THE CHOCOLATE FACTORY

N22 6XJ

99% Design & Access Statement Addendum

1% Cocoa

1000g

Batch No: 002.2 **Date:** 02/18

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THE CHOCOLATE FACTORY

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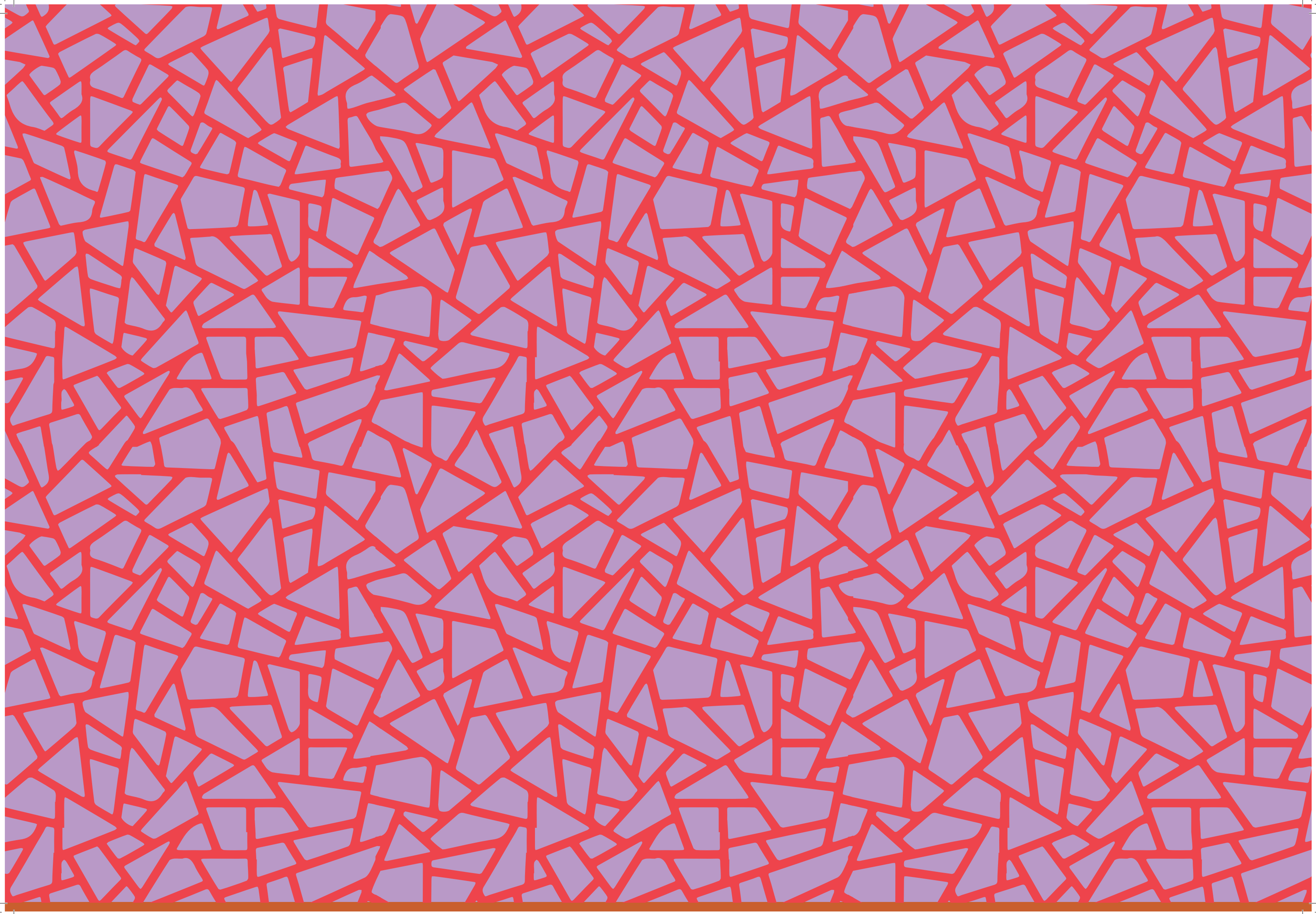
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THE CHOCOLATE FACTORY

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.



3.0g

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 mantained. The route will be controlled by vehicle bollards which prohibits general traffic and servicing activity.



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.



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.



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.)

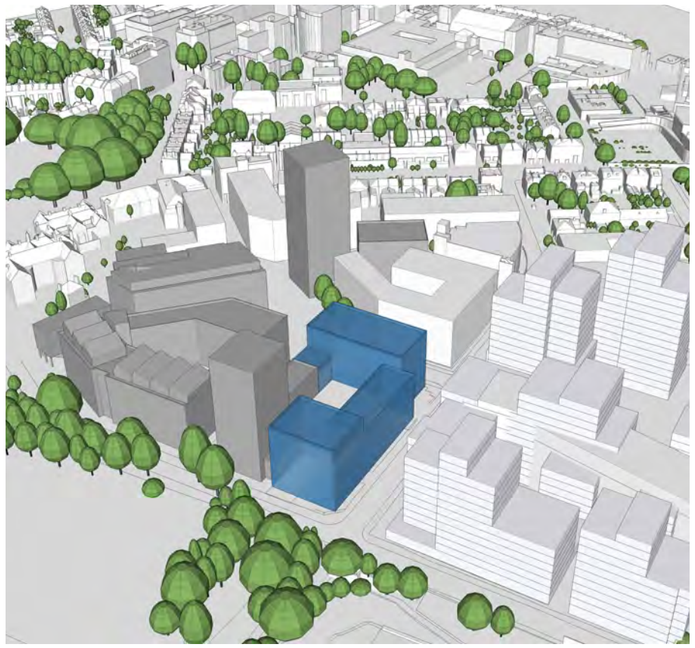
The proposed massing completes the urban block to the Southwest of the site. The massing relates both to the “Workspace” detailed application and the “St. William” scheme to the south.

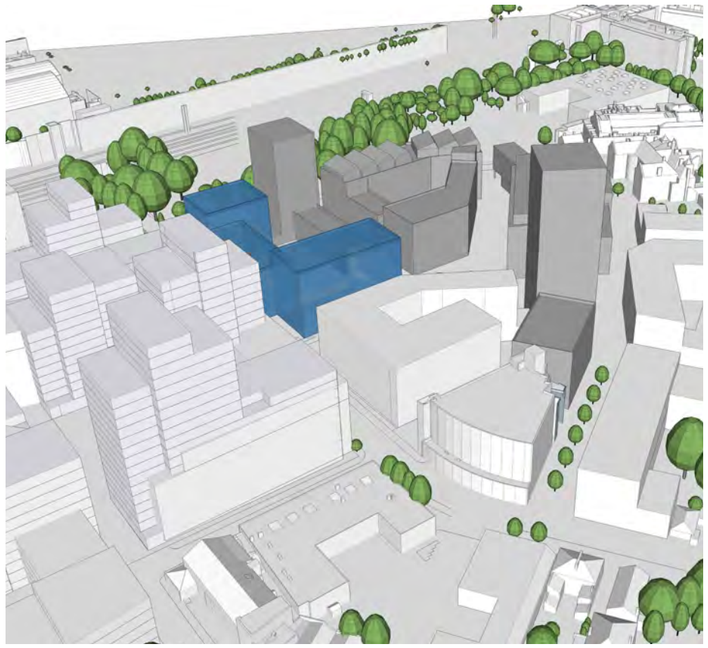
C.F

Main Image
Proposed Future Masterplan.

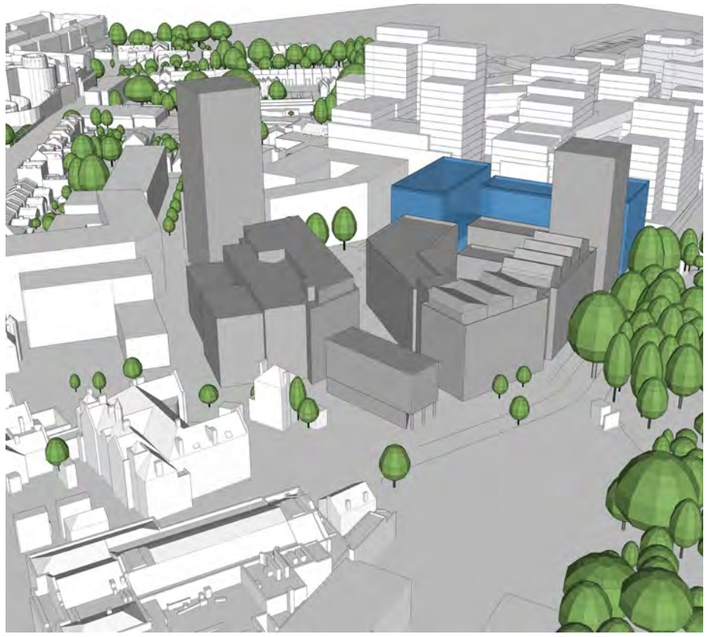
Detailed Application Massing.

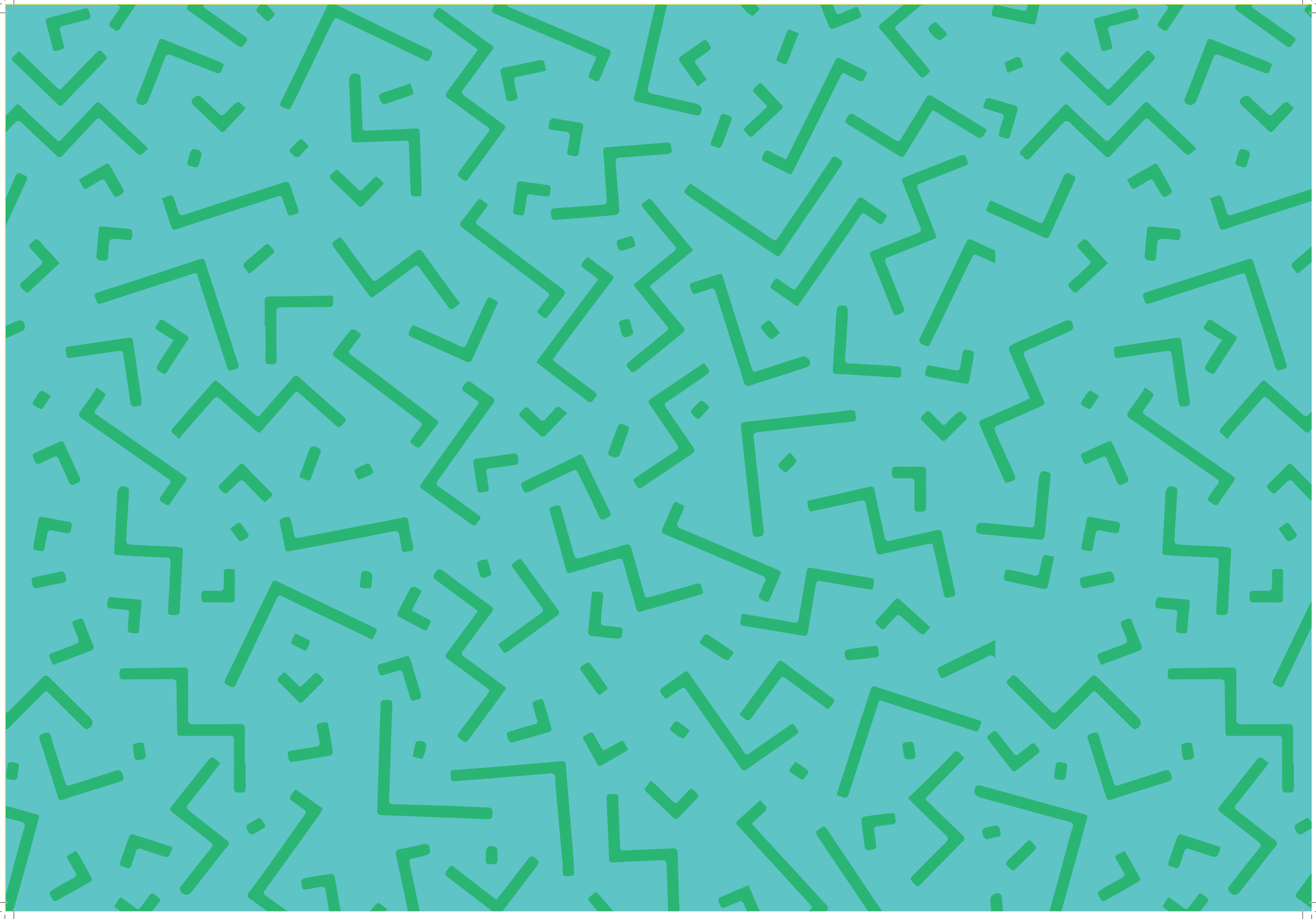
Potential development for land to the south of Block D.











5.0g

Scheme
Summary

Scheme Summary

Accommodation Schedule

The revised development proposes a mix of 230 residential units and increase of commercial space to 10,657 sqm.

Commercial Accommodation Schedule

Blocks	No Floors	GIA (m2)
Block A* Chocolate Factory	6no Floors	8343.8
Block B	-	-
Block D	1no Floor	570
Block E (Courtyard)	2no Floors	476.0
		538.0
Block F (Western Road)	3no Floors	729
TOTAL		**10657**

Residential Accommodation Schedule

Blocks	Total Units	Total Hab Rooms	Total Unit Type		NIA (m2)	GIA (m2)
Block B	64	154	DX 2B3P	0	3823.0	5919.1
			DX 2B 4P	0		
			DX 3B 5P	0		
			DX 4B 6P	0		
			Studio	4		
			1B 2P	30		
			2B 3P	2		
			2B 4P	28		
			3B5P	0		
Block D1	57	98	DX 2B3P	0	2849.5	4034.0
			DX 2B 4P	0		
			DX 3B 5P	0		
			DX 4B 6P	0		
			Studio	25		
			1B 2P	26		
			2B 3P	0		
			2B 4P	3		
			3B5P	3		
Block E	109	315	DX 2B3P	0	8101.85	11549.0
			DX 2B 4P	7		
			DX 3B 5P	1		
			DX 4B 6P	2		
			Studio	0		
			1B 2P	42		
			2B 3P	5		
			2B 4P	27		
			3B5P	25		
Block E/ Parking						789.8
TOTAL	**230**	**567**		**230**	**14774.4**	**22291.9**

Total Unit Detailed Application

Unit Type	Total Unit Type		Units %
Studio	**29**	**29**	**13%**
1B 2P	**98**	**98**	**43%**
2B 3P	**7**		
DX 2B3P	**0**	**7**	**3%**
2B 4P	**58**		
DX 2B 4P	**7**	**65**	**28%**
3B5P	**28**		
DX 3B 5P	**1**	**29**	**13%**
DX 4B 6P	**2**	**2**	**1%**
Total	**230**	**230**	**100%**

Scheme Summary

SUBMISSION 10.2017

Site Plan



Scheme Summary

PROPOSED AMENDMENTS 02.2018

Site Plan

The proposed scheme incorporates
the following changes:

Block B
- Removal of the tail end,
- 2no. of typical floors of residential units added,
- Free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey of Block B south elevation can act as a 'flank wall' (no residential accommodation, services access required only).

Block E
- Core 1 removed and internal layout adjusted,
- Commercial space increased (2 floors),
- Duplex units along Western Road revised to open plan kitchen/ living/ dining.

Block D
- Commercial proposed to the ground floor,
- Extension of the building footprint on the ground floor to take in the site area,
- 6no. residential floors added along Western Road,
- Facade design revised to accomodate additional floors,
- 2 storey 'flank wall' proposed to south to enable future development to connect to.

Landscape:
- Short stay cycle stand location amended,
- Gate/ barrier to north of The Chocolate Factory added.
- Trees added between Blocks D & E,
- Car club parking moved along the shared zone between Block D & E

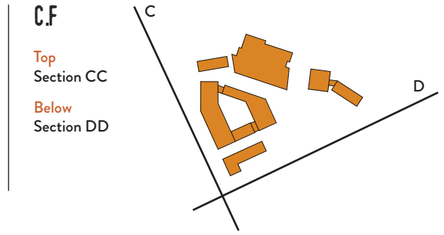


Site Elevations

C.F

Top
Section CC

Below
Section DD





Existing | Block F | The Chocolate Factory (Background) | Block E | Block B (Background) | Block D | Existing



Existing | Block D | Block E | The Chocolate Factory | Block B | Existing

Site Elevations

The proposed scheme incorporates the following changes to massing and heights:

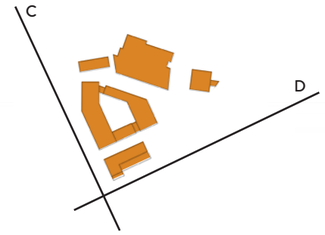
Block B
- 2no. residential floors added
- Removal of the tail end

Block D
- 6no. residential floors added along Western Road

C.F

Top
Section CC

Below
Section DD





Existing | Block F | The Chocolate Factory (Background) | Block E | Block B (Background) | Block D | Existing



Existing | Block D | Block E | The Chocolate Factory | Block B | Existing

Uses

SUBMISSION 10.2017

Site Plan

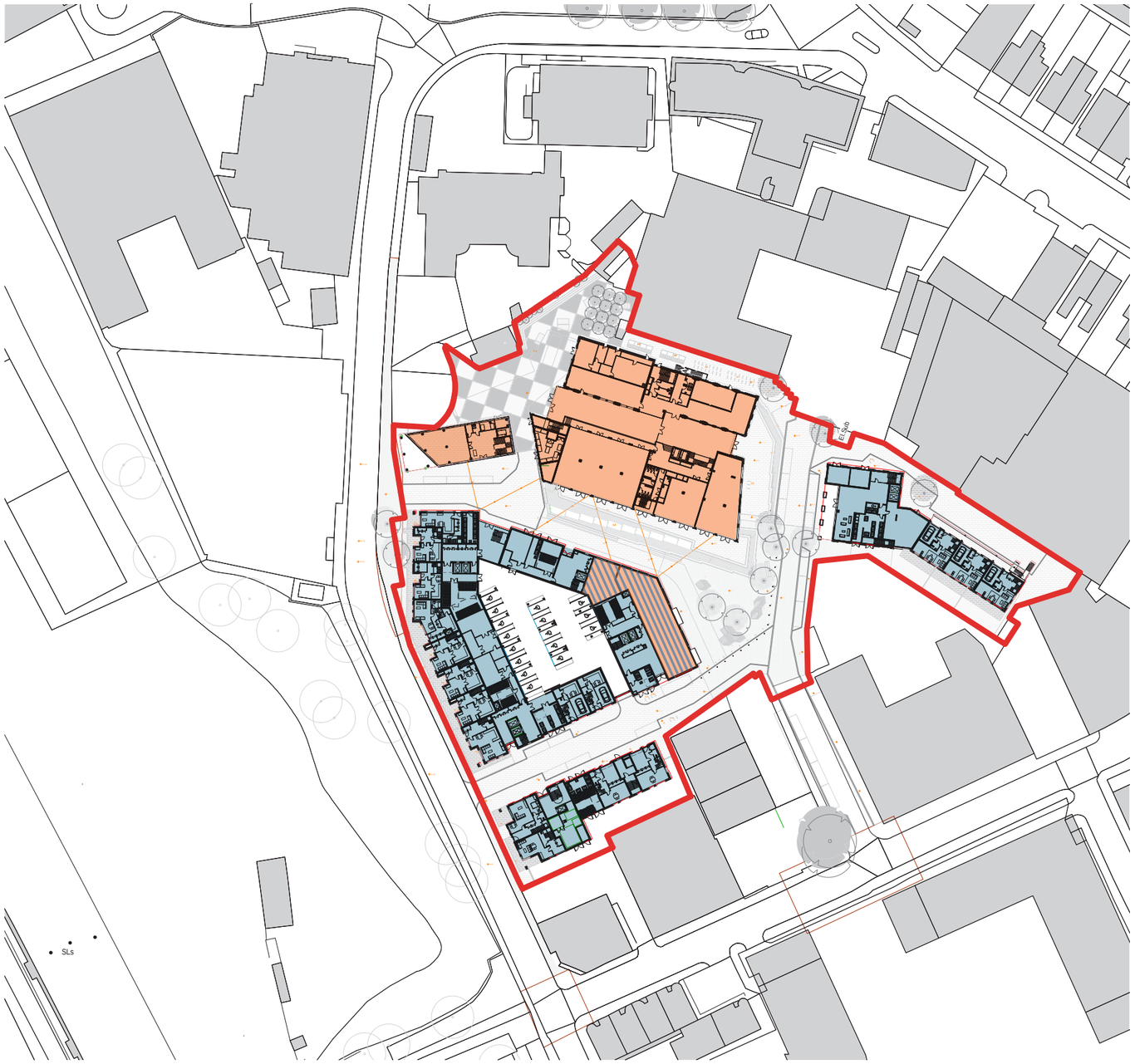
C.F

Main Image
Proposed Floor Use Diagram.

Commercial Use

Residential Use

Commercial Ground Floor Use with Residential Above



Uses

PROPOSED AMENDMENTS 02.2018

Site Plan

The development proposes increase of flexible commercial space from 9,376 sqm to 10,657 sqm (GIA) . This commercial space is arranged within the refurbished Chocolate Factory/Roof Top Extension, Block F, ground floor Block E and additionally first floor of Block E and ground floor of Block D.

The commercial space is designed as flexible space and can be used in a variety of ways. This could include ground and first floor retail/ cultural uses/ and B1 flexible office uses.

The scheme proposes increase of residential units from 216 units to 230 units.

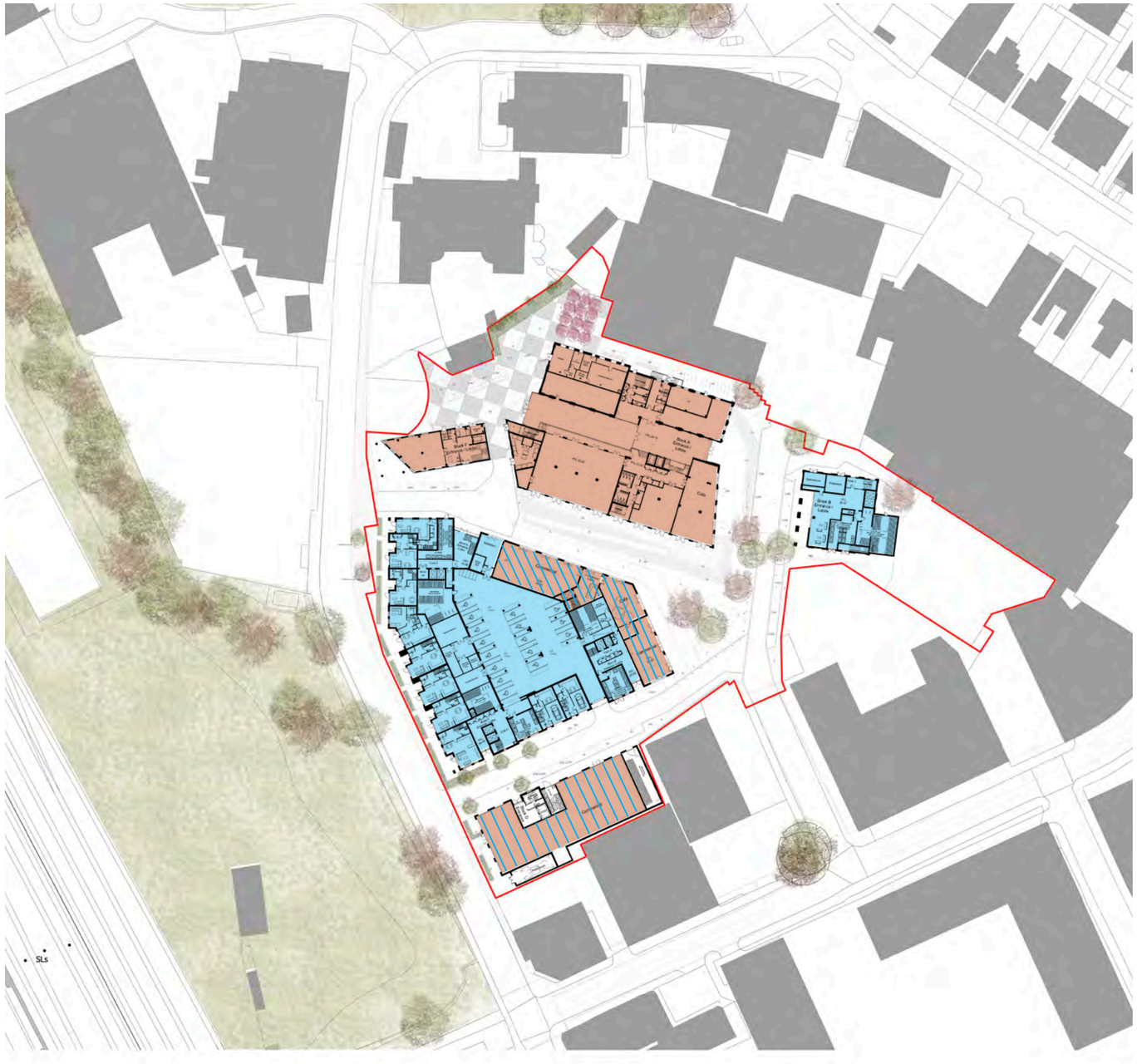
This is arranged within Block B /Block D / Block E . The development provides a mix of studios/1b/2b/3b and 4b units.

Main Image
Proposed Floor Use Diagram.

Commercial Use

Residential Use

Commercial Ground Floor Use with Residential Above



Response to Planning Consultations

The following pages address clarifications and comments raised through the planning consultation process.

Clarifications addressed include:

- Location and access to cycle parking
- Internal layout comments (kitchens).
- Access to communal garden
- Private amenity space
- Secured by Design

No 19
Scheme
Summary

THE CHOCOLATE FACTORY

Location and Access to Cycle Parking

SUBMISSION 10.2017

Block E

TFL Comment:

1. Access to the highlighted cycle storage facility in Figure 1 [Block E, Core 3] may be convoluted due to likelihood of blockage by parked vehicles, users needing to negotiate 3 internal doors, a rightangled corner and a potential narrow corridor.

2. Whilst the Transport Assessment states that a mix of cycle parking stands will be provided to cater for larger models of bicycles, this does not appear to be reflected on the plans.

3. We welcome the provision of short-stay cycle parking spaces in the public realm. However, some of the stands seem to be located along pedestrian desire lines and may obstruct the footway – see Figure 3 as an example



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Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

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Revision	Date	Drn	Ckd

0 4 m 10 m 20 m

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Ground Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-100		

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Location and Access to Cycle Parking

PROPOSED AMENDMENTS 02.2018

Block E

Design Response:

1.*Access to cycle store in Block E, Core 2 and 3 have been improved and the bike racks organised to minimise congestion.*

2. Space for larger bikes has been provided in all cycle stores (standard sheffield stands).

3. Although may be interpreted as on footway the streets are designed to be pedestrian/cycle priority shared surfaces with a subtle kerb to help guide vehicles when moving through the street. We investigated locating short-stay cycle stands in the square but they would clutter the space. Short-stay cycle stands next to Block E have been relocated away from refuse store access.



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Ground Floor

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Location and Access to Cycle Parking

SUBMISSION 10.2017

Block B

TFL Comment:

1. We also have accessibility concerns regarding the cycle parking highlighted in Figure 2 [Block B]– the operation of the two tier racks may block access to the nearby cycle racks.

2. Whilst the Transport Assessment states that a mix of cycle parking stands will be provided to cater for larger models of bicycles, this does not appear to be reflected on the plans.



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Drawing Title
Proposed Plan Block B
Ground Floor

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Location and Access to Cycle Parking

PROPOSED AMENDMENTS 02.2018

Block B

Design Response:

1.*Access to cycle store in Block B and the operation of the two tier racks have been improved and the bike racks organised to minimise congestion.*

2. Space for larger bikes have been provided in all cycle stores (standard sheffield stands).



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Drawing Title
Proposed Plan Block B
Ground Floor

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Internal Layout

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Block E

LBH Comment:

1. Removal of kitchens with no windows should be explored.

C.F

Top
Block E ground floor layout

Below
Block E typical floor layout





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Internal Layout

PROPOSED AMENDMENTS 02.2018

Block E

Design Response:

1. We have explored the possibility of improving the internal layouts to avoid kitchens with no windows which resulted in *5 no of ground floor Block E units have changed to open plan layout kitchen/ living/ dining. In addition unit E2.0.6A has been revised to provide a separate kitchen with the window.*

2 no ground floor units on the south and 5 no north east corner units remained as per original design. This units have dining spaces provided with the window.

C.F

Top
Block E ground floor layout

Below
Block E typical floor layout





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Proposed Plans Blocks E - D
Ground Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-100		B

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Access to Communal Garden

PROPOSED AMENDMENTS 02.2018

Block E

LBH Comment:

Direct access to podium communal garden should be investigated for duplex units along Western Road.

Response:
The scissor typology has been investigated for this units to allow direct access however it proved not viable due to units being oversized.
All Block E units including duplex units along Western Road can access podium communal garden and roof garden through communal stair/ security key fob.





C.F

Left
Block E ground floor layout

Right
Block E first floor layout

Private Amenity Space

PROPOSED AMENDMENTS 02.2018

Block E

LBH Comment:

The private amenity of duplex units facing Western Road is poor quality.

Response:
All duplex units facing Western Road in addition to front amenity space have a first floor semi recessed balcony . This is to provide a variety of amenity spaces for this units.





C.F

Left
Block E ground floor layout

Right
Block E first floor layout

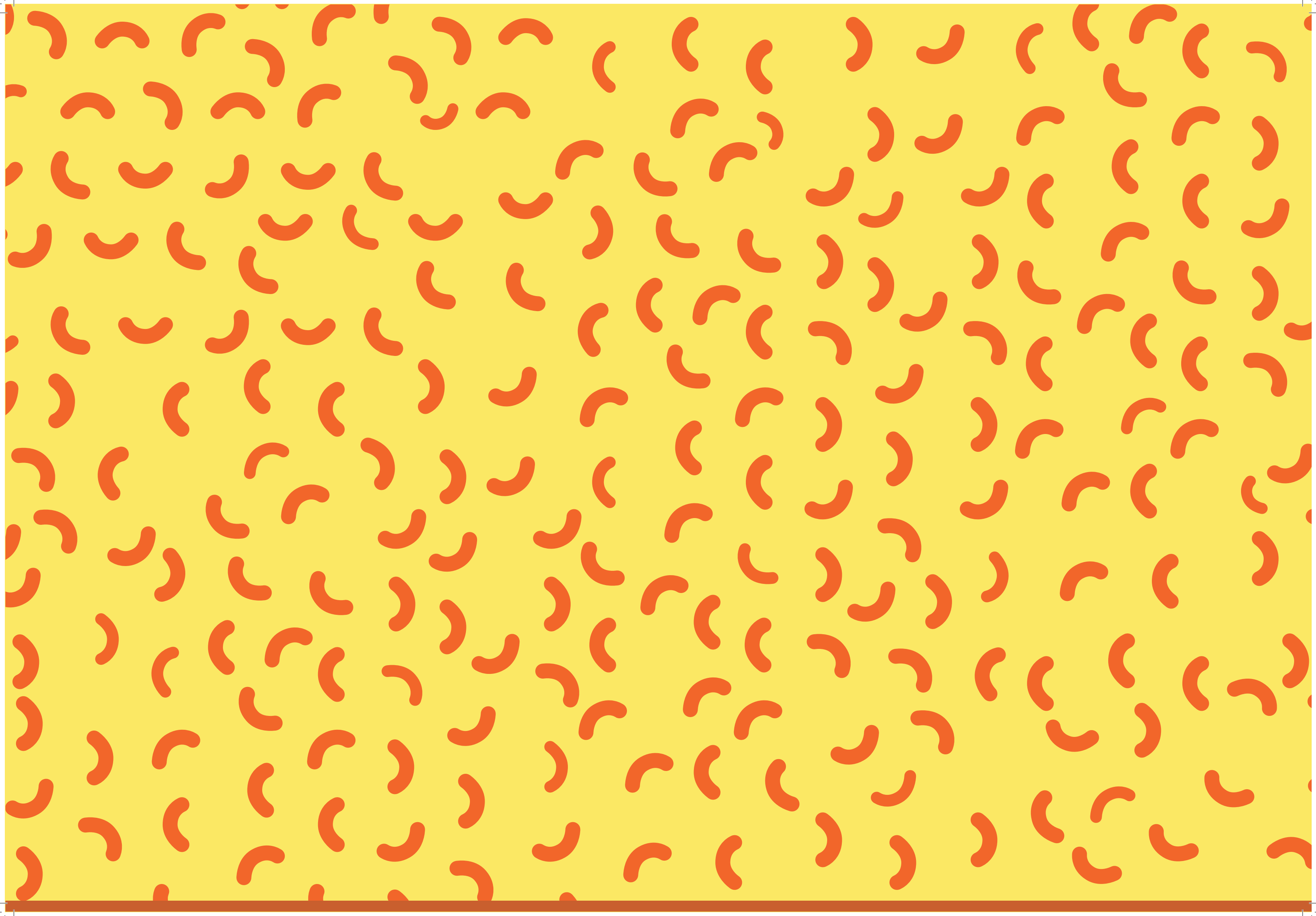
Secure by Design

Site Plan

Secure by Design principles have been considered as part of the design process. A meeting with Designing Out Crime Officer on the 6th of February 2018 In Barton Willmore office in London. During the meeting the application was discussed in detail and the following points were raised to enhance the security of the scheme.

- Site permeability and natural surveillance is promoted across the Site through configuration of buildings and mix of use.
- All residential entrances are designed to be well lit and visible from other areas of the Site.
- Post boxes are located next to entrance doors reducing the risk of unauthorised entry to common areas. Individaul mail boxes to be secure access.
- Residential blocks and communal private amenity spaces will be accessed through security fob. Compartmentalise the stair lobbies from the entrances lobbies.
- Residential cycle stores are located internally and accessed through security fob. Refuse stores are located internally, for tenants convenience some of those are also accessed internally. All internally accessed refuse stores will be secured and accessed through the fob. Single doors to be considered for refuse stores as these are more likely to secured propely when in use. Vision panels to cycle stores doors to be considered.
- High quality, robust landscape features are proposed to discourage vandalism.
- All the boundaries between public, communal and private space are signified in a manner, phisical or psychological such as changes in paving, surface texture, landscaping. All boundaries to adjacent not developed sites will be proposed and secured.
- Adjoing balconies and balconies accessible from the podium or roof terrace to have door security specfication as ground floor entrance doors
- Balcony railings to extend past the floor and fix to the fascia of the balcony floor in such a way to make it discourage climbing
- Vechical delivery strategy has been produced and demonstarted in Transport report. Dedicated loading bays servicing commercial units have been proposed across the Site.
- All glazing and locks specification to be as required in Approved Document Q.





6.0g

Landscape Design

Response to Planning Consultations

Site Plan

The following pages address clarifications and comments raised through the planning consultation process.

Clarifications addressed include:

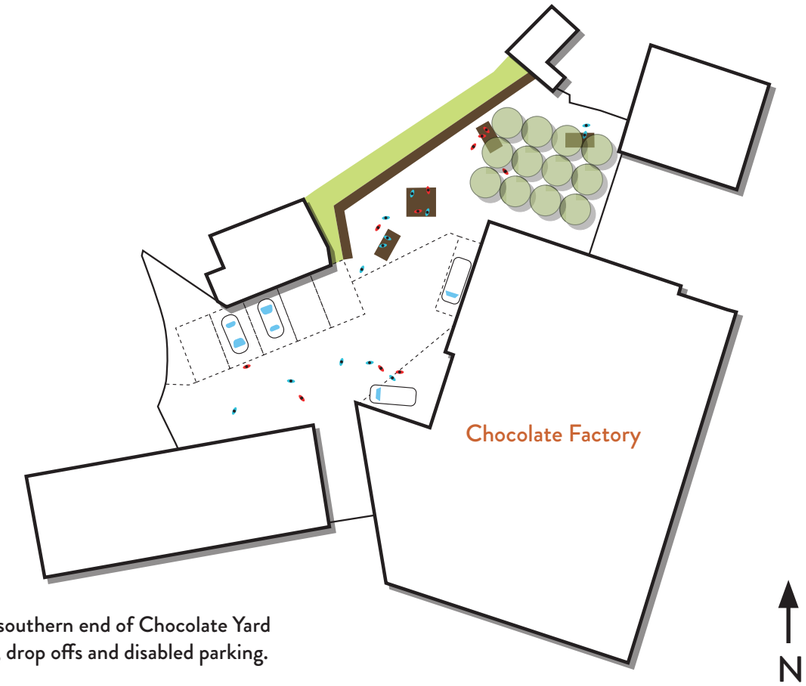
- Clarify intentions of Chocolate Yard.
- Further details on treatment of boundaries and secure access to cycle storage area to the north of the Chocolate factory.
- Assesment of play provision within the area for 5-11 year olds.
- Details on how Penstock tunnel could be improved to make travel to Alexandra Park play area easier.

Chocolate Yard

Concept Diagrams

Comments returned from planning consultation requested further clarification on the intention for Chocolate Yard.

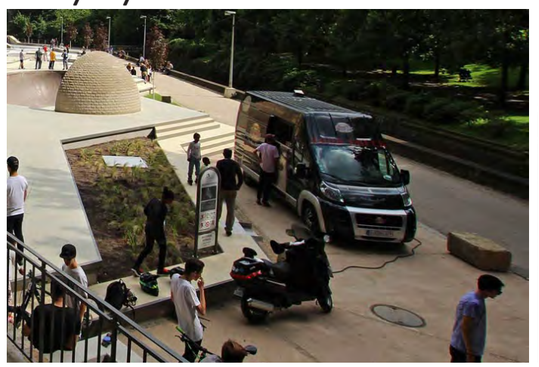
Through a rigourous management programme implemented by Workspace, the Chocolate Yard can be configured for a number of different uses, such as market days, workshops and gatherings which can all be catered for in this flexible space.



During everyday use the southern end of Chocolate Yard accommodates deliveries, drop offs and disabled parking.

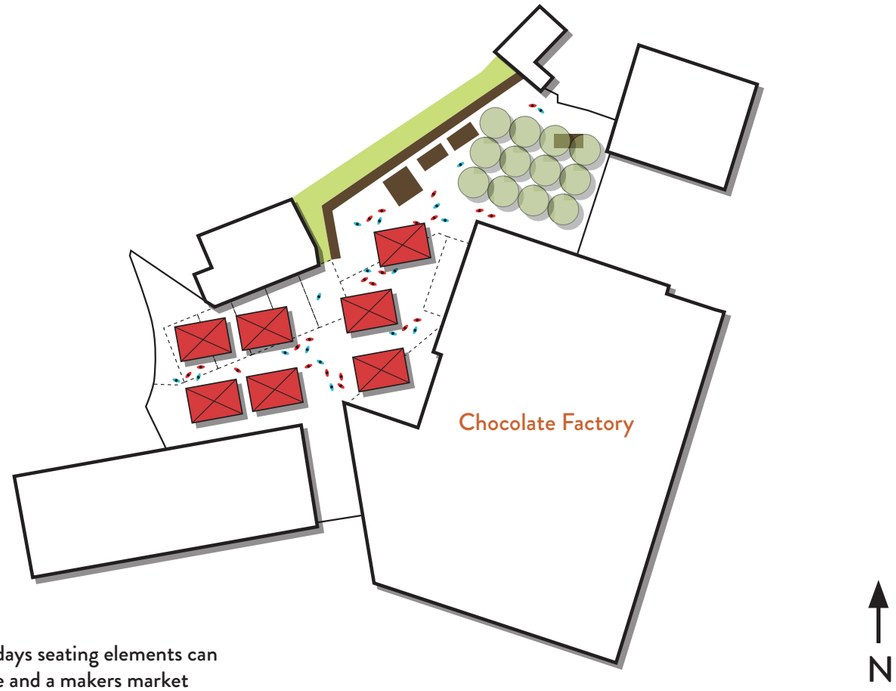
In the northern end a green area with flexible seating can be used for eating out at lunchtime and as a space to relax away from the office.

Everyday Use





THE CHOCOLATE FACTORY



During select days seating elements can be moved aside and a makers market set up in the Chocolate Yard.



The Chocolate Yard is also capable of being used as a workspace or exhibition space when needed.

Market Day





Exhibition





Temporary Boundaries

Block A and B

Further clarification on boundary treatments and security measures is shown on the following pages. The below plan shows the previous layout.

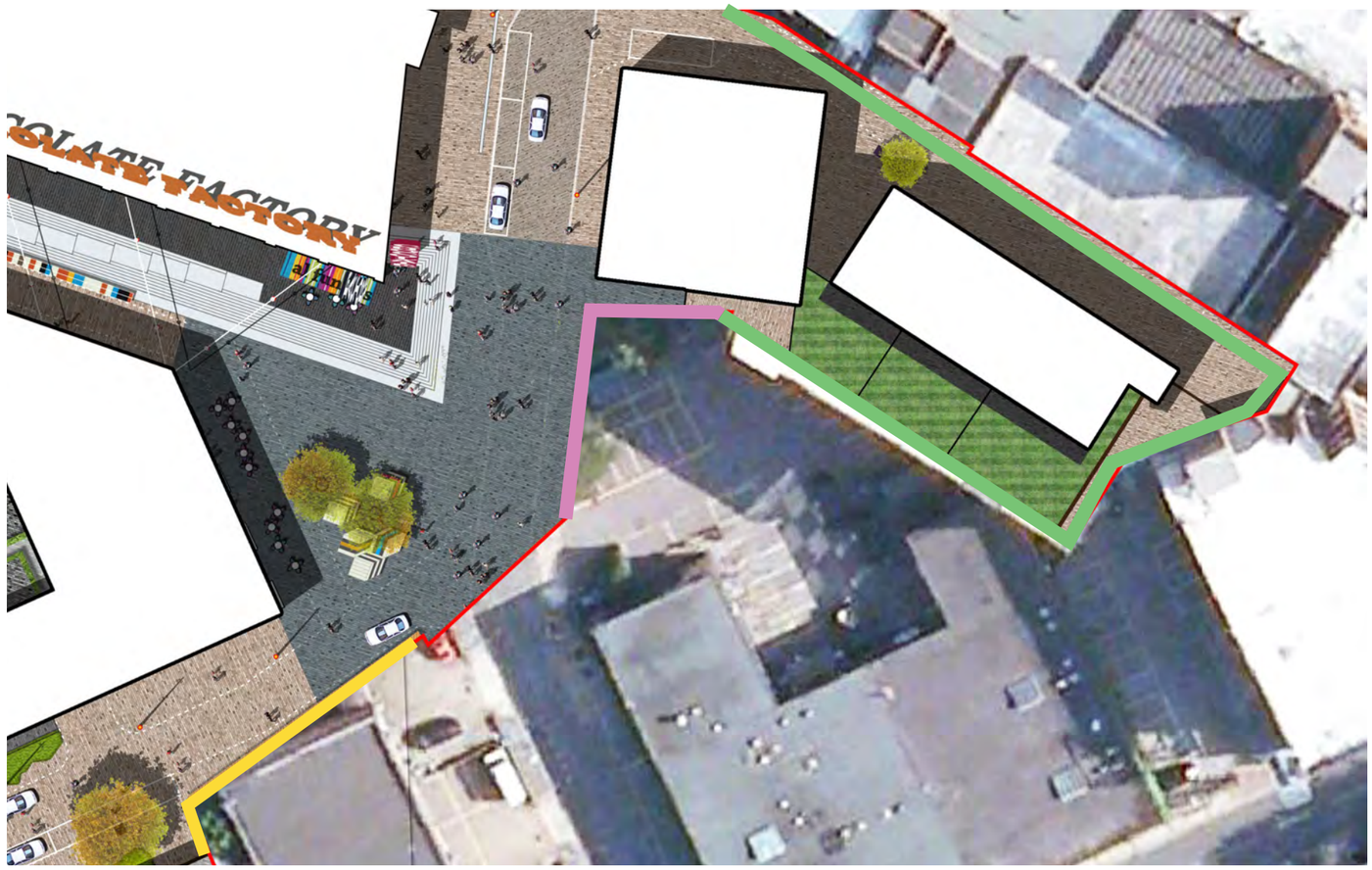
The boundaries of phase 1 require a temporary treatment in the interim period before phase 2 commences. A strategy of improving the existing walls and fences through selected interventions will help to activate the edges. In other areas, green walls can add greenery to the residential streets and screen the remaining industrial buildings.

C.F

below
Key Plan.

Key:

- Seating Wall
- Green Wall
- Retained Fencing with Improvement



Boundary Treatments

PROPOSED AMENDMENTS 02.2018

Block A and B

Further clarification on the boundary treatment around the Chocolate Factory is provided on this page. Access to bicycle storage north of the Chocolate Factory and to the east of Block B is restricted through a controlled gate.

C.F

Right
Precedent images.

Left
Key Plan.



Key:

- Seating Wall
- 1.8m Fence
- Temporary 1.8m Fence
- Retained Fencing with Improvement
- Retained Gate
- 1.8m Brick wall
- Gate













Play Space

A desktop study of the location and types of play available within close proximity to the development site has been undertaken.

The surrounding parks and open spaces provide a number of play opportunities that lie within walking distance of the Chocolate Factory. These include Wood Green Common, Alexandra Park and Ducketts Common. The off site provision of play is aimed mainly at older children aged 11+.

C.F

Right
Play Space Diagram.

Left
Images of existing play spaces.

Alexandra Palace skate park



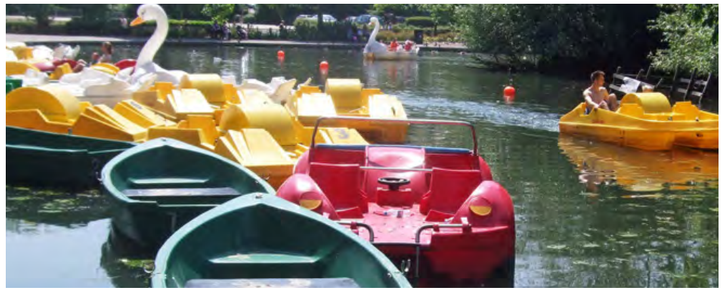
Wood Green Common playground



Alexandra Park playground



Alexandra Palace boating lake



Alexandra Park playground

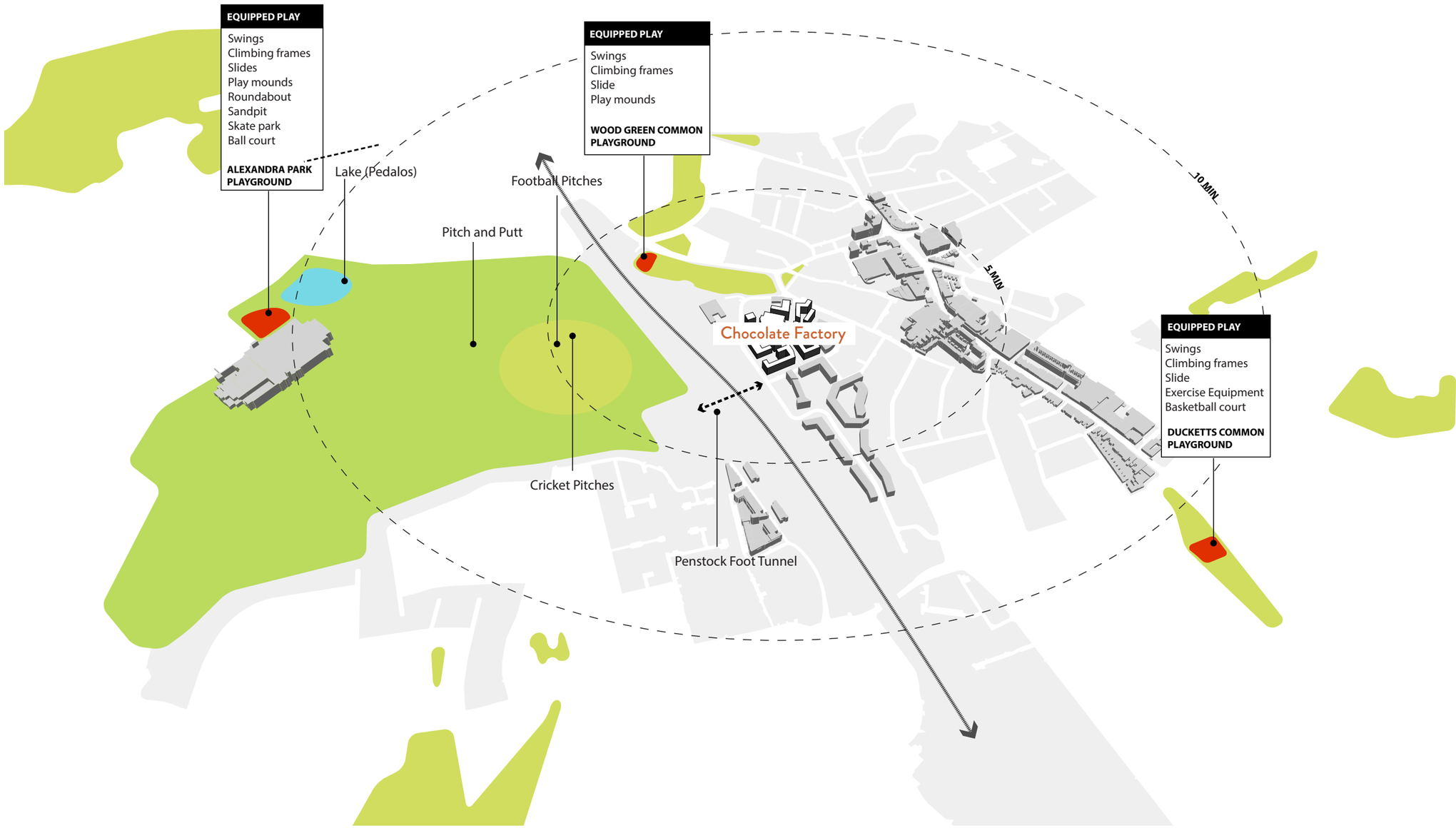


Ducketts Common playground





THE CHOCOLATE FACTORY



Links to Existing Play

The proximity of the large playground in Alexandra Park presents an ideal opportunity for the creation of an improved link between the park and the Chocolate Factory via Penstock Tunnel. Possible route upgrades including new footpath surfacing, sensetively designed lighting and signage strategy and artisitic interventions in the tunnel would benefit the wider community and highlight a currently little used link across the railway line.

C.F

Right
Improved Link suggestion.

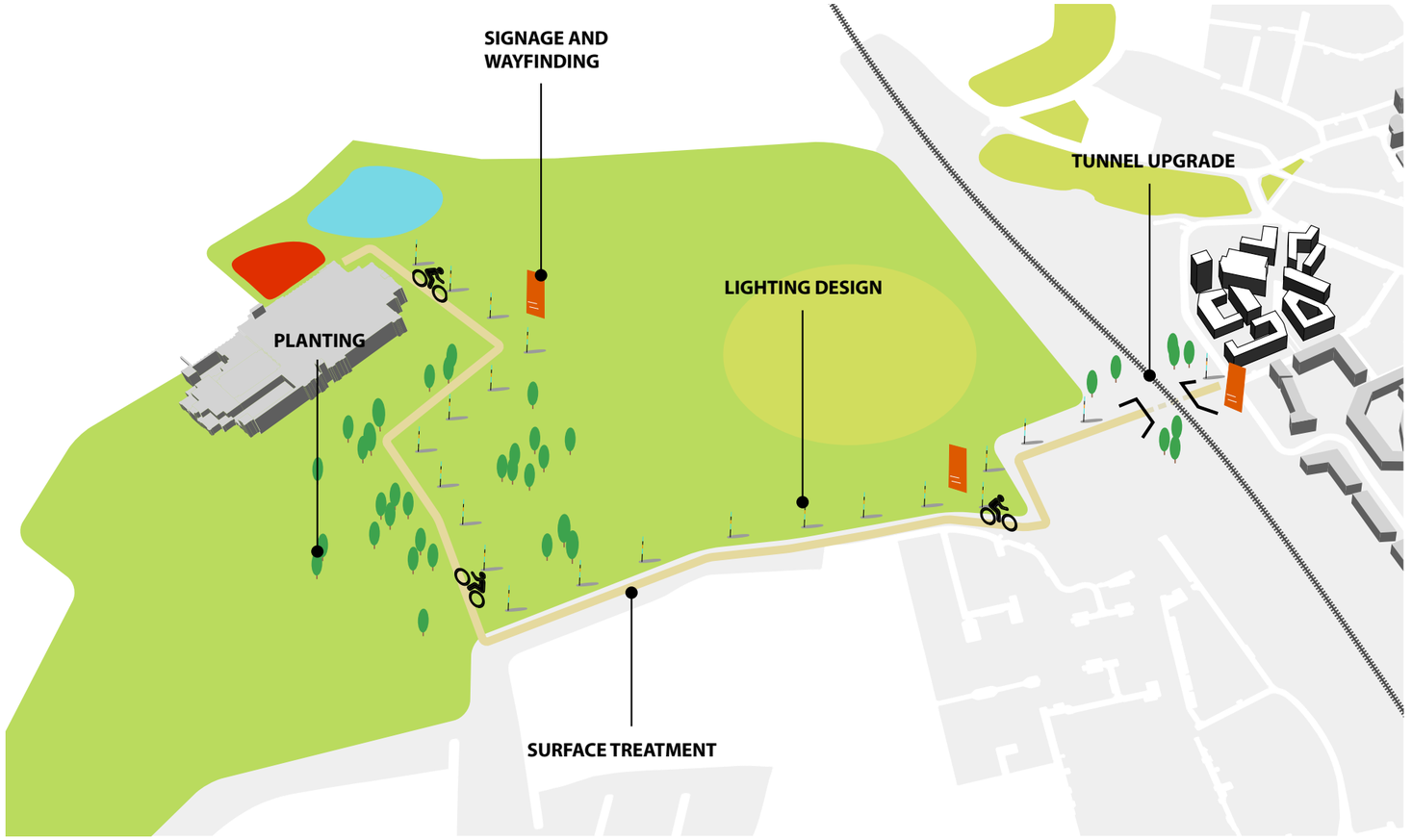
Left
Precedent images.











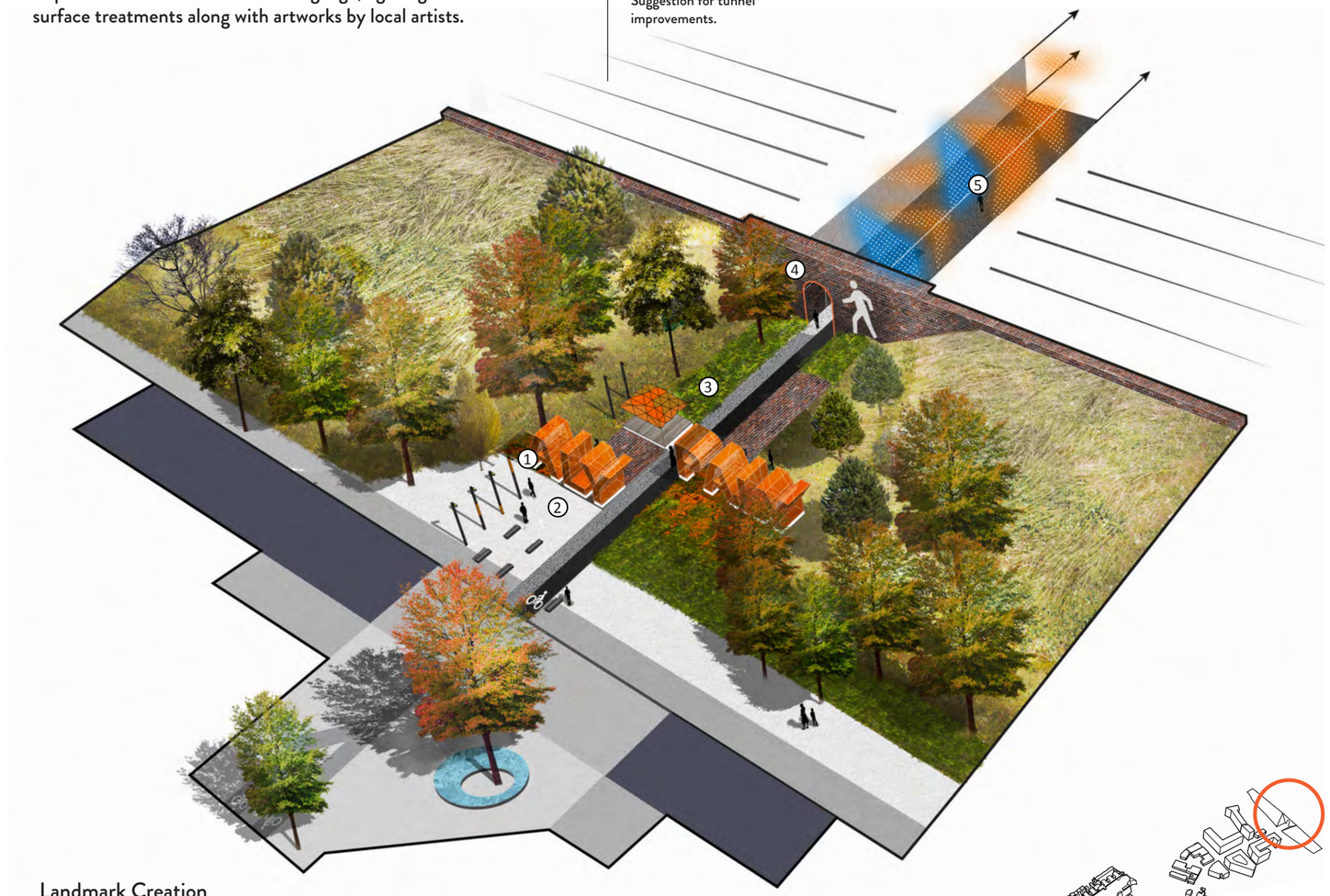
Links to Existing Play

To improve links to existing play opportunities in Alexandra Park a series of enhancements to Penstock Foot Tunnel could be proposed. These improvements could help to catalyse awareness of the route into the park and make it feel safer. Improvements could include new signage, lighting and surface treatments along with artworks by local artists.

C.F

Right
Precedent images.

Left
Suggestion for tunnel improvements.

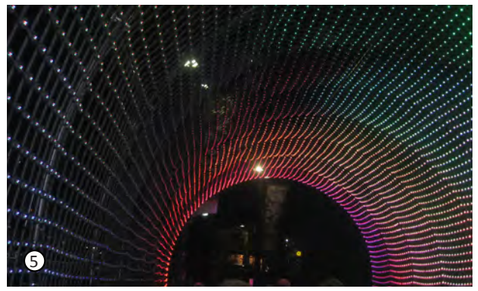


Landmark Creation

1. Lighting elements
2. Wayfinding device
3. Planting
4. Pedestrian tunnel
5. Tunnel display lighting

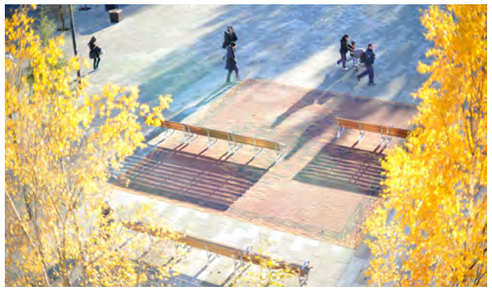














Node Improvement Precedents



9.0g

Neighbouring Development Sites

Neighbouring Development

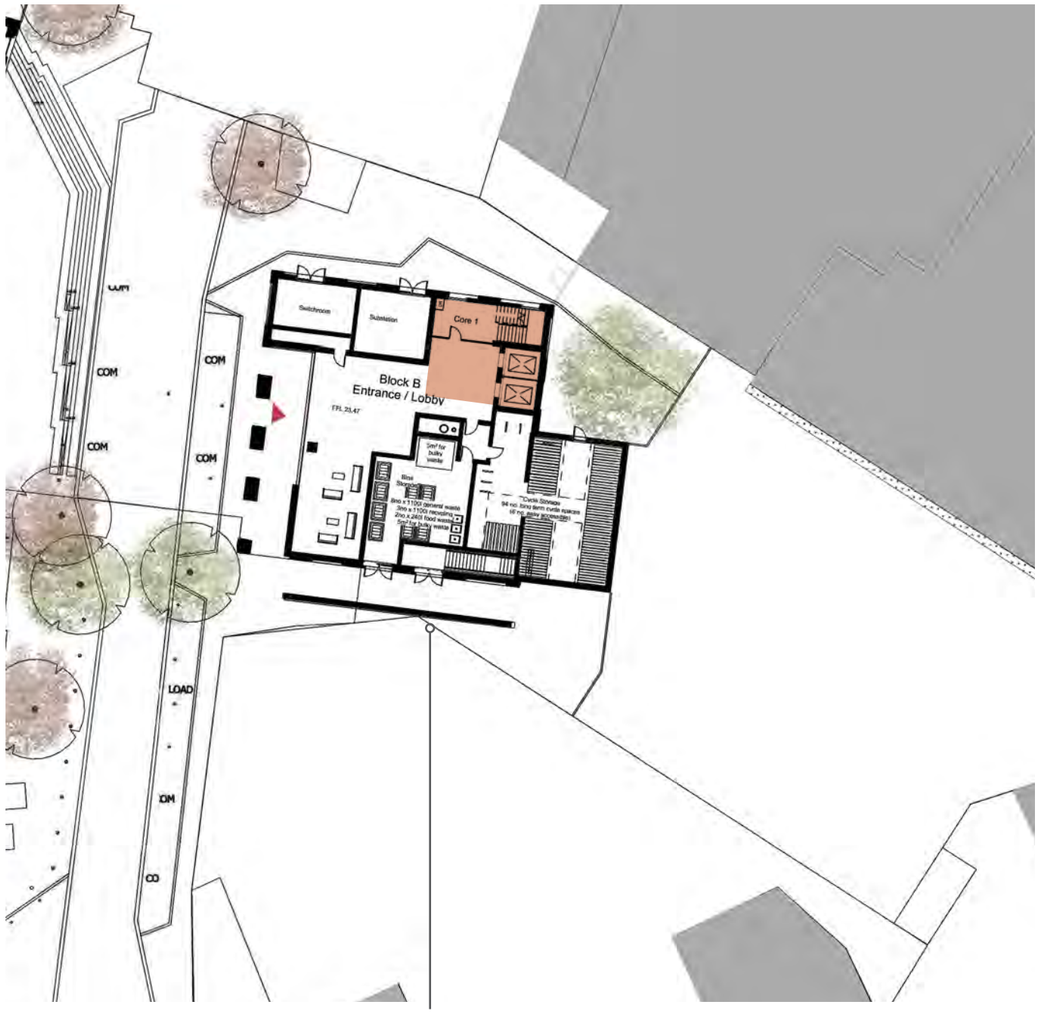
Block B in relation to the current Site Allocation.

A series of studies have been undertaken that illustrate how the neighbouring development sites can come forward in the context of the detailed application proposals.

C.F

Left
Detailed Planning Application for Block B ground floor layout within existing context

Right
Detailed Planning Application for Block B typical floor layout within existing context.



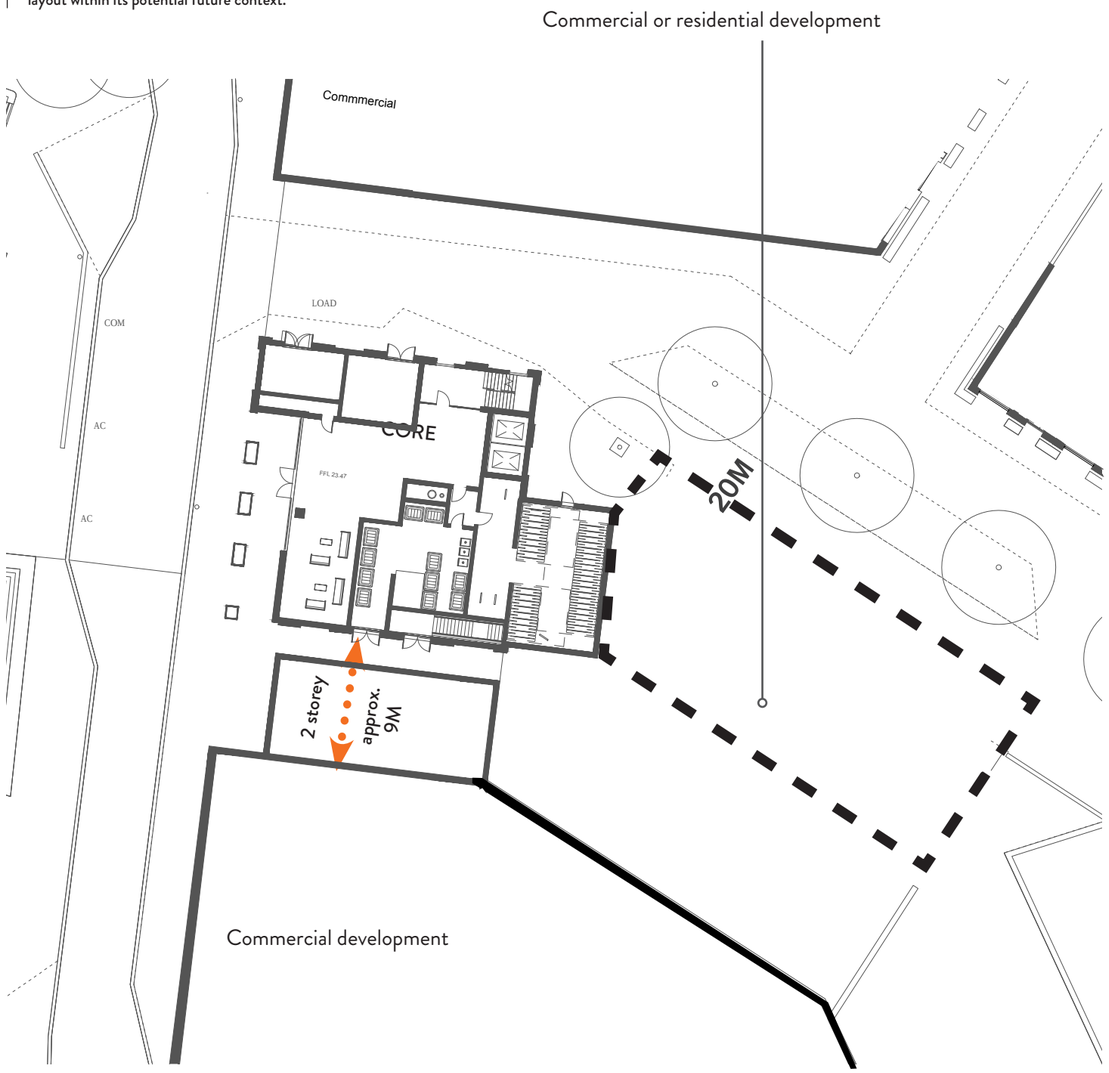


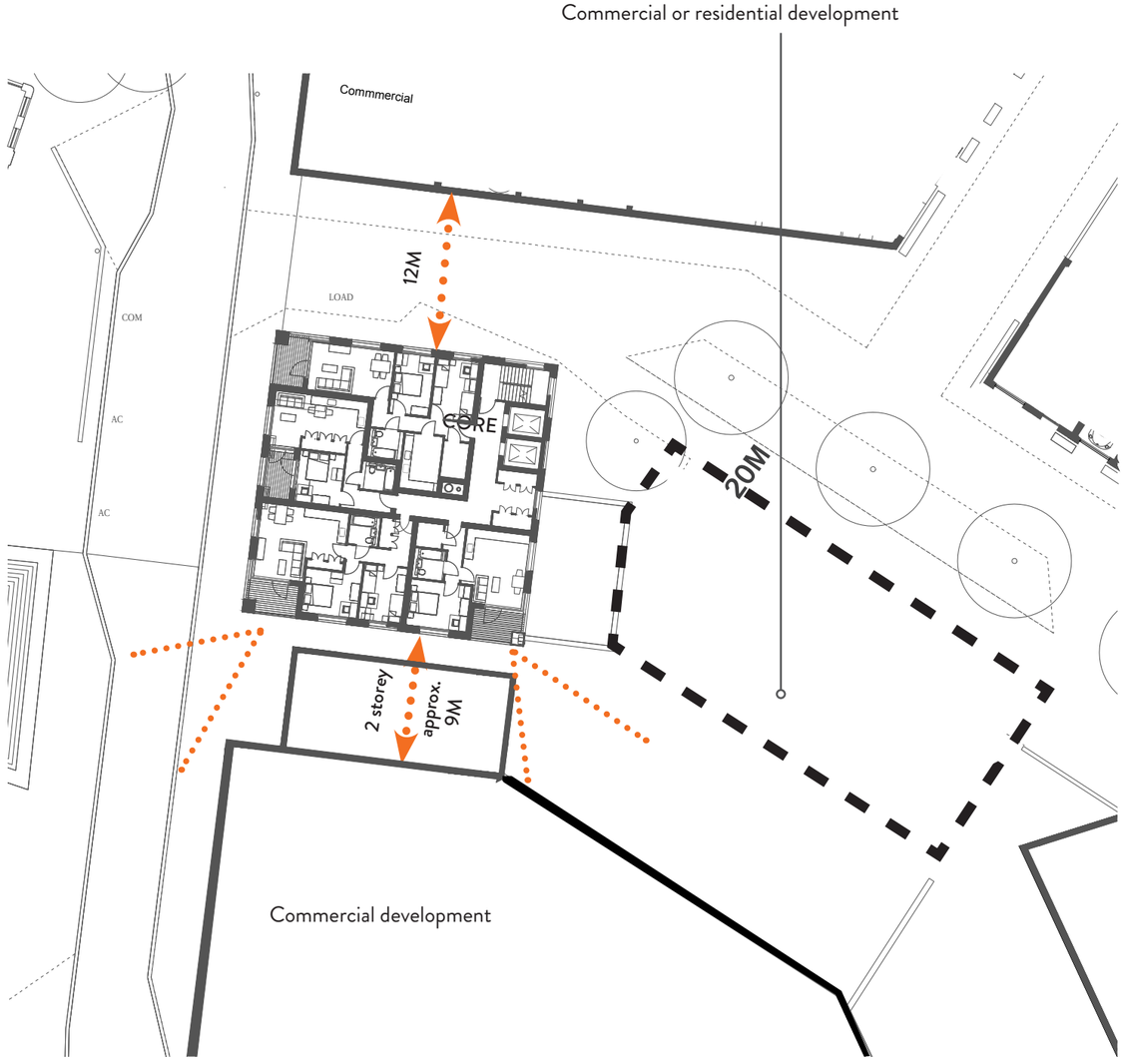
Free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey of Block B south elevation can act as a ‘flank wall’ (no residential accommodation, services access required only).

C.F

Left
Detailed Planning Application for Block B ground floor layout within its potential future context

Right
Detailed Planning Application for Block B typical floor layout within its potential future context.





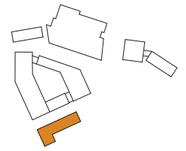
Block D

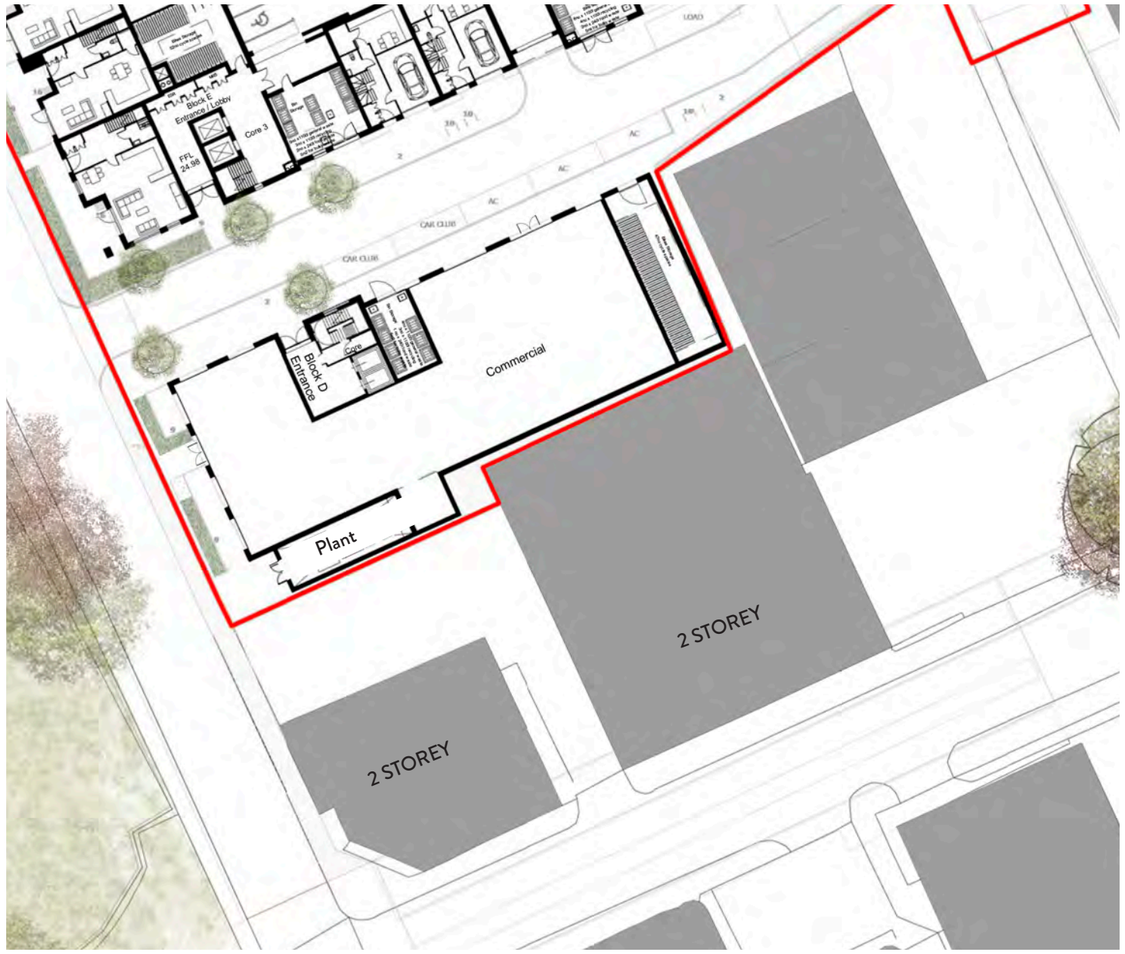
Block D in relation to the current Site Allocation.

C.F

Left
Detailed Planning Application for Block D within its existing context.

Right
Detailed Planning Application for Block D within its potential future context.



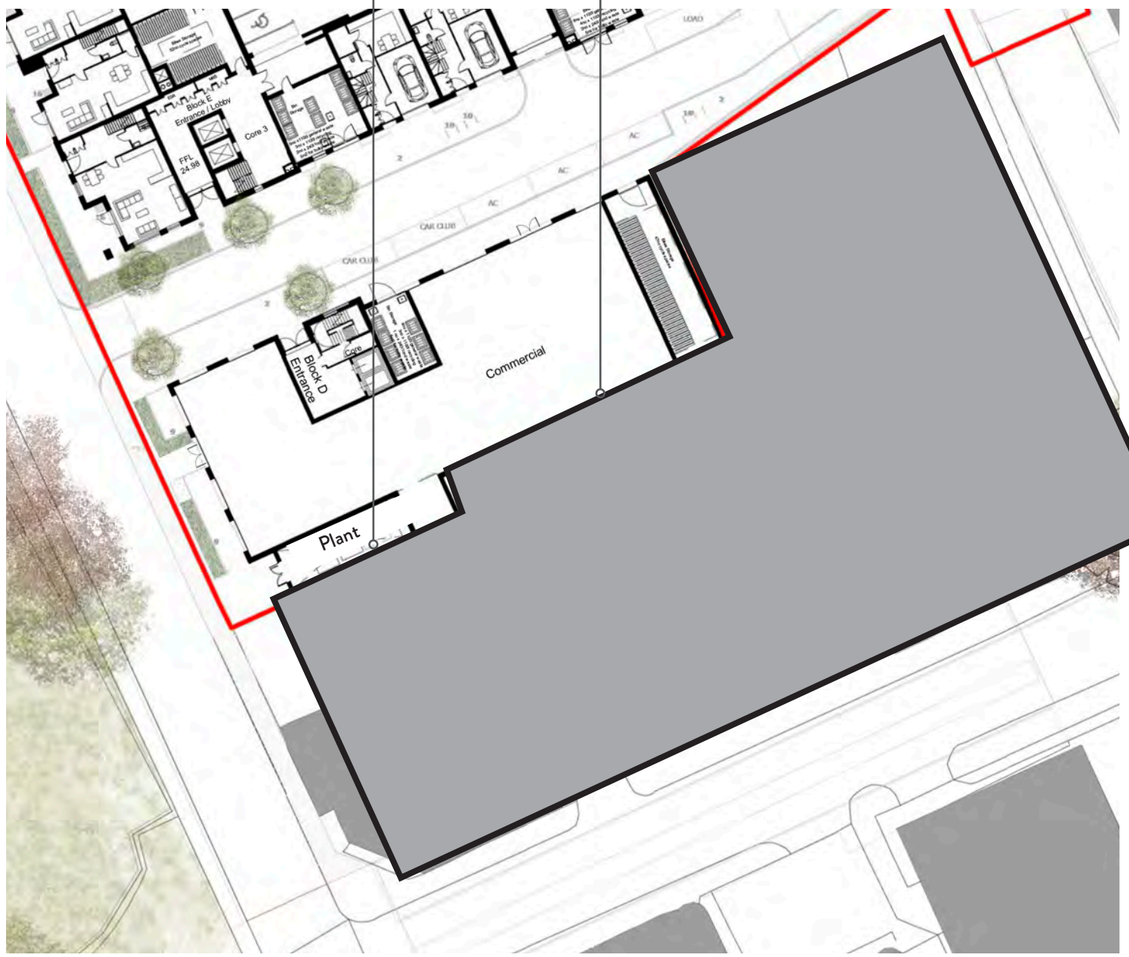


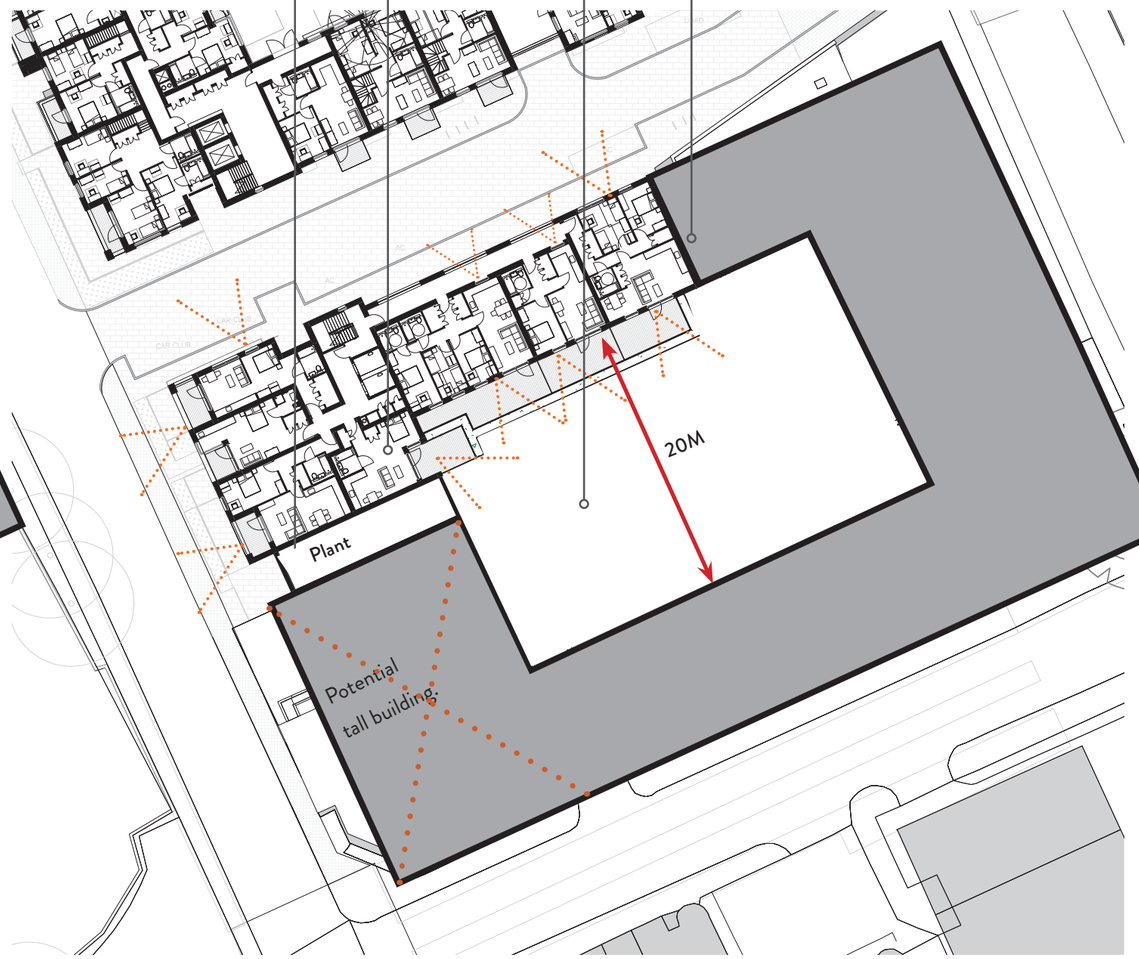


C.F

Left
Detailed Planning Application for Block D ground floor layout within its potential future context

Right
Detailed Planning Application for Block D first floor layout within its potential future context.





Block D in relation to the current Site Allocation.

C.F

Right
Detailed Planning Application for Block D typical floor layout within its potential future context.



Block D Elevations

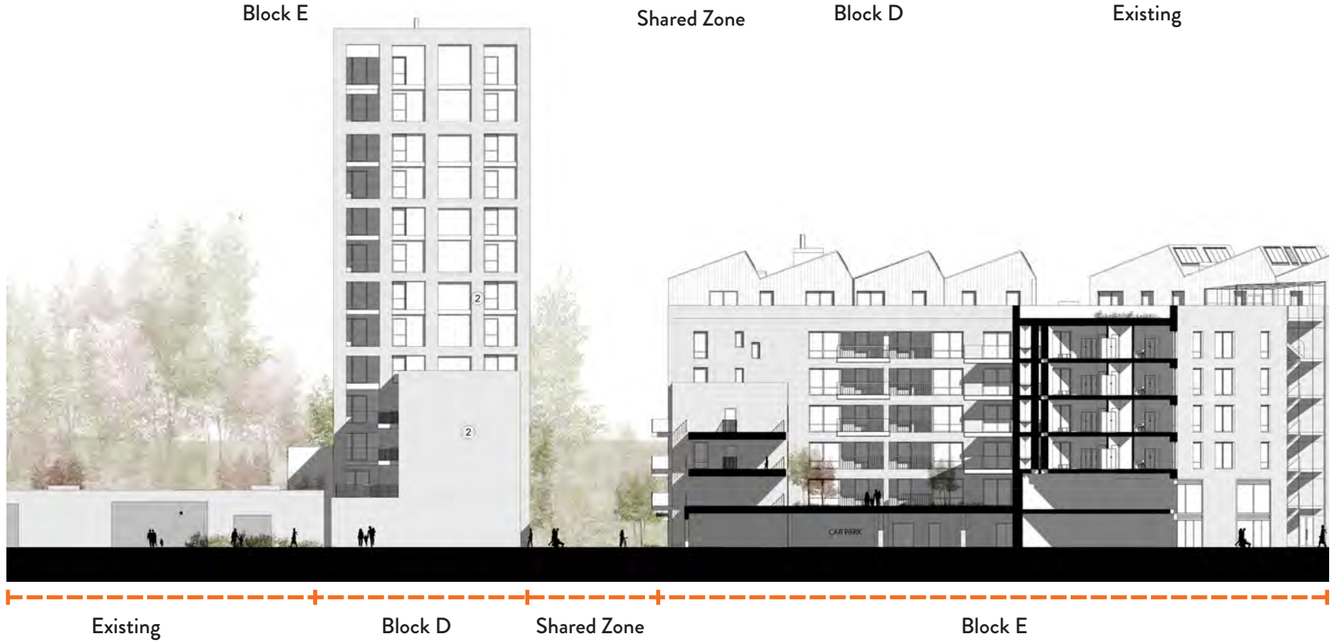
C.F

Left
Detailed Planning Application for Block B within its existing context.

Right
Detailed Planning Application for Block B within its potential future context.



Block D corner: windows to the south are sacrificial and provide only additional outlook. Units are arranged to look East and West.



13.0g

Planning
Drawings

Blocks A & F

Ground Floor Plan



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Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	1. Block B: Removal of the tail end, free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey on the south elevation can act as 'flank wall' (no residential accommodation, services access required only). 2. Block E: storey of residential units added along Western Road, Core 1 removed, commercial space increased (2 floors), duplex units along Western Road revised to open plan kitchen/ living/ dining 3. Block D: commercial proposed to the ground floor and extension of the building footprint to take in the site area, two floors of residential added to the corner, 2 storey 'flank wall' proposed to south to enable future development to connect to. 4. Block F: storey height reduced to 4050mm 5. Landscape: short stay cycle stand location amended, gate/ barrier to north of The Chocolate Factory added	26.01.18	MK	MK
B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
Ground Floor Block A and F

Date	Scale	Drawn by	Check by
26/04/17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-100		B

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Blocks A & F

First Floor Plan



No 53
Planning Dwgs

THE CHOCOLATE FACTORY

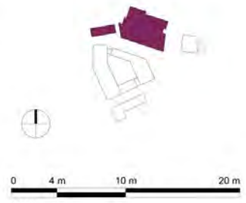
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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
First Floor

Date	Scale	Drawn by	Check by
09/08/17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-101		B

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2:\25000-25999\25000-25099\25021 - The Chocolate Factory Archive\Land\A4 - Dwgs &

Blocks A & F

Second Floor Plan



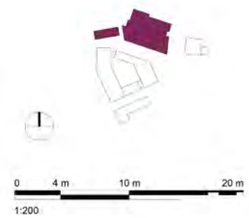
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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
Second Floor

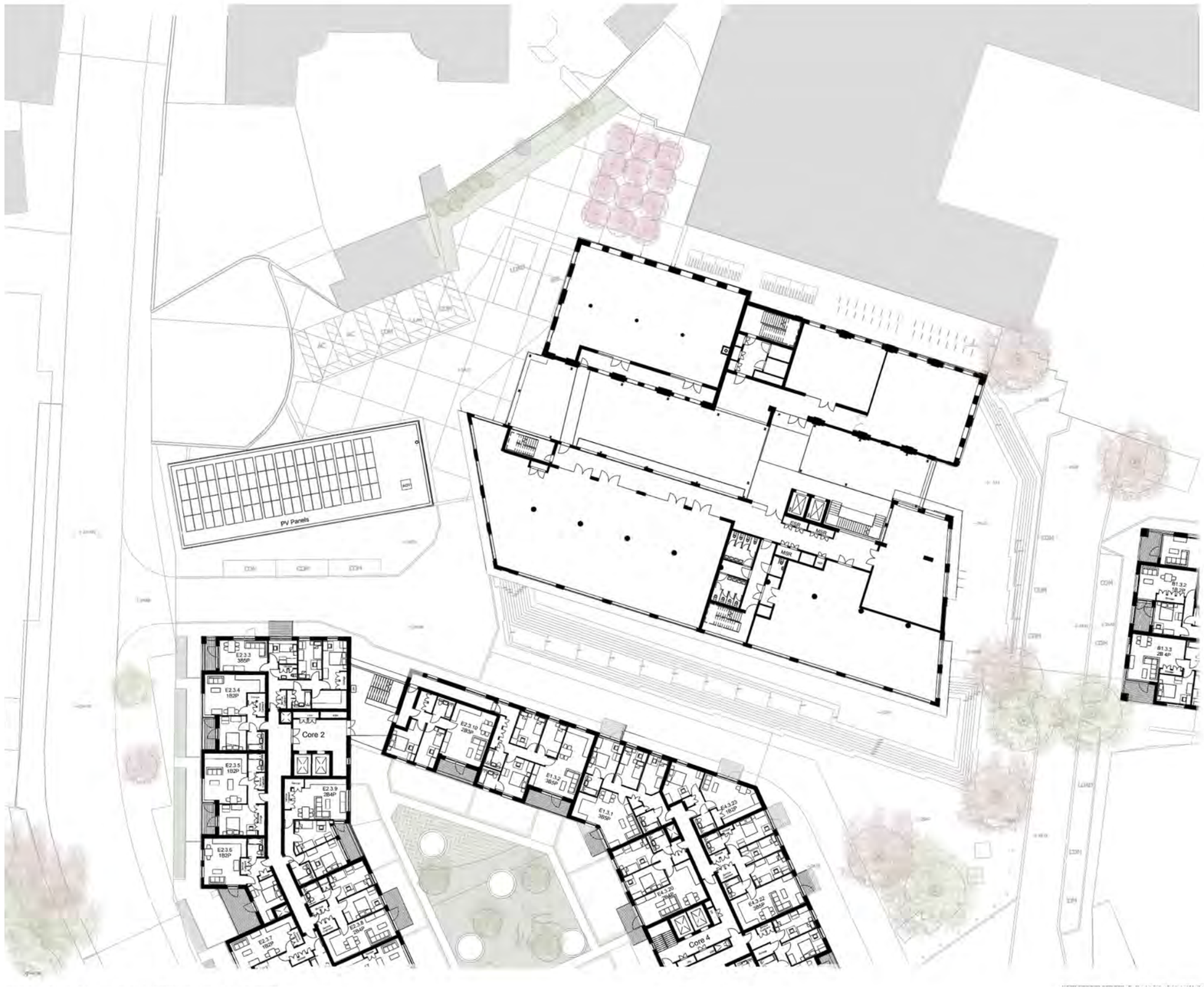
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09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-102		B

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J:\25000-25099\25000-25099\25021 - The Chocolate Factory Architecture\A4 - Dwgs & Illustrations\Architectural Sketches\Board 25021 - Site wide model - normal shade - 2017.vwx

Blocks A & F

Third Floor Plan



No 55
Planning Dwgs

THE CHOCOLATE FACTORY

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Revision		Date	Drn	Ckd
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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

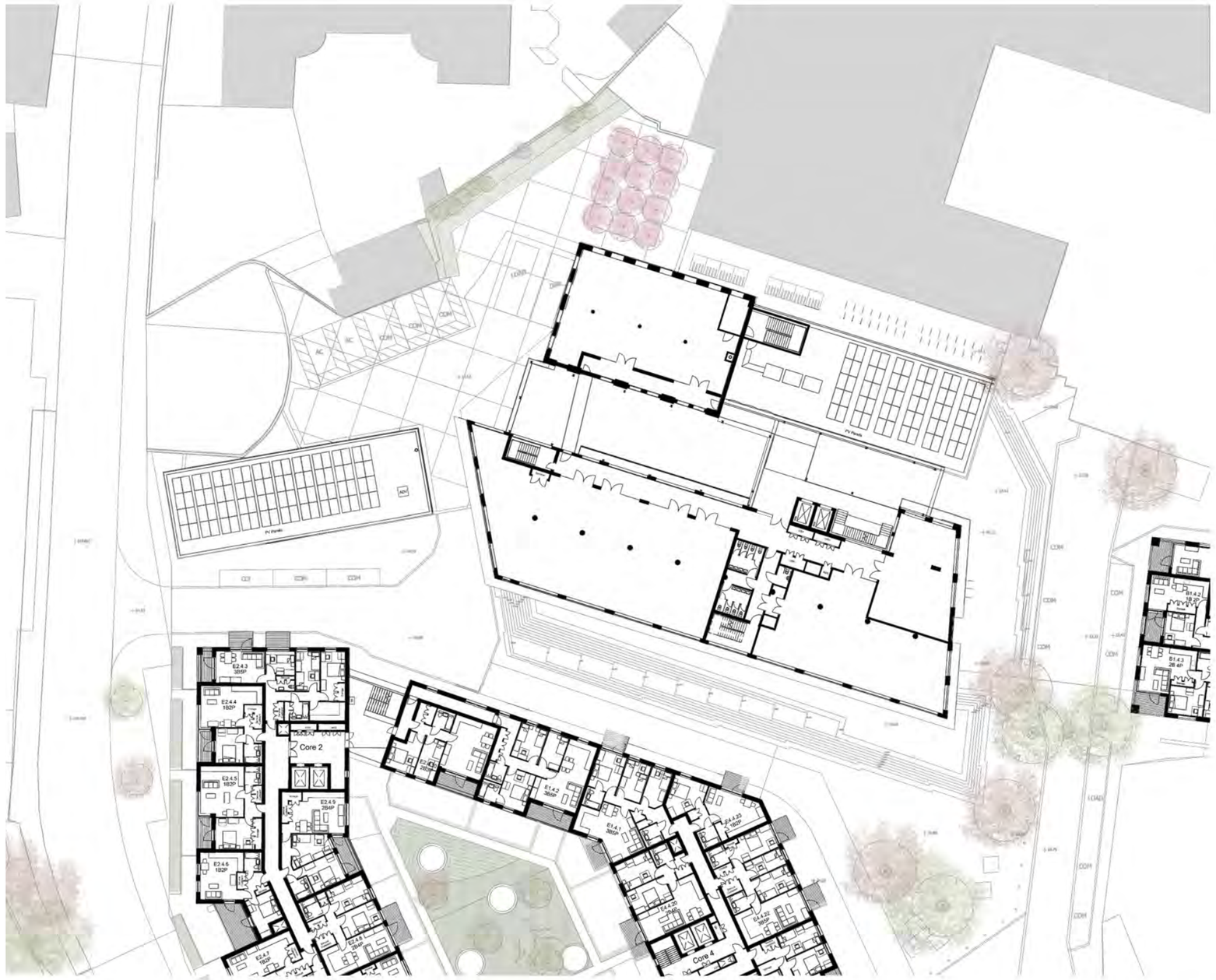
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
Third Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-103		B

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Blocks A & F

Fourth Floor Plan



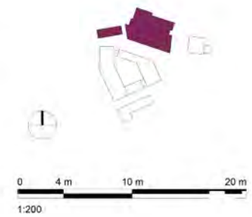
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Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
Fourth Floor

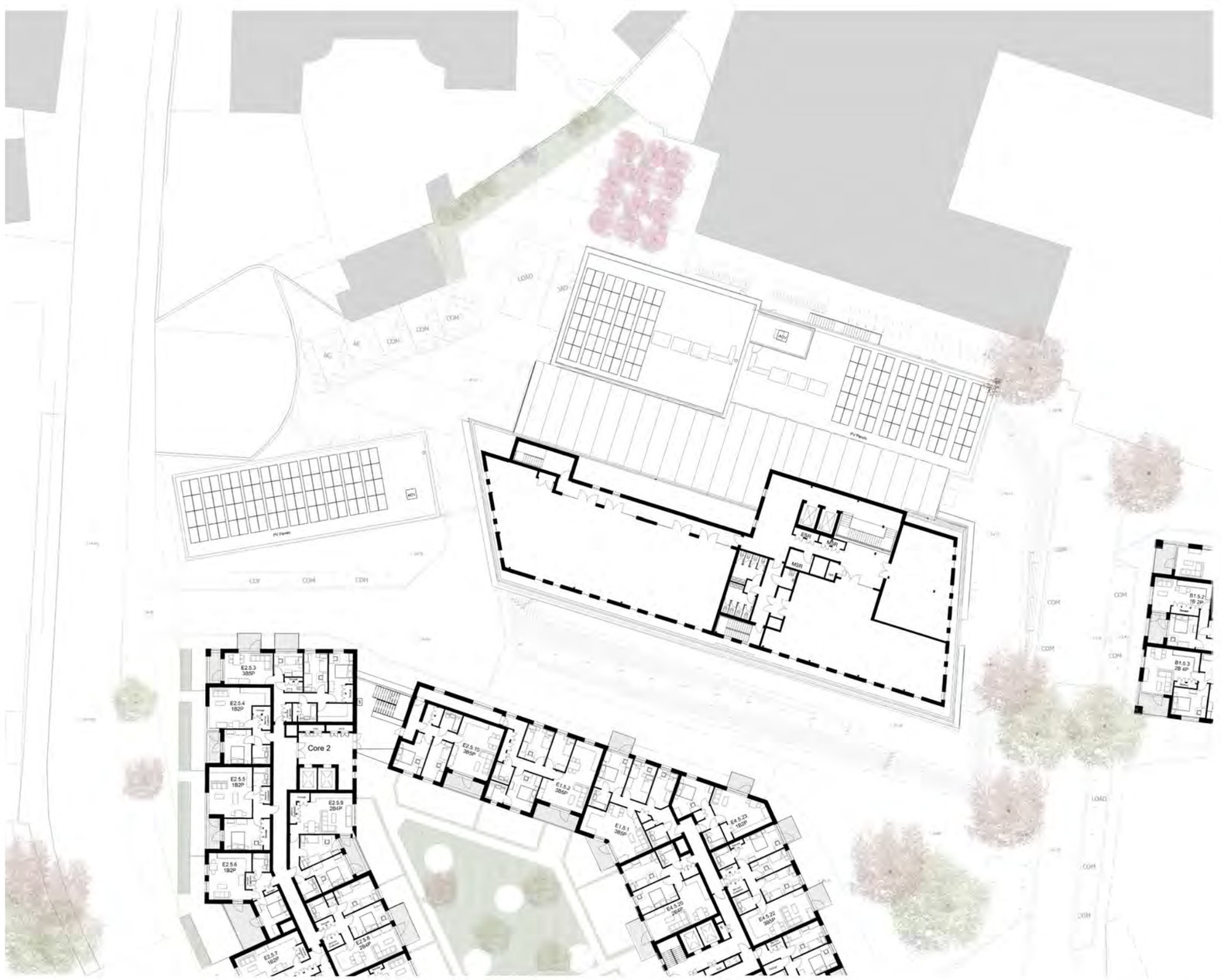
Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-104		B

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Blocks A & F

Fifth Floor Plan



No 57
Planning Dwgs

THE CHOCOLATE FACTORY

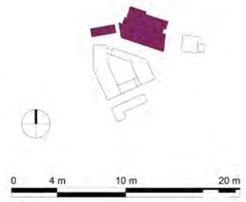
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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks A - F
Fifth Floor

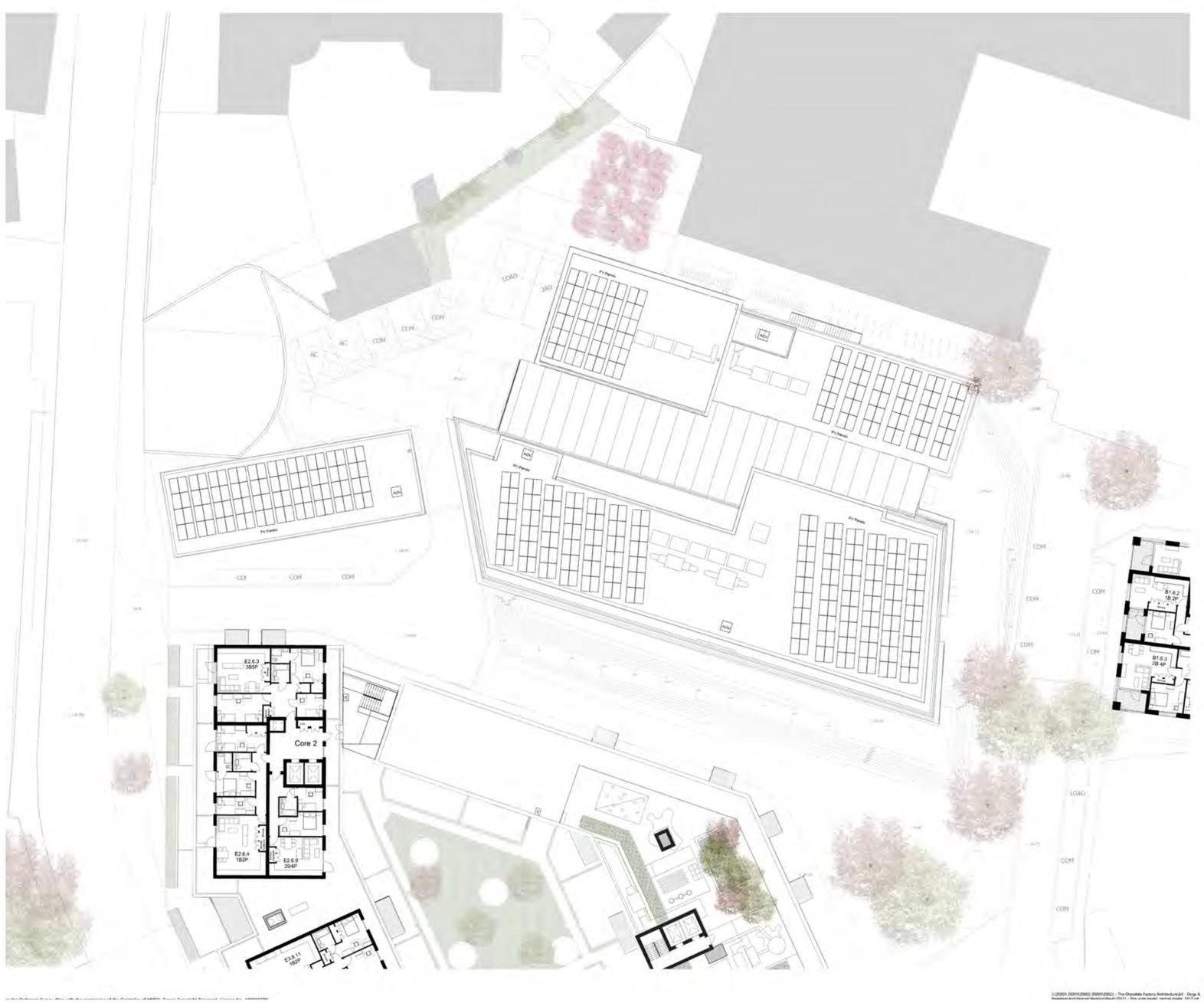
Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-105		B

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Blocks A & F

Sixth Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks A - F
Sixth Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-BF-106		B

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Block A

East Elevation

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units



Existing | Block E | Block F (Background) | The Chocolate Factory | Existing

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block A
East Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BA-200		B

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Block A

South Elevation

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units



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C	Missing windows added	26.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block A
South Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
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D:\Users\cathe\.gmaddin\Documents\Revit local files (2002) - Site wide model_central-model_2017_cathe.gmaddin.rvt

Block A

West Elevation



Existing | The Chocolate Factory | Jelly Lane | Block E

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ
C	Missing windows added	26.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block A
West Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
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No 61
Planning Dwgs

THE CHOCOLATE FACTORY

Block A

North Elevation



Block B | Shared Zone | The Chocolate Factory | Block F (Background)

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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C	Missing windows added	26.02.18	CG	PJ



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block A
North Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
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Block F

East Elevation

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block F
East Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK

Project No	Drawing No	Revision
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Block F

South Elevation

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units



Existing

Block F

Entrance to Chocolate Yard

The Chocolate Factory

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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	Drn	Ckd
A	1. Block B: Removal of the tail end, free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey on the south elevation can act as 'flank wall' (no residential accommodation, services access required only). 2. Block E: storey of residential units added along Western Road. Core 1 removed, commercial space increased (2 floors), duplex units along Western Road revised to open plan kitchen/ living/ dining 3. Block D: commercial proposed to the ground floor and extension of the building footprint to take in the site area, two floors of residential added to the corner, 2 storey 'flank wall' proposed to south to enable future development to connect to. 4. Block F: storey height reduced to 40150mm 5. Landscape: short stay cycle stand location amended, gate/ barrier to north of The Chocolate Factory added	26.01.18	MK	MK
B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Elevations Block F
South Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BF-201		B

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Block F

West Elevation



Material Palette	
1	Regiit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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Structure (Furness Partnership)
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Landscape Architects (Barton Willmore)

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Revision		Date	Drn	Ckd
A	1. Block B: Removal of the tail end, free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey on the south elevation can act as 'Bank wall' (no residential accommodation, services access required only). 2. Block E: storey of residential units added along Western Road, Core 1 removed, commercial space increased (2 floors), duplex units along Western Road revised to open plan kitchen/ living/ dining 3. Block D: commercial proposed to the ground floor and extension of the building footprint to take in the site area, two floors of residential added to the corner, 2 storey 'Bank wall' proposed to south to enable future development to connect to. 4. Block F: storey height reduced to 4050mm 5. Landscape: short stay cycle stand location amended, gate/ barrier to north of The Chocolate Factory added	26.01.18	MK	MK
B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ
C	Missing windows added	26.02.18	CG	PJ



0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block F
West Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BF-202		C

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Block F

North Elevation

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units



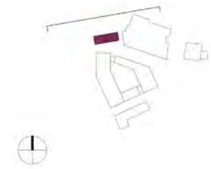
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Landscape Architects (Barton Willmore)

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block F
North Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BF-203		B

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Block B

Basement Floor Plan



No 67
Planning Dwgs

THE CHOCOLATE FACTORY

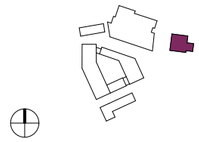
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Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Basement Floor

Date	Scale	Drawn by	Check by
15/02/18	1 : 200 @ A1	CG	RA
Project No	**Drawing No**		**Revision**
25021	PL-BB-099		B

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Block B

Ground Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	RJ

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Ground Floor

Date	Scale	Drawn by	Check by
26/04/17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-100		B

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Block B

First Floor Plan



No 69
Planning Dwgs

THE CHOCOLATE FACTORY

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
First Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-101		B

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Block B

Second Floor Plan



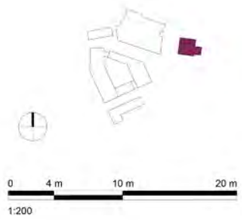
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Landscape Architects (Barton Willmore)

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

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Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Second Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-102		B

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Block B

Third Floor Plan



No 71
Planning Dwgs

THE CHOCOLATE FACTORY

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Landscape Architects (Barton Willmore)

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Third Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-103		B

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Block B

Fourth Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Fourth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-104		B

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Block B

Fifth Floor Plan



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No 73
Planning Dwgs

THE CHOCOLATE FACTORY

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Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

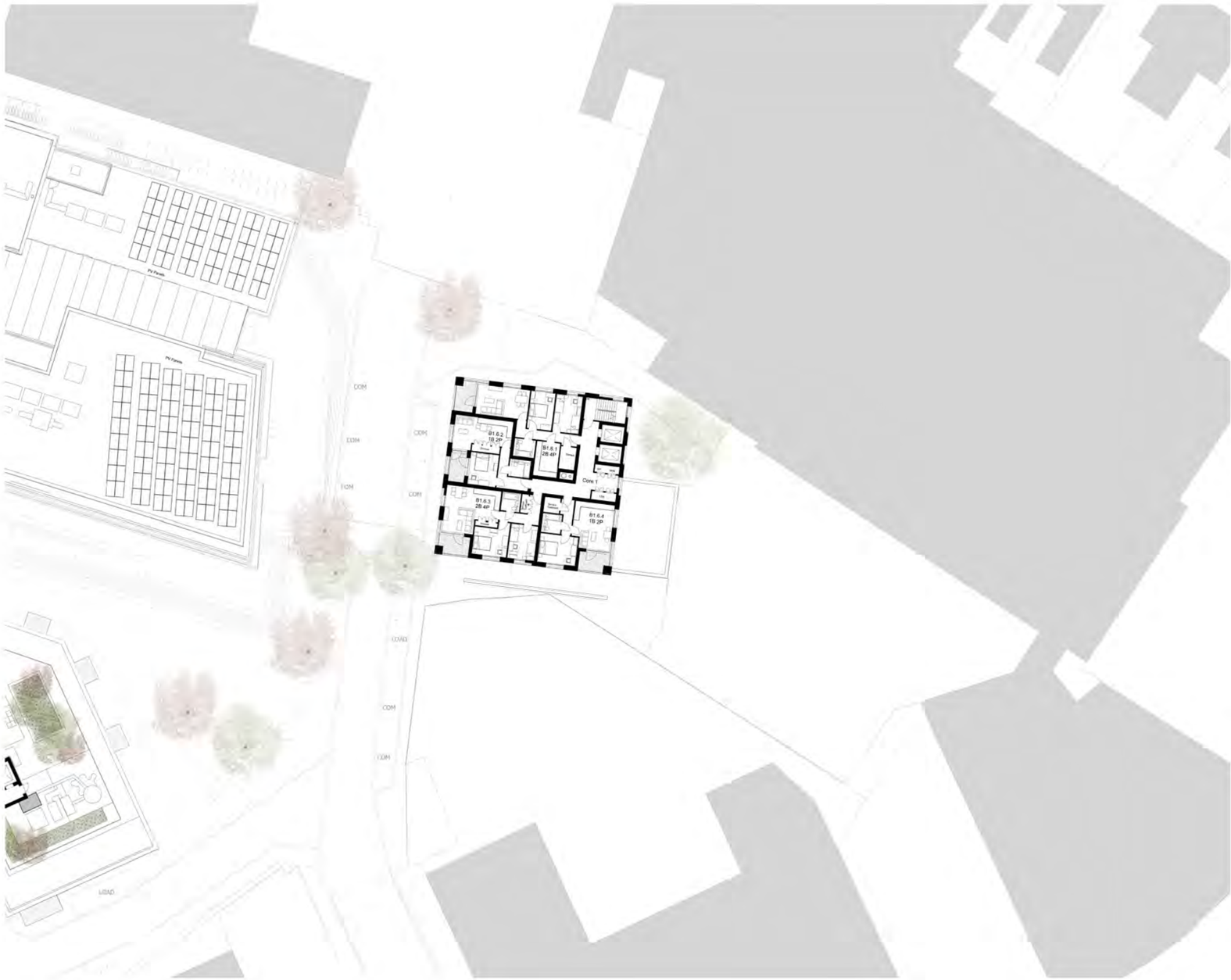
Drawing Title
Proposed Plan Block B
Fifth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-105		B

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Block B

Sixth Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Sixth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-106		B

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Block B

Seventh Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Seventh Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-107		B

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Block B

Eighth Floor Plan



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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Eighth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-108		B

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Block B

Ninth Floor Plan



No 77
Planning Dwgs

THE CHOCOLATE FACTORY

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0 4 m 10 m 20 m

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Ninth Floor

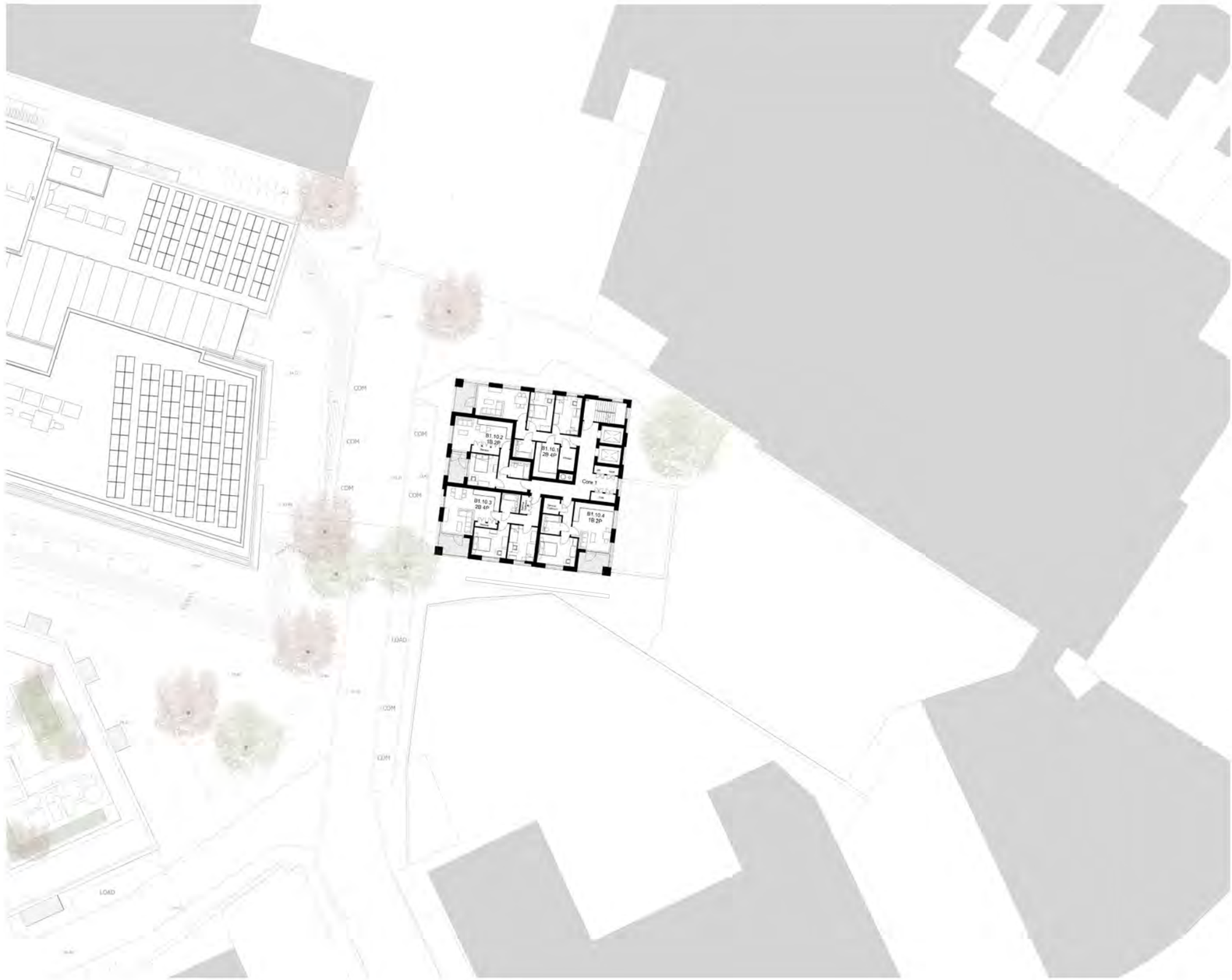
Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-109		B

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Block B

Tenth Floor Plan



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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Tenth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-110		B

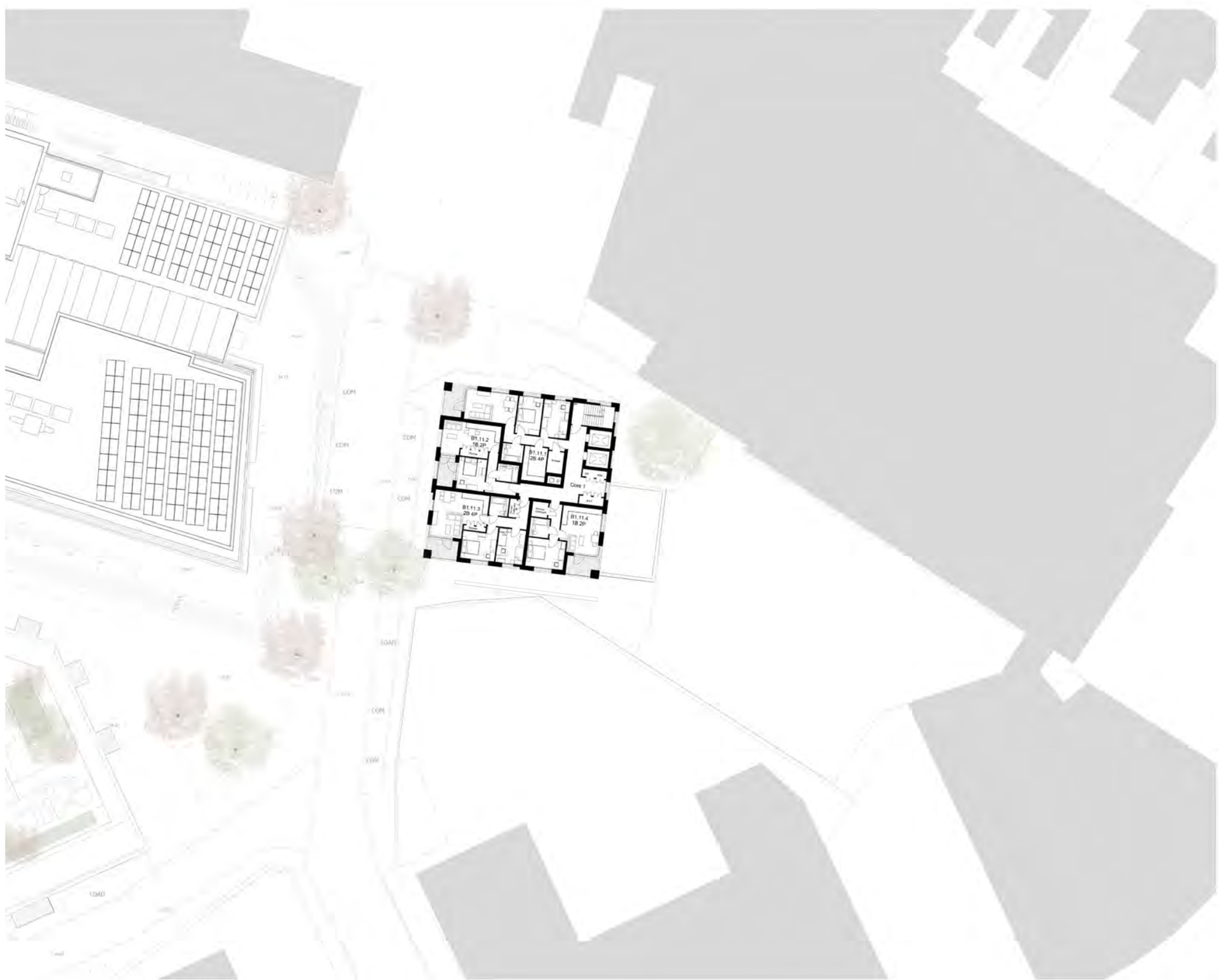
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Block B

Eleventh Floor Plan



No 79
Planning Dwgs

THE CHOCOLATE FACTORY

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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Eleventh Floor

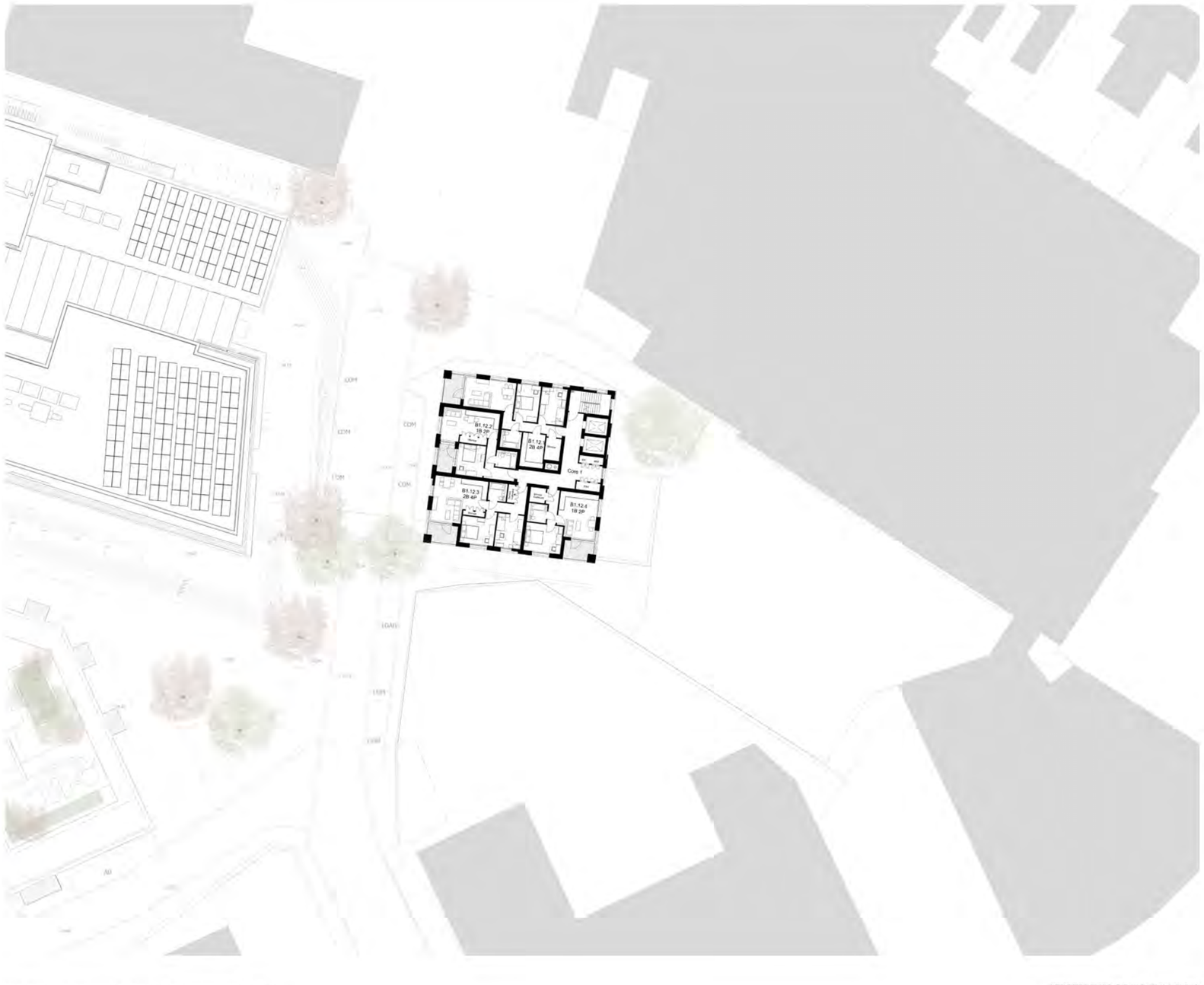
Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-111		B

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3:\25000-25999\25000-25099\25021 - The Chocolate Factory Architecture\A4 - Dwgs B

Block B

Twelth Floor Plan



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Planning Application

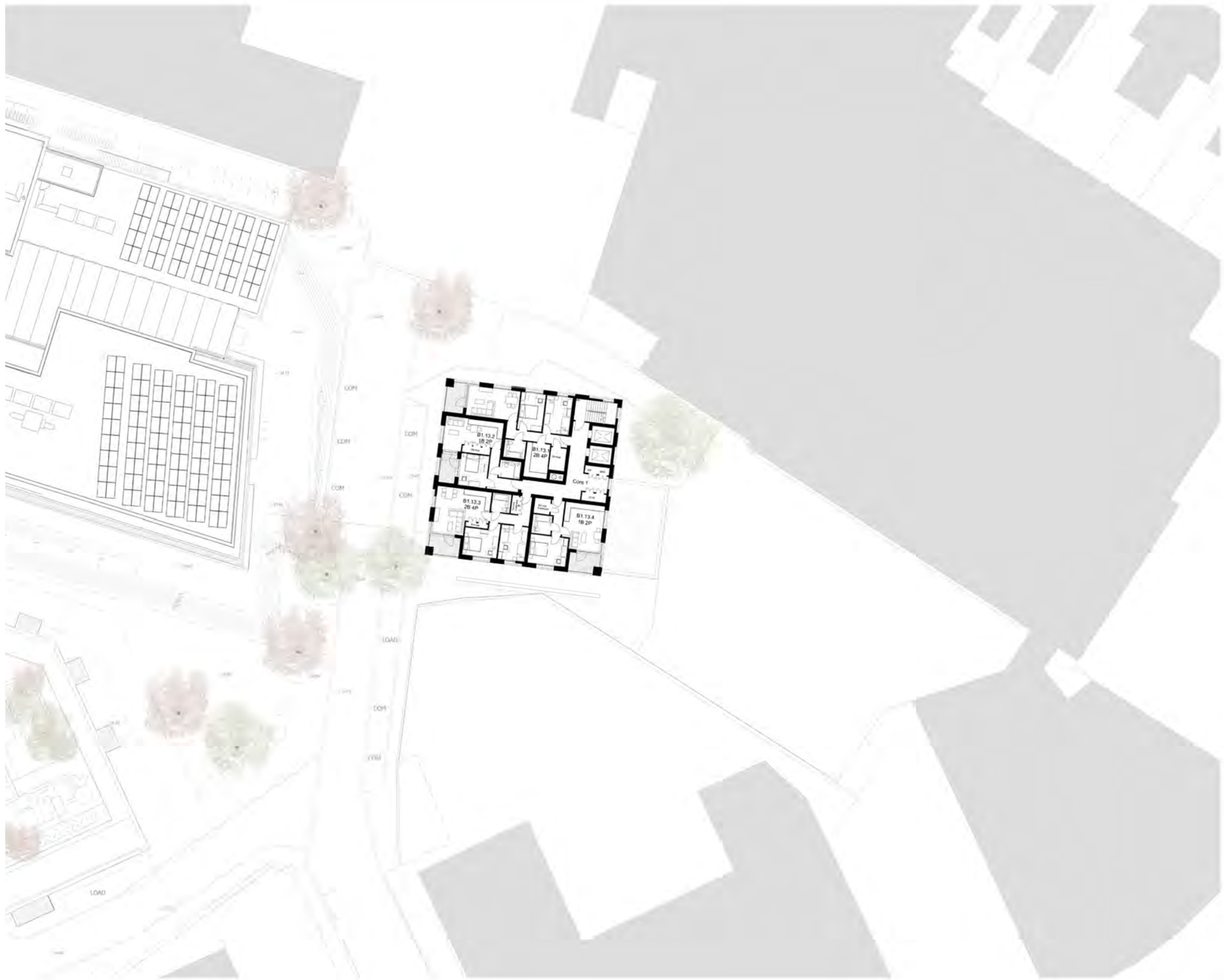
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Twelfth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-112		B

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Block B

Thirteenth Floor Plan



No 81
Planning Dwgs

THE CHOCOLATE FACTORY

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0 4 m 10 m 20 m

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Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Thirteenth Floor

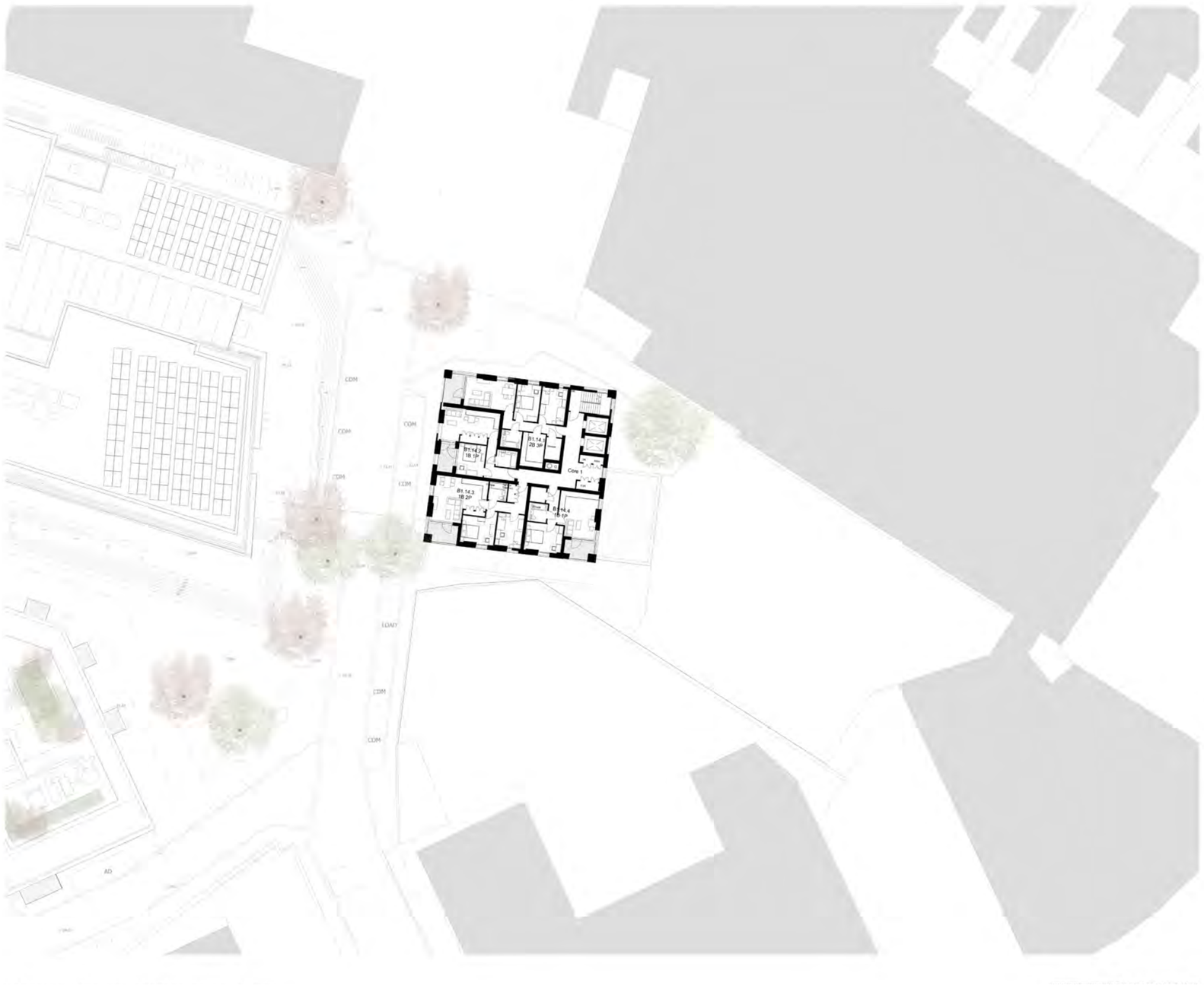
Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-113		B

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Block B

Fourteenth Floor Plan



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Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	1. Block B: Removal of the tail end, free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey on the south elevation can act as 'flank wall' (no residential accommodation, services access required only). 2. Block E: storey of residential units added along Western Road, Core 1 removed, commercial space increased (2 floors), duplex units along Western Road revised to open plan kitchen/ living/ dining 3. Block D: commercial proposed to the ground floor and extension of the building footprint to take in the site area, two floors of residential added to the corner, 2 storey 'flank wall' proposed to south to enable future development to connect to. 4. Block F: storey height reduced to 4050mm 5. Landscape: short stay cycle stand location amended, gate/ barrier to north of The Chocolate Factory added	26.01.18	MK	MK
B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

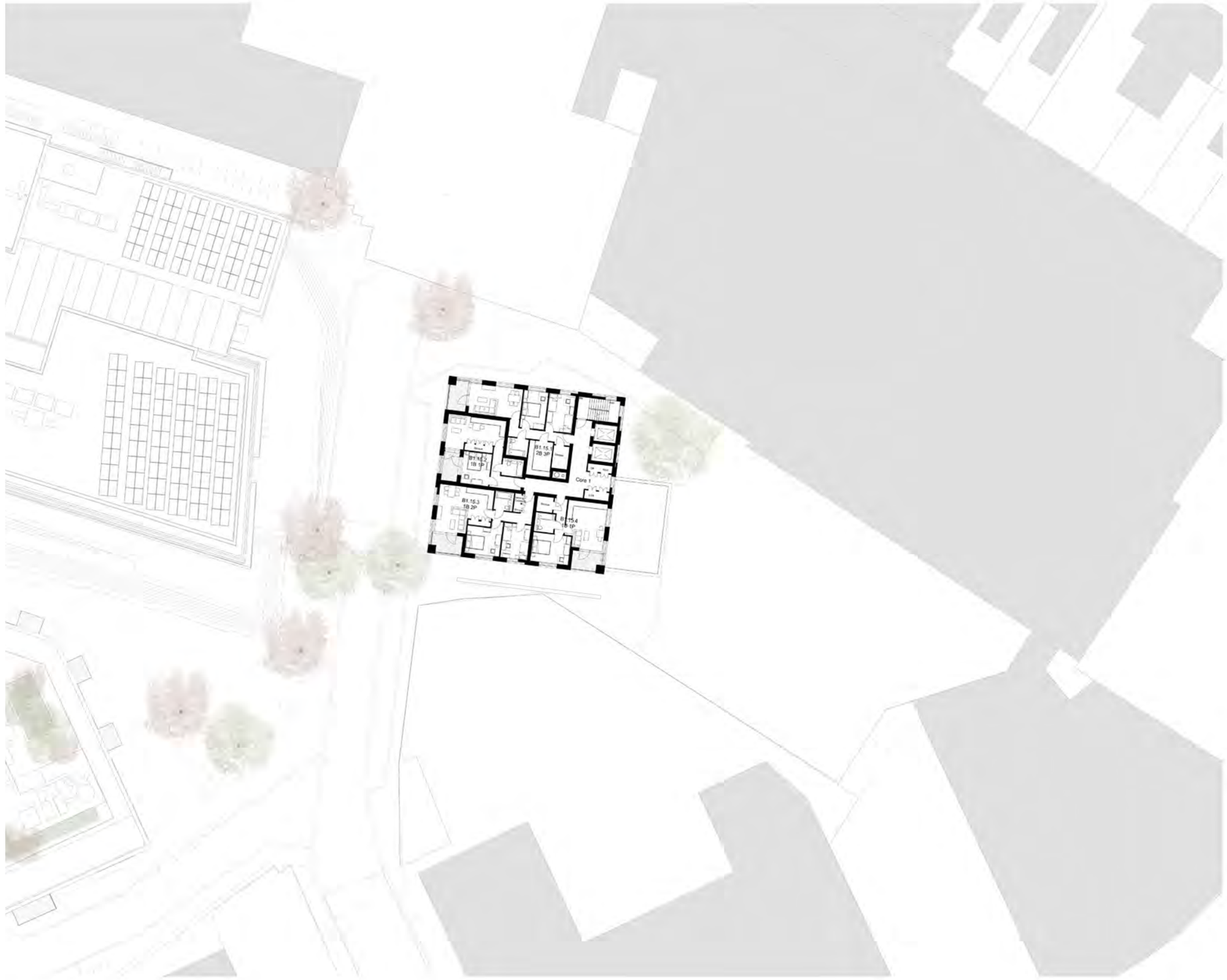
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Fourteenth Floor

Date	Scale	Drawn by	Check by
26.04.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-114		B

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Block B

Fifteenth Floor Plan



No 83
Planning Dwgs

THE CHOCOLATE FACTORY

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ
C	Missing windows added	26.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Fifteenth Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	**Drawing No**		**Revision**
25021	PL-BB-115		C

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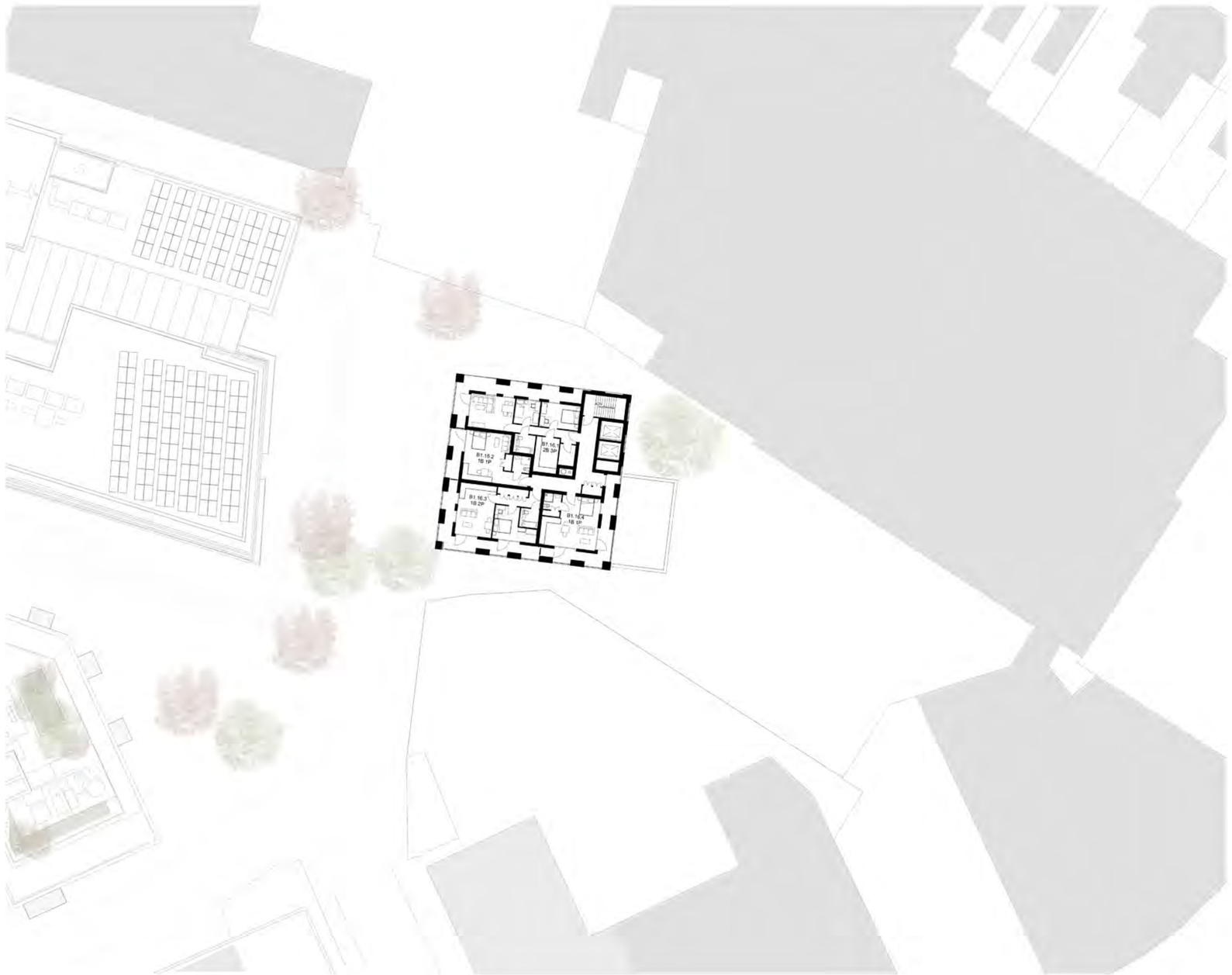
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D:\Users\rachel.greatrix\Documents\Revit Local Files\25021 - Site wide model_central model_2017_rachel.greatrix.rvt

Block B

Sixteenth Floor Plan



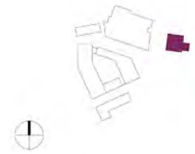
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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ
C	Missing windows added	26.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Sixteenth Floor

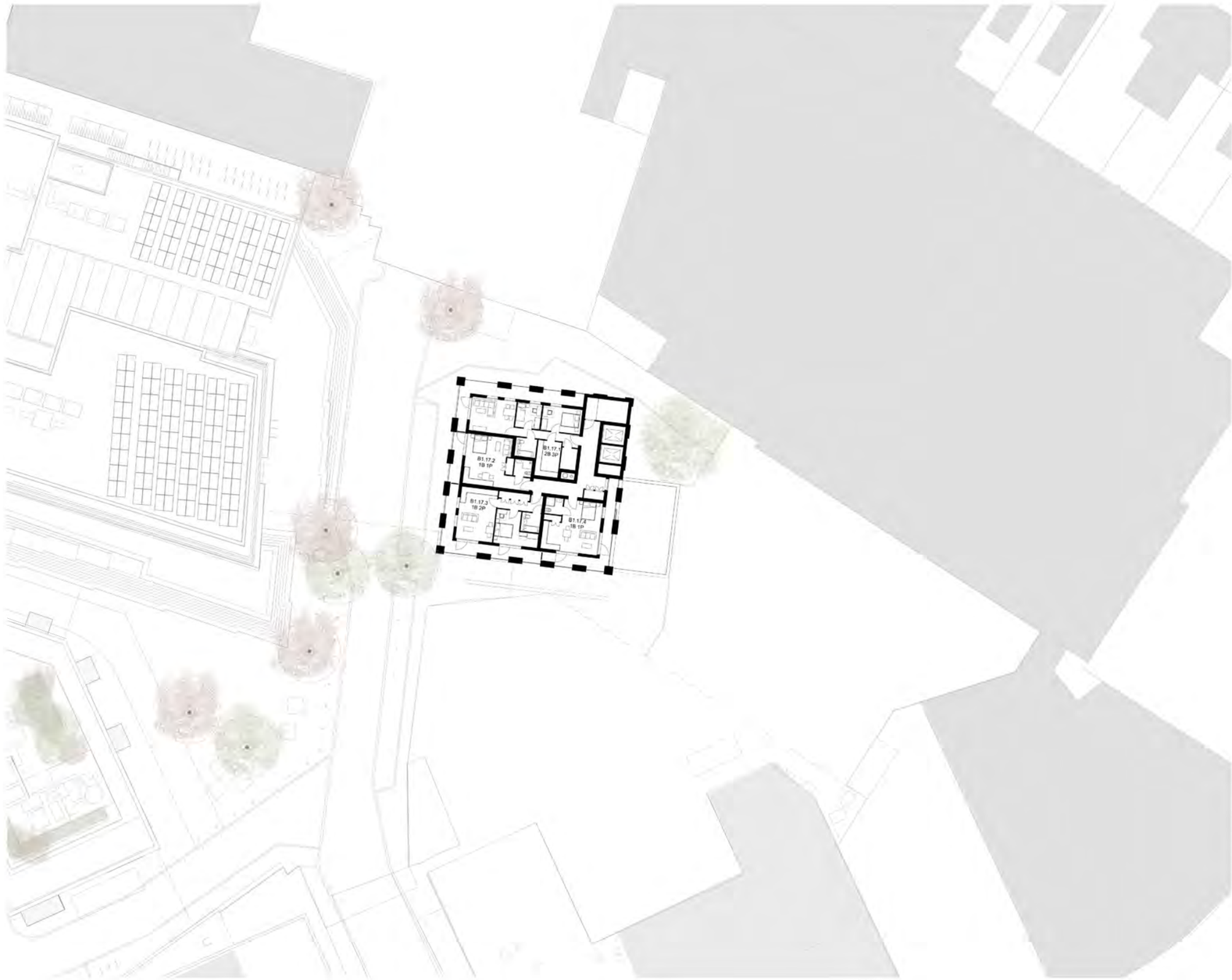
Date	Scale	Drawn by	Check by
01/12/18	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-116		C

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Block B

Seventh Floor Plan



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Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Drawing title changed to Proposed Plan Block B Seventeenth Floor; previous title 'Proposed Plan lock B Basement Floor' drawing number has changed to PL-BB-099 - Proposed Plan Block B Basement Floor	16.02.18	CG	PJ
B	Missing windows added	26.02.18	CG	PJ



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1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plan Block B
Seventeenth Floor

Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	MK
Project No	Drawing No		Revision
25021	PL-BB-117		B

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Block B

Eighteenth Floor Plan



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Landscape Architects (Barton Willmore)

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Revision		Date	Drn	Ckd
A	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plan Block B
Eighteenth Floor

Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	MK
Project No	Drawing No		Revision
25021	PL-BB-118		A

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Block B

East Elevation

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units



Block E (Background) | Block F (Background) | The Chocolate Factory (Background) | Block B | Existing

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Planning Application

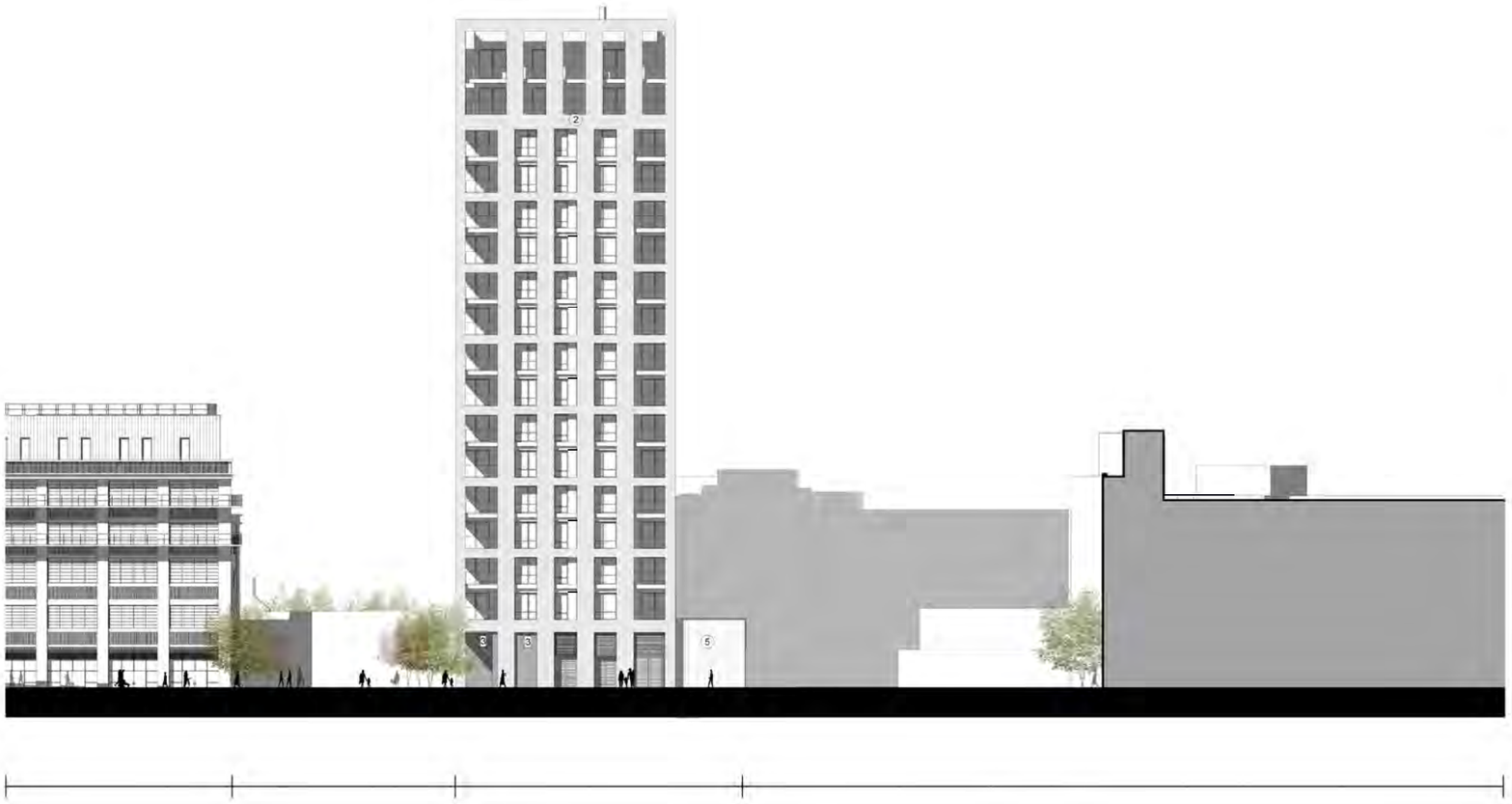
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block B
East Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-200		C

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Block B

South Elevation



Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units

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0 4 m 10 m 20 m

1:200

Planning Application

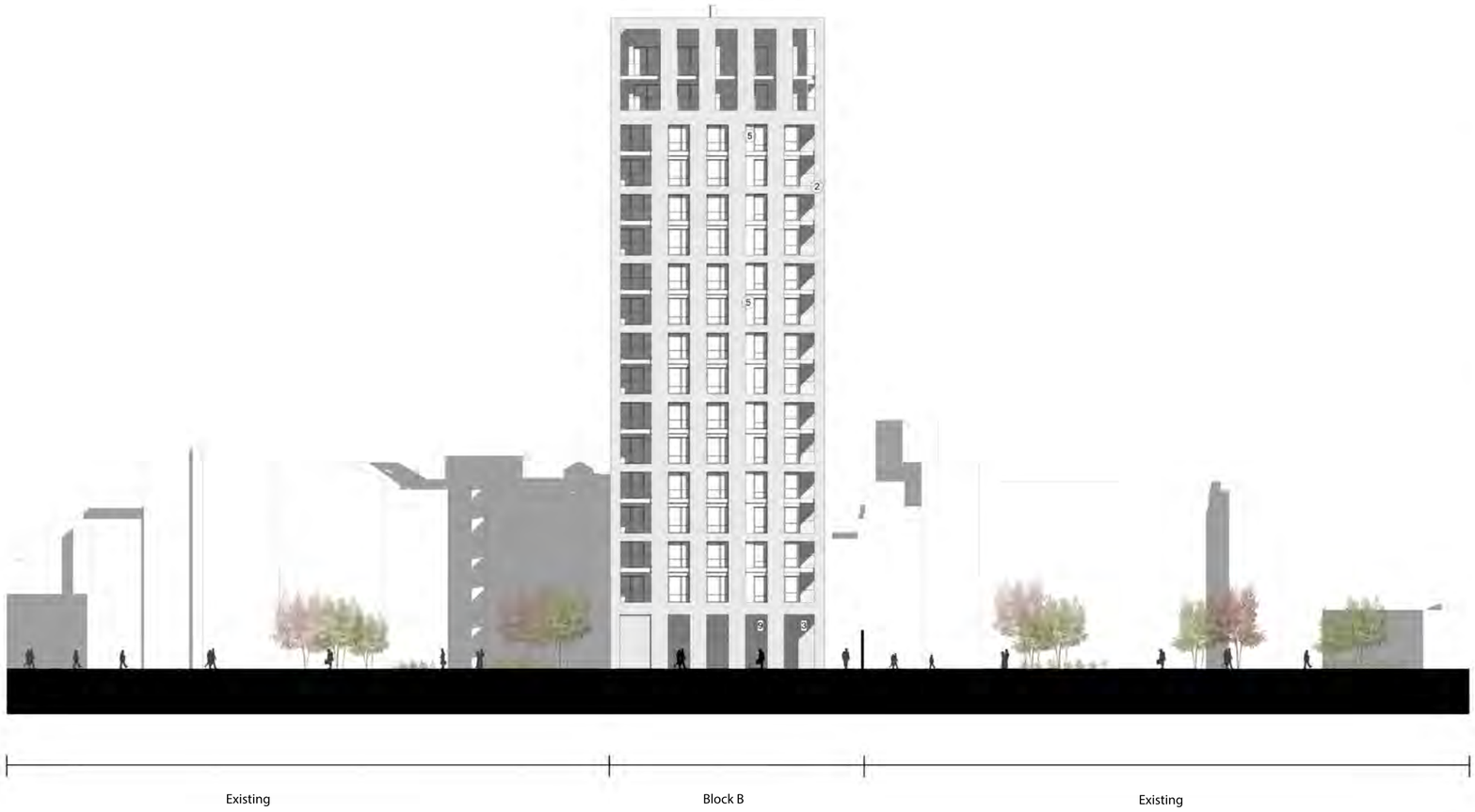
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block B
South Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-201		C

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Block B

West Elevation



Existing | Block B | Existing

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block B
West Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BB-202		C

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No 89
Planning Dwgs

THE CHOCOLATE FACTORY

Block B

North Elevation

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units



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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Elevations Block B
North Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	**Drawing No**		**Revision**
25021	PL-BB-203		C

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Blocks D & E

Ground Floor Plan



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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Ground Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-100		B

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No 91
Planning Dwgs

THE CHOCOLATE FACTORY

Blocks D & E

First Floor Plan



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Structure (Furness Partnership)
Fire Strategy (Exova)
Landscape Architects (Barton Willmore)

The scaling of this drawing cannot be assured

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
First Floor

Date	Scale	Drawn By	Check By
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-101		B

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Blocks D & E

Second Floor Plan



No 93
Planning Dwgs

THE CHOCOLATE FACTORY

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Second Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-102		B

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Blocks D & E

Third Floor Plan



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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Third Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-103		B

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Blocks D & E

Fourth Floor Plans



No 95
Planning Dwgs

THE CHOCOLATE FACTORY

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Fourth Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	**Drawing No**		**Revision**
25021	PL-BE-BD-104		B

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Blocks D & E

Fifth Floor Plan



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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Fifth Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-105		B

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Blocks D & E

Sixth Floor Plan



No 97
Planning Dwgs

THE CHOCOLATE FACTORY

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0 4 m 10 m 20 m

1:200

Planning Application

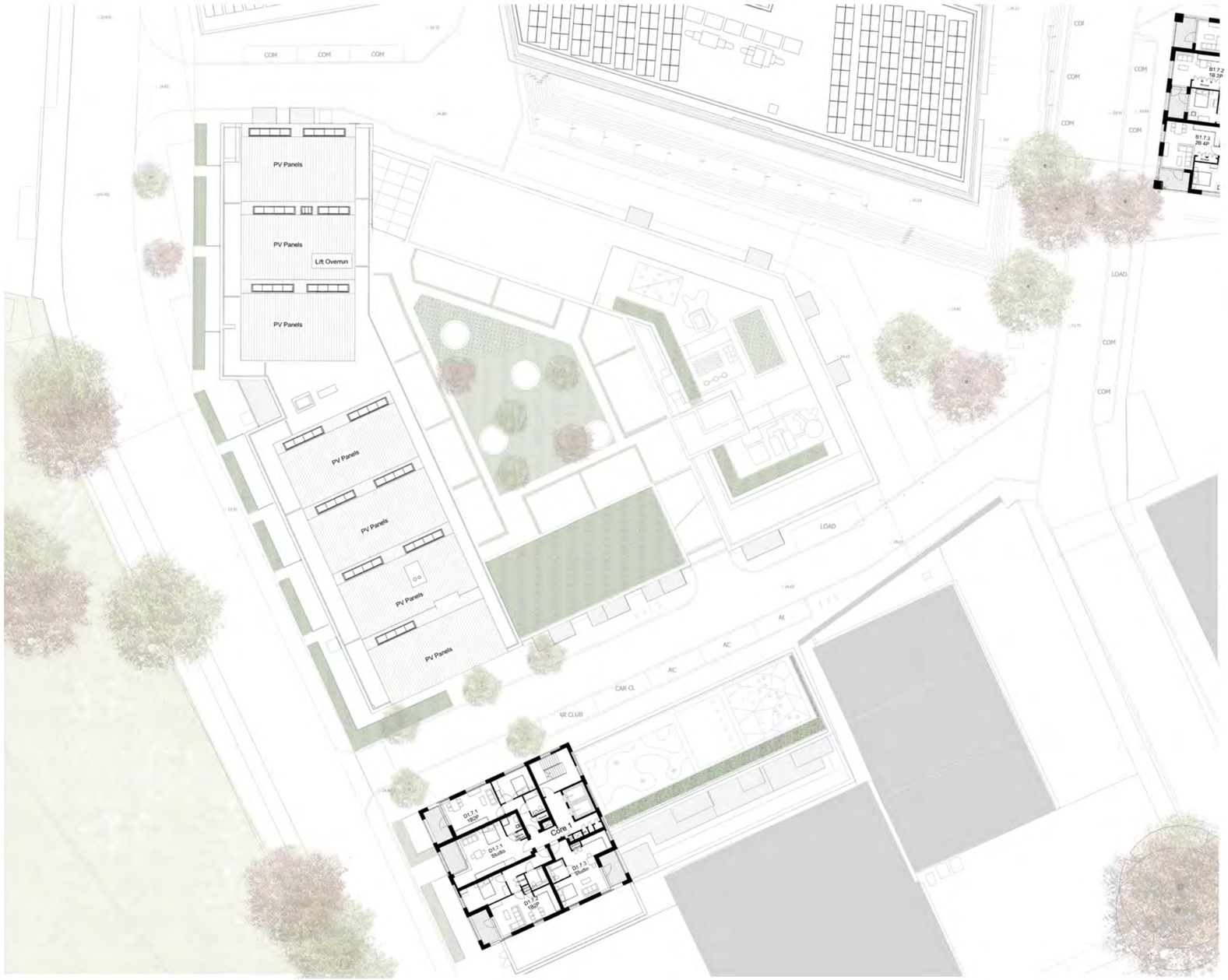
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Sixth Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-106		B

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Blocks D & E

Seventh Floor Plan



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0 4 m 10 m 20 m

1:200

Planning Application

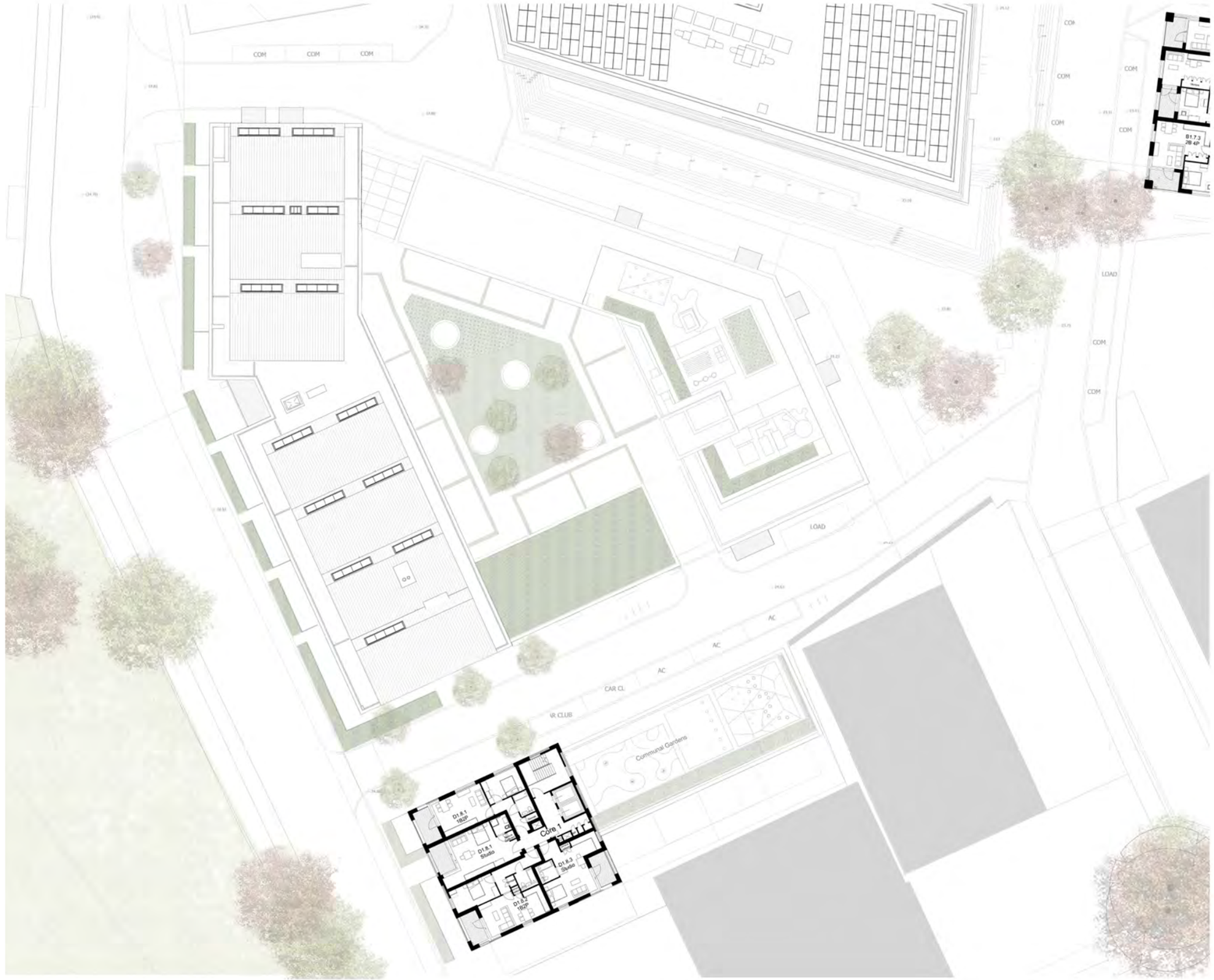
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Seventh Floor

Date	Scale	Drawn by	Check by
09.08.17	1 : 200 @ A1	CG	MK
Project No	Drawing No		Revision
25021	PL-BE-BD-107		B

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Blocks D & E

Eighth Floor Plan



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J:\25000-25999\25000-25099\25021 - The Chocolate Factory Architecture\A4 - Dwgs & Rpgtxsm\Architecture\Working\Revit\25021 - Site wide model_central model_2017.rvt

No 99
Planning Dwgs

THE CHOCOLATE FACTORY

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Planning Application

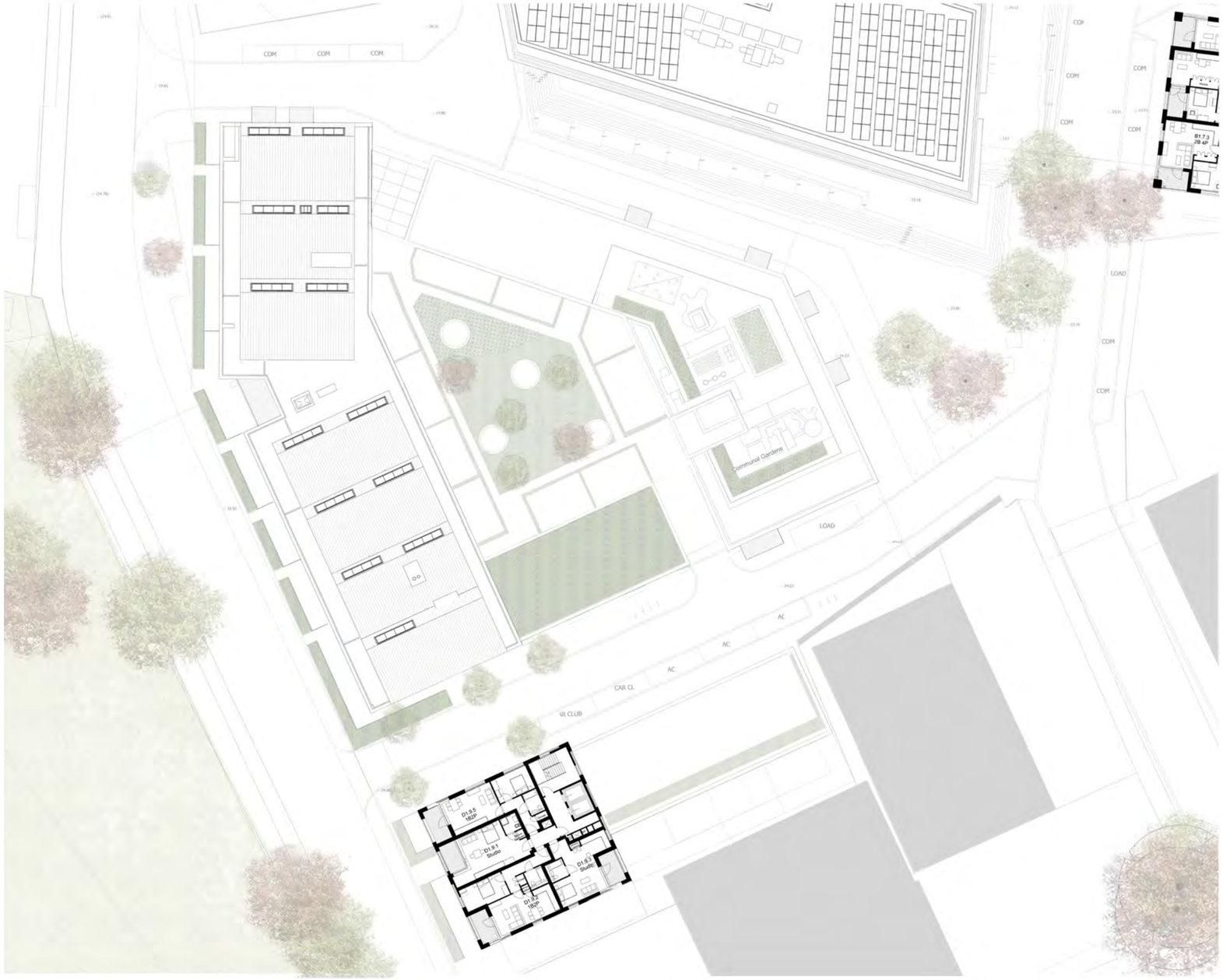
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Eighth Floor

Date	Scale	Drawn by	Check by
01/12/18	1 : 200 @ A1	CG	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-108		B

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Blocks D & E

Ninth Floor Plan



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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Ninth Floor

Date	Scale	Drawn by	Check by
01/12/18	1 : 200 @ A1	CG	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-109		B

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Blocks D & E

Tenth Floor Plan



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Revision	Date	Drn	Ckd

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Tenth Floor

Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-110		

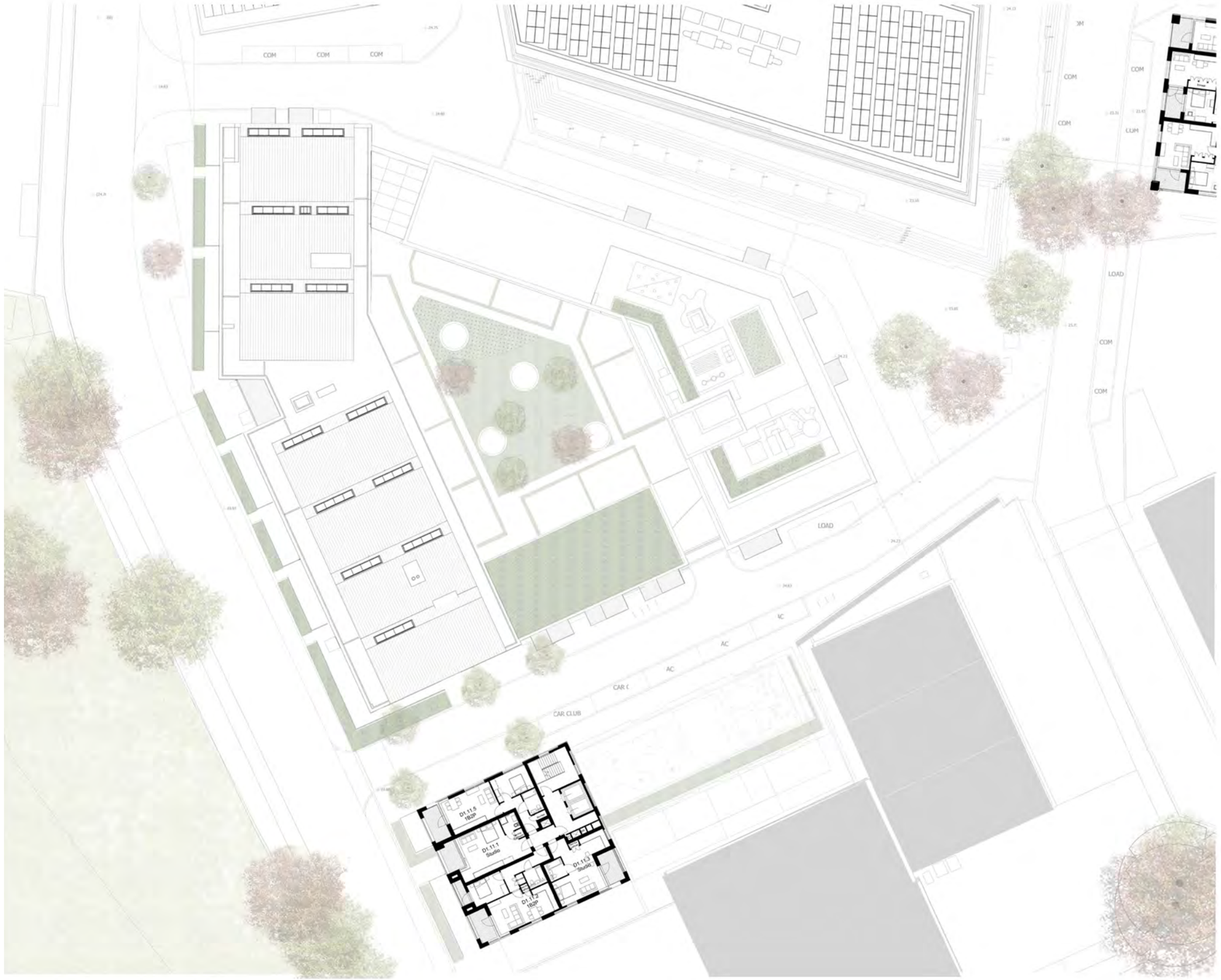
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Offices at Bristol Birmingham Cambridge Cardiff Edenfield Edinburgh

No 101
Planning Dwgs

THE CHOCOLATE FACTORY

Blocks D & E

Eleventh Floor Plan



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.

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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	Drn	Ckd

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Eleventh Floor

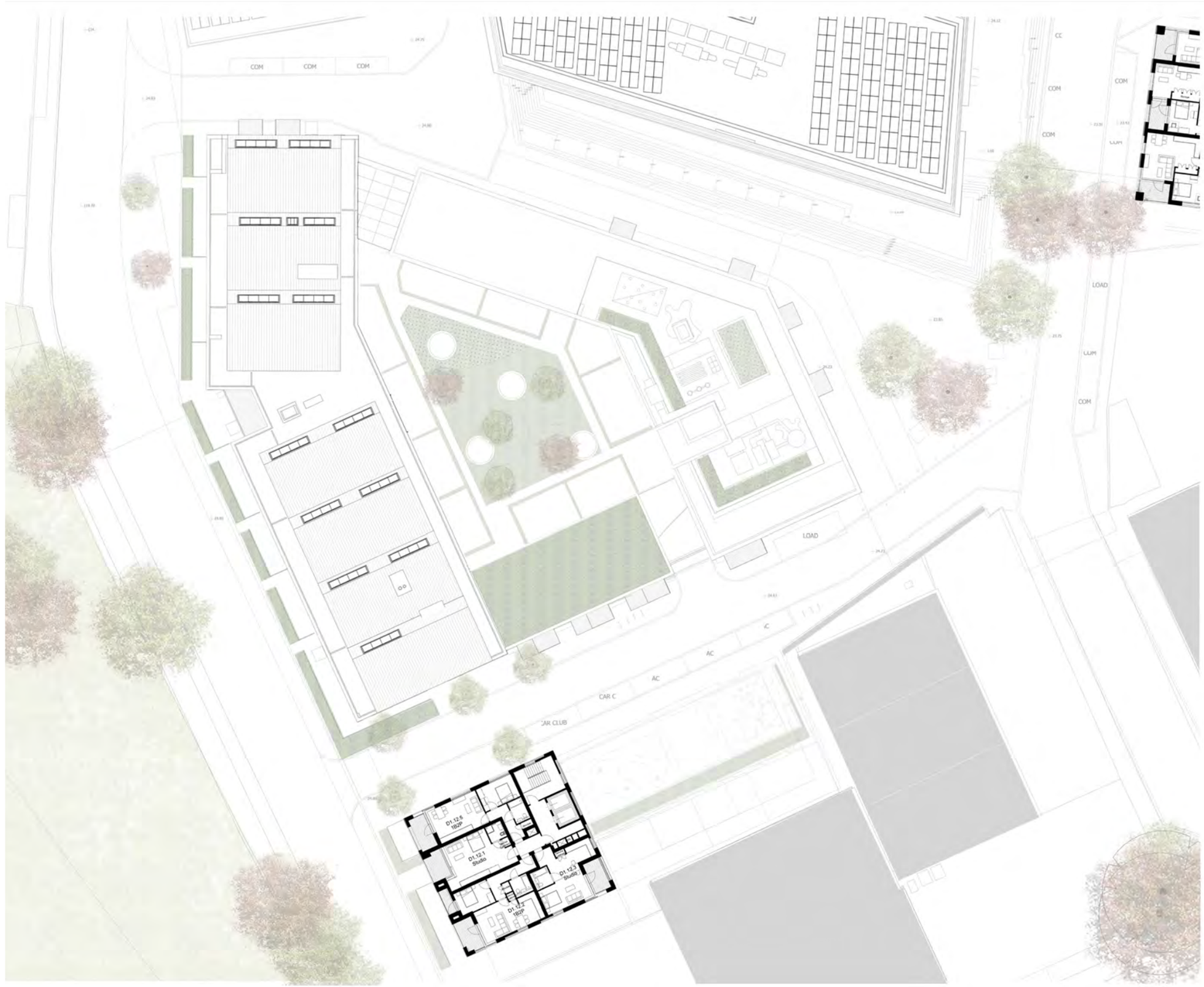
Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	RA

Project No	Drawing No	Revision
25021	PL-BE-BD-111	

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Blocks D & E

Twelfth Floor Plan



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Revision	Date	Drn	Ckd

0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Twelfth Floor

Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-112		

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Blocks D & E

Thirteenth Floor Plan



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Revision	Date	Drn	Ckd

0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Thirteenth Floor

Date	Scale	Drawn by	Check by
02/05/18	1 : 200 @ A1	CG	RA
Project No	Drawing No		Revision
25021	PL-BE-BD-113		

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Block D

East Elevation



Existing | Coburg Road | Existing | Block D | Shared Zone | Block E

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

No 105
Planning Dwgs

THE CHOCOLATE FACTORY

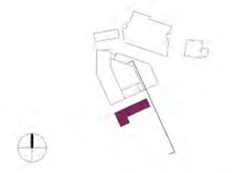
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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Section Block D - E

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BD-200		B

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Block D

South Elevation



Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Elevations Block D
South Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BD-201		B

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Block D

West Elevation



Block F
(Background)

Block E

Shared Zone

Block D

Existing

Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units

No 107
Planning Dwgs

THE CHOCOLATE FACTORY

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B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ
C	Missing windows added	26.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block D
West Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BD-202		C

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Block D

North Elevation



Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block D
North Elevation

Date	Scale	Drawn by	Check by
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Project No	Drawing No		Revision
25021	PL-BD-203		B

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Block E

East Elevation



Existing | Block D (Background) | Shared Zone | Block E | The Chocolate Factory

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
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0 4 m 10 m 20 m
1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block E & D
East Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-200		B

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No 109
Planning Dwgs

THE CHOCOLATE FACTORY

Block E

South Elevation



Existing | Western Road | Block E | The Chocolate Factory (Background) | Block B (Background)

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units



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C	Missing windows added	26.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block E
South Elevation

Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-201		C

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Block E

West Elevation



Material Palette
1 Reglit Glazing
2 Mushroom Brick
3 Glazed Brick
4 Concrete
5 Metal Cladding
6 Metal Railing
7 Curtain Wall Panels
8 White Painted Brick (to match original)
9 Aluminium Glazed Units

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0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block E
West Elevation

Date	Scale	Drawn by	Check by
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25021	PL-BE-202		C

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No 111
Planning Dwgs

THE CHOCOLATE FACTORY

Block E

North Elevation



Existing | Block D (Background) | Block E | Clarendon Road | Existing

Material Palette	
1	Reglit Glazing
2	Mushroom Brick
3	Glazed Brick
4	Concrete
5	Metal Cladding
6	Metal Railing
7	Curtain Wall Panels
8	White Painted Brick (to match original)
9	Aluminium Glazed Units

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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	Drn	Ckd
A	1. Block B: Removal of the tail end, free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey on the south elevation can act as 'flank wall' (no residential accommodation, services access required only). 2. Block E: storey of residential units added along Western Road, Core 1 removed, commercial space increased (2 floors), duplex units along Western Road revised to open plan kitchen/ living/ dining 3. Block D: commercial proposed to the ground floor and extension of the building footprint to take in the site area, two floors of residential added to the corner, 2 storey 'flank wall' proposed to south to enable future development to connect to. 4. Block F: storey height reduced to 4050mm 5. Landscape: short stay cycle stand location amended, gate/ barrier to north of The Chocolate Factory added	26.01.18	MK	MK
B	Revisions to heights of Block B, D and E	16.02.18	CG	PJ



0 4 m 10 m 20 m

1:200

Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Elevations Block E
North Elevation

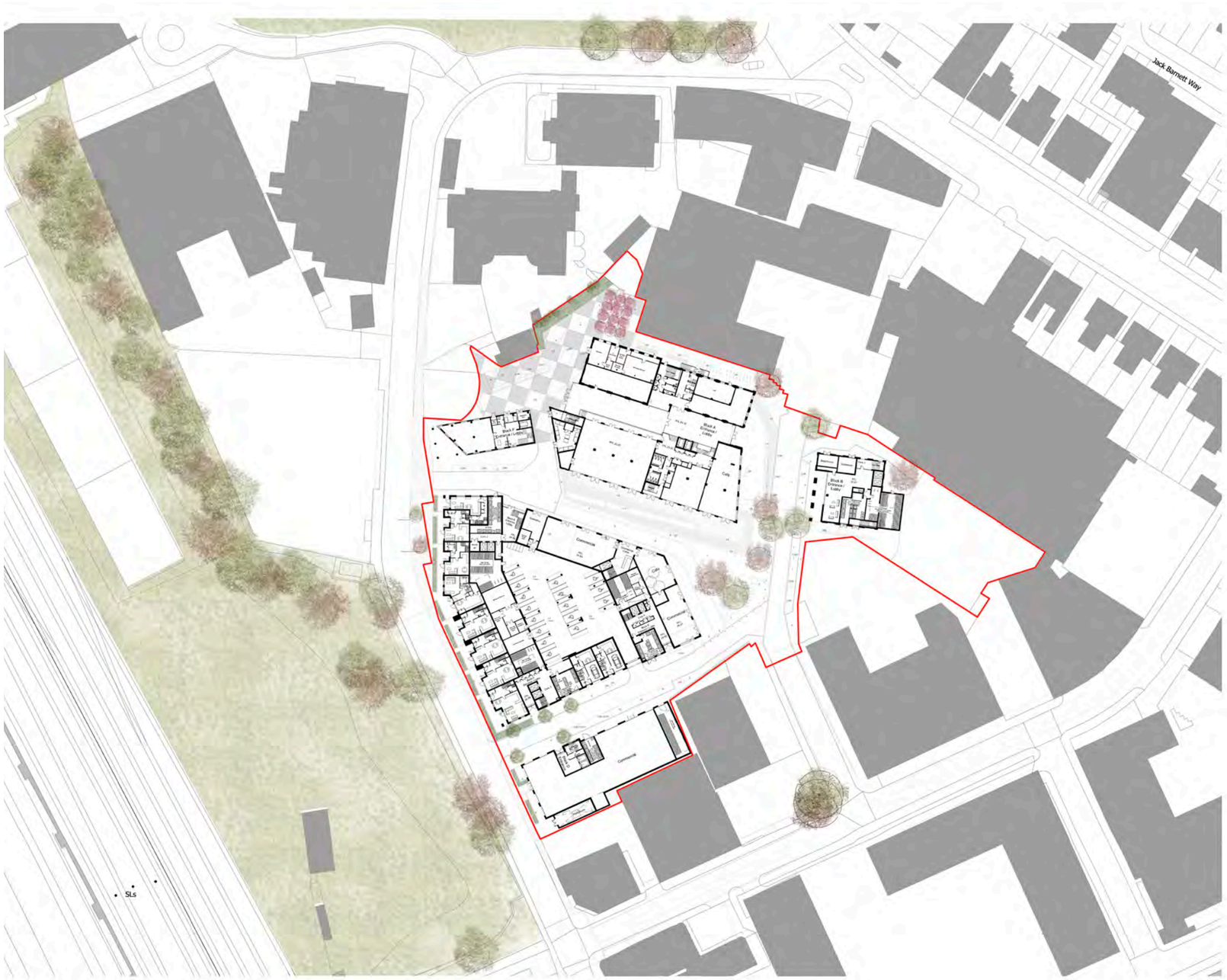
Date	Scale	Drawn by	Check by
09.08.17	1:200 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL-BE-203		B

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Site Plan

Floor Plan



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Revision		Date	Drn	Ckd
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0 4 m 10 m 20 m

1:200

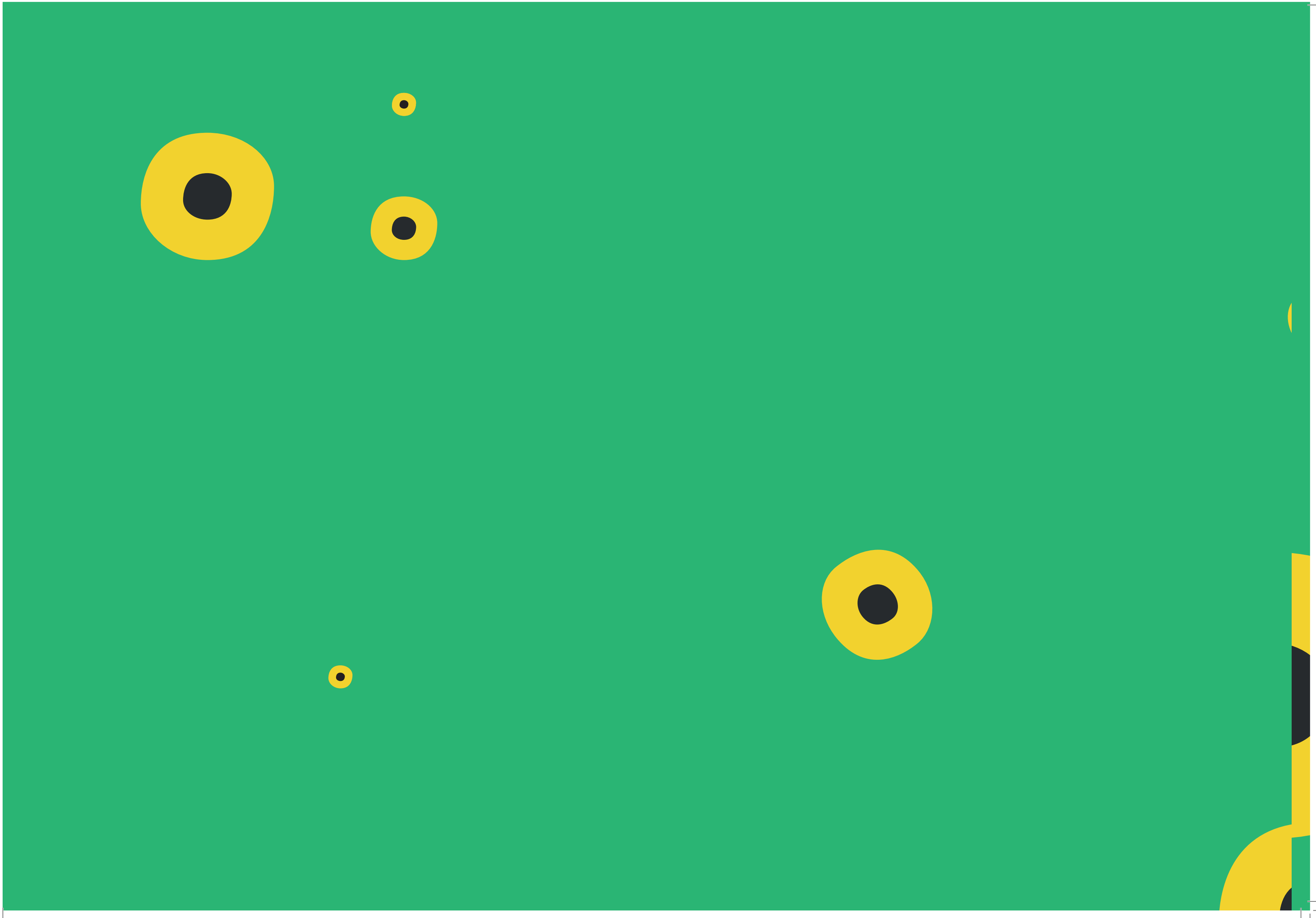
Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Site Plan
Ground Floor

Date	Scale	Drawn by	Check by
09/07/17	1 : 500 @ A1	RA	MK
Project No	Drawing No		Revision
25021	PL010		B

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