6.62 The ES includes a chapter on Transport and Access (Vol 2, Chapter 12) and a supporting Transport Assessment (Vol 3).
- 6.63 The TA outlines the relevant local, regional and national policies and identifies that the proposals conform to such policies. Where necessary these have been appropriately integrated within the design of the development. Analysis of the policy context concludes that the proposed development substantially supports the aims and objectives as set out at a national, regional and local level.
- 6.64 Residential car parking will be provided in accordance with LBH design guidelines at a ratio of 0.15 spaces per unit. A comprehensive tracking exercise has been conducted to ensure the site can operate efficiently and safely. Dedicated disabled parking and short stay parking bays will be provided to accommodate the needs all users. Two dedicated car club vehicle spaces will be provided on site. Cycle parking for all land uses will be provided in accordance with the latest London Plan guidance.
- 6.65 A comprehensive trip generation exercise has been conducted which forecasts the impact of each land use proposed on site. This has been assessed alongside the existing trip generation of the site to forecast a net assessment in terms of the impact on transportation. Cumulative schemes coming forward in the area have also been agreed with the local planning authority and incorporated into the exercise.
- 6.66 A highways impact assessment has been conducted to determine the impact of the proposals on the local transport infrastructure. The proposed development will not result in any additional vehicular traffic and as such can be considered to have a negligible impact on the local highway network.
- 6.67 A public transport impact assessment has been conducted for trips generated by the proposed development. A detailed assessment of the capacity of the underground

services and pedestrian gates at Wood Green Station has been conducted. The proposed development has been shown to have a negligible impact on bus and rail services and whilst the underground network will witness a small increase in trips, the capacity of both services and the access gates have been shown to be capable of accommodating the additional footfall without detriment to operation.

- 6.68 Several dedicated mitigation measures have been proposed including a Residential Travel Plan, Framework Travel Plan, Delivery and Servicing Plan and a Construction Logistics Plan. The development will be brought forward sustainably and the impact in terms of transportation kept to a minimum.

Climate Change and Renewable Energy

- 6.69 An Energy Statement has been prepared by Etude which sets out the key components of the energy strategy for the site and how it complies with national and local planning policy and guidance. This includes the proposed approach to achieve the Mayor's Zero Carbon Homes policy, which came into effect on 1st October 2016.

- 6.70 The policies / guidance relevant to the development proposal concerning energy are:

- The London Plan (2016) Policy 5.2 (Minimising Carbon Dioxide Emissions)
- Haringey Local Plan: Strategic Policies 2013 (with alterations 2017) – Policy SP4: Working towards a Low Carbon Haringey
- Haringey Local Plan: Development Management DPD (2017) – Policy DM21: Sustainable Design, Layout and Construction
- GLA Energy Guidance (2016); and
- GLA Sustainable Design and Construction SPG (2014)

- 6.71 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) states that development proposals should contribute to minimising carbon dioxide emissions in accordance with the three-step hierarchy as follows:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

- 6.72 The London Plan sets a target of 'zero carbon' for all new residential developments and 35% CO₂ reduction over Part L 2013 for all non-residential developments.

- 6.73 The LBH Local Plan: Strategic Policies 2013-2026 Policy SP4 (Working towards a Low Carbon Haringey) sets out that reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey over the Plan period.
- 6.74 Specifically, Part 1 of Policy SP4 specifies that all new residential development shall be zero carbon from 2016 onwards and all new non-residential development shall be zero carbon from 2019. Part 2 of the policy requires developers to prioritise connection to existing or planned networks where feasible; and all new developments are required, where feasible, to achieve a reduction in predicted carbon emissions of 20% from on-site renewable energy sources.
- 6.75 LBH Local Plan: Development Management DPD 2017 Policy DM21 (Sustainable Design, Layout and Construction) states that all new development proposals should apply the energy hierarchy to minimise energy use in order meet minimum carbon dioxide reduction requirements; and apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems.
- 6.76 The energy strategy for the site follows the London Plan three-step hierarchy outlined above through incorporation of the following measures:
1. **Be lean:** three iterations of energy modelling have informed the design of the residential units and the fabric and services specifications. The following fabric efficiency measures have been incorporated in the proposal: efficient double-glazed windows for all residential units and non-domestic spaces, energy efficient lighting across the development; and a Mechanical Ventilation system with Heat Recovery (MVHR) system for all residential units.
 2. **Be clean:** in line with the Council's recommendations, a local heat network with its own energy centre and CHP is not proposed at this stage. Individual boilers will provide heat to each building until the future Wood Green heat network becomes available.
 3. **Be green:** a large PV system equivalent to approximately 900sq.m of high efficiency Photovoltaic panels (PVs) will be installed on the most suitable roofs.
- 6.77 After the incorporation of energy efficiency measures and integration of the proposed renewable energy system (i.e. 140kWp of roof-mounted PVs), it is estimated that the

development will achieve on-site carbon savings of approximately 40% compared to Part L 2013.

- 6.78 The remaining regulation carbon emissions up to 100% will be offset for all residential units. A s106 payment of £307,980 is anticipated for the site (based on the GLA's carbon offsetting rate of £60/tonne CO₂ over 30 years for the residual regulated residential CO₂ emissions).
- 6.79 As demonstrated above, the proposed energy strategy is compliant with the Development Plan for the site.

Environmental Matters

- 6.80 The application is accompanied by an Environmental Statement. It is comprehensive and demonstrates that there are no technical impediments to delivery. The conclusions of each chapter are summarised below.

Socio-Economics

- 6.81 Volume 1, Chapter 6 of the ES has assessed the likely significant effects of the Development on socio-economic issues within the ward of Noel Park. The current socio-economic conditions of this ward comprise the following:
- A higher percentage of socially rented houses compared to levels in LBH, London and England as a whole;
 - 141,000 residents within LBH which are in employment, with the biggest employers being in the service industries and public admin, education and health industries;
 - Four GP practices within a 1km radius of the site, three of which are currently operating over capacity;
 - Seven dental practices within 2km of the site, all of which are accepting new patients; and
 - Nine primary and eleven secondary schools within the schools planning area in which the site is located. Amongst these schools, there is an existing deficit of 79 primary places and a surplus of 1,786 secondary places. However, by 2026/27, there is expected to be a deficit of 655 places in these secondary schools.

- 6.82 Due to the nature of the development, comprising residential and commercial uses, the following factors have been included in the assessment of likely significant effects:
- Construction phase employment generation;
 - Changes in population numbers and structure once the development is operational;
 - Changes in the levels of local expenditure following completion;
 - Changes in employment opportunities following completion; and
 - Demands on primary healthcare and on primary and secondary education infrastructure once operational.
- 6.83 The assessment identifies that during the construction phase, the development will generate 219 full time employment (FTE) jobs. In addition to the indirect benefits arising from local convenience spending and purchasing materials etc., these effects are considered to be of major beneficial significance.
- 6.84 The development once complete and occupied is expected to create 200 gross additional jobs, which will serve to reduce the unemployment rate in the local area, thus resulting in a minor beneficial effect. The introduction of 216 residential units that could provide homes for up to 499 people will contribute significantly to housing supply and meet an identified need within LBH. A minor beneficial effect is anticipated on local spending as a result of a projected increase in consumer spending per household through the introduction of 499 people into the borough.
- 6.85 A negligible effect on education is anticipated following the implementation of CIL contributions to mitigate the effect of a deficit of future school places once the development is operational. Similarly, CIL contributions would also be made for the provision of health care centres due to the current deficit of patient places. Following implementation of these mitigation measures, the development would have a negligible effect on primary healthcare and education.

Daylight, Sunlight and Overshadowing

- 6.86 Volume 1, Chapter 9 of the ES assesses the likely significant effects of the development on existing neighbouring buildings and within the future proposed development on the site itself with respect to daylight, sunlight and overshadowing.

6.87 A computer model was created to understand the existing conditions on the site with regards to daylight, sunlight and overshadowing. The analysis has been undertaken having regard to BRE guidance, as well as local planning policy, historical planning applications and British Standard BS 8206 part 2. Given the existing site conditions, neighbouring development daylight and sunlight expectations and the policy aspirations to develop this area, flexibility in the interpretation of the results has been used as allowed for in BRE guidance.

6.88 The development is located in an urban environment. Currently, parts of the neighbouring environment consist of low level housing; however, the Haringey Heartlands scheme shows the increase in the density of accommodation to be implemented in the area surrounding the site, which is not unsubstantial compared with the existing baseline position. As such, the daylight and sunlight expectations of the residential receptors assessed need to be viewed in context of this increase in density. The results of the analysis compare favourably with urban expectations and show that mitigation for the development will not be required.

6.89 It is important to note that the BRE guidelines stresses that the document should be used as a guide only and is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with "special circumstances", for example:

'in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.'

6.90 This is amplified by the following extracts from the introduction (Page 1, paragraph 6) and Section 2.2:

'The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design...' (Page 1, paragraph 1.6);

'In special circumstances the Developer or Planning Authority may wish to use different target values' (Page 1 paragraph 1.6); and

'Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light' (Page 7 paragraph 2.2.3).

- 6.91 The analysis shows that the neighbouring schemes would receive daylight and sunlight amenity consistent with and in excess of the expectations of an urban area.
- 6.92 The development itself would have no significant effects in terms of the supply of daylight and sunlight to any of the neighbouring receptors. The effects overall would be negligible.
- 6.93 Overshadowing analysis of the surrounding amenity areas shows there would be little or no effect on the existing values. The effects of the development on these areas would be negligible.
- 6.94 The internal assessments of daylight, sunlight and overshadowing within the development demonstrate that it would provide good levels of daylight and sunlight for the overwhelming majority of future occupants and that the amenity areas would also be compliant with expectations as an urban area.

Wind and Microclimate

- 6.95 An assessment of the effects of the development on wind and microclimate is contained within Volume 1, Chapter 10 of the ES. Specifically, this is an assessment of how comfortable walking around the new development will be.
- 6.96 Due to the proposed changes in pedestrian use of the site as well as the height (up to 16 storeys) and massing of the development, it was considered that a desk-based assessment provides a robust assessment of the likely significant effects of the development with respect to wind and microclimate.
- 6.97 The assessment compares the background wind climate for the site with the proposed building massing in order to determine the likely wind conditions. This has been classified in accordance with the Lawson Comfort Criteria, a widely accepted benchmark used to determine the suitability of the wind microclimate for a range of pedestrian activities. The assessment undertaken focuses on the windiest season (in

northern Europe, generally winter), to represent a 'worst case' scenario, and a summer season, when amenity spaces are expected to be most frequently used.

- 6.98 The site is exposed to prevailing winds from the south-west year-round with a secondary cold wind from the north-east during the spring season, typical for the south-east of England.
- 6.99 The assessment concludes that the effects of wind during the construction phase of the Development are considered to be negligible and therefore no mitigation measures are proposed.
- 6.100 The completed development is anticipated to have negligible to minor beneficial effects on entrances, thoroughfares, amenity space and rooftop terraces within the development due to the soft landscaping provided. Corner balconies on the north-western corner of Block D and south-western and north-western corners of Block E are expected to be one category windier than suitable for sitting use during the summer season, thus resulting in minor adverse effects on these balconies within the development. However, these impacts can be mitigated through design changes to balconies should Officers deem it necessary. Façade balcony locations are expected to have conditions suitable for private amenity use during the summer season.
- 6.101 The cumulative effects on wind and microclimate have also been assessed and are expected to be negligible overall.

Ecology and Nature Conservation

- 6.102 An assessment of the likely significant effects of the development on the environment with respect to ecology and nature conservation is contained within ES Volume 1, Chapter 11. The assessment was based on a desktop study and habitat and faunal surveys of the site.
- 6.103 The assessment identifies a number of statutory and non-statutory ecological designations in proximity to the site, the closest being the New River Site of Importance for Nature Conservation (SINC), located approximately 150m west of the site.
- 6.104 The desktop study did not identify any records of protected, rare or notable fauna within or immediately adjacent to the site.

- 6.105 The site itself contains buildings, hardstanding, walls and a hedgerow which do not offer favourable opportunities for faunal species, such as foraging bats and other mammals. All buildings within the site were considered to have negligible roosting potential for bats. Limited nesting and foraging opportunities were identified for birds in the buildings and the hedgerow. The site is however considered to be of importance for protected species at a local level. The effects of the development on these habitats has therefore been assessed, and the conclusions are provided below.
- 6.106 Prior to the implementation of mitigation measures, the construction phase would result in the disturbance of foraging bats and nesting birds utilising the Wood Green Reservoirs SINC and offsite trees. Impacts on invertebrates arising from dust on vegetation would also be experienced. However, mitigation measures are proposed including the dampening down of dust sources, clearing bird nesting habitat outside the breeding season and keeping lighting use to a minimum and directed away from the western site boundary. Once these mitigation measures are implemented, the overall residual effects of the development during the construction phase will be of negligible significance.
- 6.107 In terms of the operational effects, the completed development will be sensitively lit and include new planting, which will have minor to moderate beneficial effects on habitats and ecological features at the site and minor beneficial effects on invertebrates due to new planting and bio-diverse roofs. In addition, the provision of bird boxes will have a minor beneficial effect on birds. Negligible effects are anticipated on bats and ecologically designated sites.

Air Quality

- 6.108 ES Volume 1, Chapter 12 contains an assessment of the likely significant effects of the development on air quality. The assessment was undertaken using a variety of information, including using traffic flow and energy plant data and modelling of pollutant traffic and heating plant emissions generated by the development. Pre-application consultation with the Lead Pollution Officer at LBH was undertaken to agree the methodology to be used within the assessment.
- 6.109 The whole of the London Borough of Haringey is designated as an Air Quality Management Area (AQMA). The ES assessment has identified particular locations which are sensitive to changes in air quality. During the construction phase,

anticipated effects include dust emissions and emissions from construction vehicles and plant. Mitigation measures proposed during construction include the implementation of environmental management control measures to prevent and control dust and traffic.

- 6.110 The completed development would have a negligible impact on air quality in terms of road traffic, therefore no mitigation measures are required. However, travel plans and a delivery and servicing plan have been produced for the site which would contribute towards a reduction in transport emissions by encouraging sustainable modes of transport.

Noise and Vibration

- 6.111 ES Volume 1, Chapter 13 assesses the likely significant effects of the development on noise and vibration. The assessment identified existing and potential future sensitive receptors on the site and within the surrounding area through the use of noise and vibration surveys.
- 6.112 The area surrounding the site is mixed in nature, comprising commercial, residential and educational uses. The locations identified as being sensitive to changes in levels of noise and vibration reflect the different land uses within the surrounding area.
- 6.113 During the construction phases, negligible to short-term adverse effects of moderate significance are anticipated due to piling works. The following mitigation measures are therefore proposed and would be included within a Construction Environmental Management Plan, secured by way of a planning condition:
- Identification and use of low noise construction techniques;
 - All construction plants brought on to site should comply with the relevant EC/UKL noise limits;
 - Where feasible, all stationary construction machinery should be located so that the noise at all occupied sensitive locations is minimised;
 - Items of construction machinery on the site operating intermittently should be shut down in the intervening periods between use; and
 - Implementation of the CLP to pre-plan and manage traffic associated with the works to minimise disturbance to sensitive locations.

- 6.114 In terms of the completed development, negligible effects are anticipated from the noise associated with the proposed non-residential uses and building plant. The effect of the proposed development on road traffic noise is anticipated to be negligible to major beneficial.

Land Contamination

- 6.115 ES Volume 1, Chapter 14 assesses the likely significant effects of the development on the environment with respect to land contamination. A desktop study of the site was carried out which comprised a review of the available geological, historical and environmental sources of information about the site, together with a walkover survey.
- 6.116 The desktop study revealed the presence of a principal aquifer at a depth defined by the EA as an inner zone 1 groundwater source protection zone (SPZ). Potential sources of contamination were identified at the site included historical land uses related to industrial practices, fuel storage tanks and hazardous chemical storage. The site lies within an area where elevated concentrations of lead have been recorded and an area which would have been subject to bombing during the Second World War, thus there is a potential risk of encountering unexploded ordnance (UXO).
- 6.117 The assessment focusses measuring the impact on a range of identified receptors, which are identified due to their sensitivity to contamination, including humans, ecology, proposed buildings and groundwater.
- 6.118 During the construction phase, there is the potential for new pathways and existing contamination sources to be mobilised, which could adversely impact the sensitive receptors identified above. To mitigate this risk, prior to any construction works taking place, an exploratory ground/geotechnical investigation will be carried out to assess potential sources of contamination. Any asbestos found within existing buildings will be addressed. A detailed UXO assessment will be undertaken which may specify that an Explosive Ordnance Disposal Engineer is in attendance on-site during shallow intrusive works, depending on the outcome of the assessment.
- 6.119 In addition, implementation of the CMP, good site practice and adherence to guidance and risk assessments will reduce the likelihood of adverse effects from land contamination. Following incorporation of these mitigation measures, all effects arising from construction activities will be reduced to negligible or minor adverse to negligible.

Construction and Phasing

6.120 An assessment of environmental effects associated with the construction of the development is included within Volume 1, Chapter 4 of the ES.

6.121 The construction of the development is expected to be completed within four years starting in 2018, subject to gaining planning permission. In broad terms, the construction process through to completion will include the following stages:

- Access Road Construction, enabling works and demolition works;
- Site preparation (including excavation and grading);
- Provision of infrastructure;
- Construction of substructure;
- Construction of superstructure;
- Fit out of buildings; and
- Landscaping.

6.122 In terms of vehicular movement, demolition and construction vehicle movements will be managed to minimise the impact on the local road network. HGV movements would be dispersed across the working day outside of the morning and evening peak periods to minimise congestion on the local road network.

6.123 At this stage it is intended that construction traffic will approach and leave the development via the strategic and main road network. For the purposes of the assessment within the ES, it has been assumed that all HGVs will use Western Road to access the site.

6.124 Construction routes to the site will be reviewed in detail and agreed as part of a traffic management plan to be agreed with LBH.

S106 Draft Heads

6.125 The application is accompanied by a financial viability assessment which we would wish to discuss with Officers ahead of agreeing Draft Heads of Terms.

7.0 SUMMARY AND CONCLUSIONS

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The Site Allocations DPD July 2017 has recently been adopted and includes a site-specific allocation for the wider site to which the application relates. In our view, the application should be determined in accordance with this allocation.

7.2 Adopted Policy SA19 Wood Green Cultural Quarter states the following:

“Enhancement of the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential.”

7.3 The allocation includes an Indicative Development Capacity of 355 residential units and 12,243 sq.m of employment floorspace. It also sets out ‘Site Requirements’ and ‘Development Guidelines’.

7.4 Having regard to the above in our view the principle of redevelopment of the site is acceptable. The issue to be addressed is whether the nature and form of the proposal is acceptable in the context of the allocation and the special character of the area that it seeks to preserve and enhance. It is understood that the Council has identified the Chocolate Factory and surrounding buildings as performing a special employment function and that this has resulted in the designation of a Cultural Quarter. The allocation seeks to retain and effectively enhance this employment function, whilst achieving other policy objectives.

7.5 The employment element of the proposals are Workspace’s core business and have driven the scheme development. The proposals provide for the retention, refurbishment and extension of the Chocolate Factory recognising its employment character and role within the existing Cultural Quarter. Moreover, recognising that its workshop style offer meets the needs of SMEs. This is the existing employment function of the site and the employment function that Workspace wish to encourage, improve and secure in the long term. In addition, employment functions are proposed within Block E and F.

- 7.6 The quantum of commercial floorspace proposed sits over and above the site's contribution to the indicative yields within SA19. The scheme provides 77% of the indicative employment yield against having 68% of the allocated area. In addition to providing an indicative yield, the allocation seeks to ensure an employment-led scheme by including the provision in the Site Requirements that the maximum amount of employment use should be provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 7.7 It is understood that in addition to the employment function, a key aspiration of the allocation is to achieve significant improvements to the public realm, including the creation of a 'focal point' for the Cultural Quarter. It also seeks to achieve improvements to connectivity, active frontages along desire lines and ultimately the retention of the original Chocolate Factory building. These are all elements that have been incorporated into the scheme and ultimately result in a cost to the scheme.
- 7.8 The allocation recognises that some form of improvement in the employment function of the site is necessary. Moreover, that redevelopment of the site for solely employment use (as existing) is unlikely to achieve this improvement or the wider objectives of the allocation. Some form intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives.
- 7.9 Having demonstrated that the scheme is employment-led, achieves an appropriate balance of non-residential land uses together with meeting other policy requirements (public realm improvements etc), the issue to be addressed is whether the level of residential use is appropriate. In short is it the amount required to cross subsidise and achieve the above. The application is accompanied by a Financial Viability Assessment which demonstrates that the maximum level of affordable housing that the scheme can viably support, whilst meeting the Council's other policy objectives, is 11% by floorspace (with a 60:40 split between social rented and shared ownership tenures). This serves to demonstrate that the current balance of commercial and residential floorspace is the optimum that can be achieved.
- 7.10 The proposal achieves a high quality residential environment for future residents. It provides a mix of units to meet local need, all units meet the Mayor's internal space standards and standards for external private amenity space. 10% of the units are also wheelchair accessible. In addition the scheme provides for communal areas of amenity space and on-site play space for under 5s.

- 7.11 The scheme has been designed to have due regard to designated and undesignated heritage assets and adopted and emerging local views. The design of the scheme has been subject to extensive pre-application discussions including two Quality Review Panels. Full details of the design development and compliance with planning policy, specifically in relation to tall buildings is set out in the Design and Access Statement.
- 7.12 The proposed development is highly sustainable, achieving an estimated 40% reduction in carbon dioxide emissions (beyond Part L 2013) through on-site measures. This is achieved by applying the London Plan three-step hierarchy for energy: Be Lean, Be Clean and Be Green, which includes provision of a renewable energy system (140kWp of roof-mounted PVs). The remaining carbon dioxide emissions up to 100 percent will be offset through a cash-in-lieu contribution to the Council's carbon offsetting fund, in accordance with the Mayor's zero carbon policy.
- 7.13 An Environmental Statement has been prepared to understand the site-specific and wider impact of the proposals including in respect of, inter alia, townscape and visual impact, transport, construction, flood risk and drainage, and ecology. These recommend a range of mitigation measures that have been incorporated in to the proposals to ensure impacts are minimized and managed to provide for a sustainable and environmentally sensitive development.

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
LB HARINGEY MEETING NOTE 29 JANUARY 2014

Pre-Application Planning Advice Note

Reference No: PRE/2014/0004

Date of meeting: 29/01/2014

Site Address: The Chocolate Factory, Wood Green N22

Proposal: Mixed used scheme to provide: 383 residential units, relocate the drama school of some 3,663 sq. metres provide 1,832 sq. metres of commercial spaces at ground floor level, 22,000 sq. metres of workspace and 365 car parking spaces within the basement and 112 spaces on the ground floor.

Attendants:

Valerie Okeiyi – LBH – Principal Planning Officer
John McRory – LBH – Interim Majors Team Leader
Richard Truscott – LBH - Design Officer
Maurice Richards – LBH Transportation Officer
Sandra Lawrence – LBH - Housing Officer
Gavin Ball – LBH – Policy Officer
Jacqueline Veater - LBH Principle Planning
Programme Manager
Pierre Chenier – LBH -Building Control
Sophie Jamieson – Barton Wilmore
Ian Dubber - Workspace

1.0 Site Description

- 1.1 The site is located to the west of Wood Green Town Centre and Mayes Road. North of the site are Alexandra School and factory units to the rear of the Job Centre and further north is the open space at Wood Green Common. The southern boundary is Coburg Road, south of this is small scale industrial units and beyond the disused gasholders which form part of the Clarendon Square redevelopment site (HGY/2009/0503). Western Road forms the western boundary of the site; to the west is a Council depot and vacant railway land.
- 1.2 The site is designated within Haringey's Local Plan (March 2013) as a 'Local Employment Area' and 'Cultural Quarter'. The site also forms part of the Haringey Heartlands/Wood Green Area of Intensification as set out in Haringey's Local Plan (March 2013) and the London Plan (2011).
- 1.3 The Chocolate Factory which forms part of the site plays a key role in the Wood Green Cultural Quarter. Workspace is the freehold owners of the Chocolate Factory and surrounding buildings. The Chocolate factory which was the former Barratt's sweet factory currently offers a variety of studio and start up units for small businesses directed at artists and creative businesses. It is located to the east of Western Road and west of Clarendon Road. The Chocolate Factory comprises of two separate blocks, one dating back to the 1930s block and the other a 1980s block. The site also includes commercial buildings of various sizes, scales and heights occupied by firms engaged in creative industries,

along with large areas of surface car parking. Parma House is to the east of the Chocolate Factory and eastern side of Clarendon Road. A bakery is to the west fronting Western Road. To the south fronting Coburg Road is the music studio and building that is leased to a church. Workspace also own the block to the north west of the Chocolate Factory which is let to the Met Police.

- 1.4 The site is located just outside the Wood Green Common Conservation Area which is centred upon the open space of Wood Green Common.

2.0 Overview of Proposal

- 2.1 Preapplication advice has been sought with a view to redeveloping the Chocolate Factory and surrounding buildings in order to provide a development that would secure the future and long term vision of the site as a Cultural Quarter of which the Chocolate Factory sites forms a part of, as specified in the Draft Sites Allocation DPD which seeks to enhance the cultural quarter through limited conversion of this site predominantly to enhance small scale business/workshop use. Improvement of the public realm, and enhancing community facilities to serve the growing population in this area.

- 2.2 The initial scheme that was presented at the preapplication meeting was essentially a broad masterplan for the Chocolate Factory site which would comprehensively redevelop the land with a mixed use scheme comprising of commercial and residential properties. The initial masterplan proposals for the site presented at the preapplication meeting would consist of the following:

- The demolition and partial demolition of existing buildings within the site boundary (outlined in red);
- The 'opening up' of the site area by the creation of new public realm routes and defined permeability to include a central public square which would act as a focal point;
- The retention of the original Chocolate Factory building and introduction of a new atrium but would also include the demolition of a more recent extension to the building;
- The introduction of perimeter building of block form which would incorporate a tower on Western Road entrance to the site;
- Ground floor of buildings to consist of predominantly commercial uses with residential use on the upper floors and podium level amenity space.
- Aspiration of encouraging development of other landholdings to allow further linkages to the central public space.

- 2.3 The Masterplan is a work in progress and has been updated following a pre-application meeting that was held with the Greater London Authority (GLA). In summary, the amendments and additional information include;

1. The adjustment of the schedule or residential accommodation to include a higher proportion of larger units.
2. The production of 2 long sections showing adjacent built context in particular the Haringey Heartlands scheme.

3. The illustration of the levels of solar penetration into the proposed residential courtyards.
4. The illustration of the view into the central space from western Road.
5. The provision of an indicative play strategy as part of any proposed development.

3.0 Planning History

Planning [HGY/1990/0744](#) GTD 18-07-91 Former Caxton Chocolate Fact. Clarendon Road London Use of part of the ground floor for industrial and or warehouse use.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/1993/0345	GTD	11-05-93	Former Caxton Chocolate Fact. Clarendon Road London	Alterations to existing crossover onto Clarendon Road

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/1993/0999	GTD	15-02-94	Wood Green Business Centre Western Road London	Change of use from factory floorspace to academic use to 1st floor Block B, 2nd floor Blocks A & B, 3rd floor Blocks B & D totalling approximately 3000m2.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/1998/1621	GTD	05-01-99	The Chocolate Factory Building A Clarendon Road London	New glazed entrance lobby, new entrance sign. Change of use from Class B1 to temporary offices for Haringey Heartlands Team.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/1998/1704	GTD	26-01-99	Building C The Chocolate Factory Clarendon Road London	Change of use of part of ground floor from Class B1 to cafe, kitchen and toilets.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2001/0738	GTD	03-07-01	The Chocolate Factory	Erection of a 2 storey infill extension forming a new main entrance,

Western
Road London reception/ managers
office, visitor waiting
area and 2 business
units.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2003/2091	GTD	06-04-04	Haringey Arts Council, Unit 104, The Business Centre 5 Clarendon Road London	Change of use of part fourth floor from cultural/arts centre to B1 (business) Use.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2003/2093	WDN	28-01-04	Haringey Arts Council, Unit 104, The Business Centre 5 Clarendon Road London	Change of use of part fourth floor from cultural/arts centre to B1 (business) use. (duplicate)

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2009/1092	GTD	18-08-09	Chocolate Factory, 5 Clarendon Road off Coburg Road London	Replacement of 3 no. omni antennas with 3 no. repositioned panel antennas, the repositioning of a GPS antenna, installation of rooftop equipment cabin and ancillary development thereto.

4.0 Relevant Planning Policy

- 4.1 The planning application would be assessed against relevant national, regional and local planning policy, including relevant policies within the:

National Planning Policy Framework (NPPF)
The London Plan 2011 (and relevant SPDs)
Haringey Local Plan (2013): Strategic Policies
Haringey Unitary Development Plan (2006) (Saved policies)
Haringey Supplementary Planning Guidance and Documents

- 4.2 For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

4.3 National Planning Policies

- 4.4 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the vast majority previous national planning policy statements and guidance.

- 4.5 The relevant chapters are in considering this proposal would be 1, 4, 6, 7, 8 and 10.

4.6 The London Plan 2011

- 4.7 The Chocolate Factory site is identified in the London Plan (2011) as forming part of Haringey Heartlands/ Wood Green Area of Intensification (page 274) where it is envisioned that any scheme for the site should aspire in creating 2,000 new jobs and 1,000 new homes.
- 4.8 In order to be in accordance with the general policy thrust of the London Plan, any new consented development in Areas of Intensification should seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate contain a mix of uses.
- 4.9 Development proposals within this designated Area of Intensification should ensure strong support for wider regeneration aims and integrate such development proposals to the surrounding areas.

4.10 The Local Plan

- 4.11 Haringey's Local Plan (March 2013) is in general conformity with the London Plan and identifies the Chocolate Factory site as forming part of the Haringey Heartlands/Wood Green Area of Intensification. The Local Plan anticipates the majority of new employment and housing taking place in these areas.
- 4.12 The Council's aspirations for Haringey Heartlands in the 2005 SPD include:
- To increase capacity and variety of uses at Wood Green Metropolitan Town Centre, given its proximity to Haringey Heartlands and the thriving Cultural Quarter;
 - To bring back and recycle underused Brownfield land and maximise capacity for housing and employment growth;
 - The provision of additional open space, play areas, and community facilities as required by development of the area in order to meet the needs of the resident population;
 - Physical and visual integration of the Heartlands with the wider area to benefit local communities and ensure sustainable development that will meet local and strategic goals;
 - De-commissioning of the gas holders and decontamination of the land in order to bring forward development;
 - Preparation of a business relocation strategy to provide impetus for land assembly;
 - Improvement of pedestrian linkages to Wood Green and Haringey Heartlands;

- Provision of green infrastructure projects to address a range of environmental issues.

4.13 Local Plan Policy SP8 'Employment' requires the Council to meet a forecast demand of 137,000 square metres of B1c/B2/B8 floorspace over the life of the Plan. It is anticipated that a proportion of this employment floorspace is directed to the borough's growth areas, including Haringey Heartlands.

4.14 Local Plan Policy SP9 'Improving Skills and Training to support Access to Jobs and Community Cohesion and Inclusion' sets out the Council's aspirations to improving skills and training to support access to jobs for the local community. This policy also recognises the importance of the Chocolate Factory in providing high quality small and medium units for 'up and coming businesses' in the creative industries.

4.15 Local Plan Policy SP15 'Cultural and Leisure' sets out the Council's approach to promoting culture and leisure. The supporting text to this policy acknowledges the role of the Chocolate Factory as the focus for a local cultural quarter.

4.16 Supplementary Planning Documents (SPD'S)

The 2005 Haringey Heartlands SPD is reinforced by the council's Local Plan 2013. Considerable weight should be attached to this guidance and is a material consideration. The SPD acknowledges that the site has the potential to make a significant contribution to the character of the Heartlands area. It does not specifically identify the site as accommodating new housing but, rather, more intensive employment led development.

5.0 Key Issues

5.1 The presumption in favour of sustainable development

5.2 Haringey Local Plan Policy SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, where possible, in order to support and secure development that improves the economic, social and environmental conditions in Haringey whilst contributing to the regeneration aspirations for the Borough. Planning applications that accord with strategic planning and regeneration policies will be approved unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or
- Specific policies in the NPPF indicate that development should be restricted.

- 5.3 Any proposal submitted must consider Policy SP0 as part of the newly adopted Local Plan. This policy and the policy context of the NPPF must be the starting point when the Council assess the proposal against the development plan.

5.4 Principle of Development

- 5.5 The applicant presented a masterplan at the preapplication meeting, which is proposing to redevelop Chocolate Factory site in order to provide: 383 new residential units, relocate the existing drama school which is 3633 square metres and provide 1,832 square metres of commercial spaces at ground floor level and 22,000 square metres of employment workspace.

5.6 Employment

- 5.7 The Council places a high emphasis on the creation of employment on the Chocolate Factory site and as part of this cultural quarter as a whole. The preapplication scheme presented sought to intensify the existing uses and increase the provision of a range of employment related uses in the 'cultural corner' which would provide employment opportunities to the benefit of the local community. This is of course a prime planning objective and consideration of any redevelopment of this site, which would contribute significantly to the regeneration of Haringey and is wholly welcomed by the Council. This strategic aim is reinforced in the Council's adopted Local Plan policies.

- 5.8 Information in relation to the uses currently on the site would be required with any planning application including accurate details on the current number of employees. It is advised that any future scheme should seek to increase employment opportunities on the site and should certainly not result in any net loss of existing employment.

- 5.9 The site is outside of the Wood Green Metropolitan Town Centre boundary, and therefore retail is not considered to be an appropriate use. Retail development should be located within the Metropolitan and District Centres.

5.10 Cultural Quarter

- 5.11 The Cultural Quarter is an area that prioritises and protects cultural uses. The Council encourages and supports more small scale and medium sized business units in the Heartlands to expand the Cultural Quarter further and develop the existing physical links between this area and Wood Green Metropolitan Town Centre. The future of Mount View Theatre School on this site remains unclear, and consideration is therefore required as to how the concept underpinning the proposals is affected by this uncertainty and how resilience of the cultural quarter might be assured.

5.12 Housing

- 5.13 New housing provision is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing' and is also supported by Haringey Local Plan Policy SP2 'Housing'. The Council has also revised its

borough housing target of meeting or exceeding 820 homes a year. The case presented to Officers at the pre-application meeting was that any future scheme for the site would need to be 'residential led' rather than being 'employment / culturally led' in that the amount of residential units would need to be increased significantly in order to financially support / enable the employment and cultural uses on the site. Currently, in view of policy SP8 'Employment', SP9 'Improving Skills and Training to support Access to Jobs and Community Cohesion and Inclusion' and SP15 'Culture and Leisure' of the Councils Local Plan which states that the site should be employment/ culturally led , the Council would not be likely to support a scheme which would be 'residential led' unless it were to support significant increases in employment floorspace in the areas and other wider benefits in the Wood Green area including improved access to/from the town centre. Further, the Council would need to be convinced that a more residential intensive use of the site would not prejudice or sterilise the viability of existing businesses and employment uses which are likely to remain in the area for the long term.

- 5.14 However, officers advised that the Site Allocations Development Plan Document (DPD) was currently at consultation stage and as such there was an opportunity to submit written representations in relation to this site, which is included within the DPD, in order to influence a Site Allocation policy that encouraged a higher proportion of residential land use as part of any mix use development for this site. Officers were informed at the meeting that written representations had been submitted by Workspace as part of the consultation stage for the Site Allocations Development Plan Document (DPD), which seeks to increase the proportion of housing for this site (50:50 split of new residential/workspace be brought forward in any allocation, rather than the 100% commercial) as part of any redevelopment scheme. An Employment Land Review of the Borough's employment designations is to be undertaken a formal view can be taken on what flexibility the Council has on this representation. The recommendation will be published for public consultation prior to Examination in Public, which is taking place in November. The Council are committed to finding a compromise on this issue.

5.15 Dwelling Mix

- 5.16 London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.

- 5.17 The applicant's information provided at the preapplication meeting was broad in terms of land uses but set out a schedule for the housing and breaks down the housing mix by type and size of unit. The applicant has also provided alternative mixes, one of which adjusts the schedule of residential accommodation to include a higher proportion of larger units. Complying with relevant planning policies on proposals for housing is strongly encouraged as part of any proposed development.

5.16 Affordable Housing

- 5.17 London Plan Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability”. Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 50%. Paragraph 173 of the NPPF (2011) seeks to ensure viability, the cost of any requirements for affordable housing, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 5.18 The applicant has not indicated a tenure mix, however the Council advises that a 70/30 split of affordable rented and intermediate as the preferred tenure mix. The applicant is advised to make contact with registered providers before any submission of a planning application. The Council can provide a list of these providers as a starting point. Pepper potting is advised for a good mix and balance of accommodation. Finally, any planning application should comply with the revised Housing SPD mix for the affordable units.

5.19 Quality of Accommodation

- 5.20 London Plan Policy 3.5 ‘Quality and design of housing developments’ requires residential developments to be of adequate design standard. The Mayor’s Housing SPG provides guidance on how to apply this policy. This is also reflected in the Council’s Housing SPD. All units are required to meet the standards set out in the London Housing Design Guide (2010). London Plan Policy 3.8 and Haringey Local Plan Policy SP2 require that all units to be built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. A detail of the proposed layout of any of the living accommodation was not presented at the pre-application meeting., therefore it is advised that all proposed residential units should meet the space standards as set out in the London Plan (2011); all flats should be dual aspect, bearing in mind north facing single aspect flats are not usually acceptable. The introduction of balconies for private amenity space should be considered, which would need to comply with the standards set out in the housing design guide for private amenity standards and careful consideration should be given to the impact of any balconies on the amenity of neighbouring properties. Finally, any proposed ground floor residential units should be allocated on the quiet streets whilst commercial uses should be located on more busy street areas.

5.21 Child Playspace

- 5.22 Given that the information provided on the plan presented at the preapplication meeting was limited in information, a precise location of any amenity space was not presented. It is therefore advised that any proposal complies with London Plan Policy 3.6 ‘Children and young people’s play and informal recreation

facilities', which requires developments make provision for play and informal recreation, based on the expected child population generated by the scheme. The London Plan SPG "Shaping Neighbourhoods: Play and Informal Recreation" 2012 provides minimum standards for the provision of children's play space. The Haringey Open Space and Recreation Standards SPD sets out the Council's own play space standards under the Local Planning Policy SP13.

5.23 Density

- 5.24 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.
- 5.25 Table 3.2 of the London Plan suggest acceptable ranges for density according to the public transport accessibility (PTAL) of a site. This site is considered to be in the 'urban' context and has a PTAL ranging from 4 to 6, thus any proposed development should obviously seek to optimise the site whilst using the density ranges of 200 to 700 habitable room per hectare (hr/ha) as set out in the London Plan. Any proposed scheme should seek to comply with these density standards and where these thresholds are exceeded, a full justification supporting non compliance would be required in order to provide officer level support.

5.26 Urban design

- 5.27 Good design is central to all objectives of the London Plan, in particular the objective to create a city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached whatever their origin, background, age or status. Policies contained within chapter seven specifically seek to promote development that reinforces or enhances the character, legibility, permeability and accessibility of neighbourhoods by setting out a series of overarching principles and specific design policies related to site layout, scale, height and massing, internal layout and visual impact. The Applicant is strongly encouraged to contact the Police Crime Prevention Officer who can provide advice and comments on the scheme as to how to incorporate 'designing out crime' principles. The initial feedback in relation to the scheme presented at the preapplication meeting regarding urban design issues are as follows:
- 5.28 The Chocolate Factory forms part of the Cultural Quarter. The comprehensive master planning approach, where sites sit beyond the ownership of the applicant has been considered as part of the pre-application and is strongly supported. This allows individual land owners to develop their sites independently whilst ensuring that they all form part of a coherent vision and approach to the area triggering the wider regeneration of the cultural quarter.
- 5.29 It is advised that the route north-south through Clarendon Road into Wood Green Common, via the existing industrial estate called Guillemot Place and between the Job Centre and ex-Barrett's Building (now owned by a Housing Association who have their offices there) is recognised as of paramount

importance. The route beside the job centre and car park behind are believed to be in the same ownership as the job centre itself and Guillemot Place in a different ownership. In the absence of that being possible, and in any case in view of that approach from Alexandra Park Station likely to be an important if not the most important route to the site, it is advisable that they strongly sign and mark the approach and entrance to the development from the North-West, from Western Road, as well as seeking to secure the north-south route).

- 5.30 The applicants may wish to consider land swapping with Alexandra school which is north of the site, which could improve access and approach to their centrepiece building from the north west and Western Road, provide more frontage property, as well as improving the coherence of the school boundary.

5.31 Scale, Height and Massing

- 5.32 The material presented at the preapplication meeting was limited to the extent that there was no 'fixed' approach regarding height, scale and massing of any proposed new build development. London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey's Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach. Because the site is designated as an area of intensification as specified in London Plan Policy 2.13, the Council wish to see development proposals optimise the site rather than focus purely on densities – however density ranges are a material consideration in assessing any proposed mix use development on this site and exceeding the thresholds (as set out in table 3.2 of London Plan) would need to be fully justified in planning terms.
- 5.33 Any proposed scheme would need to comply with London Plan policy 7.8 'Heritage Assets and Archaeology', which seeks to ensure that development does cause harm to the character and appearance of any conservation area. This site is located adjacent to the Wood Green Common Conservation Area, therefore any proposed scheme for the site should be designed in order to be sensitive to the visual amenity of the locality and preserve and enhance the character and appearance of the adjacent conservation area. Officers would advise that a tall building in this location is not acceptable because of its close proximity to the Conservation Area and visibility from Wood Green Common. It is advised that any scheme that may be submitted coordinates with the heights strategy in the Clarendon Square proposal approved in March 2012 (HGY/2009/0503). The details of the heights can be found in the following link; <http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet>. There was also a Section 73 application recently approved in April 2014 (HGY/2013/2455).
- 5.34 Any materials which are to be used on any proposed scheme for new buildings or its environs needs to be sensitive to the buildings proposed which includes whether the form, bulk and materials of the building proposed safeguards the appearance of adjoining and surrounding buildings and any distinctness in the local character of the surrounding area.

- 5.35 Officer would also invite and strongly advise the applicant to present any scheme to the Councils Design Review Panel in order to obtain the Panels advice and feedback in relation to the proposal. For further details please contact the design officer whose details are included below.

5.36 Lifetime Homes, Inclusive Design and Access and Community Safety

- 5.37 Any scheme should seek to accord with London Plan Policy 3.8 and Haringey's Local Plan Policy SP2, which requires all units to be built to 'Lifetime Homes Standard'. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. Saved Policy UD3 "General Principles" of the Council's UDP, The Councils SPD on Housing (paragraph 8.7) and SPG 4 "Access for All – Mobility Standards" seeks to ensure that access to and around a site takes into consideration the access requirements of pedestrians and the less mobile members of the community.

5.38 Impact of proposal on living conditions of surrounding residents

- 5.39 Policy 7.6 of the London Plan states that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved Policy UD3 of the UDP. Any proposed scheme should ensure that there is not material adverse impact on the amenity of surrounding residents regarding loss of daylight/sunlight (in accordance with BRE guidelines), increase sense of enclosure, overlooking, and a loss of privacy and noise disturbance.
- 5.40 As such, professional reports would need to be submitted with any future planning application to illustrate how the development would safeguard the amenity of future occupants. As the pre-application scheme is at an early stage, it is too early to identify the suite of reports that would need to be required in order to support any future proposed scheme. These reports will be discussed as discussions and the scheme progresses.

5.41 Transportation/Parking and Waste Management

- 5.42 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies of the London Plan 2011 and Haringey's Local Plan Policy SP7 and more generally in Policy UD3 of the Council's UDP. The following comments should be taken into consideration as part of any future scheme.
- 5.43 The proposed site is located off Mayes Road and is enclosed by Western Road to the west and north of the site, Mayes Road to the east and Coburg Road to the south, the Public Transport accessibility level varies across the site from 6 in the north east closest to Wood Green station to 4 in the furthest south west

corner which is 915 metres from Wood Green station, (12 minutes walk). The applicant has produced an outlined master plan which is proposing to redevelop the site. The proposed development comes on the back of the March 2012 approval for the Heartland development of some 1080 residential units, offices restaurant and community uses. We would therefore require the applicant to assess the cumulative impact of the proposed development on the transportation and highway network. In advance of a joint scoping meeting with Transport for London, we have the following initial comments relation to the proposed scheme.

- 5.44 Whilst we have no objection to the scheme in principle, a scheme of this size will have a high trip generation characteristics and as such may impact on the operation of the transportation and highway network; hence the developer will be required to provide a Transport Assessment which assesses the impact of the proposed development on the transportation and highways network and propose mitigation where and if required. As above a joint scoping meeting should be arranged with Transport for London and Haringey's Transportation and Highway authority at the earliest opportunity before any survey are conducted.
- 5.45 The current site layout does not provide easy connectivity to Wood Green station and as such the walking distance is increased as pedestrians have access to the site via Mayes Road, Coburg Road and Clarendon Road, the total walking distance is some 915 metres. The applicant is proposing to create a pedestrian and cycle access point in the north east corner of the site at the junction with Mayes Road close to the intersection with Western Road this will decrease the walking distance from the centre of the site to Wood Green Station to approximately 560 metres, hence reducing the walking time, and possibly promoting more walking trips to and from the site. The proposed access link is supported by the Transportation and Highways authority subject to detailed design including provision of the appropriate crossing facility and a road safety audit.
- 5.46 Parking; the applicant is proposing to provide 477 car parking spaces as part of the redevelopment, any parking proposed for the commercial aspects of the development must be justified (using trip generation and parking accumulation analysis. Car parking for the residential aspect of the development must be in line with the 2011 London Plan and Haringey Strategic Policies, SP1 Managing Growth, SP4 Working Towards a Low Carbon Haringey, and SP7 Transport; We would therefore expect the applicant to provide less than 1 parking space per unit, (between 0.4 and 0.6) car parking spaces per unit depending on the mix of the development. Cycle parking provision should be in line with the 2011 London Plan (1 space per unit for 1 and to 2bed units and 2 spaces per unit for 3 or more bed units); electric charging points must be provide in line with the 2011 London Plan 20% of all car parking spaces must have active provision with a further 20% having passive provision for future conversion.
- 5.47 Promoting travel by Sustainable modes of Transport:

- The site is located in an area with a number of exits and proposed cycle routes as such the development should be designed to promote permeability by cycle including providing cycle parking in accessible prominent locations, i.e. in-front of buildings close to the access for short-term parking, secured and shelter were possible. Residential cycle parking should be sheltered and secure, located close to entrance/ exists designed as part of a core, and must be distributed across the development in order to maximise use.
- The applicant will be required to provide a Travel Plan as part of the development, which must include measure such as a Car club, with free membership and driving credit.
- As the applicant is proposing to retain and enhance the commercial aspect of the development we will require the applicant to provide or contribute towards signage in the form of (legible London Signage) on site, and to and from local transport interchanges.

5.48 The Council's Transportation Officer should be contacted to discuss in detail Highway and Transportation issues whose details are included below. For the avoidance of doubt, the Transportation Officer will visit the site at the application stage to undertake a full assessment.

5.49 Policy 5.17 'Waste Capacity' of the London Plan and Saved Policy UD7 'Waste Storage' of the UDP requires development proposals make adequate provision for waste and recycling storage and collection.

5.50 Details of waste management arrangements would be subject to the imposition of conditions consistent with Policy SP6 of Haringey's Local Plan and saved Policy UD7 of the UDP.

5.51 The Council's Waste Management Officer should be contacted for further advice whose details are included below.

5.52 Landscaping/Trees

5.53 Policy 7.5 of the London Plan states that public spaces should incorporate the highest quality landscaping and planting. Haringey's Local Plan Policy SP11 seeks to ensure that development proposals demonstrate that opportunities for soft landscaping have been taken into account. This is also reflected in Saved policy UD3 of the UDP. Any proposed scheme would need to accord with these policy criteria

5.54 Environmental & Sustainability Issues

5.55 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. Again, the preapplication scheme presented did not provide a level of detail which included sustainability issues, and is likely to form part of discussions later in the process. However, officers would advise that any future submitted scheme would need to take on board the Mayor's support for a more

sustainable approach to the way housing is constructed and operated in London, seeking to reduce carbon dioxide emissions, water use and waste generation and it needs to meet the Mayors target for 40 per cent reduction in CO2 emissions as set out in London Plan Policy 5.2. All aspects of sustainability should be considered and incorporated into the proposed scheme where possible (passive solar design, renewable energy, insulation, glazing, water efficient taps/showers, sustainable materials, local suppliers etc). The applicants are advised to start factoring these requirements in to any scheme early in the process and continue discussions with the Council's Decentralised Energy Officer about the possibility of an onsite heat network and potential links to Clarendon Square and all other required renewable energy measures including the need to comply with the Code for Sustainable Homes initiative.

5.56 Planning obligations

5.57 The Council will expect developers to enter in to a section 106 legal agreement to secure financial contributions and other community benefits in appropriate circumstances and in accordance with Circular 05/2005, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used in the following ways

- To prescribe the nature of the development to achieve planning objectives;
- To mitigate the impact of a development;
- To compensate for loss or damage caused by a development.

5.58 As the scheme is in the very early stages of the preapplication process, section 106 contributions and other obligations will be discussed in more detail as preapplication discussions progress. However, below is a list, which is not exhaustive, of what would likely be required as part of any proposed scheme which may be submitted in the future:

- Transport and Highways to include;
 - Legible London
 - Section 278 works to the highways
 - Potential Traffic Orders and alterations to CPZ
- Education
- Open Space
- Affordable Housing
- Health
- Public Realm Works
- Public Art

5.59 Other obligations may be required and identified as discussions on the pre-application and any future planning application progresses.

5.60 Viability

5.61 Local Plan Policy SP2 requires developments of more than 10 units to provide a 50% of affordable housing to contribute to the boroughs affordable housing

stock However, there is scope for the developer to provide fewer units on viability grounds. Any proposed scheme providing less than 50% affordable housing must submit a viability report. Any viability report will be independently assessed at the Applicants expense.

5.62 Mayoral CIL

- 5.63 The Mayoral CIL has taken effect on developments that are granted planning permission on and after 1 April 2012. The London Borough of Haringey is designated as the second band of the proposed charging zone, which requires a £35 per sq m charge on net additional increase in floorspace of all developments (with some exceptions) equal to or over 100 sq m, or involve creating one dwelling even where this is below 100 sq m (although any net charge of less than £50 will not be collected). Further information on the Mayoral CIL can be found on the Greater London Authority's (GLA) website.

5.64 London Borough of Haringey CIL

- 5.65 The Council is currently developing its own CIL charging schedule and is expecting to adopt it in September 2014. This will be an additional charge to the Mayoral CIL and it will replace S106 contributions that are not site specific.

5.66 Consultation

- 5.67 Prior to the submission of any planning application the Local Planning Authority (LPA) would suggest that the applicant undertake initial public consultation with adjoining/neighbouring residents/occupiers and with Ward Councillor's inaccordance and encouraged by the NPPF.
- 5.68 It is likely the adoption of a new planning protocol will be in place throughout the journey of this and future preapplications on this site. As such, this will now include the requirement for Applicants to present to present their schemes to Members of the Planning Sub – Committee ant preapplication stage. Applicants will also be required to undertake a Development Forum as part of the preapplication process in order to engage the local community in order to obtain their opinions on any proposed development before any planning application is submitted for formal consideration and determination.
- 5.69 Once a planning application is submitted, the LPA will undertake the normal consultation procedures in accordance with the Town and Country Planning (Development Management) Order 2012 which will include providing a minimum of 21 days for neighbours and other statutory and non-statutory consultee's to provide responses and comments to any submitted planning application.
- 5.70 The scheme will need to be presented to Members of the Councils Planning Committee for determination. The LPA will endeavour to ensure that a formal decision is issued within the statutory 8 - 13 week period however this is contingent on Planning Committee dates.

5.71 In order to assist in the application process the applicant is strongly encouraged and would be expected to enter into a Planning Performance Agreement (PPA) with the Council in order to assist the smooth process of any planning application from preapplication to determination stages. Please contact Valerie Okeiyi on the details provided to discuss this requirement.

5.72 Information required for Planning Application Submissions

5.73 The following information will likely be required for registration of any future planning application in respect of this site.

- Planning application form and fee;
- A site location plan (scale 1:1250), identifying the application site edged in red and other adjoining land(s) in the ownership of the applicant edged in blue;
- Planning Statement;
- Design & Access Statement;
- Full details/specifications and samples of Materials;
- Accessibility Management Plan;
- Fully annotated and scaled (1:50 or 1:100 or 1:200) drawings (with dimensions and a scale bar on each plan), floor plans, sections & elevations of the existing & proposed;
- Transport Assessment;
- Travel Plan;
- Flood Risk/ Drainage Assessment;
- EIA Screening Opinion;
- Tree Survey/Arboricultural Survey;
- Sunlight/Daylight Assessment;
- Site Waste Management Plan;
- Sustainability Statement (including Energy Statement);
- A completed Sustainability Checklist;
- Determining whether a development may be CIL liable form;
- CIL – Assumption of Liability Form.

However, this list is by no means exhaustive and the LPA retain the right to add to this list should it be required for the any planning application to be properly assessed.

5.74 Other Issue – Environmental Impact Assessment

5.75 Officers would strongly advise to submit a screening opinion application in order to ascertain whether any planning application which may be submitted in the future would be required to be accompanied by an environmental impact assessment.

5.76 List of Relevant Contacts

Emma Williamson – Head of Development Management – 0208 489 5507

John McRory – Interim Majors Team Leader – 0208 489 2956

Valerie Okeiyi – Development Management - Planner – 0208 489 5120

Gavin Ball – Policy Officer – 0208 489 5132
Maurice Richards – Transportation Officer – 0208 489 5575
Michael McNicholas - Head of Waste Management – 0208 489 5561
Sandra Lawrence - Housing Enabling Officer – 0208 489 4721
Richard Truscott – Design Officer – 0208 489 5241
Bob McIver – Head of Building Control – 0208 489 5500
Simone Sullivan – Decentralised Energy Officer – 0208 489 2237
Sue Wolfe – Housing Retrofit Officer – 0208 489 2499
Andrew Snape - Crime Prevention Design Adviser - 0208 345 2167

Without Prejudice:

Whilst this advice is offered in good faith and to best of ability, it neither conveys planning permission nor binds the Local Planning Authority to the granting of planning permission. Any planning application submitted will be subject to public consultation and ultimately decided under delegated powers or by a relevant council committee.

The Local Planning Authority retains the right to add to the list of documents required to assess any submitted planning application for consideration and determination.

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
LB HARINGEY ADVICE FOLLOWING MEETING OF 15TH FEBRUARY 2016



Pre-Application Planning Advice Note

Site Address: Chocolate Factory, Clarendon Road off Coburg Road, London, N22 6XJ

Ref: PRE/2015/0418

Proposal: Redevelopment of site to provide up to 220 residential units together with circa 14,835sqm of commercial floorspace

Submitted Documents: Pre-Application Report (December 2015)

Meeting Date: 15/02/2016

Attendees: Adam Flynn (Planning Officer); John McRory (Team Leader); Emma Williamson (Head of Development Management); Richard Truscott (Urban Design Officer); Maurice Richards (Transport Planner); Adam Littler (Drainage Engineer); Zoe Sellers (Regeneration)

Summary of Council's response

Overall RAG Rating	Reason for rating
	The principle of developing the site for residential and commercial purposes is considered to be acceptable and in accordance with the masterplan approach advocated in the Council's Site Allocations DPD (pre-submission version 2016). Further justification and revisions of the employment provision and mix would be required, together with the treatment of active versus inactive frontages. The design and layout of the scheme will require some refining prior to submission, especially with regard to the height and massing and potential impacts on strategic views, the setting of the adjacent conservation area and the visual amenity of the surrounding area generally.

Next Steps/recommendations

The proposal is suitable for a Planning Performance Agreement, which has been agreed. Further meetings are scheduled to develop the scheme to an acceptable level.

Following the development of the scheme, it would be put before a Development Management Forum, the Quality Review Panel, and would be presented to a Planning Committee Pre-Application meeting.

Review of Submitted Proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

- Red** = This element of the scheme is not currently considered to be acceptable.
Amber = This element of the proposal has not been adequately addressed within the submission.
Green = This element of the proposals is considered to be acceptable by officers.

NOTE: The rating assigned will be a result of the officer/panels consideration of the proposal against the development plan (see below) and all other material planning considerations insofar as they are known at this stage (i.e before statutory consultation and public/community engagement has taken place).

Policy Aspect				Comments
Principle of Development				<u>Background:</u> The site is located to the south-west of Wood Green Metropolitan Town Centre. It comprises a cluster of buildings of differing size and scale, which are predominantly occupied by creative businesses. The main Chocolate Factory building towards the centre of the site is up to 5-storeys in height, and is to be retained. The remainder of the buildings on the site, and later extensions of the Chocolate Factory, ranging in heights up to 5-storeys are to be demolished. The site lies adjacent to the southern boundary of the Wood Green Conservation Area. The developers presented a scheme that would redevelop the site to provide up to 220 residential units together with circa 14,835sqm of commercial floorspace The site is identified as site SA19 within the Council's Site Allocations DPD (pre-submission version 2016), which states the allocation is for <i>Enhancement of the Wood Green Cultural Quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.</i> The site requirements set out in the site allocation are: <i>Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.</i>

			• <i>The original Chocolate Factory building will be retained.</i> • <i>Parma House, the Mountview academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or reprovided.</i> • <i>The aim of this allocation will be to increase employment use on this site. Some residential will be permitted to enable increases in employment floorspace and jobs creation in the area.</i> • <i>Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment.</i> • <i>A public realm will be created that will act as the focal point for the Cultural Quarter in this the site around Clarendon Road. A Public Realm Strategy which engages with the wider requirements for the area (for example including how this site interfaces with Clarendon Square) will be required.</i> • <i>Active frontages to both sides of Clarendon Road will be required, which contribute to the cultural output of the area.</i> • <i>Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green AAP.</i> • <i>Clarendon Rd will be enhanced and provide a north-south pedestrian and cycling connection through the site.</i> • <i>Capped commercial rents will be expected in this area in line with Policy DM38.</i> The proposed provision of 220 residential units and approximately 15,000sqm of commercial floorspace is in line with the aspirations of the Council's Site Allocation for this site. The type of employment space proposed is very important and needs to maintain the 'Cultural Quarter' together with the provision of floorspace at capped/affordable rents. The applicant's analysis of employment use is that users prefer / need to be clustered together and therefore cannot be spread out across the site. It also considers disturbance and pollution issues make it difficult to mix employment (apart from retail / food & drink) with residential. Therefore as it is accepted that they cannot have too much retail / food & drink, there will have to be considerable areas of ground floor residential, including residential uses facing on to a significant amount of major road frontage such as Western Road and Coburg Road. Notwithstanding the clustering issue, the Council's preference is that the ground floor frontages of Coburg and Western Roads should be for employment use.
--	--	--	---

			The mixture and distribution of different land uses appears to be concentrated with the majority of employment space allocated in just 2 buildings, the Chocolate Factory building itself (as reduced/extended) and the Quicksilver/Met. Police block; although there was mention of some retail and restaurants in the Chocolate Factory building. It appears the intention would be that all the other “commercial” space would be focussed on ground floors of various residential blocks at what would most likely be busier points in their proposed street network, including around the “central square”, which would be retail or restaurants. The general impression from the images is that entertainment, retail and food and drink would dominate the commercial space and not ‘work’ spaces, which is not what is sought for this development and would therefore be contrary to planning policies regarding the site. The applicants are proposing a full planning application for the land within their ownership, and an “Illustrative Masterplan” for this site and certain neighbouring sites which will be encompassed by the same block plans as the land within their ownership and the wider context, therefore showing how their development would fit into the overall defined area. The scheme also suggests making wider improvements such as improving the Penstock Footpath tunnel under the main line railway and forming a link from Clarendon Road through to Wood Green Common. This approach is welcomed and is in line with this aspect of the Site Allocations DPD pre-submission version 2016. However, any proposed development would be required to respond to neighbouring site allocations where these may ‘overlap’. It should be noted that although discussions were had with land owners during the preparation of the Site Allocations DPD Pre-submission Version 2016, it would appear the site allocations do not align with the applicant’s ownership. To explain, the applicants own most of site SA19, but not some of the other various plots along Coburg Road. However the applicant does own parts of sites SA20 and SA18, as well as the ‘the Metropolitan Police site’, on the west side of Western Road, between the Council’s waste processing depot, Dacorium and Heartlands School. The site is designated a Local Employment Area in the Local Plan (2013), further emphasising the importance of the employment use of the site. The scheme presented at the pre-application meeting also proposed new build and extensions, which are considered acceptable in principle – however, the detail of the design is covered in the section below.
--	--	--	---

			Overall, the principle of the scheme presented at the pre-application is generally in accordance with the Council's Site Allocation DPD (pre-submission version 2016), subject to the clarification and acceptance of the employment types and uses with an emphasis on retaining the cultural quarter and an emphasis on affordable work space rather than a proliferation of retail and food/drink uses, Local Plan policies SP2 and SP8, and Development Management DPD (pre-submission version 2016) policies DM37 and DM38.
Design Approach			The Council's Site Allocations DPD (pre-submission version 2016) sets out the following development guidelines: • <i>Development should be set back adjacent to the Western Rd/Coburg Rd to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.</i> • <i>New development here will form a key site in the creation of a new suburb of Wood Green, with a requirement to engage with distinctive new architecture.</i> • <i>Clarendon Road will be extended through Guillemot Place to connect Wood green Cultural Quarter to Wood Green Common, and Alexandra Palace Station.</i> • <i>A new active frontage to Western Rd should be created.</i> • <i>Coburg Rd may become part a predominantly cycle & pedestrian route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.</i> • <i>Development contributions for a dedicated cycle and pedestrian crossing of Western Rd into the Penstock Tunnel should be secured through development on this site.</i> • <i>This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.</i> • <i>Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.</i> • <i>A piling statement will be required prior to any piling taking place.</i> • <i>Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.</i> The proposals centre around stripping the central, original Chocolate Factory building of its extensive later additions, but adding a floor and converting its central lightwell to an atrium, creating a series of mostly residential courtyard blocks around it, along with a point block opposite on Clarendon Road and to its west, and a rectangular block in the centre of the Quicksilver/Met. Police site.

			A variety of heights are proposed across the site, with a general datum of 6 storeys but with elements 'rising up' in places to mark them as key places. Two in particular will be of significantly greater height and meet our definition of tall buildings; one at the heart of the site, beside the square, opposite the main Chocolate Factory entrance, at 14 storeys, and one at the north-west corner of the site, intended to mark a gateway, of 10 storeys. Officers are not convinced the height of these tall buildings would be appropriate and they are not in locations identified as suitable for tall buildings. The Council's Urban Characterisation Study of the area identifies sites along Coburg Road as suitable for "medium-tall" buildings (21-39m, approx. 6-11 storeys), but only at the west side of the corner of Coburg Road and Western Road (including other sites elsewhere in Wood Green and Haringey generally) as suitable for "tall buildings" (over 39m, over approx. 11 storeys). The rest of this site is identified for "mid rise" buildings (12-21m, approx. 3-6storeys). The site, the subject of the pre-application meeting is close to Wood Green Common, a locally registered historic park, and the Wood Green Common Conservation Area, with numerous other heritage assets, and tall buildings too close to these assets could affect the setting of these heritage assets. A tall building right on the central space could overshadow the central square, cause downdrafts and harm the ability of enjoyment of the square (for instance for outdoor seating). The other proposed tall building site is also right next to the playground of Alexandra Park Primary School, on its south side, overshadowing <i>and</i> overlooking it, and potentially bringing 'downdrafts' into it. Officers are not convinced of the necessity of a tower in this location to form a gateway for way-finding. Its location would also hide the western end of the atrium proposed to go through the centre of the main Chocolate Factory building and lengthen and cause a kink in the street most directly connecting the central square with Western Road in a northerly direction towards the common and Alexandra Park station. A heritage assessment would be required which would need to consider thoroughly the impact the buildings would have on the setting of the conservation area. With this in mind, officers and the developer's agents will need to agree views of the proposed buildings from on particular points around the site in order to fully understand the impacts. The developers agent identifies the importance of creating new, clear, pedestrian friendly routes to the north, particularly to improve connections with Wood Green Common and the stations at Wood Green and Alexandra Palace. The masterplan and wider proposals recognise that and in particular extending Clarendon Road, as a pedestrian street, through to Mayes Road as close as possible to
--	--	--	---

			where it emerges into Wood Green Common, shown in the wider masterplan along with suggested improvements to the common to carry this forward. However, as this is not possible in this proposal as the land is in different ownership this is of concern; it would be preferable if this route could come forward before or alongside this proposal. The site lies within a number of Locally Significant Views (<i>see Urban Characterisation Plan ps. 242-3 & Development Management DPD (pre-submission version 2016) policy DM5 and Figure 2.1</i>), in particular: 19) Lordship Lane at Bruce Castle – Alexandra Palace; 20) Watermead Way railway bridge – Alexandra Palace; 21) Downhill Park Road – Alexandra Palace; and 22) Adams Road – Alexandra Park All of these are views of Alexandra Palace, which sits on a high, prominent hill to the west of the site which sits in a bowl significantly below, but tall buildings could very well affect these views, especially to the north of the application site where the view corridor is from a lower height. The draft policy states: <i>A. Development proposals within the viewing corridors of the Locally Significant Views shown on Figure 2.1 must demonstrate how the proposal:</i> <i>a. Enhances the viewers' ability to recognise and appreciate the landmark being viewed;</i> <i>b. Makes a positive contribution to the composition of the local view; and</i> <i>c. Meets the requirements of the Council's Tall Buildings and Views Supplementary Planning Document.</i> <i>B. Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level [of] impact on the views.</i> A central space is proposed with activity concentrated around this, at the point where Clarendon Road curves, in front of the main entrance to the Chocolate Factory. Officers consider this space to be poorly defined in shape, with too much propensity for space to leak away down the streets leading into it, lacking evident gateways and thresholds, with the Chocolate Factory building poking awkwardly into it, with roadways cutting through it leaving wide but irregularly shaped pavements on some sides. Officers also considered that many of the streets through the proposal (masterplan and application site), lack definition, do not always have active frontage (often have active frontage on one side, but an inactive side), and are not all direct but contain kinks reducing visibility and
--	--	--	--

			permeability. The street to the north is particularly incoherent & inactive, with a convoluted termination. The street to the north of Block B is also formed of inactive frontages. As discussed earlier, there cannot be an overprovision of A1 or A3 uses, and as such there will need to be considerable areas of ground floor residential, including a significant amount of major road frontages such as Western Road and Coburg Road. Officers are concerned this presents significant amenity concerns regarding privacy, outlook and disturbance, however this would be mostly mitigated if, as proposed, most such units were dual aspect maisonnettes with their own front door off the street, private back gardens (either at ground or podium level) and bedrooms only on 1st floor. This should be the preference for such units. The suggested form and design of the residential blocks, of courtyard blocks with podium parking, raised 1st floor private and private-communal gardens to the centre of the blocks and flats around dual aspect on both northern and southern sides (to avoid north facing or south facing single aspect flats), single aspect to east and west, over 6 to 8 floors, with active ground floor frontages, is welcomed. Officers note that some sketches show projecting balconies with clear glass or open metal balustrades, however, Officers prefers recessed balconies and balustrades to be of solid materials, to give residents privacy and avoid a cluttered appearance. The choice of materials is a key consideration for a development of this scale, and further discussion/investigation into these will need to be carried out. There are concerns regarding the design approach to the 'Quicksilver'/Met. Police Building, in that it is a simple rectangle, sitting four-square on the site, set back from the entrance so far that it would appear to be a suburban office park style block sitting behind a sea of parking. It is lacking a pedestrian friendly approach, and makes no acknowledgement of its outlook onto Wood Green Common. It should be noted that the boundary of the Wood Green Common Conservation Area is not shown correctly at the start of the applicant's document and heritage assets, such as Listed and Locally Listed Buildings, historic parks and gardens, are not noted, and the impact on them of the proposals not assessed. A point to consider is that it may be helpful to both the applicant and the adjacent school to agree a modification and thereby rationalise the boundary between the properties. At present it follows a strange convoluted line creating awkward spaces on both sides and giving the school playground a long frontage along Western Road, currently with a high brick wall.
--	--	--	---

Housing Quality				Minimal detail is provided of unit layouts. London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. This includes avoiding single aspect units where possible, and avoiding north-facing single aspect units, and single aspect units facing roads or access ways. The level of single aspect units should be minimised. Overly deep units should also be avoided. Internal overlooking distances should be carefully dealt with, including roof terraces and balconies. Family units should be provided on the ground floor and should have direct access to private amenity space. Noise and disturbance conflicts between the proposal and the commercial units will need to be carefully considered, addressed, and mitigated where required.
Housing Mix				The National Planning Policy Framework (NPPF) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. The Mayor's Housing SPD also sets out standards and mix of housing and Local Plan Policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range dwelling types and sizes to meet local housing requirements. The mix of units appears to be weighted towards 1 and 2-bed units, with less family sized units. The number of family housing units proposed should need be increased.
Affordable Housing				The level of anticipated affordable housing units as part of the scheme presented at the pre-application was not stipulated. However, in line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy SP2 aims to provide affordable housing by: - Subject to viability (as discussed below), sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms; - Delivering an affordable housing tenure split of 60% Affordable Rent (including social rent) and 40% Intermediate Housing;

			- The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up to date assessments of local housing need, as set out in the Mayor's Housing SPD. The target mix for the affordable housing provision is 15% 1-bed, 43% 2-bed, 33% 3-bed, and 10% 4-bed. The Council has selected six preferred partners for developers to work with to maximise the delivery affordable housing which are - Newlon Housing Trust, Family Mosaic, Circle, Sanctuary HA, London & Quadrant and Notting Hill Housing Group.
Viability			Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock. However, any proposed scheme providing less than 50% affordable housing must submit a viability report. Any viability report will be independently assessed at the Applicant's expense.
Inclusive Design			Local Plan Policy SP2 and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standards with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users. Any forthcoming application should demonstrate compliance with the requirements of these policies.
Sustainability			The NPPF, London Plan and local planning policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and conserve and enhance the natural environment • The development will be required to deliver a 35% improvement of carbon emissions from a building regulation 2013 baseline, in line with London Plan Policy 5.2. The Council would expect that the energy strategy guidance issued by the GLA is followed, and in line with this guidance the Council will expect that the applicant achieves this through lean, clean and green measures. If this cannot be achieved offsetting will be required. Within this the Council will expect that the following is delivered: ○ That there will be single energy centre serving all the sites heating and cooling loads. This will be designed to connect in the future to the area wide district energy network that is proposed. ○ Seek that the development works towards achieving at least 20% through the use of

			renewable technologies. • Overheating assessment – The Council would expect that the applicant undertakes a dynamic thermal model of the development, using London future weather patterns (TM52 and TM49). The London Cooling Hierarchy will be expected to be followed and design lead solutions implemented throughout the development. Only once these have been implemented will air conditioning be considered. Some of the units are single aspect and this is not desirable. • Trees and landscaping should be delivered through the planning gain and agreed through an approved tree planning / greening plan. This may include a living wall and garden space. • The Council would request that biodiversity features are added into the scheme (everything would be a net gain as the existing site does not look likely to have any significant biodiversity features). • BREEAM / Good Home Mark or other assessment of sustainability is expected for the development. With the highest possible standard being achieved. • The Council would seek that electric vehicle recharging points are secured and delivered within the landscaping and road works (rather than retrofitting and breaking up the streetscape) in the Colina Mews and medical car park. The London Plan requires that 20% of all car parks have access to electric vehicles recharging points. Applications submitted after 1 October 2015 will be required to meet the Mayor's 'zero carbon' standard or make a contribution for carbon offsetting.
Drainage and Flooding			The Council are now the consent authority for drainage systems associated with a new development therefore details of drainage for a proposed development are now required to be submitted with any formal planning application for consideration. London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

			1 store rainwater for later use 2 use infiltration techniques, such as porous surfaces in non-clay areas 3 attenuate rainwater in ponds or open water features for gradual release 4 attenuate rainwater by storing in tanks or sealed water features for gradual release 5 discharge rainwater direct to a watercourse 6 discharge rainwater to a surface water sewer/drain 7 discharge rainwater to the combined sewer. Drainage is required to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The SPG also advises that drainage designs incorporating SuDS measures should include details of how each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime. Therefore any forthcoming application should include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy set out above in order to comply with the requirements of Policies 5.13 and SP5. In addition, the Council's Drainage Engineer has stated: • The site is within the location of culverted brooks, and there are potential flood and drainage flooding issues on the site. • You will need to clearly identify pre and post impermeable areas and pre and post run-off. • Pumping will not normally be permitted and drainage should be by gravity. Tanked storage should be avoided. Open space could be potentially used for water storage.
--	--	--	---

			- Flow routes and exceedance routes should be identified. Topographical detail should be provided. The site should be divided into catchments as appropriate, especially if it is multi-phase. - You will need to meet Greenfield runoff rates for the site. FEH calculation techniques should be employed. - SuDS methodologies should be maximized, including green roofs and similar. - The potential for groundwater flooding should be investigated by consulting the Environment Agency. - A flood risk assessment should consider all potential flood risks, and consider flow paths, both existing and post development.
Impact on Neighbouring Amenity			Any proposed development should consider the impact on the amenity of the surrounding properties, regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any further submission should include an annotated site plan showing the distance between the proposal and the nearest residential properties on the neighbouring sites. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site.
Highways and Transportation			It is noted that meetings are being held between the applicant and the Council's Transportation team to further progress this aspect of the scheme. The early approach taken to the preparation of the transport assessments is acceptable, and any scoping should be run past the Council's Transport Planner. Trip generation, surveys and net trips will influence the modelling. Parking will need to be assessed on the basis of the mixture of uses proposed. An assessment of the PTAL of the site will be required, as part of the site falls within PTAL 3. Depending on the results of this assessment, some element of car-free development may be considered acceptable. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. The servicing of the development is important, and a Service and Delivery Plan should be

			considered. This would include refuse, the servicing of the healthcare unit, and deliveries for residential.
Waste and Recycling			The proposal is required to provide adequate refuse and recycling storage for the proposed uses. Any further scheme should take siting and capacity into consideration depending on the number of units proposed. Further advice can be obtained from the Council's Waste Management Officer.
Mayor CIL / Haringey CIL and Planning Obligations			The Council has implemented its own CIL, which is an additional charge to the Mayoral CIL and it will replace S106 contributions that are not site specific. The site falls within the central part of the borough and as such any new residential floor space created would be subject to a £165 (as uprated for inflation) per sqm charge. For more information on this please go to the following link: http://www.haringey.gov.uk/cil The Mayoral CIL has taken effect on developments that are granted planning permission on or after the 1st April 2012. The London Borough of Haringey is designated as the second band of the proposed charging zone, which requires a £35 (as uprated for inflation) per sqm charge on net additional increase in floor space of all developments (with some exceptions) equal to or over 100 sqm. Further information on the Mayoral CIL can be found on the Greater London Authority's (GLA) website. Haringey has a Planning Obligations SPD. This is likely to have implications for the scheme proposed here. The likely implications for this proposal are: • Affordable Housing • Financial contribution to and participation in employment and training provision • Travel Plans • Sustainable Transport / Car parking restrictions / Car clubs • S278 Highway Works This list is not exhaustive and may change as discussions develop.

Building Control

It is recommended that you obtain technical advice regarding building control matters during the early stages of project design, and Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how

Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Bob McIver on 020 8489 2045 or by email on Bob.McIver@haringey.gov.uk

Consultation

As stated in the National Planning Policy Framework, that where beneficial, local planning authorities should encourage applicants to engage with the local community before submitting applications. The Council's Statement of Community Involvement (SCI) (2011) (<http://www.haringey.gov.uk/sci>) sets out the Council's approach to engaging with and consulting the community in planning and development issues. As outlined in the SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council.

The Council's planning protocol includes the requirement for Applicants to present their schemes to Members of the Planning Sub-Committee at pre-application stage, as well as the opportunity to present the scheme to a Quality Review Panel. Where considered necessary, applicants will also be required to undertake a Development Forum as part of the pre-application process in order to engage the local community in order to obtain their opinions on any proposed development before any planning application is submitted for formal consideration and determination. This can be discussed in more detail at any subsequent pre-application meetings.

Once a planning application is submitted, the LPA will undertake the normal consultation procedures in accordance with the Town and Country Planning (Development Management) Order 2012 which will include providing a minimum of 21 days for neighbours and other statutory and non-statutory consultees to provide responses and comments to any submitted planning application.

The scheme will need to be presented to Members of the Council's Planning Committee for determination. The LPA will endeavour to ensure that a formal decision is issued within the statutory 13 week period however this is contingent on Planning Committee dates.

In order to assist in the application process the applicant is strongly encouraged to enter into a Planning Performance Agreement (PPA) with the Council in order to assist the smooth process of any planning application from pre-application to determination stages.

NB: Ward Councillors: Peray Ahmet; Stephen Mann; Alan Strickland

Information required for Planning Application Submissions

The following information will be required for registration of the planning application in respect of this site.

1. Standard application form (three copies plus original unless submitted electronically)

2. 'Determining whether an application is CIL liable' form and plan or drawing showing any chargeable development and gross internal area in square metres on each plan
3. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
4. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
5. Ownership certificate and notices, and Agricultural land declaration
6. Fee
7. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. *Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.*
8. Design & Access Statement (including a statement confirming compliance with Lifetime Homes standards and London Plan SPG housing space standards)
9. Planning Statement (including Affordable Housing)
10. Transport Statement
11. Draft Travel Plan
12. Viability Assessment
13. Statement of Community Involvement
14. Energy Assessment and Sustainability Strategy
15. Drainage Assessment
16. Flood Risk Assessment
17. Air Quality Assessment (Air Quality Neutral)
18. Noise Assessment
19. Daylight and Sunlight Assessment

For further information please see the Council's Validation Checklist.

List of Relevant Contacts

Adam Flynn – Planning Officer – 0208 489 5700
John McRory – Team Leader – 0208 489 2956
Richard Truscott – Urban Design Officer – 0208 489 5241
Maurice Richards – Transport Planner – 0208 489 5575
Sandra Lawrence – Housing Enabling Officer – 0208 489 4721
Adam Littler – Drainage Engineer – 0208 489 1219

Joe Baker – Carbon Management – 0208 489 3976
Michael McNicholas – Head of Waste Management – 0208 489 5561
Bob McIver – Head of Building Control – 0208 489 5500
Andrew Snape – Met. Police Crime Prevention Officer – 0208 345 2167

Without Prejudice

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

List of relevant policies

National Planning Policy Framework (March 2012)

London Plan (March 2015)

- 2.6 Outer London: Vision and Strategy
- 2.7 Outer London: Economy
- 2.8 Outer London: Transport
- 2.15 Town Centres
- 2.17 Strategic Industrial Locations
- 3.1 Ensuring equal life chances for all
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large residential developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.10 Definition of affordable housing
- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds

- 3.16 Protection and enhancement of social infrastructure
- 4.1 Development London's economy
- 4.2 Offices
- 4.3 Mixed use developments and offices
- 4.4 Managing industrial land and premises
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4 Retrofitting
- 5.5 Decentralised energy networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable Drainage
- 5.16 Waste self-sufficiency
- 5.21 Contaminated Land
- 6.1 Strategic approach
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.5 Funding Crossrail
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall buildings
- 7.8 Heritage assets and archaeology
- 7.11 London view management framework

7.14 Improving air quality
7.15 Reducing and managing noise
8.2 Planning Obligations
8.3 Community Infrastructure Levy

Housing SPG (2016)
Energy Planning (2016)
Sustainable Design and Construction SPG (2014)
Accessible London SPG (2014)

Local Plan (March 2013)

SP0 Presumption in Favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working towards a Low Carbon Haringey
SP6 Waste and Recycling
SP7 Transport
SP8 Employment
SP9 Skills/Training to Support Access-Jobs/Community cohesion/Inclusion
SP10 Town Centres
SP11 Design
SP12 Conservation
SP14 Health and Well-Being
SP15 Culture and Leisure
SP16 Community Facilities

Development Management DPD (Pre-Submission Version, 2016)

DM1 Delivering High Quality Design (Haringey Development Charter)
DM2 Accessible and Safe Environments
DM3 Public Realm
DM5 Locally Significant Views and Vistas
DM6 Building Heights
DM7 Development on Infill, Backland and Garden Land Sites

DM9 Management of the Historic Environment
DM10 Housing Supply
DM11 Housing Mix
DM12 Housing Design and Quality
DM13 Affordable Housing
DM19 Nature Conservation
DM20 Open Space and Green Grid
DM21 Sustainable Design, Layout and Construction
DM22 Decentralised Energy
DM23 Environmental Protection
DM24 Managing and Reducing Flood Risk
DM25 Sustainable Drainage Systems
DM26 Critical Drainage Areas
DM27 Protecting and Improving Groundwater Quality and Quantity
DM29 On-Site Management of Waste Water and Water Supply
DM31 Sustainable Transport
DM32 Parking
DM33 Crossovers, Vehicular Access and Adopting Roads
DM37 Maximising the Use of Employment Land and Floorspace
DM38 Employment-Led Regeneration
DM40 Loss of Employment Land and Floorspace
DM41 New Town Centre Development
DM48 Use of Planning Obligations
DM49 Managing the Provision and Quality of Community Infrastructure
DM55 Regeneration and Masterplanning
DM56 Supporting Site Assembly

Site Allocations DPD (Pre-Submission Version, 2016)

Unitary Development Plan (post Local Plan Adoption, March 2013)

UD3 General Principles
UD7 Waste Storage
ENV6 Noise Pollution
ENV11 Contaminated land
EMP4 Non-Employment Generating Uses

EMP5 Promoting Employment Uses
M9 Car-free residential developments
M10 Parking for development

Supplementary Planning Guidance / Documents

Planning Obligations SPD
Sustainable Design and Construction SPD
SPG1a Design Guidance and Design Statements

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
QRP MEETING NOTE 27 APRIL 2016

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: The Chocolate Factory, Wood Green

Wednesday 27 April 2016
River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)
Andrew Matthews
Hugo Nowell
Chris Twinn
Wen Quek

Attendees

Richard Truscott	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Adam Flynn	London Borough of Haringey
Beth Kay	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects

Apologies / report copied to

Stephen Kelly	London Borough of Haringey
Emma Williamson	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Declaration of interest

Hugo Nowell is a Director of Urban Initiatives Studio. It was noted at the start of the review that Urban Initiatives Studio is currently a tenant of property owned and managed by Workspace Management Ltd, the client for the Chocolate Factory scheme.

1. Project name and site address

The Chocolate Factory, Wood Green, N22 6XJ

2. Presenting team

Ian Dubber	Workspace Management Ltd
John Haxworth	Barton Willmore Landscape
Paul Joslin	Barton Willmore Design
Thomas Lefevre	Etude

3. Planning authority's views

The site is located to the southwest of Wood Green Metropolitan Town Centre. It lies adjacent to the southern boundary of the Wood Green Conservation Area, and close to Wood Green Common, a locally registered historic park. The existing site comprises a cluster of buildings of differing size and scale, which are predominantly occupied by creative businesses. The main Chocolate Factory building towards the centre of the site is up to 5-storeys in height, and is to be retained (and extended) within the proposals. The remainder of the buildings on the site (including later extensions of the Chocolate Factory) are to be demolished. A series of mostly residential courtyard blocks are proposed around the main Chocolate Factory building, along with a tall building opposite on Clarendon Road and to its west, and a rectangular block in the centre of the Quicksilver/Met. Police site.

Planning officers have a number of concerns regarding the design including: the location of the tall buildings; the layout of streets and open spaces; provision of affordable workspace; distribution and mix of uses; and relationship to historic context.

4. Quality Review Panel's views*Summary*

The Quality Review Panel recognises that the Chocolate Factory site represents a welcome opportunity to bring forward a high quality development that should set the standard for the area around the Haringey Heartlands. The panel broadly supports the emerging proposals, and feels that it has the potential to become a good scheme. They identify, however, a number of issues that need to be resolved, in particular the configuration and nature of the northwest section of the site adjacent to the school, and the clarity and role of the central space. They also remain to be convinced by the location and nature of both towers, and suggest that further thought is required.

The panel also identified that the public realm across the site requires further scrutiny in terms of scale, hierarchy and design. The courtyard block could be very successful; the panel drew a parallel with the Custard Factory in Birmingham as an example of how the special character of a place has been retained and expressed in a very successful development. The importance of early consideration and

integration of public art was highlighted. Further details on the panel's views are provided below.

Massing and development density

- The panel notes that whilst the site plans for the Chocolate Factory set the scheme within the context of adjacent development proposals, it would also be helpful to see the scheme in the context of existing buildings, as those proposals may not be realised.
- The panel remains unconvinced by the two towers on site; they have concerns that the tower to the east of the site will detract from the Chocolate Factory rather than framing the view of the retained building.
- The panel also feels that the tower at the northwest of the site is too dominant relative to the adjacent school buildings.
- The panel recommends a rethink of this section of the site (see further details below), and suggests that adjustments to the massing should be considered, perhaps through redistributing some of the residential accommodation from the towers to the other residential buildings.

Place-making, character and quality

- Further thought about the configuration of the central square could strike a better balance between the requirements of the route passing through, and the aspiration to create an important public space within the development.
- At present the proposed central square seems like a space with a road passing through, not a square.
- The public realm elsewhere on the site requires further consideration; the network of spaces across the site is shown as having uniform width.
- Exploration of ways to differentiate the hierarchy of spaces and create a more intimate feel to side roads would be encouraged.
- One approach might be to 'pinch' the street width or reduce gaps between buildings at the ends of spaces/routes, to provide a sense of visual enclosure.
- Alongside an increasing emphasis on the hierarchy of the different spaces and routes, the panel would suggest that different approaches to the public realm design would be appropriate within different parts of the site.
- Activity and vibrancy are most appropriate within the main public areas, whilst the residential areas will require a quieter and more domestic approach to the public realm design.

- The Custard Factory in Birmingham is a fantastic example of how distinctiveness and character can be embedded in the redevelopment of industrial premises to create a diverse and vibrant mixed-use quarter.
- The panel would recommend the early engagement of a public artist for the scheme, highlighting that this can bring a scheme to life and reinforce distinctiveness and character.

Scheme layout, access and integration

- As noted above the panel has concerns about tall buildings proposed to the rear of the Chocolate Factory courtyard, and adjacent to the school.
- The proximity of the rear courtyard of the Chocolate Factory to the residential tower adjacent could cause conflict – residents may be disturbed by the noise of light industry and by activity in the courtyard's café's in the evening.
- The panel would welcome a re-think of this section of the scheme, perhaps involving relocation of the taller residential element southwards to the adjacent residential courtyard block.
- This would enable a more positive design solution at the northwestern entrance to the development, which could resolve frontage and access issues to the rear of the Chocolate Factory, whilst creating a more positive interface with the school.
- An employment use may be more appropriate than residential accommodation to the rear of the Chocolate Factory yard.
- The panel note that Quicksilver Place (to the northwest) is a difficult site with many challenges; they would welcome further information on the configuration and design of the proposed development on this section of the site and its relationship to the Conservation Area to the north.
- The panel would also welcome the opportunity to consider the detailed design of the accommodation across the whole site.

Architectural expression

- The panel feels that the success of the additional storey at roof level on the existing Chocolate Factory building will depend upon its design detail and its relationship to the existing double cornice.
- The architecture of the new build elements of the scheme was not discussed in detail at this review, as the panel's comments were at a more strategic level.

Inclusive and sustainable design

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- It was highlighted that the standard of zero carbon homes remains a requirement of the London Plan, in contrast to the Building Regulations.
- The building typologies proposed on site include the classic mixed-use type of block; the panel would recommend careful detailed design of the living environments accommodated within the block to minimise environmental problems for the residents.
- Both north- and south-facing single aspect units can be problematic and should be avoided where possible.

Next steps

- The panel would welcome a further opportunity to comment on the proposals before a planning application is submitted.

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
QRP MEETING NOTE 6 JULY 2016

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: The Chocolate Factory

Wednesday 06 July 2016
River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)
Hugo Nowell
Tim Pitman
Wen Quek
Chris Twinn

Attendees

Stuart Minty	London Borough of Haringey
Richard Truscott	London Borough of Haringey
John McRory	London Borough of Haringey
Adam Flynn	London Borough of Haringey
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Deborah Denner	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Declarations of interest

Hugo Nowell is a Director of Urban Initiatives Studio. It was noted at the start of the review that Urban Initiatives Studio is currently a tenant of property owned and managed by Workspace Management Ltd, the client for the Chocolate Factory scheme.

1. Project name and site address

The Chocolate Factory, Wood Green, N22 6XJ

2. Presenting team

Ian Dubber	Workspace Management
John Haxworth	Barton Willmore Landscape
Paul Joslin	Barton Willmore Design
Magdalena Koziel	Barton Willmore Design
Thomas Lefevre	Etude

3. Planning authority's views

The site is located to the southwest of Wood Green Metropolitan Town Centre. It comprises a cluster of buildings of differing size and scale, which are predominantly occupied by creative businesses. The main Chocolate Factory building towards the centre of the site is up to 5-storeys in height, and is to be retained. The remainder of the buildings on the site (including later extensions of the Chocolate Factory) are to be demolished. Planning officers have a number of concerns regarding the design including: the location of the tall buildings; the layout of streets and open spaces; provision of affordable workspace; distribution and mix of uses; and relationship to historic context. Officers noted that they have not seen revised proposals since the previous QRP meeting on 27 April 2016.

4. Quality Review Panel's views*Summary*

The Quality Review Panel are generally supportive of the way that the scheme has developed following the previous QRP meeting on 27 April. They welcome the reduction in height of a storey from Block I (Metropolitan Police site), and removal of the tower to the north-west of the site, and the opportunities that this has enabled for the creation of some positive spatial relationships within the Chocolate Factory courtyard, and with the school to the north of the site. The tower located adjacent to the square remains an interesting proposition, but the panel feels that further justification and testing of the scale is needed, with regard to long views. The emerging sketch designs for the tower show promise; the panel further feels that the tower would need to have very special qualities to justify its scale.

The panel is broadly supportive of the distribution of uses and emerging architectural design, but suggest that there is scope for fine-tuning, especially with regard to over-shadowing. Further consideration (in discussion with officers) is also required concerning short-term boundary conditions of the first phase of development to mitigate or avoid negative impacts like overlooking. The panel also finds much to admire in the design of the public realm - but feels that there is scope to further refine the design of the square. More detailed comments are provided below.

Massing and development density

- The panel noted that the scope of the site was sufficient to potentially warrant individual reviews of different buildings. Whilst an outline / hybrid application is proposed, the current level of detail shown is indicative only – and the panel requests an opportunity to comment on more detailed designs.
- The panel welcomes the amendments to the massing of the proposals following the previous review.
- The removal of the tower at the northwest of the site is a very positive move in terms of the relationship to the school beyond the site, in addition to addressing the courtyard and rear of the Chocolate Factory more appropriately.
- Removal of the top level of accommodation on Block I (Metropolitan Police site) is also welcomed.
- The massing of the residential blocks fronting onto Western Road is acceptable at 6+1 storeys, and will provide good views to the west.
- The panel is not yet convinced that a strong enough argument has been made for the location and height of the tower.
- They would like to see analysis of what the impact of the tower will be on the square, on long views, and on the setting of the Chocolate Factory.
- Long views (including those from the park) approaching the site should help to inform decisions about where the tallest building should be, how many storeys it should comprise, and how it is visually terminated on the skyline.

Public realm and place-making

- The panel warmly welcomes the refinements to the public spaces; creating pinch points and tightening up the flow of space around the site.
- Critical to the success of the central square will be the extent to which vehicle access is integrated within the public realm design.
- The panel understands that details of the vehicle access route through the square will be subject to discussion with highways officers; they would support a design approach that prioritises the pedestrian within the public realm of the square.
- The panel notes that 'Jelly Lane' is likely to be very significant in the early phases of development; it will be a lively route with commercial uses either side, opening up to the square.



- The corner site at the junction of 'Jelly Lane' and the square also holds great potential.

Relationship to surroundings

- The panel notes that due to phasing and land ownership constraints, the boundary of the detailed application will deliver fragments of blocks, which creates some very difficult transition spaces/issues.
- This is particularly relevant with regard to the area south of the mews blocks, and the area to the north of the tower.
- Careful consideration of the short-term and long-term relationships across these transition spaces will be required in order to avoid awkward juxtaposition.
- For example, the outlook from the western end of the mews block in the short-term would be a two-storey blank wall at very close quarters.
- The panel feels that there is not enough information about these short-term spatial relationships and overlooking issues, and that this requires further detailed consideration, in close dialogue with planning officers.
- The detailed design for these peripheral parts of the development should also avoid prejudicing development on sites adjacent.

Scheme layout, access and servicing

- The panel would like to see more detailed drawings to demonstrate the quality and amenity of residential and commercial accommodation.
- The panel supports the evolution of the delivery yard and access arrangements to the north-west of the site.
- They also note that refuse handling requires very careful consideration within the design of large residential developments.

Architectural expression

- The architecture of the majority of the new build elements of the scheme were not presented or discussed in detail at this review – and the panel's comments were therefore at a strategic level.
- However, generally the panel feels further work is needed to ensure high quality architectural expression and choice of materials.
- For example, Block I occupies a prominent location on an awkward site, and the panel think it could be successful with a robustly detailed 'industrial'



aesthetic that more closely responds to the character of the neighbouring conservation area.

Inclusive and sustainable design

- The panel would encourage early environmental analysis and testing of the proposals, to inform the overall design.
- For example it may be necessary to mitigate downdraughts at the ground level of the blocks fronting onto Western Road, due to their scale and exposure to prevailing winds.
- They note that plans rendered with standard shadows as a stylistic treatment can be very misleading of the actual environmental impact of the proposals.
- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- The panel would encourage the design team to consider natural ventilation for the Chocolate Factory; early consideration of these issues is crucial.
- It was highlighted that the standard of zero carbon homes will be a requirement of the new London Housing Supplementary Planning Guidance, in force from 1st October 2016.

Next Steps

- The panel are generally supportive of the way that the scheme has been refined following the previous QRP; however, they highlight a number of action points for consideration by the design team (outlined above).
- They would welcome a further opportunity for review of the proposals following submission of the outline / hybrid planning application – and subsequent reserved matters applications.

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
PRE-COMMITTEE REPORT FEBRUARY 2017

Pre-application briefing to Committee**1. DETAILS OF THE DEVELOPMENT****Reference No:** PRE/2015/0418**Ward:** Noel Park**Address:** The Chocolate Factory, Clarendon Road, Wood Green N22 6XJ

Proposal: The proposal is for the redevelopment of the site to provide up to 225 residential units together with 14,128sqm of commercial floorspace, including the retention of the main 'Chocolate Factory' building.

Agent: Barton Willmore**Ownership:** Private**Case Officer Contact:** Adam Flynn**2. BACKGROUND**

- 2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

3. SITE AND SURROUNDS

- 3.1 The site is located to the south-west of Wood Green Metropolitan Town Centre. It comprises a cluster of buildings of differing size and scale, which are predominantly occupied by creative businesses. The main Chocolate Factory building towards the centre of the site is up to 5-storeys in height, and is to be retained. The remainder of the buildings on the site, and later extensions of the Chocolate Factory, ranging in heights up to 5-storeys are to be demolished.
- 3.2 The main site is bordered to the west by Western Road and by Coburg Road to the south. The other portion of the site, currently used by the Metropolitan Police, lies on the western side of Western Road, to the west of the Decorium building.
- 3.3 The surrounding area is intensively developed, generally with buildings of 2-3 storeys in height, in a mixture of uses, including a school to the north, and the Mountview Academy to the south. The site lies adjacent to the southern boundary of the Wood Green Conservation Area.

- 3.4 The site forms part of Site SA19 in the Site Allocations DPD, which has just concluded its consultation on modifications phase. The proposed Site Allocation states: 'Enhancement of the Wood Green Cultural Quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.'

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to provide up to 225 residential units together with 14,128sqm of commercial floorspace, including the retention of the main 'Chocolate Factory' building.
- 4.2 The commercial floorspace will be made up of the Chocolate Factory building, which will have its later additions and alterations demolished, and be extended by the provision of a new 6th floor. The Metropolitan Police Building on the opposite side of the road will be demolished and replaced with a new 4-storey building. A small 3-storey building will be added to the west of the Chocolate Factory building, with ground floor commercial uses in the other buildings making up the remainder.
- 4.3 The residential units are proposed in four buildings, with a main residential block of up to 7-stories fronting Western Road, a tower building up to 13-stories fronting the main internal square, and two 6-storey blocks to the south-west of the site fronting Coburg Road.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has already undertaken their own consultation, and will undertake further consultation prior to the submission of the application. This is as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal was presented to a Development Management Forum on 19 January 2017. The key concerns highlighted at the meeting were an future and ongoing consultation and communication with existing tenants, the timeframes involved in the proposals, the maintenance of the Cultural Quarter and retaining the uniqueness, intrinsic uses and tenants, the provision of affordable housing, the locations of green/open space, land ownership, and car parking. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The scheme was presented to the Quality Review Panel on two occasions, these dates being 27 April 2016, and 06 July 2016. The summaries of the Panel's views are as follows:

27 April 2016 Review:

The Quality Review Panel recognises that the Chocolate Factory site represents a welcome opportunity to bring forward a high quality development that should set the standard for the area around the Haringey Heartlands. The panel broadly supports the emerging proposals, and feels that it has the potential to become a good scheme. They identify, however, a number of issues that need to be resolved, in particular the configuration and nature of the northwest section of the site adjacent to the school, and the clarity and role of the central space. They also remain to be convinced by the location and nature of both towers, and suggest that further thought is required.

The panel also identified that the public realm across the site requires further scrutiny in terms of scale, hierarchy and design. The courtyard block could be very successful; the panel drew a parallel with the Custard Factory in Birmingham as an example of how the special character of a place has been retained and expressed in a very successful development. The importance of early consideration and integration of public art was highlighted.

6 July 2016 Review:

The Quality Review Panel is generally supportive of the way that the scheme has developed following the previous QRP meeting on 27 April. They welcome the reduction in height of a storey from Block I (Metropolitan Police site), and removal of the tower to the north-west of the site, and the opportunities that this has enabled for the creation of some positive spatial relationships within the Chocolate Factory courtyard, and with the school to the north of the site. The tower located adjacent to the square remains an interesting proposition, but the

panel feels that further justification and testing of the scale is needed, with regard to long views. The emerging sketch designs for the tower show promise; the panel further feels that the tower would need to have very special qualities to justify its scale.

The panel is broadly supportive of the distribution of uses and emerging architectural design, but suggest that there is scope for fine-tuning, especially with regard to over-shadowing. Further consideration (in discussion with officers) is also required concerning short-term boundary conditions of the first phase of development to mitigate or avoid negative impacts like overlooking. The panel also finds much to admire in the design of the public realm - but feels that there is scope to further refine the design of the square. More detailed comments are provided below.

7. MATERIAL PLANNING CONSIDERATIONS

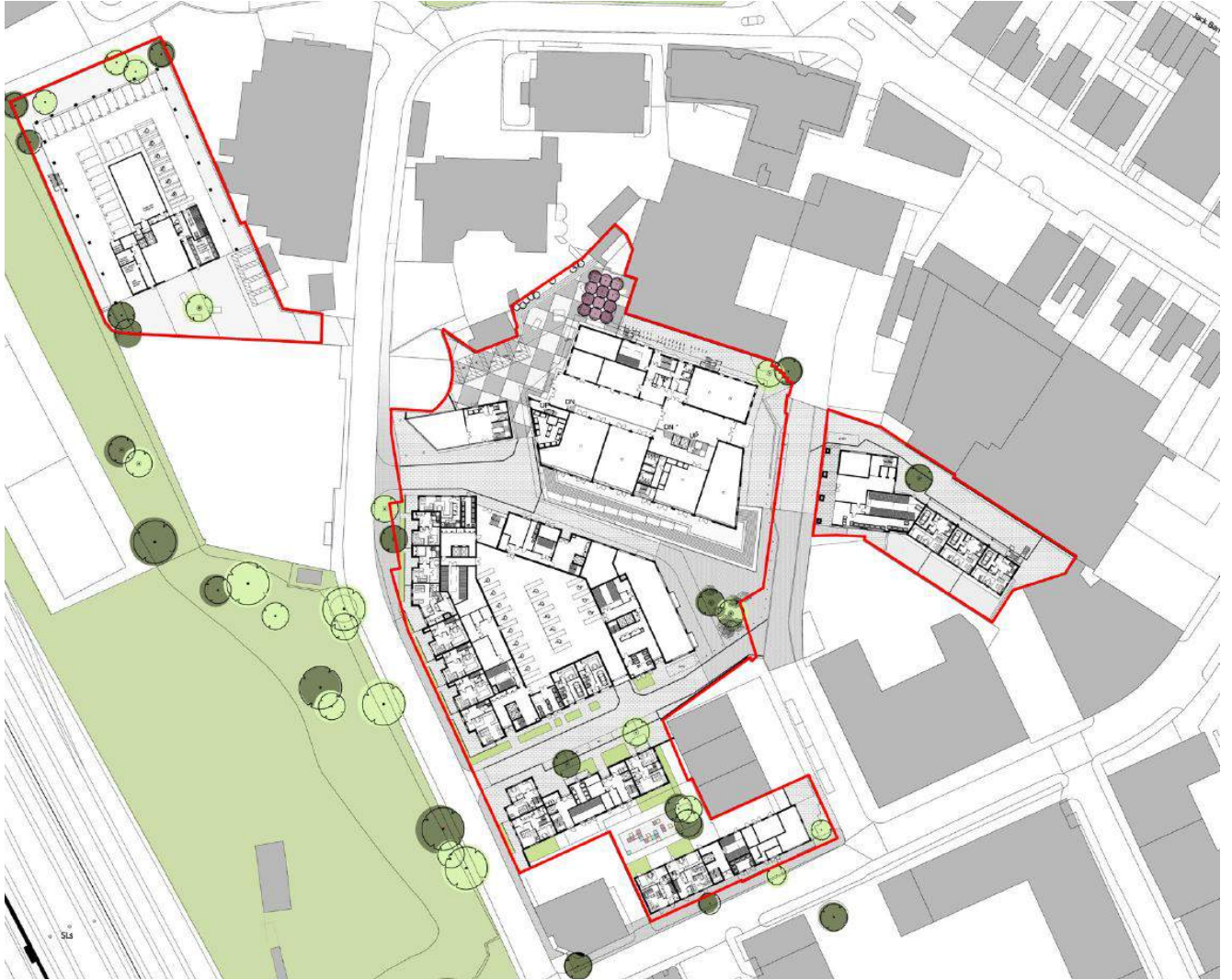
7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising a comprehensive amount of commercial floorspace together with residential units is acceptable in principle, and in accordance with the site allocation for the site. Provision of affordable workspace would be expected to be provided as part of the application.
2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the design, especially to the tower building, the Metropolitan Police building, and the building fronting Coburg Road, is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment. The quantum of affordable housing units is not yet known.
4. *Density* – The density of the proposal is still evolving, however the density of the proposal would be expected to be in line with the guidance in the London Plan Density Matrix of 70-260 u/ha and 200-700 hr/ha for an Urban location with a PTAL of up to 5.

5. *Housing mix* – The proposed mix is presently 34 x family sized (3-bed plus) units (15%), 112 x 2-bed units (50%), and 79 x 1-bed units (35%), which is welcomed and considered to provide a good mix of units.
 6. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required.
 7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
 8. *Parking and highway safety* – The applicant has taken a pre-emptive approach to the preparation of the transport assessments which is acceptable. Trip generation, surveys and net trips will influence the modelling. Parking will need to be assessed on the basis of the mixture of uses proposed. An assessment of the PTAL of the site will be required, as part of the site falls within PTAL 3. Depending on the results of this assessment, some element of car-free development may be considered acceptable. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site. Cycle parking will also be required at London Plan standards.
 9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be required to be wheelchair accessible.
 10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.
- 7.2 These matters are to be assessed prior to the application being considered at a planning sub-committee.

PLANS AND IMAGES

Indicative Site Layout



Aerial View



Indicative Aerial View



APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
GLA LETTER DATED 7 NOVEMBER 2013

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment

Edward Hanson
Barton Wilmore LLP
7 Soho Square
London
W1D 3QB



Our ref: D&P/3260/pre-app
Date: 7 November 2013

Dear Edward,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: The Chocolate Factory

LB: Haringey

Our reference: D&P/3260/JA Pre-app

Further to the pre-planning application meeting held on , I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely,

 **Colin Wilson**
Senior Manager – Development & Projects

cc Alex Williams, TfL

7 November 2013

The Chocolate Factory, Wood Green

in the Borough of Haringey

The proposal

To build on the success of the Chocolate Factory and explore with the GLA the existing offer of the Cultural Quarter and opportunities to secure its future in the long term in accordance with policy.

The applicant

The applicant is **Workspace Management Ltd**, and the agent is **Barton Wilmore LLP**.

Context

1 On 26 September 2013 A request was received for a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On 24 October 2013 a pre-planning application meeting was held at City Hall with the following attendees:

GLA

- Jonathan Aubrey, Senior Strategic Planner (Case Officer)
- Sarah Considine, Principal Planner
- Euan Mills, Design Officer
- Gordon Adam, Transport for London
- Kizzian Owen, GLA Energy team

Applicant

- Ian Dubber, Workspace Management Ltd
- Ed Hanson, Barton Wilmore LLP
- Paul Joslin, Barton Wilmore LLP
- Richard Webb, Barton Wilmore LLP

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application. Please note that the quality of the advice you receive will be dependent upon the documentation that you let us have in advance of the meeting.

3 The advice has been sent within ten working days of the pre-planning application meeting in accordance with the pre-application service standards.

Site description

4 The Chocolate Factory site is located south west of Wood Green in the Borough of Haringey and is the focus of the Wood Green Cultural Quarter. The site currently accommodates a cluster of buildings of differing size and scale, which are predominantly occupied by artists and creative businesses.

5 The main site red line boundary sits with an urban block accessed by Clarendon Road and defined by Western Road, Coburg Road and Mayes Road and includes buildings to the west of Western Road. The PTAL for the development area ranges from 4 in the south (Coburg Road) to 5 in the north and northwest and 6a in the northeast corner and for sites within the site the PTALs falls to 2.

Details of the proposal

6 To build on the success of the Chocolate Factory and explore with the GLA the existing offer of the Cultural Quarter and opportunities to secure its future in the long term in accordance with policy. The use mix (table 1) allows for c24,000 sq.m. of commercial floorspace and 386 residential units, 526 parking spaces.

Table 1: Land use mix

Use	Sq.m.
Workspace	22,620
Ground floor commercial	1,469
Relocated drama school	2,922
Residential	386

7 The masterplan proposals consist of the following elements:

- The demolition and partial demolition of existing buildings within the red line boundary.
- The opening up of the site area by creation of new routes and central public square.
- The retention of the original Chocolate Factory building and introduction of a new atrium but demolition of more recent extension.
- The introduction of perimeter block form development pattern with tower on Western Road entrance to the site.
- Ground floor use to predominantly commercial with residential use on upper floors with podium level amenity space.
- Aspiration of encouraging development of other landholdings to allow further linkages to the central public space.

Strategic planning issues and relevant policies and guidance

8 The relevant issues and corresponding policies are as follows:

- Employment *London Plan; Industrial Capacity SPG; Land for Industry and Transport SPG*
- Education *London Plan*

- Housing *London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context, draft SPG*
- Affordable housing *London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy*
- Density *London Plan; Housing SPG*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context, draft SPG; Housing SPG; London Housing Design Guide; Shaping Neighbourhoods: Play and Informal Recreation SPG*
- Parking *London Plan; the Mayor's Transport Strategy*
- Biodiversity/Geodiversity *London Plan; the Mayor's Biodiversity Strategy; Tree and Woodland Strategies; London's Foundations (Geodiversity) SPG*
- Access *London Plan; Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People: a good practice guide (ODPM)*
- Sustainable development *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy*
- Transport *London Plan; the Mayor's Transport Strategy; Land for Industry and Transport SPG*

9 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 18 March 2013 Haringey Local Plan: Strategic Policies, the Saved Unitary Development Plan policies (March 2013) and the 2011 London Plan.

10 The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework
- The Haringey Heartlands development framework April 2005
- The Revised Early Minor Alteration to the London Plan

Summary of meeting discussion

Principle of development

11 The site is located in a predominantly employment based land use location in Wood Green, Haringey, but is not in a Strategic Industrial Land (SIL) designated area and for this reason there are no strategic concerns over the loss of employment land and the development proposals of retaining the cultural quarter is supported by London Plan policy 4.6. Furthermore, the site is identified in the Haringey Local Plan: Strategic Policies and the Proposals Map as a cultural quarter is further identified in the regeneration area of Haringey Heartlands/ Clarendon Square. The principle of mixed use redevelopment of the site is therefore acceptable in strategic planning terms and is supported by local planning policy.

12 There is however a need for the applicant to ensure a mechanism is put in place to ensure that the cultural offer remains viable and affordable to retain the existing vibrant nature of activity in the Chocolate Factory and surrounding building within the development proposals boundary. It also should ensure as part of the masterplan that measures are put place for the existing evangelical church to be rehoused. Finally the applicant should confirm that nearby Gas holders are to be decommissioned and are in the meantime outside the PADHI zone.

Housing

Housing mix & quality

13 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy, which sets a target for 42% of social rented homes to have three or more bedrooms.

14 The applicant information sets out a schedule for the housing and breaks down the housing mix by type and size of unit.

Table 1: residential unit mix

	Units	%
1 Bed	77	20
2 Bed	233	60
3 Bed	44	11
Duplex (3 bed+)	32	8
	386	100

15 The proposed masterplan provides for 310 one-two bed apartments accounting for 80% of the total units together with 11% three-bed houses (44 units) and c8% large (assumed 3 bed+) duplex (8 units). The applicant has chosen to adopt a variety of unit types and sizes and this is welcome. Although the site context is to be an active cultural quarter, it is requested that the level of larger three-four units be increased, as this will improve the overall housing mix and meet the requirements of London Plan.

Affordable housing

16 London Plan policy 3.11 (affordable housing targets) requires borough councils to “seek the maximum amount of affordable housing and ensure an average of at least 15,200 homes”. In order to give impetus to a strong and diverse housing sector, 60% of affordable housing provision should be for social rent and affordable rent 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing.”

17 Furthermore the revised early minor alterations include in policy 3.12 a new section C states that: ‘Affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing policies in this Plan and should be ringfenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.’

18 The applicant has provided an outline of the proposed development but no indication of the affordable residential component of the residential use mix and type or unit due to on-going

feasibility and viability work. The applicant should ensure that affordable housing provision is accommodated on-site.

19 The finalised unit mix and affordable housing provision should be supported by a viability assessment and this will be required to be independently verified by Haringey Council details of which should be shared with the GLA. The applicant should also identify an RSL or other body to adopt and manage the affordable housing component.

Housing density

20 The London Plan policy optimising housing potential (also refer to table 3.2) sets out specific policy in relation to density levels across the city. The finalised site density should be set out showing the habitable rooms per hectare. The current residential proposals appear very dense and this needs to be further justified in context of the proposed PTA and the quality of residential development created – the applicant should note paragraph 1.3.41 of the Mayor's Housing SPG should a high density scheme to pursued.

Schools provision

21 Policy 3.16 protection and enhancement of social infrastructure and policy 3.18 education facilities are of relevance to the delivery of 386 residential units. The applicant should demonstrate how the educational requirement for the development can be met with the borough of Haringey.

Play space provision

22 Children and young people need free, inclusive and accessible spaces offering high-quality play and informal recreation opportunities in child-friendly neighbourhood environments. Policy 3.6 of the London Plan seeks to ensure that all children and young people have access to such provision. The challenge facing boroughs and their partners in play provision will be to find opportunities to retain and increase the provision of play and informal recreation, particularly in housing developments.

23 Detailed guidance is set out with benchmark standards in the Mayor's *Shaping neighbourhoods: play and recreation SPG (2012)*. The applicant's design & access statement should fully respond to this guidance and indicate how children's playspace will be met both on-site and if necessary off-site.

24 The applicant should ensure that sufficient space is provided in accordance with the expected child population of the completed development. Door-stop play provision is expected on-site for the under-five's as a minimum, and following a review of existing facilities in the immediate area, it may be necessary to also provide on-site play for older children, and/or provide a financial contribution to the provision, or improvement, of off-site play facilities.

Urban design

25 Good design is central to all objectives of the London Plan, in particular the objective to create a city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached whatever their origin, background, age or status. Policies contained within chapter seven specifically look to promote development that reinforces or enhances the character, legibility, permeability and accessibility of neighbourhoods by setting out a series of overarching principles and specific design policies related to site layout, scale, height and massing, internal layout and visual impact.

26 The proposed development is generally well designed, creating a permeable and legible scheme that provides a good mix of uses and creates an active and high quality public realm. The comments below set out a number of requirements that will ensure that this quality will be delivered and suggestions of how its design can be improved.

27 The applicant has indicated that they will be submitting a hybrid application with parts of the site subject to a detailed application and the remainder in outline and to be dealt with through reserved matters. GLA officers have made it clear at the pre-application meeting that design codes and parameter plans will be required to accompany the outline element at this stage ensuring key elements of the scheme such as residential quality, building envelopes, ground floor layouts and landscaping will be of an acceptable quality, as the Mayor will not comment on reserved matters applications.

Layout

28 Of particular relevance to this proposal is London Plan Policy 7.1, that sets out the requirement for developments to reinforce or enhance the permeability and legibility of neighbourhoods, so that communities can easily access community infrastructure, commercial services and public transport; and London Plan Policy 7.3 that sets out a series of overarching principals to ensure that the design of a development should look to reduce the opportunities for criminal behaviour by maximising activity throughout the day and night, clearly articulating public and private spaces, enabling passive surveillance over public spaces and promoting a sense of ownership and respect.

29 The comprehensive masterplanning approach, where sites beyond the ownership of the applicant have been considered, is strongly supported. This allows individual land owners to develop their sites independently whilst ensuring that they all form part of a coherent vision and approach to the area triggering the wider regeneration of the cultural quarter.

30 The creation of new routes to open up the substantive urban block to create a central public square is also welcomed. The applicant should explore the feasibility of improving views from surrounding streets into the central public square to increase its visibility and prominence in the area. In particular the new route from Western Road would be enhanced by the re-aligning of the tower to allow a visual link to the new public square.

31 The applicant has adopted an approach based on creating perimeter blocks with a raised podium surrounded by a mix of commercial and residential uses at ground level. This approach is strongly supported as it effectively defines public and private space and provides good quality frontage to the public realm. As set out above, design codes covering the quality of the frontage at ground level, distribution of entrances and how public facing back of house uses will be minimised will be a critical element to this.

Scale, height and massing

32 London Plan Policy 7.4B sets out the requirement for buildings to provide a contemporary architectural response to a site whilst having regard to the pattern and grain of development in the wider area. London Plan Policy 7.6B sets out the requirement for development to be of a proportion, composition, scale and orientation that enhances activates and appropriately encloses the public realm.

33 The adopted approach to massing that can be interpreted from the material presented at the pre-application appears reasonable in context of the scale of the existing Chocolate Factory

and Parma House. However the applicant is asked to demonstrate how this fits with the wider surrounding context and long sections through the area should be provided.

34 The perimeter block massing ensures all spaces are clearly defined with good levels of enclosure. However, the applicant is asked to illustrate that the internal courtyards will have a good level of daylight and avoid significant areas of shading and how this will be secured through the parameter plans.

Housing design quality

35 London Plan policy 3.5 Quality and design of housing developments states that in making planning decisions and in LDFs developments should incorporate minimum space standards and generally conform to Table 3.3 of the London Plan. The Mayor will, and boroughs should, seek to ensure that new development reflects these standards.

36 The pre-application proposals presented provides details of the compliance of the proposals to GLA space standards and the applicant is requested to provide a schedule by location of all units and how they are compliant.

37 The applicant has adopted a largely apartment led approach to development in the perimeter blocks and tower. Whilst the indicative plans indicate a high residential quality, due to the outline nature of the application, design codes securing proportions of single aspect units, access to cores at street level, number of units sharing the same landing, clear floor to ceiling heights and other relevant aspects of residential quality of the scheme will be required.

Access

38 Inclusive design principles if embedded into the development and design process from the outset help to ensure that all of us, including older people, disabled people, children and young people, can use the places and spaces proposed comfortably, safely and with dignity. The aim of London Plan Policy 7.2 is to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum). In reviewing the outline proposals presented the following points were made by the GLA:

- There is a need to fully indicate the site levels and provide sections of all routes, access points and public realm areas. Particular attention should be given to ensure easy access is provided, particularly all crossing and transition points and proposed linkages to and from the development site area.
- The applicant should identify locations for suitably sized and laid out Blue Badge parking spaces for residents and visitors. These should be located in close proximity to cores.
- The applicant should confirm that 100% of new homes would meet the Lifetime Homes standards. At least 10% of all homes should also be designed to be wheelchair accessible or easily adaptable for occupation by a wheelchair user. This will need to be demonstrated on plan as the design evolves.
- It should be clear on the plans where the wheelchair accessible flats are located and how many there are and these should be distributed across tenure types and flat sizes to give disabled and older people similar choices to non-disabled people. It is advisable to locate the wheelchair accessible flats so that they are served by 2 lifts not just one, so that level access can be maintained if maintenance or repair work is being carried out on one of the lifts.

- Where vehicular access is allowed on pedestrian priority areas, the designers need to ensure that there are safe zones where people who are mobility or visually impaired can use safely and comfortably.

39 The Design and Access Statement submitted with the application should clearly demonstrate how the principles of inclusive design have been achieved and should include typical house and flat room layouts to demonstrate compliance with the minimum accessibility standards referred to above.

Transport

40 TfL have provide the following comments in relation to the transport aspects of the development proposals:

- The increased permeability is welcome particularly the aspiration to deliver a north-south route.
- A transport assessment will need to be carried out for the full development in accordance with TfL guidance.
- There is a need to investigate the inclusion of a delivery and servicing consolidation centre.
- There will need to be a wayfinding strategy for this site.
- All parking provision will need to follow the London Plan guidance and include accessible spaces and electric vehicle charging points.

Energy and Sustainability

41 A full energy assessment following the format and guidance in the September 2013 GLA energy planning guidance should be produced. For new build elements Tables 1 and 2 of the guidance should be completed to provide the CO2 emissions and savings after each stage of the energy hierarchy. The updated GLA guidance can be found here: <http://www.london.gov.uk/priorities/planning/strategic-planning-applications/preplanning-application-meeting-service/energy-planning-gla-guidance-on-preparing-energy-assessments>. Energy compliance will need to be demonstrated for both the detailed and outline parts of any hybrid application.

The Mayor's CIL

42 The Mayor has introduced a London wide Community Infrastructure Levy (CIL) which came into effect on 1st April 2012, and it will be paid on the commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Haringey is £35 per square metre (gross internal area). The required CIL should be confirmed by the applicant and council once the components of the development have been finalised. More details are available via the GLA website <http://london.gov.uk/>.

Conclusion

43 The principle of the redevelopment of the site for a mixed use commercial and residential development based on the cultural quarter concept is broadly supported by strategic planning policy. The design comments with the report provide guidance of the expected quality of urban form and development the finalised scheme should achieve and the need to ensure sufficient detail within the submission, particularly in relation to the outline element. In context of submission of

an application the issues raised in relation to housing mix, affordable housing, housing quality, children's playspace, access, energy and sustainability, and transport need to be addressed.

for further information, contact Planning Decisions Unit:
Colin Wilson, Senior Manager – Planning Decisions
020 7983 4271 email giles.dolphin@london.gov.uk
Sarah Considine, Principal Strategic Planner
020 7983 5751 email sarah.considine@london.gov.uk
Jonathan Aubrey, Case Officer
020 7983 5823 email jonathan.aubrey@london.gov.uk

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
GLA LETTER DATED 17 JUNE 2016

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment

Edward Hanson
Barton Wilmore LLP
7 Soho Square
London
W1D 3QB

Our ref: D&P/3260/pre-app 2
Date: 17 June 2016

Dear Edward,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: The Chocolate Factory

LB: Haringey

Our reference: D&P/3260/JA Pre-app 2

Further to the pre-planning application meeting held on 7 June 2016, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely,



Colin Wilson
Senior Manager – Development & Projects

cc Alex Williams, TfL

D&P/3260/JA Pre-app 2

17 June 2016

The Chocolate Factory, Wood Green

in the Borough of Haringey

The proposal

The proposal is for the refurbishment of the Chocolate Factory building and the development of the surrounding sites for a mixed use residential development of 184 dwellings and 15,571 sq.m. of commercial floorspace located around a central square. These proposals are located within a wider conceptual masterplan for the neighbourhood.

The applicant

The applicant is **Workspace Management Ltd**, and the agent is **Barton Wilmore LLP**.

Context

1 On 28 April 2016 a request was received for a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On 7 June 2016 a follow-up pre-planning application meeting was held at City Hall with the following attendees:

GLA

- Jonathan Aubrey, Senior Strategic Planner (Case Officer)
- Sarah Considine, Principal Planner

Applicant

- Ian Dubber, Workspace Management Ltd
- Ed Hanson, Barton Wilmore LLP
- Paul Joslin, Barton Wilmore LLP
- John Haxworth (BW Design)
- Thomas Lefevre (Etude)

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application. Please note that the quality of the advice you receive will be dependent upon the documentation that you let us have in advance of the meeting.

3 The advice has been sent within ten working days of the pre-planning application meeting in accordance with the pre-application service standards.

Site description

4 The Chocolate Factory site is located south west of Wood Green in the Borough of Haringey and is the focus of the Wood Green Cultural Quarter. The site currently accommodates a

cluster of buildings of differing size and scale, which are predominantly occupied by artists and creative businesses.

5 The main site red line boundary sits within an urban block accessed by Clarendon Road and defined by Western Road, Coburg Road and Mayes Road and includes buildings to the west of Western Road. A linked but separate second site Block I Metropolitan Police site is located off Western Road adjacent to the railway line.

6 The PTAL for the development area ranges from 4 in the south (Coburg Road) to 5 in the north and northwest and 6a in the northeast corner and for sites within the site the PTALs falls to 2.

Details of the proposal

7 The proposal is for the refurbishment of the Chocolate Factory building and the development of the surrounding sites for a mixed use residential development of 184 dwellings and 15,571 sq.m. of commercial floorspace located around a central square. These proposals are located within a wider conceptual masterplan for the neighbourhood.

Table 1: Land use mix

Use	Sq.m.
Commercial	
Block A: Chocolate Factory	8,805
Block B	410
Block E	320
Block F	836
Block I: Metropolitan Police	5,200
Total	15,571
Residential	
Total	12,867
	28,438

8 The masterplan proposals consist of the following design features:

- The demolition and partial demolition of existing buildings within the red line boundary.
- The opening up of the site area by creation of new routes and central public square.
- The retention of the original Chocolate Factory building and introduction of a new atrium with demolition of more recent extensions.
- The introduction of perimeter block form development pattern with a centrally located tower adjacent to Chocolate Factory and marking the public square.
- Ground floor use to predominantly commercial with residential use on upper floors with podium level amenity space.
- Aspiration of encouraging development of other landholdings to allow further linkages to the central public space.

Strategic planning issues and relevant policies and guidance

9 The relevant issues and corresponding policies are as follows:

- Employment *London Plan; Land for Industry and Transport SPG*

- Housing *London Plan; Housing SPG; Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context, draft SPG*
- Affordable housing *London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy*
- Density *London Plan; Housing SPG*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context, draft SPG; Housing SPG; London Housing Design Guide; Shaping Neighbourhoods: Play and Informal Recreation SPG*
- Parking *London Plan; the Mayor's Transport Strategy*
- Access *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Sustainable development *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy*
- Transport *London Plan; the Mayor's Transport Strategy; Land for Industry and Transport SPG*

10 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 18 March 2013 Haringey Local Plan: Strategic Policies, the Saved Unitary Development Plan policies (March 2013) and The London Plan (Consolidated With Alterations Since 2011).

11 The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework
- The Haringey Heartlands development framework April 2005
- Minor Alterations to the London Plan 2015

Summary of meeting discussion

Principle of development

The site is located in a predominantly employment based land use location in Wood Green, Haringey. Whilst the site is not a Strategic Industrial Land (SIL) designated area the London Plan does seek to protect existing employment use where justified by evidence of demand. The applicant should therefore put in place a mechanism to ensure that the cultural offer and existing business remain viable. It should therefore ensure a proportion of affordable business floorspace is included either within the Chocolate Factory or in the linked development of Block 1 Metropolitan Police site and develop a strategy to support existing tenants. The option to explore the early phased delivery of Block I should be explored to allow for decanting of existing businesses uses that require relocation in the local area.

12 The site is identified in the Haringey Local Plan: Strategic Policies and the Proposals Map as being with a cultural quarter and within the regeneration area of Haringey Heartlands/ Clarendon Square. Most recently it has been specifically identified as site SA19 within the Council's Site Allocations DPD (pre-submission version 2016), which states the allocation is for '*Enhancement of the Wood Green Cultural Quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.*'

13 The applicant should ensure that the proposal appropriately responds to the Council's site allocation, and existing and emerging development proposals. Ongoing engagement with the Council on the role this site should play within its wider context is therefore strongly encouraged.

14 London Plan Policy 4.6 (Support for and Enhancement of Arts, Culture, Sport and Entertainment) states that *'The Mayor will and boroughs and other stakeholders should support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.'* It is therefore essential that the cultural offer is retained through the decanting of existing creative/cultural businesses and further encouragement is given to these activities within the proposed commercial occupiers.

15 The principle of mixed use redevelopment of the site is supported by London Plan and local policy. The applicant should ensure that an appropriate quantum of employment space is provided and that affordable/rent capped commercial space is secured alongside a business decanting mechanism. Furthermore, given the close proximity of the gas holders the applicant should confirm when these are to be decommissioned and whether in the meantime the site of outside the PADHI zone.

Housing

Housing mix

16 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy, which sets a target for 42% of social rented homes to have three or more bedrooms.

17 The applicant information sets out a schedule for the housing and breaks down the housing mix by type and size of unit for the 184 residential units (Table 1).

Table 1: residential unit mix

	Units	%
1 Bed/ 2 Persons	47	25.5
2 Bed/ 4 persons	85	46.2
3 Bed/ 5 Persons	36	19.6
Duplex 2B/4 persons	5	2.7
Duplex 3B/5 persons	11	6.0
	184	100

18 A total of c25% of all units are 3 bed/5 person dwellings with a high proportion of 2 bed/ 4 person units and the proposed mix provides for a good balanced range of housing types and this aspect is supported, subject to a steer from Haringey Council on local housing need requirements. Notwithstanding this the applicant should also ensure that the affordable housing includes a similar high proportion of family sized 3 bed/5 person units.

Affordable housing

19 London Plan policy 3.11 (affordable housing targets) requires borough councils to “seek the maximum amount of affordable housing and ensure an average of at least 15,200 homes”. In order to give impetus to a strong and diverse housing sector, 60% of affordable housing provision should be for social rent and affordable rent 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing.”

Furthermore the revised early minor alterations include in policy 3.12 a new section C states that: ‘Affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing policies in this Plan and should be ringfenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.’

20 The applicant has provided an outline of the proposed housing unit type/size mix, but has not provided any indication of an affordable housing offer at this stage due to on-going feasibility and viability work. Affordable housing delivery is a strategic priority and should represent a significant proportion of overall housing provision on this site. The applicant should ensure that affordable housing is accommodated on-site and the initial affordable housing offer should be supported by a comprehensive affordable housing viability assessment. The viability assessment will be independently reviewed on behalf of Haringey Council and the GLA and should be submitted with the planning application. The applicant should also identify an RSL or other body to adopt and manage the affordable housing component.

21 GLA officers would recommend a further meeting with the applicant prior to submission in relation to affordable housing to ensure strategic priorities are fully addressed.

Housing density

22 The London Plan policy optimising housing potential (also refer to table 3.2) sets out specific policy in relation to density levels across the city. The finalised site density should be set out showing the habitable rooms per hectare. The current residential proposals are dense and this needs to be justified in context of the proposed PTAL and the quality of residential development created – the applicant should note paragraph 1.3.41 of the Mayor’s Housing SPG.

Playspace

23 Children and young people need free, inclusive and accessible spaces offering high-quality play and informal recreation opportunities in child-friendly neighbourhood environments. Policy 3.6 of the London Plan seeks to ensure that all children and young people have access to such provision. The challenge facing boroughs and their partners in play provision will be to find opportunities to retain and increase the provision of play and informal recreation, particularly in housing developments.

24 Detailed guidance is set out with benchmark standards in the Mayor’s *Shaping neighbourhoods: play and recreation SPG (2012)*. The applicant’s design & access statement should fully respond to this guidance and indicate how children’s playspace will be met both on-site and if necessary off-site.

25 The applicant should ensure that sufficient space is provided in accordance with the expected child population of the completed development. Door-stop play provision is expected on-

site for the under-five's as a minimum, and following a review of existing facilities in the immediate area, it may be necessary to also provide on-site play for older children, and/or provide a financial contribution to the provision, or improvement, of off-site play facilities.

Urban design

Layout & urban form

26 The application site red line boundary is located within a much larger mixed-use urban super block that contains a warehouse and business premises of varying sizes together with school buildings.

27 The development layout has been placed within the red line boundary in the context of a wider conceptual masterplan for the entire super block that breaks down the impermeable urban block through creating a series of new streets with a central square, refurbished Chocolate Factory building and perimeter form residential led blocks. A further linked business floorspace development in a single freestanding building is proposed on a separate Metropolitan Police site north-west of the main application.

28 Whilst this overall contextual masterplan approach is strongly encouraged it is essential that the applicant focus be placed on the quality of the design within the red line boundary and the existing real world situation. It is important that the detailed application proposals are able to respond to the interface with existing adjacent buildings and activities outside the red line boundary and this is fully illustrated. Although the street and perimeter block approach is supported, the non-delivery or delayed delivery of sites outside the applicant's control raises concerns in relation to street profiles, overlooking, noise and impact on the illustrated amenity spaces – in the latter case it is clear only parts of courtyards would be delivered.

29 The development proposals have been subject to design review by Haringey Council. This has resulted in the adjustment of the layout and urban form, with most notable the removal of the residential tower adjacent to the school and its replacement by a pavilion business use led building. The applicant has also responded to previous comments and set out a strategy to deliver streets with their own individual character. The design changes and especially the removal of the second residential tower with the linkage strategy are supported. The applicant should define what mechanism would be used to deliver the identified link to Alexandra Park and whether a s106 contribute would be made towards its delivery. As detailed in paragraph 14, it is important that the design of the scheme continues to evolve in the context of emerging surrounding developments and therefore ongoing discussion with the Council is critical.

Height, scale & massing

30 The overall massing approach of perimeter block development with a tall building/tower located centrally adjacent to the public square is supported and any concerns that were to be raised in relation to the tower adjacent to the school have been addressed as part of the aforementioned design review.

31 To maintain overall residential unit numbers following the removal of the second tower the applicant has introduced an additional set back floors to the perimeter blocks at the upper floors and this approach is broadly supported. Notwithstanding this the impact on daylight /sunlight quality in the residential courtyards, streets and the public square should be fully demonstrated and any issues appropriately mitigated through design.

32 The massing of the blocks should be tested in the context of the non-delivery of the wider masterplan with the massing of existing buildings outside the red-line boundary included. There

appears to be a very tight relationship between the centrally located tower and adjacent lower rise residential block and the retained business premises to the north, which results in a very narrow street form that will be in overshadow for much of the day.

33 Haringey Council have already established a need for an assessment of a number of local views and impact on heritage assess. The applicant should ensure that London Plan identified strategic impacts on views of Alexandra Palace are included in this analysis.

Residential design quality

34 London Plan policy 3.5 (Quality and design of housing developments) and the supporting Housing SPG established a number of design quality benchmarks that should be achieved and accounted for in the design of residential developments.

35 The proposals are for an apartment led scheme with access foyers located from the street. A limited number of units per floor and includes units above ground floor commercial units. Whilst this overall approach is supported, the applicant should provide assurance that any ground floor units on residential streets have their own residential entrances to enhance street activation and form – the design detailing appears to demonstrate this is the case, but the wider plans show this is not applied throughout the scheme.

36 The applicant should ensure that north facing single aspect units are kept to a minimum and that none of these are one-bedroom units. The applicant has stated all units are London Plan minimum residential space standards compliant, whilst this is welcome it is strongly encouraged these are exceeded wherever possible, particularly in context of high density proposals.

37 As stated in the layout and massing sections assurance is required in relation to shared amenity and podium level as the truncated courtyards delivered within the red-line boundary appear very small without the delivery of the wider perimeter block. These will also be required to accommodate doorstep play areas and the shared amenity space will need to be fully justified in terms of size and quality.

Building appearance & articulation

38 The applicant has provided details of the proposed buildings appearance, articulation and palette of materials. This has been influenced by both the existing industrial heritage of the area and the surrounding residential neighbourhoods and is brought through the adoption of three options red, grey or (preferred) mushroom brick as well as metal framed staircases and balconies. The presented sample building elevations and detailing of ground floor residential units, communal entrances (with coloured glazed brick) and commercial frontages demonstrate a high design quality and this quality should not be diminished through any later cost engineering.

39 The applicant should however place a strong qualitative focus on the design of the centrally located tower as this is currently missing. It essential that given the building's prominence that a clearly defined base, middle and crown is achieved and articulated through the use of high quality materials.

Chocolate Factory refurbishment

40 The applicant has provided details of the approach to the refurbishment of the main Chocolate Factory building. This will involve the demolition of the later build extensions, insertion of a glazed central atrium and single storey roof extension and the creation of a reconfigured ground floor plan that will create a cafe/restaurant frontage to the internal courtyard and public square. The overall approach and design ambition is strongly supported, as this will provide much-

enhanced small business floorspace, bring out the quality of the building and activate the proposed public square.

Block 1 Metropolitan Police Site

41 Block (I) Metropolitan Police site is a separate located development north-west of the main application site adjacent to a railway line. The proposals are for further business space in a single orthogonal block with an atrium form, although proposed as a low cost space, with stripped back interior. The proposed simplified articulation of irregular offset windows punctuated in a metal skin with defined entrance is suitable to this location, but some further focus should be placed on the elevation facing onto Wood Green Common Conservation Area.

Access

42 Inclusive design principles if embedded into the development and design process from the outset help to ensure that all of us, including older people, disabled people, children and young people, can use the places and spaces proposed comfortably, safely and with dignity. The aim of London Plan Policy 7.2 is to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum). In reviewing the outline proposals presented the following points were made by the GLA:

- There is a need to fully indicate the site levels and provide sections of all routes, access points and public realm areas. Particular attention should be given to ensure easy access is provided, particularly all crossing and transition points and proposed linkages to and from the development site area.
- The applicant should identify locations for suitably sized and laid out Blue Badge parking spaces for residents and visitors. These should be located in close proximity to cores.
- The applicant should confirm that 100% of new homes would meet the Lifetime Homes standards. At least 10% of all homes should also be designed to be wheelchair accessible or easily adaptable for occupation by a wheelchair user. This will need to be demonstrated on plan as the design evolves.
- It should be clear on the plans where the wheelchair accessible flats are located and how many there are and these should be distributed across tenure types and flat sizes to give disabled and older people similar choices to non-disabled people. It is advisable to locate the wheelchair accessible flats so that they are served by 2 lifts not just one, so that level access can be maintained if maintenance or repair work is being carried out on one of the lifts.
- Where vehicular access is allowed on pedestrian priority areas, the designers need to ensure that there are safe zones where people who are mobility or visually impaired can use safely and comfortably.

43 The Design and Access Statement submitted with the application should clearly demonstrate how the principles of inclusive design have been achieved and should include typical house and flat room layouts to demonstrate compliance with the minimum accessibility standards referred to above.

Energy and Sustainability

44 Updated energy assessment planning guidance is available on the GLA website (March 2016). This provides further information on the revised targets to take into account Part L 2013 of the Building Regulations. It also provides details on the information that should be submitted within the energy statement to be submitted at stage 1. See link for the latest guidance published in March 2016: <https://www.london.gov.uk/WHAT-WE-DO/PLANNING/PLANNING-APPLICATIONS-AND-DECISIONS/PRE-PLANNING-APPLICATION-MEETING-SERVICE-0>

45 The Mayor currently applies a 35% carbon reduction target beyond Part L 2013 of the Building Regulations as set out in the revised energy assessment guidance. The revised energy assessment guidance explains that the carbon reduction target for new development will change from 1 October 2016 as follows:

- Stage 1 schemes received by the Mayor up until 30 September 2016 – 35% below Part L 2013 for both residential and commercial/non-domestic development.
- Stage 1 schemes received by the Mayor on or after the 1st October 2016 – Zero carbon (as defined in section 5.2 of the Housing SPG) for residential development and 35% below Part L 2013 for commercial /non-domestic development

46 The carbon emission figures should be reported against a Part L 2013 baseline. The March 2016 guidance provides details on presenting carbon emission information separately for domestic and non-domestic elements of the development in light of the zero carbon target coming into force for domestic development. The applicant has also presented separately the expected savings for Block A (The Chocolate Factory) which constitutes a refurbishment; this methodology is supported for the final document as well.

47 The applicant has stated that an improvement of circa 9% is anticipated over Part L 2013 by efficiency measures alone; this is welcomed. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed.

48 The applicant has stated that an improved thermal bridging performance is expected; this is welcomed. The applicant should however explain the processes in place in order to ensure that achieving this challenging performance level will be possible.

49 Evidence should be provided on how the demand for cooling will be minimised through passive design in line with Policy 5.9. The applicant should particularly consider how best to mitigate any restrictions posed by, for example, local air quality or noise issues, ground floor apartments and single aspect units. Dynamic overheating modelling in line with CIBSE Guidance TM52 and TM49 is recommended.

50 A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The completed checklist should be included in the appendix of the energy statement.

51 The applicant should investigate opportunities for connection to nearby district heating networks and should commit to providing a site wide heating network, suitable for connection to wider district networks now or in the future. Connection to existing or planned networks should be prioritised. The development is situated within the Wood Green district heating opportunity area; the applicant should therefore contact the local energy officer in order to identify current timescales of the proposed network and any connection opportunities currently being developed in the area (e.g. nearby developments). Evidence of correspondence should be provided.

52 The site should be served by a single energy centre and the applicant should commit to providing a site wide heating network suitable for connection to wider district networks now or in the future. All uses on the site should be connected to the site wide heat network. A schematic should be provided and a plan showing the size and proposed location of the energy centre should be provided.

53 The applicant should follow the energy hierarchy when considering the potential for CHP and renewable energy technologies. The applicant is considering an 104kWe CHP unit for the development. Connection to an external heat network should firstly be prioritised. However, if this is not possible, the applicant should provide further information on the CHP including the size of the engine proposed (kWth), the total space heating and domestic hot water (DHW) demand of the development (MWh annually), the proportion of heat met by the CHP as well as the analysis used to determine the size of the CHP including, suitable monthly demand profiles for heating, cooling and electrical loads. The plant efficiencies used when modelling carbon savings should be based on the gross fuel input for gas rather than the net values often provided by manufacturers.

54 In line with Policy 5.7 the applicant should investigate the inclusion of on-site renewable energy generation. The applicant has stated that they are currently proposing 800 sq.m. of roof-mounted PV panels and a plan showing the proposed location of the installation should be provided.

The Mayor's CIL

55 The Mayor has introduced a London wide Community Infrastructure Levy (CIL) on 1st April 2012, and is paid on the commencement of most new development in Greater London that is granted planning permission. The Mayor's CIL contributes towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Haringey is £35 per square metre (gross internal area). The required CIL should be confirmed by the applicant and council once the components of the development have been finalised. More details are available via the GLA website <http://london.gov.uk/>.

Conclusion

56 The principle of the redevelopment of the site for a mixed use commercial and residential development based on the cultural quarter concept is broadly supported by strategic planning policy. The applicant should ensure the proposal is further developed to respond fully to the emerging context and address the concerns raised in regards those elements outside the red line boundary. The design comments within the report should be addressed and officers would welcome further engagement. In the context of submission of an application the issues raised in relation to housing mix, affordable housing, housing quality, design, children's playspace, access, energy and sustainability, and transport need to be addressed.

for further information, contact Planning Decisions Unit:
Colin Wilson, Senior Manager – Planning Decisions
020 7983 4271 email giles.dolphin@london.gov.uk
Sarah Considine, Principal Strategic Planner
020 7983 5751 email sarah.considine@london.gov.uk
Jonathan Aubrey, Case Officer
020 7983 5823 email jonathan.aubrey@london.gov.uk

APPENDIX 1
PRE-APPLICATION CONSULTATION RESPONSES:
BW LETTER TO OFFICERS DATED 13 OCTOBER 2017

POST AND EMAIL: Adam.Flynn@Haringey.gov.uk

Mr Adam Flynn
Development Management Support
Planning, Regeneration & Economy
Level 6
River Park House
225 High Road
N22 8HQ

21650/A3/VB/ac
13 October 2017

Dear Mr Flynn

THE CHOCOLATE FACTORY, WOOD GREEN

I write on behalf of Workspace Management Limited and further to our meeting of 17th July 2017 and receipt of Officers email of 18th September 2017.

The site is shortly to be the subject of a full planning application. The scheme will provide for mixed use development comprising 9,376 sq.m of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2) and 216 residential units. The existing Chocolate Factory buildings will be subject to partial demolition, change of use and extension for commercial use, with four new build blocks ranging in height from three up to 16 storeys.

The submission follows some 4 years of scheme development and pre-application engagement pursuant to a Planning Performance Agreement. Ahead of submission, we thought it would be useful to confirm the basis for determination of the application, i.e. what we have understood to be Officers comments/concerns, our response and what we understand to be outstanding. In this respect we understand Officers final comments to relate to emails dated 3rd May, 21st June and 18th September 2017. We are of course keen to secure Officers support and ensure that we are responding positively to the points raised. The intention of this letter is therefore to identify how Officers comments have been addressed in the submission or where further discussions are necessary on submission to agree the scope of any amendments.

The Development Plan: In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development. The development plan comprises the London Plan 2016, LB Haringey Strategic Policies DPD 2013 (with alterations 2017), Development Management DPD July 2017 and the Site Allocations DPD July 2017.

It is noted that the Council intends on preparing a Wood Green AAP, which on adoption will supersede the above Site Allocations DPD July 2017. The emerging Wood Green AAP was subject to Preferred Option consultation in February and March 2017. The LDS 2016 indicates that the Preferred Option consultation had been due to take place in October – November 2016, submission in June 2017, with Examination in October 2017 with Adoption by December 2017. There is therefore a notable delay to the programme. It is at an early stage in preparation and in our view should be afforded little weight.

In short, the scheme should be tested in the context of the Adopted Site Allocation DPD SA19 Wood Green Cultural Quarter which represents the adopted policy for the site. Indeed, as a site-specific policy it sets out how the Council have applied the provisions of the Strategic Policies DPD and Development Management DPD.

Principle of Development: The Adopted site allocation (SA19 Wood Green Cultural Quarter) establishes the principle of development of the site. We understand that no objection is raised by Officers in this respect.

Having regard to Policy SA19 Wood Green Cultural Quarter, specifically the 'site requirements' and 'development guidelines' set out therein, and discussions with Officers we would suggest that the following questions arise when determining any application on the site:

- **Comprehensiveness:** Does the proposal facilitate the comprehensive redevelopment of the wider allocated site? Will it fetter or prejudice the development of other land parcels within the allocation? Will it facilitate wider links to the Town Centre?
- **Demolition:** Is the extent of demolition appropriate, specifically in relation to the Chocolate Factory Building?
- **Land use:** Does the location and balance of land uses achieve the policy aims of the Wood Green Cultural Quarter?
- **Public Realm:** Does the public realm strategy achieve a focal point for the Cultural Quarter around Clarendon Road? Does the proposal achieve active frontages to both sides of Clarendon Road and to the Western Road frontage?

Comprehensiveness: The planning application will be submitted in full and relates to land within the allocation SA19 save that fronting Coburg Road and the Mountview Academy of Performing Arts building at the eastern junction of Coburg Road and Clarendon Road. As set out below:

SA 19: WOOD GREEN CULTURAL QUARTER (SOUTH)



SITE SIZE AREA:	2 HA	
INDICATIVE DEVELOPMENT CAPACITY	NET RESIDENTIAL UNITS	EMPLOYMENT M2
	355	12,243

PROPOSED SCHEME MAY 2017



SITE SIZE AREA:	1.36 HA	
INDICATIVE DEVELOPMENT CAPACITY	NET RESIDENTIAL UNITS	EMPLOYMENT M2
	216	9,375

The allocation addresses comprehensiveness directly and states the following in the 'Site Requirements':

"Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other parcels within the Allocation."

In short, the allocation enables the submission of individual planning applications for parcels of land within the allocation subject to a masterplanning exercise to demonstrate that the policy aims of the wider allocation and remaining sites within it are not fettered or prejudiced by the application.

The planning application is submitted in full to provide certainty as to the proposals and to enable an informed assessment of how the proposals relate to the remaining land within the allocation.

Through email dated 21st June 2017, Officers expressed concern regarding comprehensives. Accordingly, in June/July 2017, the team undertook a review of the scheme evolution since 2013 in the context of comprehensiveness. This was presented to Officers on 17 July 2017. Through letter dated 18th September 2017 Officers provided further comments identifying that Officers outstanding concerns in this regard related to the following (we enclose Drawing PL010 'Site Plan' for ease of reference):

1. **Block B:** The 'tail' of the Proposed Block B tower. Officers recommend that this part of the application could be submitted in outline to enable flexibility to respond to how possible future development to the north and south could come forward. Notwithstanding this, Officers recommend that the block be moved as north as possible to line what Officers envisage would be a new public road to the north. Officers noted that this would assist what they envisage should come forward to the south (Kingfisher Place) – namely a mirror block to the south set back to the same distance from the boundary.

In addition Officers raised whether a 'nib' of 6-8 storeys on the south side of the tower ending in a blank party wall would assist the relationship to future development to the Kingfisher site, forcing future development to match it.

The timing of these comments followed scheme fix and preparation of the application documentation. Officers have set out 'solutions' that we consider could be accommodated within the scheme and submitted as an amendment to the application as appropriate subject to further discussion and testing.

2. **Block D:** Officers expressed concern regarding the future relationship to development to the south of the site, i.e. fronting Coburg Road. Officers refer to future development being tall buildings referencing the 18 storeys being proposed for Clarendon Square. It is understood that these comments relate the scale of development put forward in the emerging Wood Green AAP rather than Adopted Allocation SA19 to which these sites fronting Coburg Road relate.

Notwithstanding that little weight should be attached the emerging Wood Green AAP and the scale of development therein (which is untested) the Design and Access Statement will include how the proposed Block D could relate to, and achieve a satisfactory relationship with such a scale of development fronting Coburg Road.

It is also noted that Officers expressed concern regarding the potential for commercial floorspace to Coburg Road and that this could include 'noisier B1 uses such as workshops'. Class B1 uses by their very nature are appropriate within residential areas. This is to be a mixed use area, the refurbished Chocolate Factory is to retain such workshop units and achieves an appropriate relationship to the residential units to Block E separated by a public street. It is envisaged that an appropriate relationship can be achieved with Block D.

In short Officers outstanding concerns regarding comprehensiveness in relation to Block B are capable of being addressed within the scheme. We would wish to engage further with Officers following submission of the application and agree the form of any such changes to the scheme could take. Moreover, it would be helpful to agree this in the context of all consultation responses from stakeholders. In relation to Block D, whilst the potential future building heights to Coburg Road as set out in the Wood Green AAP are as yet untested and not provided for within adopted policy, the possible future relationship will be addressed within the submitted Design and Access Statement.

Demolition: SA19 considers the issue of demolition as follows:

"The original Chocolate Factory building will be retained.

Parma House, the Mountview academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or reprovided."

The proposals are consistent with the Policy SA19. The older Chocolate Factory buildings are to be retained, refurbished and extended with an additional storey added. The later extensions are to be demolished to enable the reinstatement of the original elevations and fenestration proportions. In terms of the partial demolition and alterations in the context of the it being a Building of Merit, the application will be accompanied by a Built Heritage Assessment, prepared by Heritage Collective. It identifies the Chocolate Factory as an undesignated asset with low significance but recognises that the proposal retains those blocks of the most historic character and quality enabling their historic character to continue to be legible within the area.

Parma House is also to be demolished consistent with the above. Again, this is not statutory listed or situated within a Conservation Area. In terms of the quality of the existing commercial provision, Parma House provides 3 floors of accommodation; however due to its internal configuration, the units are deep and only have windows along one elevation. The resultant accommodation is dark and is often difficult to let.

Through pre-application discussions it is understood that the extent of the proposed demolition and extension of the Chocolate Factory is agreed. In relation to Parma House, whilst the principle of demolition is acceptable, Officers have outstanding concerns regarding the 'tail' of the replacement Block B as set out above.

No objection has been raised regarding the remaining extent of demolition across the site.

Land Uses: It is noted that through emails dated 3rd May and 21st June 2017 that Officers expressed concern regarding the removal of Quicksilver Place from the application. Quicksilver Place will remain in situ with the existing employment generating function continuing to operate. However it is understood that Officers are concerned regarding the net loss of commercial floorspace that arises from the proposed scheme when compared to the existing.

As noted above the application is to be determined in accordance with the development plan, namely the Council's Adopted allocation for the site Policy SA19. The allocation includes an Indicative Development Capacity of 355 residential units and 12,243 sq.m of employment floorspace. The Indicative Development Capacity of the allocation therefore assumes a net reduction in commercial floorspace in any future redevelopment proposal, it is inherent within the allocation.

The application site does not take in the entire SA19 Allocation (as shown in the above extracts). However, the quantum of commercial floorspace proposed sits over and above the site's contribution to the indicative yields within SA19. The scheme provides 9,376 sq.m. of the 12,243 sq.m envisaged by the allocation. Whilst the application relates to 68% of the area covered by the allocation, it provides 77% of the indicative employment yield. In short it accords with the indicative development yield cited in the allocation.

The allocation does not seek redevelopment for solely employment use (as existing). Indeed, redevelopment of the site for solely employment use is unlikely to achieve the wider objectives of the allocation not just in terms of scheme economics but also due to the need for mixed use development (including residential) in terms of place making and activity. Some form intervention, or cross-subsidy, is required to achieve both the policy aspirations for the improvement of the quality of the employment offer and the achievement of other wider policy objectives. In this respect the Site Requirements of

the allocation state that the maximum amount of employment use should be provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.

The application will be accompanied by a Planning Statement setting out the case for the balance of land uses and how the scheme meets the objectives of the allocation. It will also be accompanied by a viability appraisal which demonstrates that the current level of employment space proposed is the maximum the scheme can support whilst providing the other benefits and improvements the scheme will deliver.

On submission of the application and review of the application documentation, we would welcome Officer confirmation as to whether the balance of land uses are agreed if not the precise provision of adopted policy (SA19) that the scheme does not satisfy in this regard.

Public Realm: The July 2017 presentation included a review of the background, scheme evolution and current approach to public realm. The scheme achieves the aims of SA19 providing a focal point for the Cultural Quarter around Clarendon Road (Chocolate Square). It achieves active frontages to both sides of Clarendon Road and to the Western Road frontage. It is understood that Officers have no concerns in this regard.

Residential Mix and Quality: It is understood that Officers have no concerns in this respect.

Architecture and Design: In December 2016 and through email dated 3rd May 2017, Officers expressed concern regarding the design approach to Block B. The team undertook a design review that resulted in the height of the block increasing by two storeys (to 16 storeys) and a change to the architectural composition of the block and internal layout to achieve the desired recessed balconies. It is noted that through email dated 18th September 2017 Officers support the architectural changes.

In relation to the increased height to Block B, through letter dated 26th May 2017, we provided Barton Willmore Townscape and Visual Impact Assessment: Briefing on Keyline Photomontages dated 26th May 2017 to set out the process to date, our understanding of agreement reached with Officers, initial observations of the keylines and our recommendations regarding rendered photomontages for agreement.

Officers responded through email dated 18th September Officers confirming that the 'views look promising, but more detail is required, especially with adding other viewpoints in the Lordship Lane to Alexandra Palace view (there are still questions regarding the Lordship Rec view)'. To confirm the application has been prepared on the basis of the information provided through letter dated 26th May 2017. We would welcome Officers review and comment following submission of the application.

It is understood that the approach to height on the remaining blocks is agreed and that the only outstanding concern relates to the approach to balconies with a preference for fewer projecting balconies especially on street frontages (i.e. Blocks D and E).

No comments or concerns have been raised as to Block F or the proposed extension of refurbishment of the Chocolate Factory.

Car Parking: Through email dated 3rd May 2017 Officers expressed concern regarding the car parking strategy, specifically the removal of Quicksilver Place and the proposed level of car parking within that. Moreover, whether the proposed car parking provision is still acceptable.

Through letter dated 26th May 2017 the applicant set out the justification for the proposed approach. In the absence of a response to the contrary, it is understood that Officers concerns in this regard have been addressed.

Energy Centre: Through email dated 3rd May 2017 Officers expressed concern regarding the energy strategy. Through letter dated 26th May 2017 we noted Officers comments regarding the desire for a

future connection to the proposed Clarendon Square scheme to the South. Accordingly the approach to energy has been changed. A site wide energy centre is no longer proposed, the scheme will provide for individual boilers to heat each block until the future Wood Green heat network becomes available.

Summary

It is understood that the principle of development and extent of demolition is agreed. In relation to comprehensiveness, Officers' outstanding concerns relate to Block B and D as identified in email dated 18 September 2017, however as noted above these are capable of being addressed.

In relation to balance of land uses, we provided a detailed response through submissions made through letter dated 26th May 2017. Further details will be set out in the Planning Statement. It is understood that Officers' concerns relate to a net loss in commercial floorspace. As noted above, this net loss is acknowledged in Site Allocation SA19. On submission of the application and review of the application documentation, we would welcome Officer confirmation as to whether the balance of land uses is agreed, if not the precise provision of adopted policy (SA19) that the scheme does not satisfy in this regard.

Officers have raised no concern regarding the quality of the residential units. It is noted that the provision of affordable housing will need to be tested during the course of the application subject to scheme viability.

In relation to height and design, Officers have raised no concerns in respect of the Chocolate Factory or Block F. The architectural response to Block B is supported, however the increase in height needs to be tested in relation to views. This information will form part of the application.

The architectural approach to Block E and D is also agreed, save for a desire from Officers for a greater proportion of recessed balconies to street frontages. Again, this is a matter that can be reviewed on submission if it is a matter that prevents Officers supporting the scheme.

We trust that the above is a fair summary of the current position and issues outstanding.

Yours sincerely



VICTORIA BULLOCK
Director

Enc.

cc: Ian Dubber – Workspace Management Ltd



Notes: All setting out must be checked on site. All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given. All fixings and weatherings must be checked on site. All dimensions must be checked on site. This drawing must not be scaled. This drawing must be read in conjunction with all other relevant drawings and specification clauses. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Barton Willmore Definition of Areas for Schedule of Areas. This drawing must not be used on site unless issued for construction. Subject to survey, consultation and approval from all statutory Authorities. Barton Willmore Design Ltd. has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Barton Willmore shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Barton Willmore in this connection without the explicit written agreement thereto by Barton Willmore Design Ltd.

Note: This drawing should be read in conjunction with the following Consultant's drawings:
M&E (Furness Green Partnership)
Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured
Revision Date Dm Ckd

Planning Application

Project
The Chocolate Factory Wood Green
Drawing Title
Site Plan Ground Floor
Date
09/07/17
Project No
25021
Scale
1 : 500 @ A1
Drawing No
PL010
Drawn by
RA
Check by
MK
Revision

BARTON WILLMORE

Planning • Master Planning & Urban Design •
Architecture • Landscape Planning & Design •
Environmental Planning • Graphic Design • Public
Engagement • Research
#AisforArchitecture bartonwillmore.co.uk

Offices at Bristol Cambridge Cardiff Ebbw Vale Edinburgh
Leeds London Manchester Newcastle Reading Solihull
Southampton

APPENDIX 2

REVIEW OF THE SCHEME AGAINST SITE ALLOCATION SA19 SITE REQUIREMENTS AND DEVELOPMENT GUIDELINES

Site Requirements	Scheme Response
The Site falls within a Regeneration Area, and as such, employment led mixed use development will be appropriate here (SAMM1).	As demonstrated in the Balance of Land Use note, the scheme is employment led.
Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.	The scheme has been developed through a masterplanning exercise over 4 years. This masterplan has been subject to testing through pre-application discussions and has informed the preparation of the allocation and the current scheme. The masterplan, and compliance of the proposal with it, will be set out in the Design and Access Statement. In short the proposals do not fetter or prejudice the ability of adjacent landholdings within the allocation to come forward for redevelopment in the future.
The original Chocolate Factory building will be retained.	The proposals provide for this.
Parma House, the Mountview academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will be permitted for demolition, subject to alternative premises for viable uses to being retained and/or re-provided.	As set out in the Balance of Land Use note, the proposals have been informed by a review of the existing employment offer and what accommodation has attributed to / supported the creation of the special character of the area. The proposals have sought to remove the accommodation that has been difficult to let (Parma House and extension to the Chocolate Factory) and ensure that the proposed employment provision is a form and quantum that meets the objectives of policy.
Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment.	A range of non-residential land uses are proposed. Beyond the Class B1 use which will predominate, a range of uses are proposed to serve employees, residents and attract visitors to the cultural quarter. The proposed floorspace ceilings seek to encourage active uses to the ground floor of the proposed units and especially those fronting the proposed Chocolate Square.

Site Requirements	Scheme Response
The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole (SAMM44).	As set out in the Balance of Land Use Note, this has been achieved.
The site should preserve the setting of the adjoining Wood Green Common CA and its significance.	The scheme has been developed in the context of the Conservation Area. The retention of the Chocolate Factory seeks to maintain the immediate relationship with the land to the north. The scheme has been tested in terms of visual impact in relation to key views within and from the Conservation Area. The application will be accompanied by a TVIA and a Heritage Statement assessing the scheme in this respect.
In collaboration with neighbouring sites SA18 and SA20, a co-ordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the cultural quarter around Clarendon Square. Active frontages to both sides of Clarendon Square shall be received to contribute to this vision (SAMM45).	The scheme has been subject to a masterplanning exercise that has tested the proposals in the context of the adjoining allocations and their associated policy objectives. In this respect the application proposes the creation of Chocolate Square, which will be a high-quality area of public realm. Focusing on the retention and refurbishment of the Chocolate Factory, together they will provide the setting and focus to the Cultural Quarter. This Square also serves the function of facilitating the north south link envisaged to be created through to Mayes Road.

Site Requirements	Scheme Response
A public realm will be created that will act as the focal point for the Cultural Quarter in this the site around Clarendon Road. A Public Realm Strategy which engages with the wider requirements for the area (for example including how the site interfaces with Clarendon Square) will be required.	As noted above, the scheme development has been led by the Public Realm Strategy. Indeed, this strategy has been tested through the pre-application discussions and the Quality Review Panel. The Public Realm Strategy will form part of the application documentation.
Active frontages to both sides of Clarendon Road will be required, which will contribute to the cultural output of the area.	The scheme proposes active frontages to Clarendon Road, through Block A, Block B and Block E.
Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green AAP.	The Wood Green AAP is at an early stage in its preparation and should be attributed little weight.
Clarendon Rd will be enhanced and provide a north-south pedestrian and cycling connection through the site.	As noted above, this is proposed as part of the scheme.
Capped commercial rents will be expected in this area in line with Policy DM38.	This is to be tested through the viability appraisal.

Development Guidelines	Scheme Response
Development should be set back adjacent to the Western Rd/Coburg Rd to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.	The scheme has been designed to provide a strong frontage to Western Road to address the existing poor open relationship. The application site has been amended to remove proposed development fronting Coburg Road to enable a co-ordinated approach to this frontage.
New development here will form a key site in the creation of a new suburb of Wood Green, with a requirement to engage with distinctive new architecture.	The approach to architecture has been tested through the pre-application discussions including the Quality Review Panel. The approach and justification will be set out in the Design and Access Statement.
Clarendon Road will be extended through Guillemot Place to connect Wood Green Cultural Quarter to Wood Green Common, and Alexandra Palace Station.	The scheme has been designed to enable this connection to come forward if the allocation to North comes forward for redevelopment.
A new active frontage to Western Rd should be created.	The scheme has been designed to achieve this with access to proposed Block F from Western Road, together with residential entrances to Block E providing activity and animation at ground floor level.
Coburg Rd may become part of a predominantly cycle & pedestrian route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.	The application site has been amended to remove proposed development fronting Coburg Road to enable a co-ordinated approach to this frontage.
Development contributions for a dedicated cycle and pedestrian crossing of Western Rd into the Penstock Tunnel should be secured through development on this site.	This is to be tested through the viability appraisal.
This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.	This is considered as part of the Energy Strategy for the site.
Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.	This will be considered and tested as part of the application documentation or condition as appropriate.

Development Guidelines	Scheme Response
A piling statement will be required prior to any piling taking place.	This is a matter that can be addressed by way of a condition as appropriate.
Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.	This is considered as part of the Utilities Statement that will accompany the application.