

Chocolate Factory – S96a



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1 Introduction

Background

- 1.1 Planning consent was granted in February 2019 for the redevelopment of land at the Chocolate Factory and Parma House, 5 Clarendon Road, within the London Borough of Haringey (LBH), N22 6XJ for the following:
- HGY/2017/3020: 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 three up to 18 storeys. Mixed use development comprising 10,657 sqm (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. This application is accompanied by an Environmental Impact Assessment.*
- 1.2 This document has been prepared to support a S96a non material amendment to the consented scheme. Both Workspace and LB Haringey are freehold owners of the site and intend to implement the planning permission in respect of their respective land parcels as follows:
- Workspace: Chocolate Factory refurbishment and extension (Block A), Block F, Block B and part of Block E.
 - LB Haringey: Block D2 and part of Block E
- 1.3 Following pre-application advice from LBH Highways this note sets out the approved highways details and what has changed, together with any temporary arrangements for parking, servicing and deliveries during the phased implementation of the scheme by land ownership.
- 1.4 Should the buildings on-site be demolished together, the requirement for phasing transport infrastructure would not be required. However this report serves to illustrate in principle how the development could be delivered in phases whilst still ensuring sufficient servicing facilities and the required quantum of accessible car parking spaces to accord with the requirements of the planning consent.

Report Structure

- 1.5 This report is divided into three chapters, of which this chapter forms the introduction. The remaining chapters are as follows:
- **Chapter 2:** Consented Scheme
 - **Chapter 3:** Proposed Phasing Strategy

2 Consented Scheme

Introduction

- 2.1 This Chapter outlines the transport elements of the consented development proposals at the Chocolate Factory Site associated with Planning Application HGY/2017/3020.

Highways Layout

- 2.2 The consented highways arrangements are provided within **Appendix A** at the rear of this report.

Key Transport Requirements

- 2.3 A summary of the key transport related S106 requirements applicable to this report are outlined below:
- The provision of at least 23x wheelchair accessible car parking spaces for residents of accessible units.
 - The provision of at least 1x wheelchair accessible car parking space for occupiers and visitors to the commercial development.
 - To liaise with a car club operator and use all reasonable endeavours to establish a car club in the vicinity of the development and provide a minimum of 3x car parking bays for the car club.

Planning Conditions & Obligations

- 2.4 There are minor changes proposed to the wording of some transport conditions to enable phased submission of details and to provide clarity on the arrangements for phased implementation. The S106 Agreement is being reviewed as a separate exercise.
- 2.5 Full details are set out within the Planning Statement Addendum and conditions review document accompanying this submission.

3 Proposed Phasing Strategy

Introduction

- 3.1 This Chapter outlines how the proposed phasing strategy with regard to transport can be delivered whilst adhering to the requirements of the consented scheme and S106. The proposed highways arrangements are detailed within **Appendix B** and described in further detail below.

Outline 1

Summary

- 3.2 Outline 1 delivers the following:

- Refurbishment of existing Chocolate Factory Building (Block A).
- No residential units.

Car Parking & Access

- 3.3 Car parking will be retained as existing for commercial use only, to the east of the existing Chocolate Factory. No residential accessible parking is required. A car club bay is proposed on-street, delivered subject to operator viability, with further spaces to be added as the remaining development is delivered in accordance with the S106 and consented layout (outline 4).

Servicing Strategy

- 3.4 An interim servicing yard will be provided to house servicing vehicles associated with the Chocolate Factory in the absence of Chocolate Yard. The interim servicing yard retains the same capacity as would be delivered within Chocolate Yard.

Other Key Requirements

- Cycle parking will be provided as consented within the Chocolate Factory.
- Commercial refuse collection will be undertaken from the interim service yard.

Outline 2

Summary

- 3.5 Outline 2 delivers the following:

- Refurbishment of existing Chocolate Factory Building (Block A).
- Block B & Block E1 (including 10 accessible units).

Car Parking & Access

- 3.6 In accordance with the S106 requirements an accessible parking bay will be provided for each accessible unit (x10) located to the east of the Chocolate Factory Building (Block A) and south of Block E1. Two accessible commercial parking spaces are retained on-site. A car club bay is also proposed on-street, delivered subject to operator viability, with further spaces to be added as the remaining development is delivered in accordance with the S106 and consented layout

(outline 4). As illustrated in **Appendix B** a land agreement should be sought between Workspace and LBH to enable vehicular access to the frontage and parking spaces south of Block E1.

Servicing Strategy

- 3.7 An interim servicing yard will be provided to house servicing vehicles associated with the Chocolate Factory in the absence of Chocolate Yard. The interim servicing yard retains the same capacity as would be delivered within Chocolate Yard.

Other Requirements

- Long stay cycle parking provided internally within block(s) as per consent.
- Residential refuse collection undertaken from Street for Block B and from interim servicing yard associated for Block E1. A management strategy will be implemented where required.

Outline 3

Summary

- 3.8 Outline 3 delivers the following:
- Refurbishment of existing Chocolate Factory Building (Block A).
 - Block B, Block F & Block E1 (including 10 accessible units).
 - Landscaping to the east of the Chocolate Factory.

Car Parking & Access

- 3.9 In accordance with the S106 requirements an accessible parking bay will be provided for each accessible units (x10). These will be provided to the east and south of Block E1. Two accessible commercial parking spaces are provided within Chocolate Yard. A car club bay is also proposed on-street, delivered subject to operator viability, with further spaces to be added as the remaining development is delivered in accordance with the S106 and consented layout (outline 4). As illustrated in **Appendix B** a land agreement between Workspace and LBH should be sought to enable Chocolate Yard access. Alongside the need to access Chocolate Yard, a land agreement should also be sought between Workspace and LBH to enable vehicular access to Block E1.

Servicing Strategy

- 3.10 Chocolate Yard would form the servicing area for the Chocolate Factory as per the consented arrangement.

Other Requirements

- Long stay cycle parking provided internally within block(s) as per consent.
- Additional external short stay cycle parking delivered to North of Chocolate Factory associated with landscaping improvements.
- Residential refuse collection undertaken from Street for Block B, from the road to the south of Block E1 and from Chocolate Yard for Block F. A management strategy will be implemented where required.

Outline 4

Summary

- 3.11 Outline 4 delivers the scheme in full in accordance with the consented scheme and S106 requirements. No physical amends are required with regard to the transport strategy.

Outline 5

3.12 Outline 5 delivers the following:

- Block D & Block E2 (including 13 accessible units).

Car Parking & Access

3.13 In accordance with the S106 requirements an accessible parking bay will be provided for each accessible units (x13). These will be provided within the internal car park housed within Block E2. Two accessible commercial parking spaces are provided to the south of Block E2. A car club bay is also proposed on-street, delivered subject to operator viability, with further spaces to be added as the remaining development is delivered in accordance with the S106 and consented layout (outline 4).

3.14 The delivery of the commercial unit within Block E2 will likely need to be delayed to provide car park access, unless access can be achieved from the south.

Servicing Strategy

3.15 Servicing will be undertaken on street to the south of Block E2 and from the car park access route to the north of the Block.

Other Requirements

- Long stay cycle parking provided internally within block(s).
- Residential refuse collection undertaken from Street for Block D & E2, from the road to the south of Block E2. A management strategy will be implemented where required.

Outline 6

3.16 Outline 6 delivers the following:

- Refurbishment of existing Chocolate Factory Building (Block A).
- Block F.
- No residential units.
- Landscaping to the east of the Chocolate Factory.

Car Parking & Access

3.17 Two accessible commercial parking spaces are provided within Chocolate Yard. No residential spaces are required. A car club bay is also proposed on-street, delivered subject to operator viability, with further spaces to be added as the remaining development is delivered in accordance with the S106 and consented layout (outline 4).

Servicing Strategy

3.18 Chocolate Yard would form the servicing area for the Chocolate Factory as per the consented arrangement.

Other Requirements

- Long stay cycle parking provided internally within block(s).
- Additional external short stay cycle parking delivered to North of Chocolate Factory associated with landscaping improvements.

A Consented Highway Layout



- KEY:**
- RESI BLUE BADGE PARKING
 - COMMERCIAL BLUE BADGE
 - CAR CLUB
 - STANDARD PARKING
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTES:
LAYOUT AS CONSENTED

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

P0	19/02/21	ORIGINAL ISSUE	JZC	JWI	SJE
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Client: **WORKSPACE GROUP**

Project Title: **CHOCOLATE FACTORY**

Drawing Title: **PHASING STRATEGY
PHASE 4**

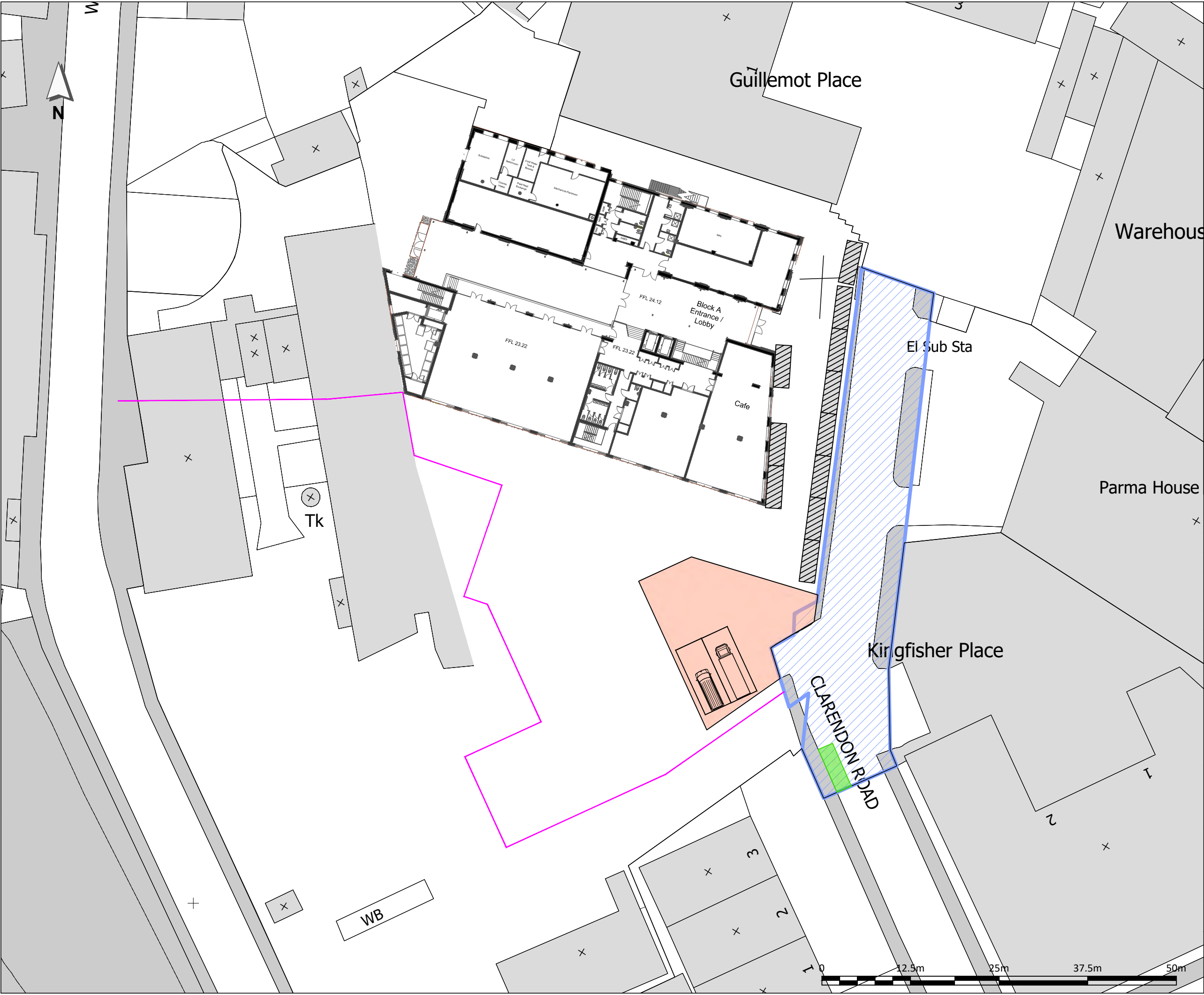
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B Phasing of Transport Infrastructure



- KEY:
- EXISTING PARKING SPACE
 - INTERIM SERVICING AREA
 - CAR CLUB
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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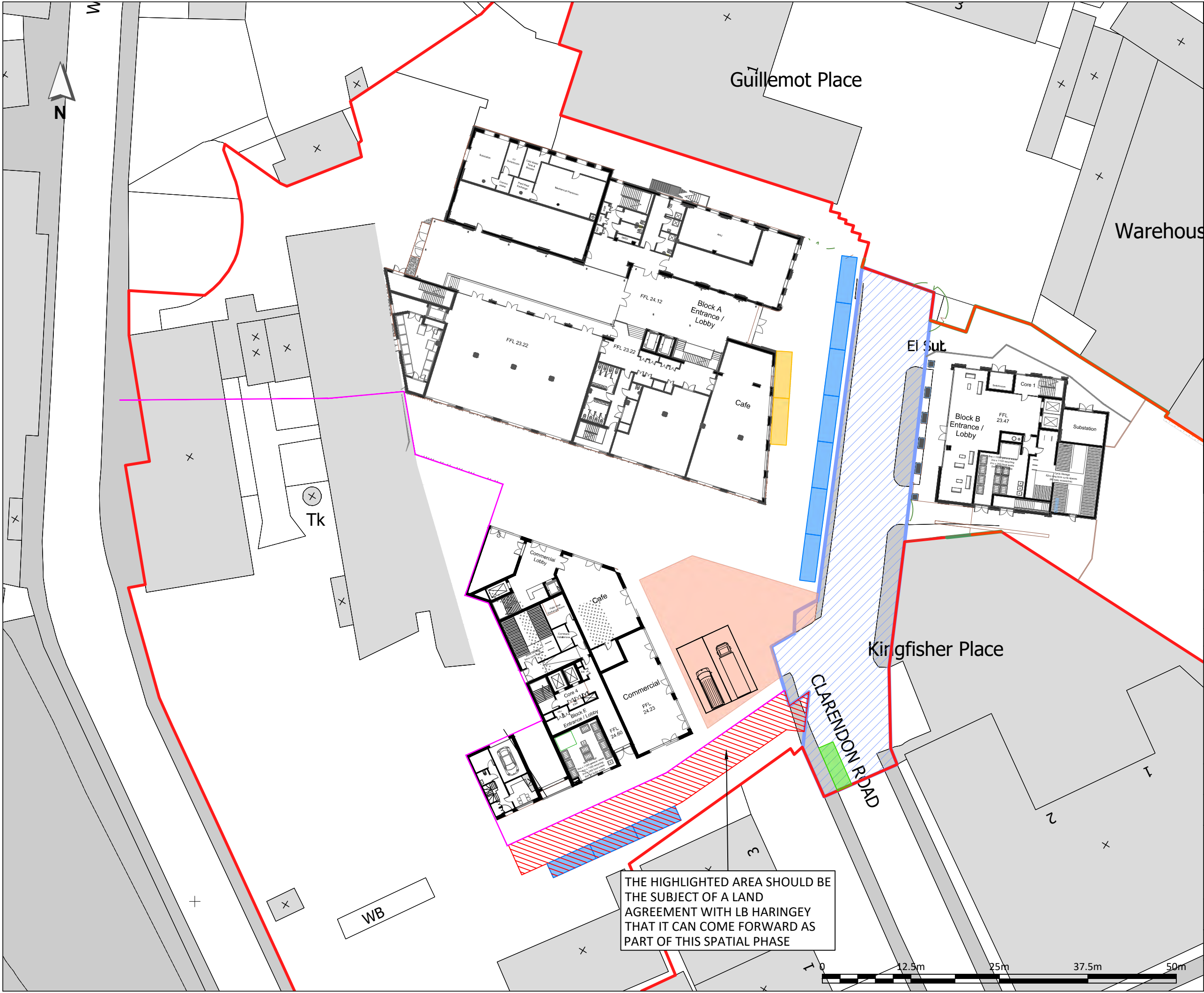
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- KEY:
- RESI BLUE BADGE PARKING
 - COMMERCIAL BLUE BADGE
 - INTERIM SERVICING AREA
 - CAR CLUB
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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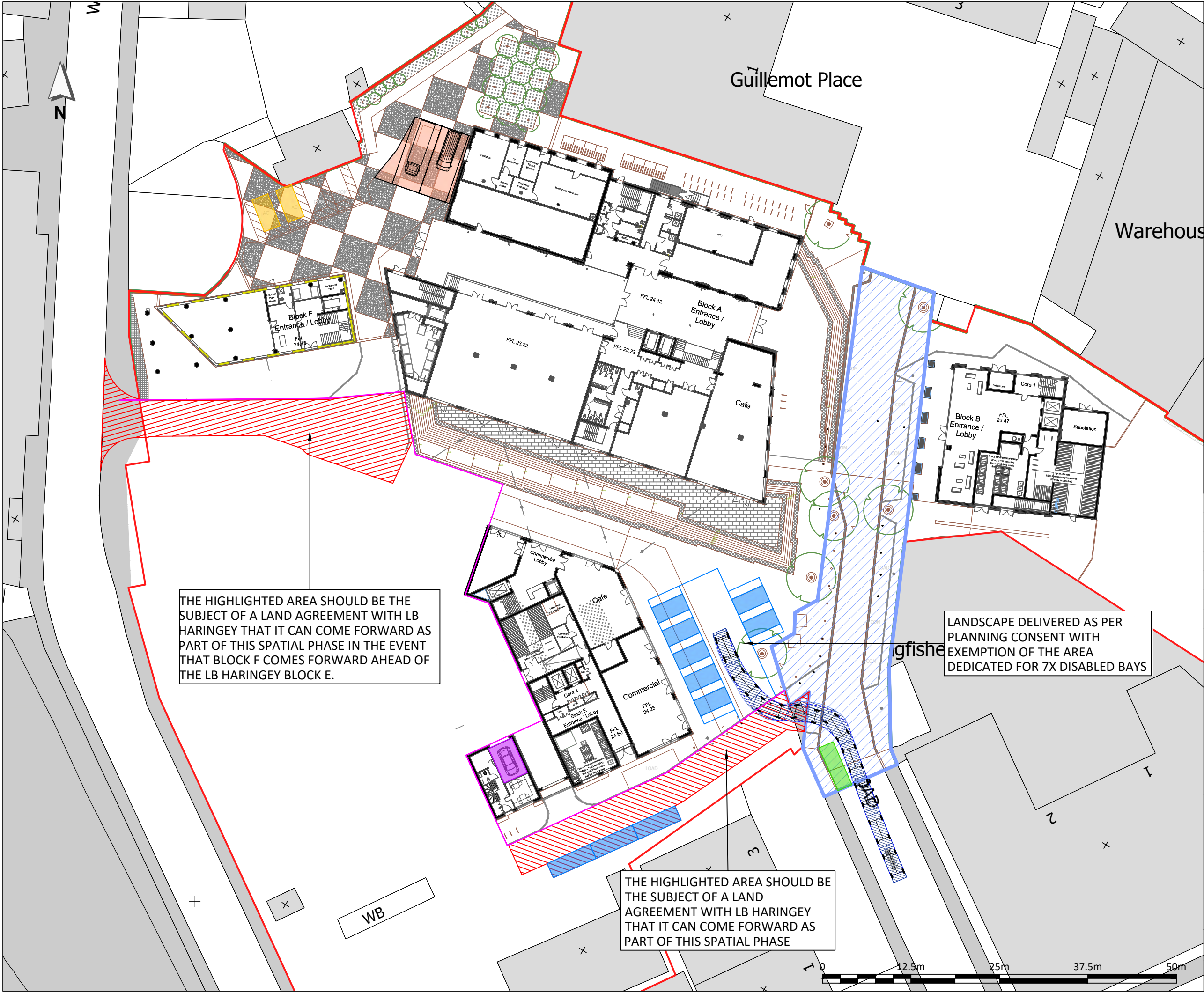
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- KEY:
- RESI BLUE BADGE PARKING
 - COMMERCIAL BLUE BADGE
 - CAR CLUB
 - STANDARD PARKING
 - SERVICING AREA
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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Drawing Title: PHASING STRATEGY
PHASE 3

Status: FIT FOR INFORMATION

Size: A3	Scale: 1:500	Suitability: S2	Rev: P0
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Drawing No. 23960602-STR-GEN-100-DR-D-00103

THE HIGHLIGHTED AREA SHOULD BE THE SUBJECT OF A LAND AGREEMENT WITH LB HARINGEY THAT IT CAN COME FORWARD AS PART OF THIS SPATIAL PHASE IN THE EVENT THAT BLOCK F COMES FORWARD AHEAD OF THE LB HARINGEY BLOCK E.

LANDSCAPE DELIVERED AS PER PLANNING CONSENT WITH EXEMPTION OF THE AREA DEDICATED FOR 7X DISABLED BAYS

THE HIGHLIGHTED AREA SHOULD BE THE SUBJECT OF A LAND AGREEMENT WITH LB HARINGEY THAT IT CAN COME FORWARD AS PART OF THIS SPATIAL PHASE





- KEY:**
- RESI BLUE BADGE PARKING
 - COMMERCIAL BLUE BADGE
 - CAR CLUB
 - STANDARD PARKING
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTES:
LAYOUT AS CONSENTED

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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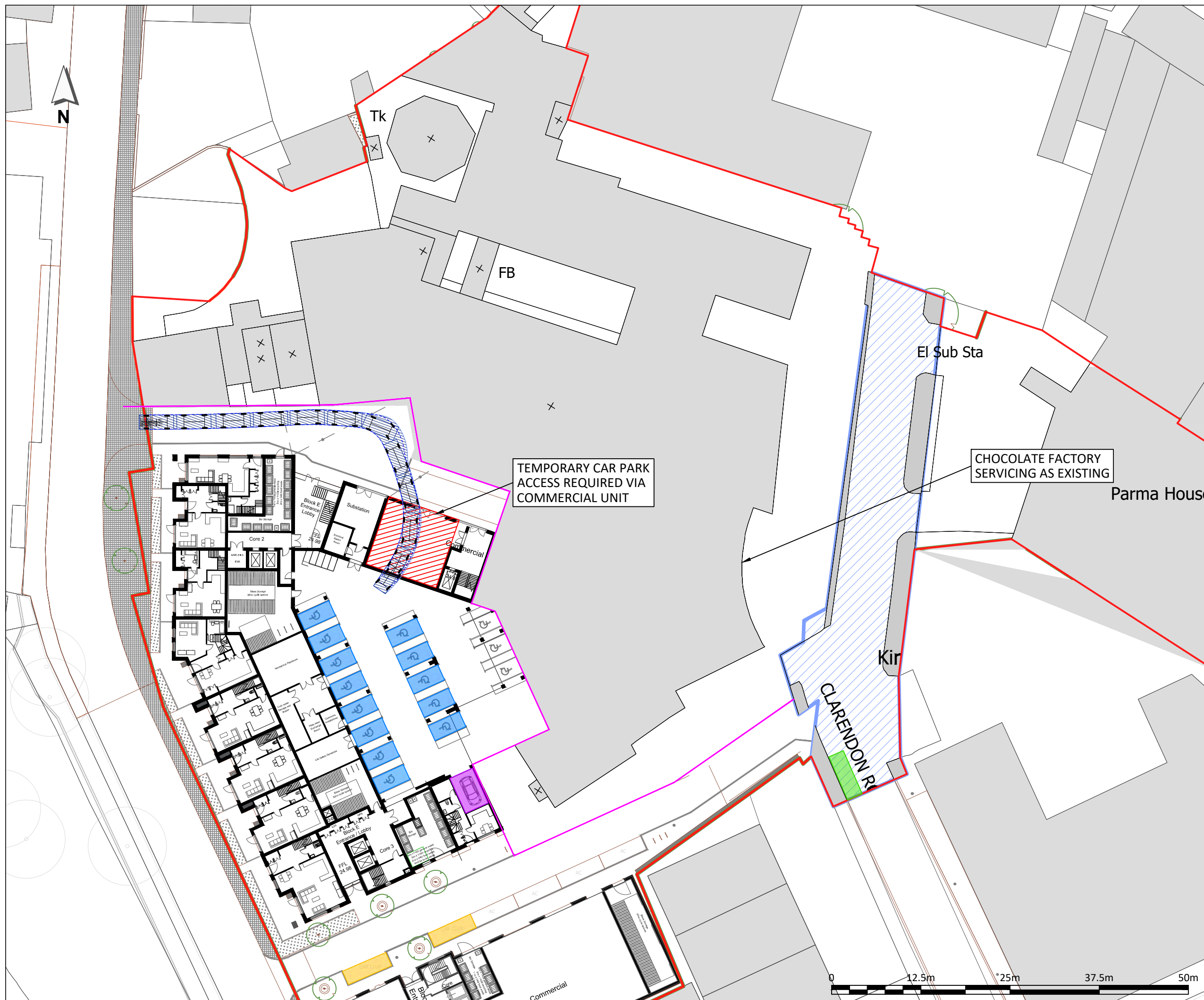
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KEY:

- | | |
|---|---------------------------------------|
|  | RESI BLUE BADGE PARKING |
|  | COMMERCIAL BLUE BADGE |
|  | CAR CLUB |
|  | STANDARD PARKING |
|  | LBH ADOPTED HIGHWAY |
|  | LHB/WORKSPACE LAND OWNERSHIP BOUNDARY |

NOTE: LAYOUT BASED ON DRAWING '25021
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Drawing Title:

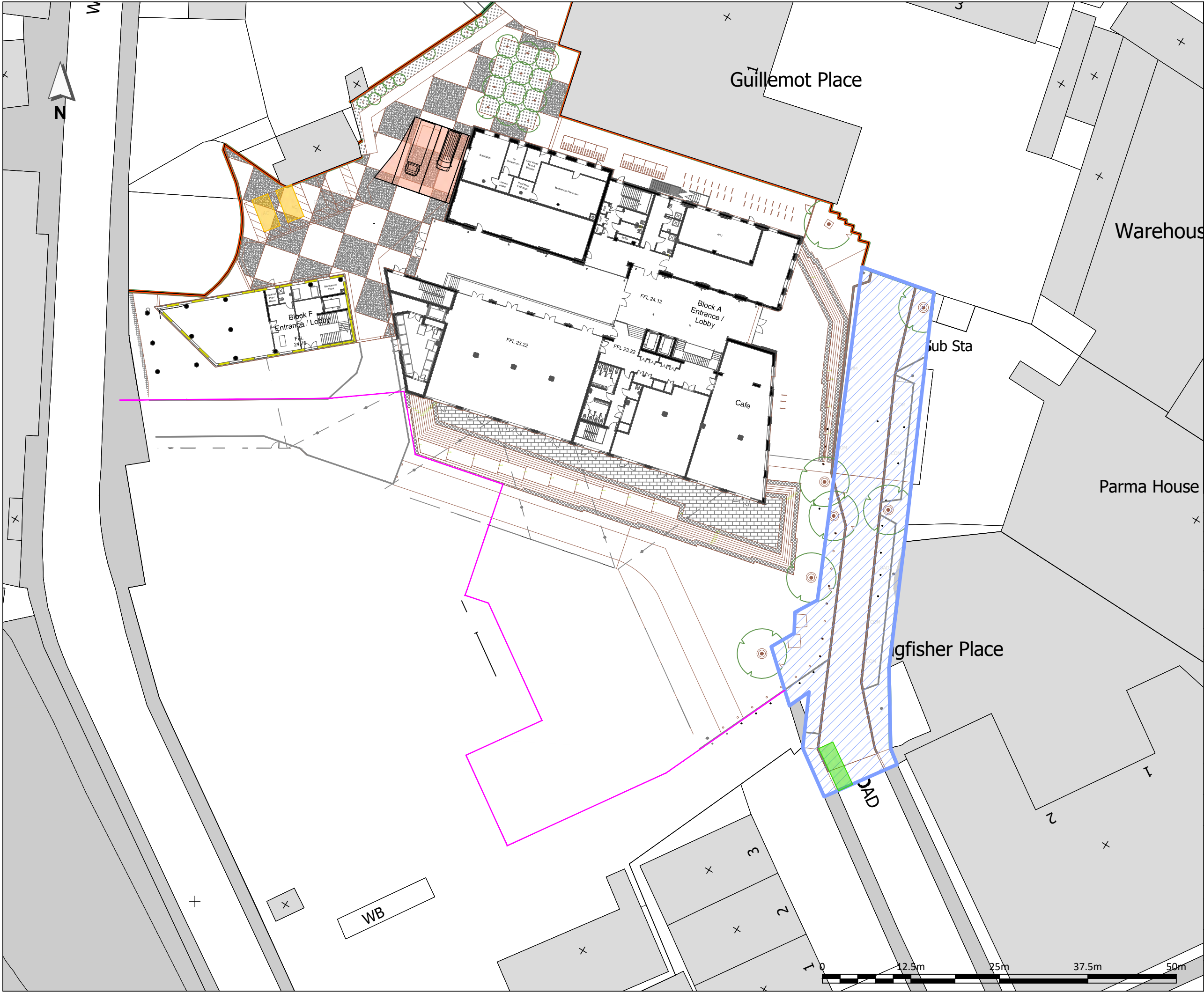
PHASING STRATEGY
PHASE 5

Status:	FIT FOR INFORMATION
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DATE: 25/02/2021	CAD REFERENCE: P:\Projects\2396106\07\CAD Drawings\2396560 2-STR-GEN-100-DR-0-001 - 00105
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- KEY:
- COMMERCIAL BLUE BADGE
 - SERVICING AREA
 - CAR CLUB
 - LBH ADOPTED HIGHWAY
 - LHB/WORKSPACE LAND OWNERSHIP BOUNDARY

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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Drawing Title: PHASING STRATEGY
PHASE 6

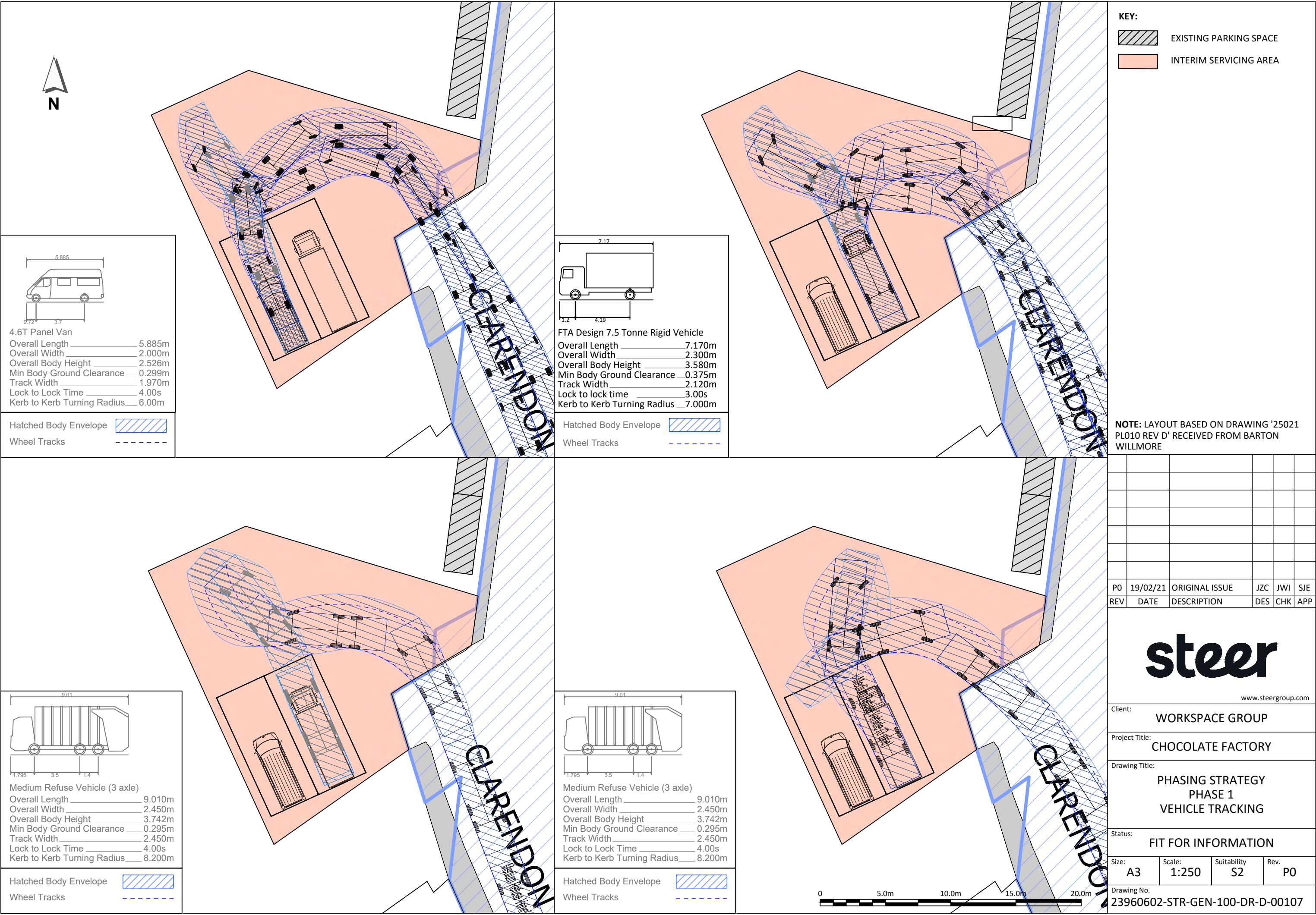
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C Swept Path Analysis



KEY:

EXISTING PARKING SPACE

INTERIM SERVICING AREA

4.6T Panel Van

Overall Length 5.885m

Overall Width 2.000m

Overall Body Height 2.526m

Min Body Ground Clearance 0.299m

Track Width 1.970m

Lock to Lock Time 4.00s

Kerb to Kerb Turning Radius 6.00m

Hatched Body Envelope

Wheel Tracks

FTA Design 7.5 Tonne Rigid Vehicle

Overall Length 7.170m

Overall Width 2.300m

Overall Body Height 3.580m

Min Body Ground Clearance 0.375m

Track Width 2.120m

Lock to lock time 3.00s

Kerb to Kerb Turning Radius 7.000m

Hatched Body Envelope

Wheel Tracks

Medium Refuse Vehicle (3 axle)

Overall Length 9.010m

Overall Width 2.450m

Overall Body Height 3.742m

Min Body Ground Clearance 0.295m

Track Width 2.450m

Lock to Lock Time 4.00s

Kerb to Kerb Turning Radius 8.200m

Hatched Body Envelope

Wheel Tracks

Medium Refuse Vehicle (3 axle)

Overall Length 9.010m

Overall Width 2.450m

Overall Body Height 3.742m

Min Body Ground Clearance 0.295m

Track Width 2.450m

Lock to Lock Time 4.00s

Kerb to Kerb Turning Radius 8.200m

Hatched Body Envelope

Wheel Tracks

NOTE: LAYOUT BASED ON DRAWING '25021 PL010 REV D' RECEIVED FROM BARTON WILLMORE

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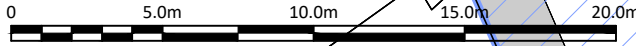
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Drawing Title: PHASING STRATEGY
PHASE 1
VEHICLE TRACKING

Status: FIT FOR INFORMATION

Size: A3	Scale: 1:250	Suitability: S2	Rev: P0
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Drawing No. 23960602-STR-GEN-100-DR-D-00107



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