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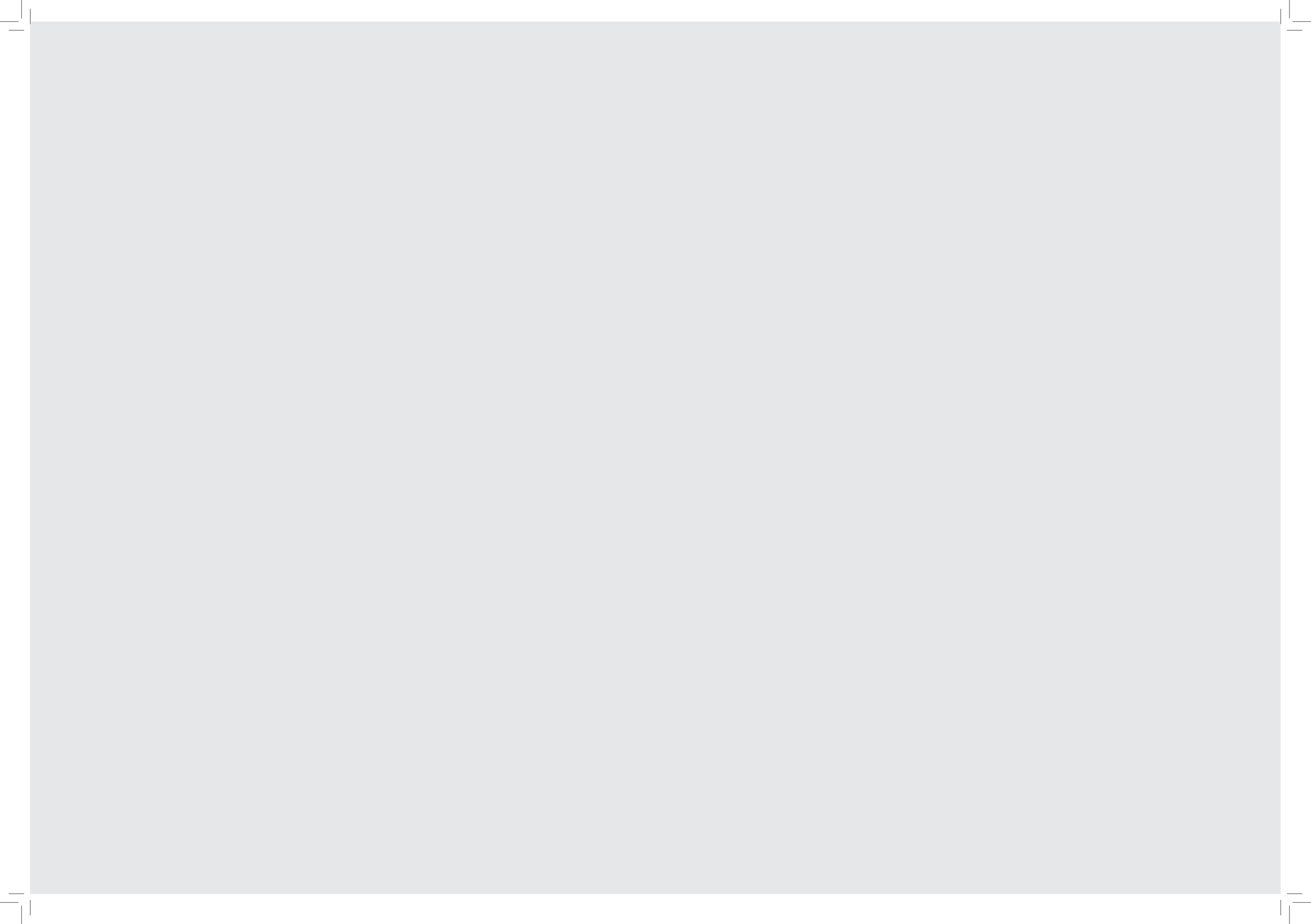
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INGREDIENTS

1.0g	Site Analysis
2.0g	Constraints & Opportunities
3.0g	Application Site/ Wider Masterplan Framework
4.0g	Design Concept
5.0g	Scheme Summary
6.0g	Landscape Design
7.0g	Design Evolution
8.0g	Scheme Access
9.0g	Neighbouring Development Sites
10.0g	Daylight & Sunlight
11.0g	Townscape Visual
12.0g	Sustainability
13.0g	Planning Drawings

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Introduction

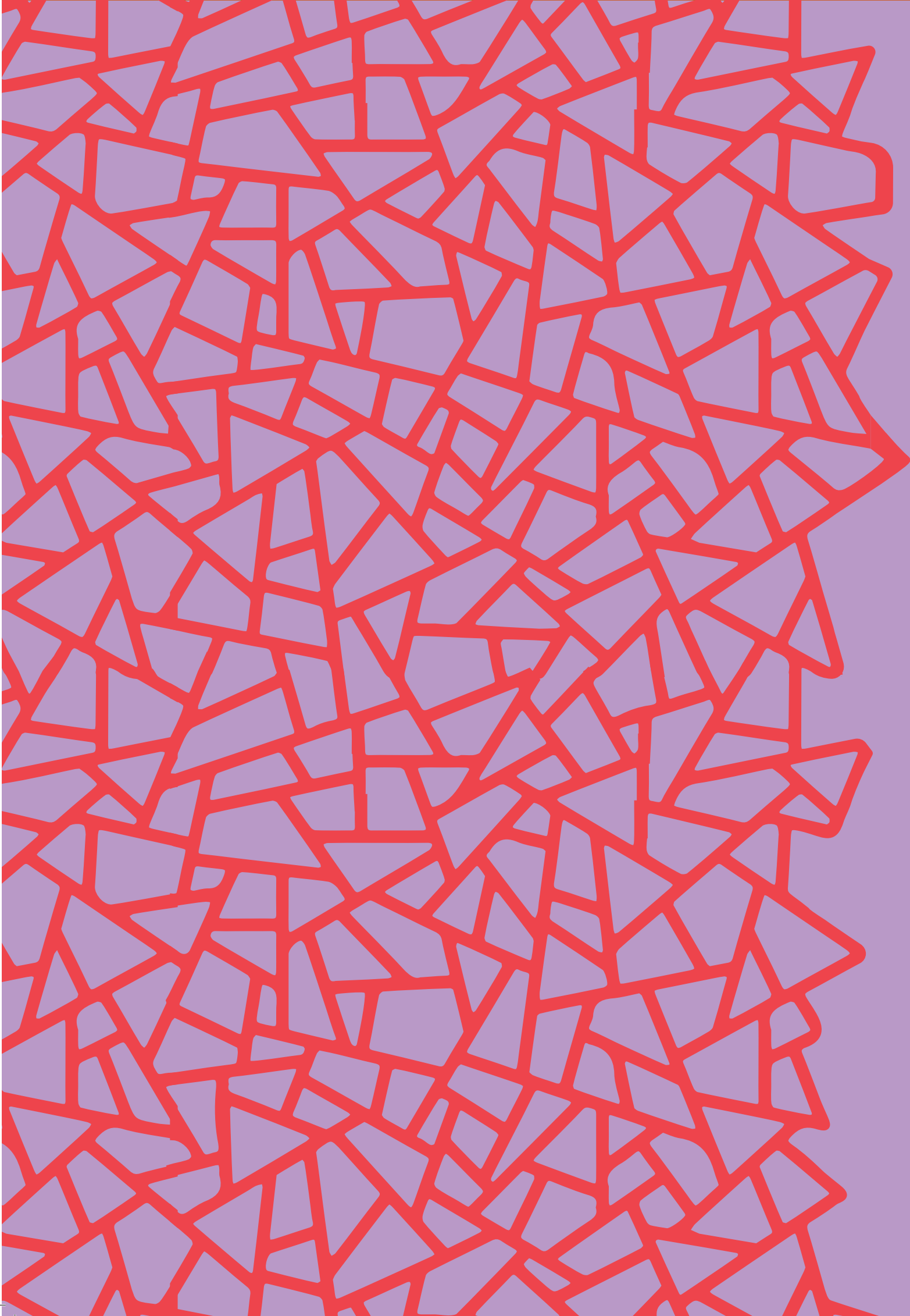
Purpose of this document

The purpose of this Design and Access Statement Addendum is to present the proposed changes in response to consultation comments received to the redevelopment of the sites known as The Chocolate Factory and Parma House, Wood Green, Planning Application HGY /2017/ 3020.



THE
CHOCOLATE
FACTORY





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Application
Site

Wider Context/ Potential Phasing

Masterplan. Phase 1

This drawing shows detailed planning application proposal with the central square designed as a shared surface space with priority given to pedestrians. The presence of timber benches and bespoke folded steel benches within the square landscaping detail reiterates its primary function as a pedestrian environment.

It is intended that access will only be provided for emergency vehicles which is likely to be infrequent. Also a service access to existing commercial units to the north will be maintained. The route will be controlled by vehicle bollards which prohibits general traffic and servicing activity.

Existing commercial units serviced from Clarendon Road (no south north link)



Wider Context/ Potential Phasing

Masterplan. Potential Phase 2 (Safestore retained, Guillemot Place developed)

This drawing shows the proposal within wider context in scenario that Safestore is not being redeveloped.

The servicing of commercial units to the north of the Chocolate Factory can continue from Clarendon Road or potentially from Mayes Road. Service access from Mayes Road would further improve the pedestrian character of public square and Clarendon Road.

Pedestrian and cycle link to Mayes Road as shown in Wood Green AAP (Draft February 2017), Spatial Vision and Strategic Objectives

Service access with pedestrian priority

Site can be developed to provide both residential or commercial use

Heartlands Scheme submitted end of 2017 (Ref No. HGY/2017/3117)



Wider Context/ Potential Phasing

Masterplan. Potential Phase 3 (Safestore and Guillemot Place developed)

This drawing shows the proposal within wider context which reflects the balance of land uses proposed in the Site Allocation DPD and also in the context of recently submitted proposal to the south.

The servicing of commercial units to the north of the Chocolate Factory can continue from Clarendon Road or potentially from Mayes Road. Service access from Mayes Road would further improve the pedestrian character of public square and Clarendon Road.

Pedestrian and cycle link to Mayes Road as shown in Wood Green AAP (Draft February 2017), Spatial Vision and Strategic Objectives

Service access with pedestrian priority

Site can be developed to provide both residential or commercial use

Heartlands Scheme submitted end of 2017 (Ref No. HGY/2017/3117)



Wider Context

Masterplan. Massing design for land to the south of Block D.

The drawings illustrate the potential development to the Southwest corner of the site. (to the south of Block D.)

The proposed massing completes the urban block to the Southwest of the site. The massing relates both to the “Workspace” detailed application and the “St. William” scheme to the south.

C.F

Main Image
Proposed Future Masterplan.

- Detailed Application Massing.
- Potential development for land to the south of Block D.

