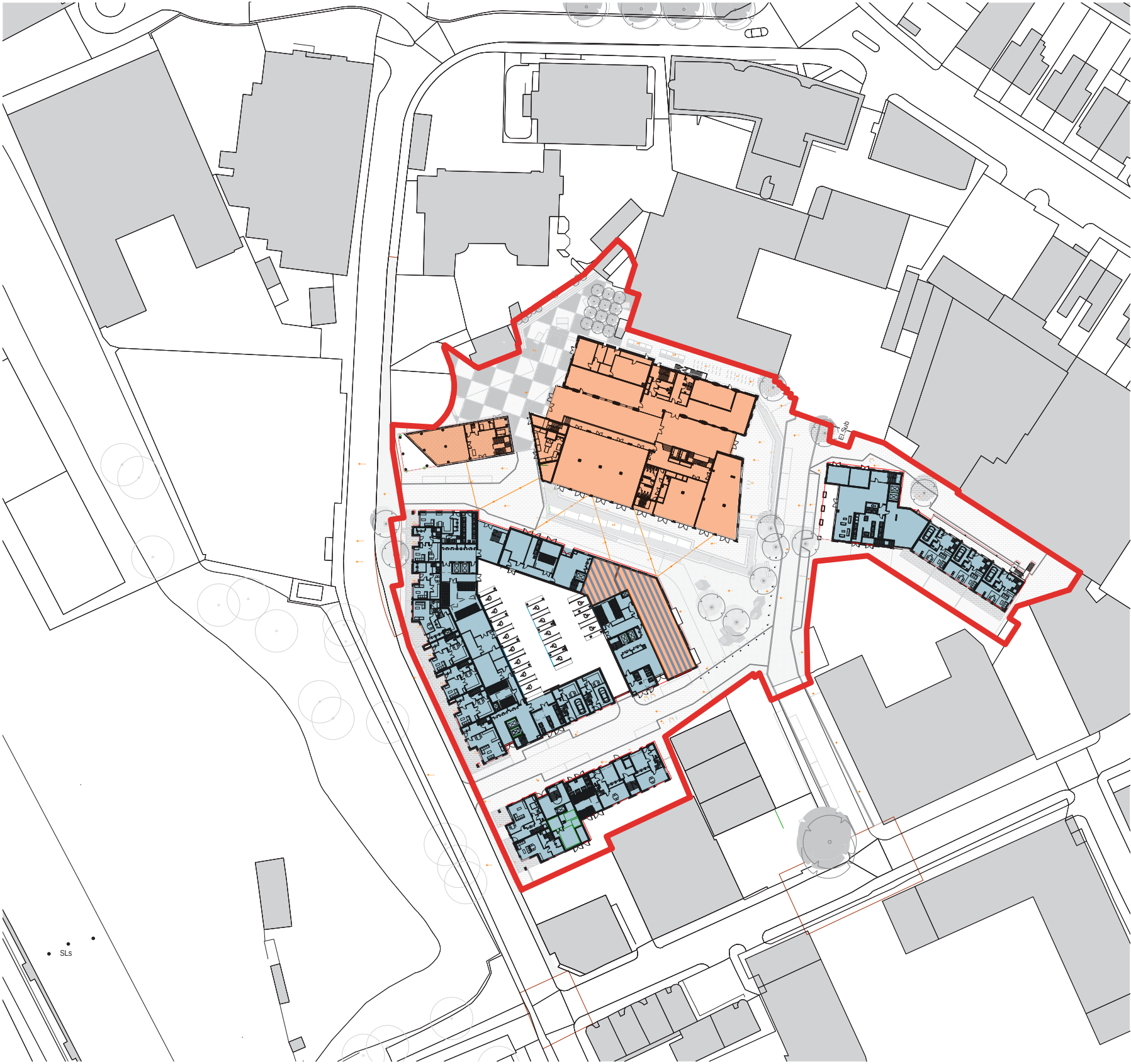


Site Plan

C.F
Main Image
Proposed Floor Use Diagram.

- Commercial Use
- Residential Use
- Commercial Ground Floor Use with Residential Above



Uses

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.

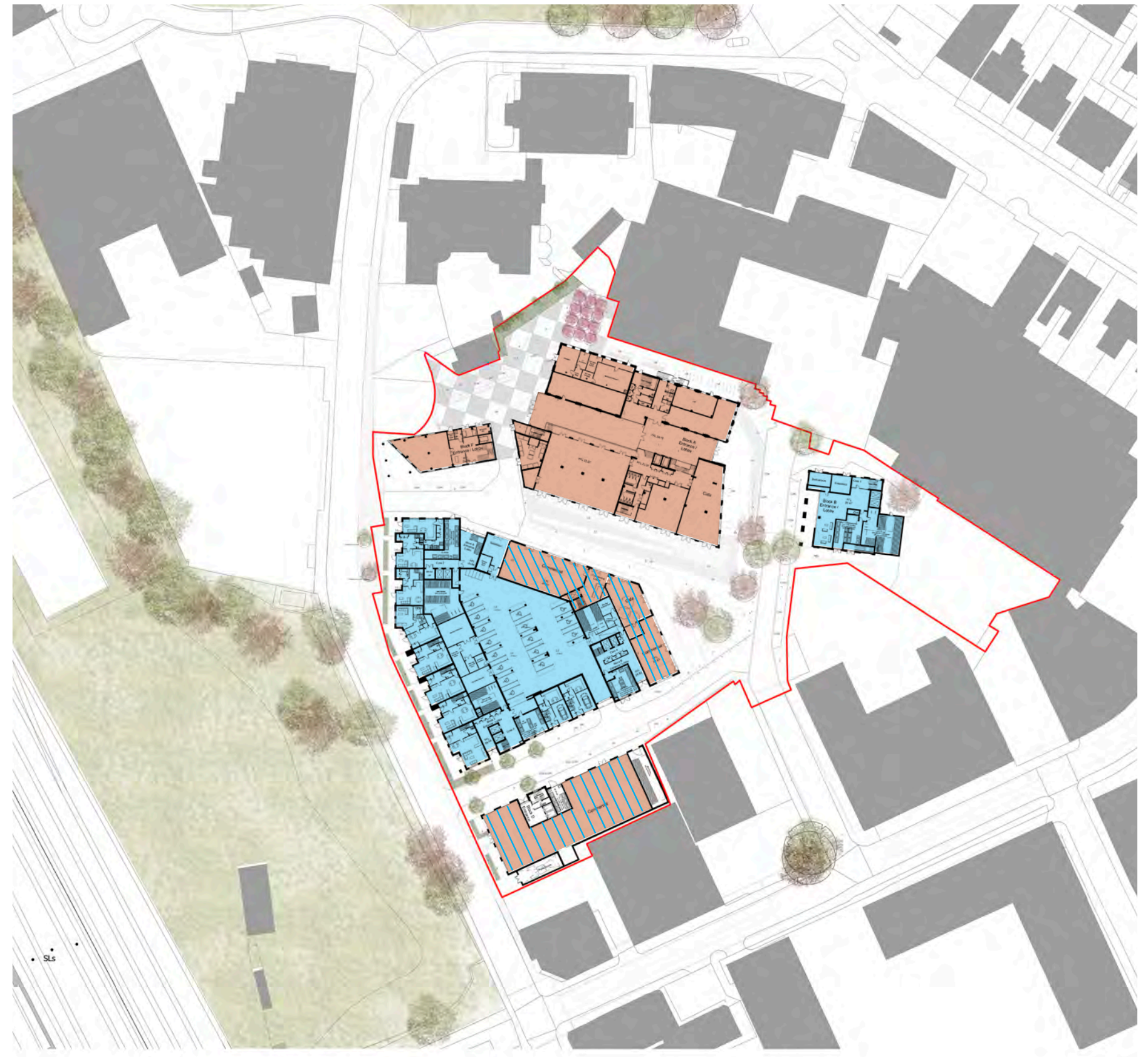
The commercial space is designed as flexible space and can be used in a variety of ways. This could include ground and first floor retail/ cultural uses/ and B1 flexible office uses.

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

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

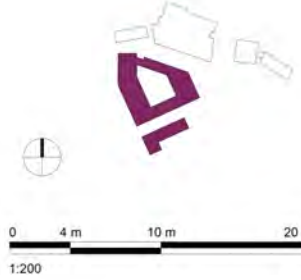


Notes: All setting out must be checked on site. All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given. All fixings and weathervans must be checked on site. All dimensions must be checked on site. This drawing must not be scaled. This drawing must be read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

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

The scaling of this drawing cannot be assured

Revision Date Dm Cld



Planning Application

Project
The Chocolate Factory
Wood Green

Drawing Title
Proposed Plans Blocks E - D
Ground Floor

Date
09.08.17

Scale
1 : 200 @ A1

Project No
25021

Drawn By
RA

Check by
MK

Revision

BARTON WILLMORE

Planning • Master Planning & Urban Design •
Architecture • Landscape Planning & Design •
Environmental Planning • Graphic Design • Public
Engagement • Research

#AisforArchitecture bartonwillmore.co.uk

Offices in Bristol, Cambridge, Cardiff, Glasgow, Edinburgh,
London, Manchester, Newcastle, Nottingham, Oxford,
Sheffield, Southampton, and York

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.



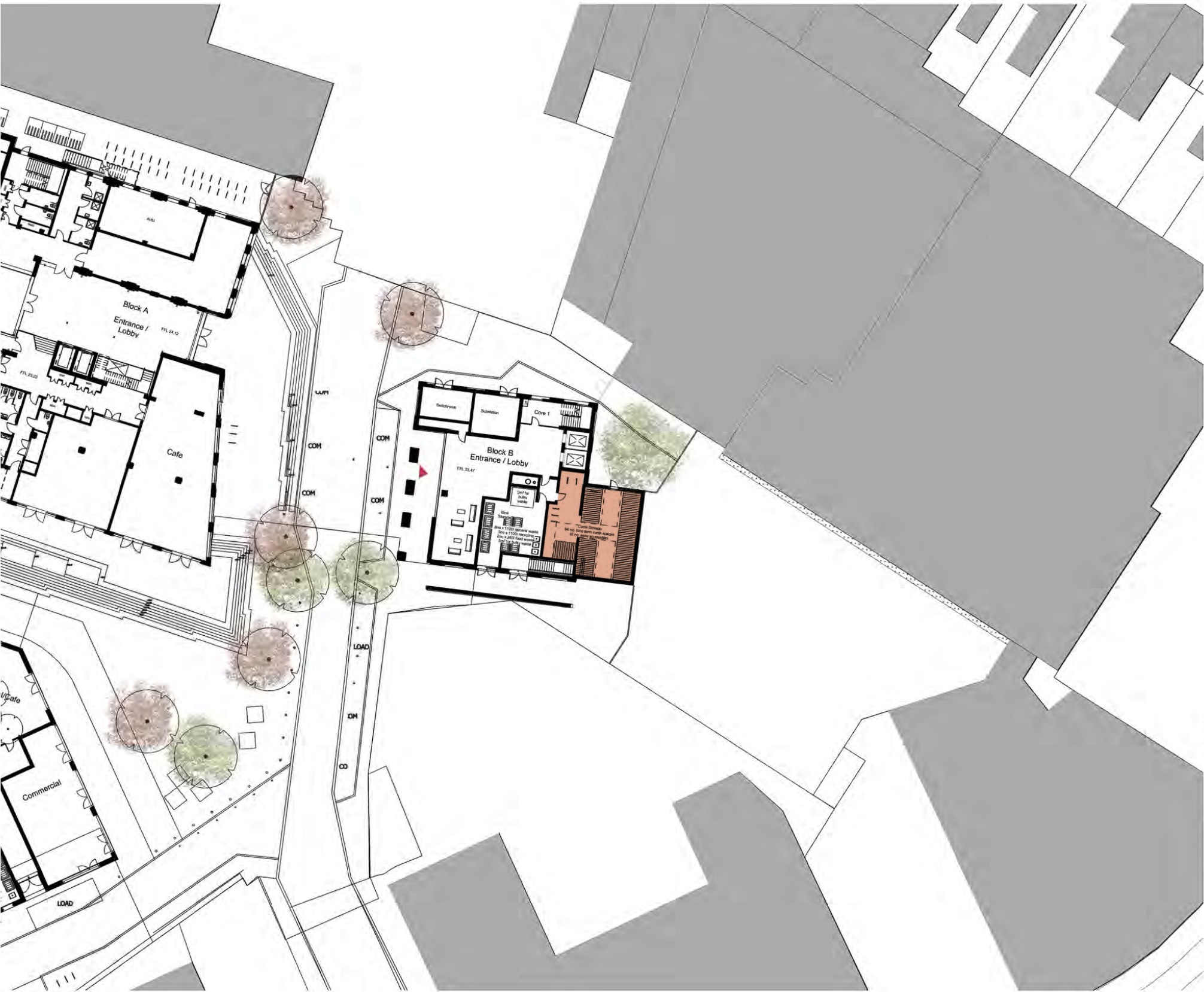
Location and Access to Cycle Parking

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).



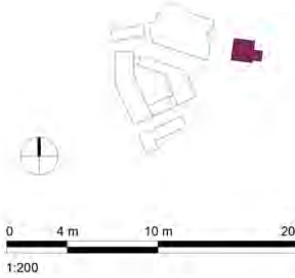
Notes: All setting out must be checked on site. All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given. All fixings and weatherings must be checked on site. All dimensions must be checked on site. This drawing must not be scaled. This drawing must be read in conjunction with all other relevant drawings and specification clauses. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Barton Willmore Definition of Areas for Schedule of Areas. This drawing must not be used on site unless issued for construction. Subject to survey, consultation and approval from all statutory Authorities.

Barton Willmore Design Ltd. has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Barton Willmore shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Barton Willmore in this connection without the explicit written agreement thereto by Barton Willmore Design Ltd.

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

The scaling of this drawing cannot be assured

Revision	Date	Dwn	Ckd
A	26.01.18	MK	MK
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 2nd 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			
B Revisions to heights of Block B, D and E			



Planning Application

Project The Chocolate Factory Wood Green			
Drawing Title Proposed Plan Block B Ground Floor			
Date 26/04/17	Scale 1:200 @ A1	Drawn by RA	Check by MK
Project No 25021	Drawing No PL-BB-100	Revision B	

Internal Layout

SUBMISSION 10.2017

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

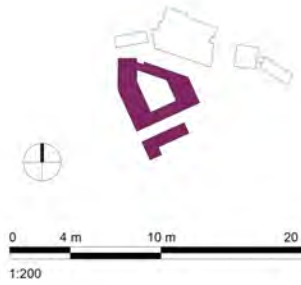


Notes: All setting out must be checked on site. All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given. All fixings and weatherrings must be checked on site. All dimensions must be checked on site. This drawing must not be scaled. This drawing must be read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

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

The scaling of this drawing cannot be assured

Revision Date Dm Qld



Planning Application
Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Ground Floor
Date
09.08.17
Scale
1 : 200 @ A1
Project No
25021
Drawing No
PL-8E-6D-100
Drawn By
RA
Checked By
MK
Revision



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



No 25
Scheme
Summary

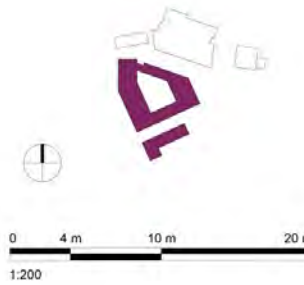
THE
CHOCOLATE
FACTORY

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

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

The scaling of this drawing cannot be assured

Revision	Date	Dm	Cld
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 2nd storey on the south elevation can act as 'link wall' (no residential accommodation, services access required only).	26.01.18	MK MK
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 'link 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		
B	Revisions to heights of Block B, D and E	16.02.18	CG PJ



Planning Application

Project
The Chocolate Factory
Wood Green
Drawing Title
Proposed Plans Blocks E - D
Ground Floor
Date
09.08.17
Scale
1 : 200 @ A1
Project No
25021
Drawn by
RA
Check by
RA
Revision
B

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

Offices at Bristol Birmingham Cambridge Cardiff Coventry Edinburgh
Leeds London Manchester Newcastle Nottingham

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

Site Plan

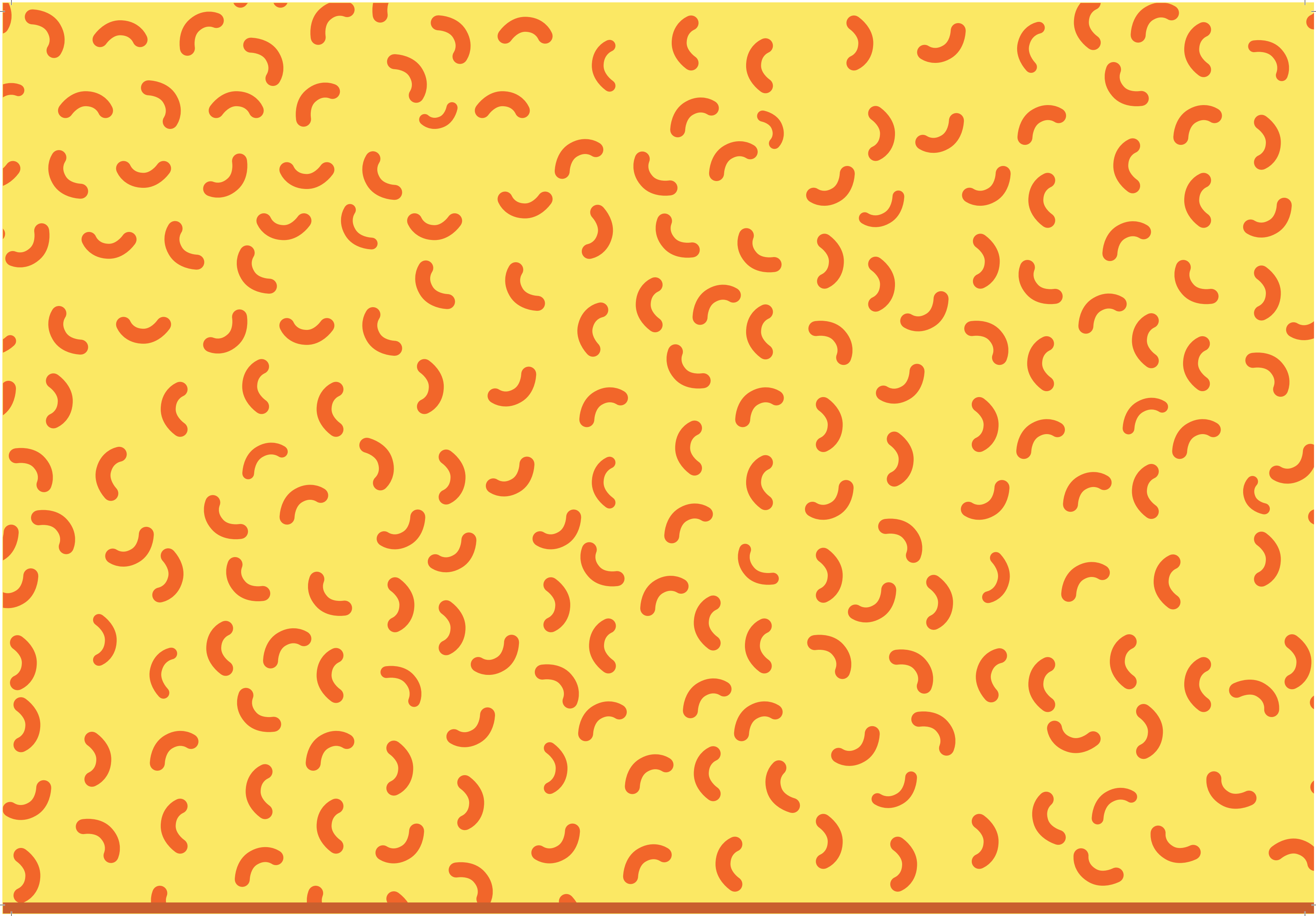
Secure by Design principles have been considered as part of the design process. A meeting with Designing Out Crime Officer on the 6th of February 2018 in Barton Willmore office in London. During the meeting the application was discussed in detail and the following points were raised to enhance the security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

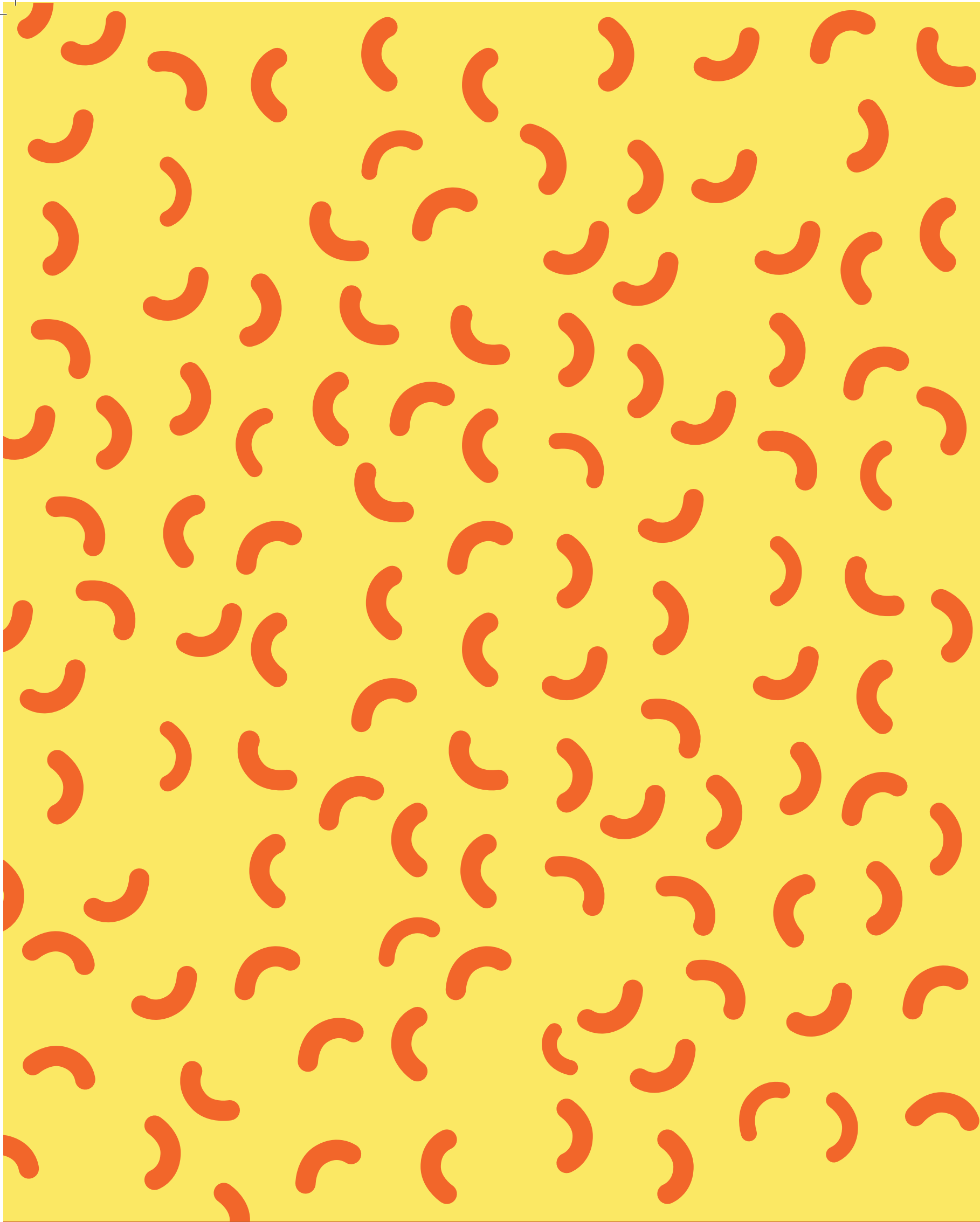
- Site permeability and natural surveillance is promoted across the Site through configuration of buildings and mix of use.
- All residential entrances are designed to be well lit and visible from other areas of the Site.
- Post boxes are located next to entrance doors reducing the risk of unauthorised entry to common areas. Individual 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 be secured properly 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, physical or psychological such as changes in paving, surface texture, landscaping. All boundaries to adjacent not developed sites will be proposed and secured.
- Adjoining balconies and balconies accessible from the podium or roof terrace to have door security specification 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
- Vehical delivery strategy has been produced and demonstrated 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.



THE
CHOCOLATE
FACTORY







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.

THE
CHOCOLATE
FACTORY

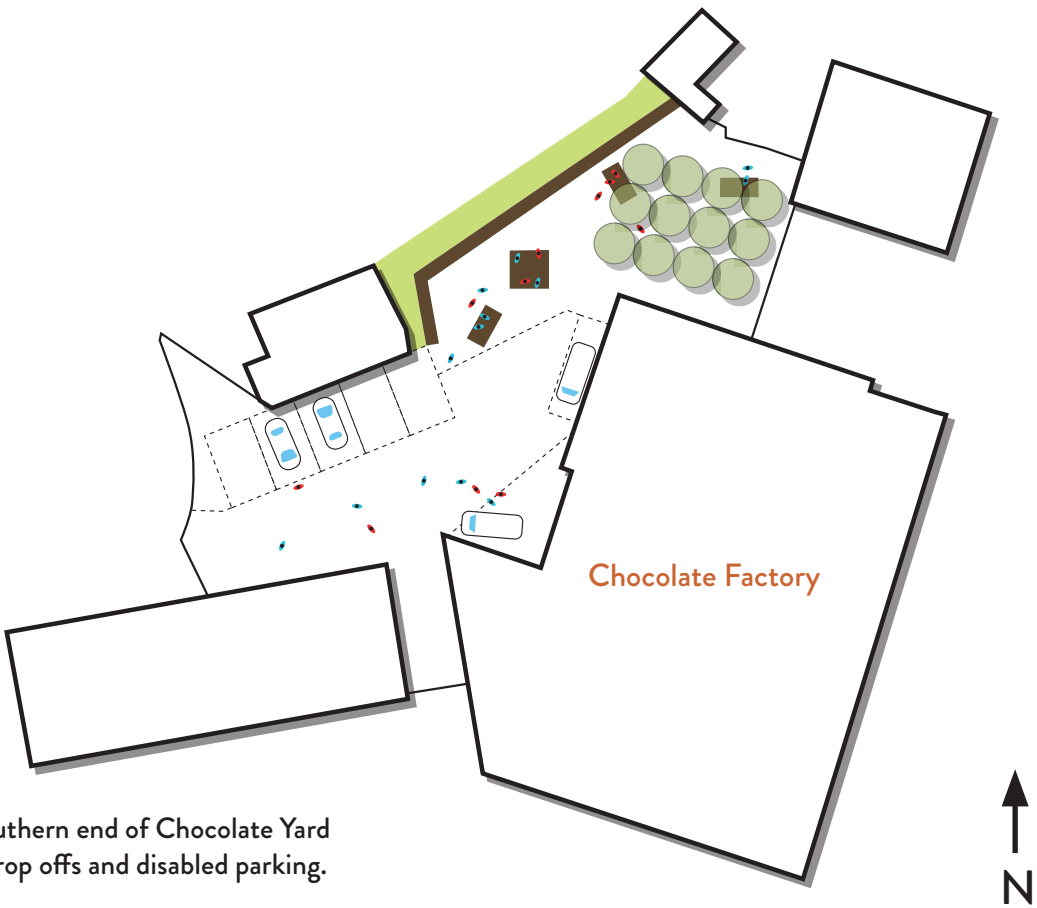


Chocolate Yard

Concept Diagrams

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

Through a rigorous 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.

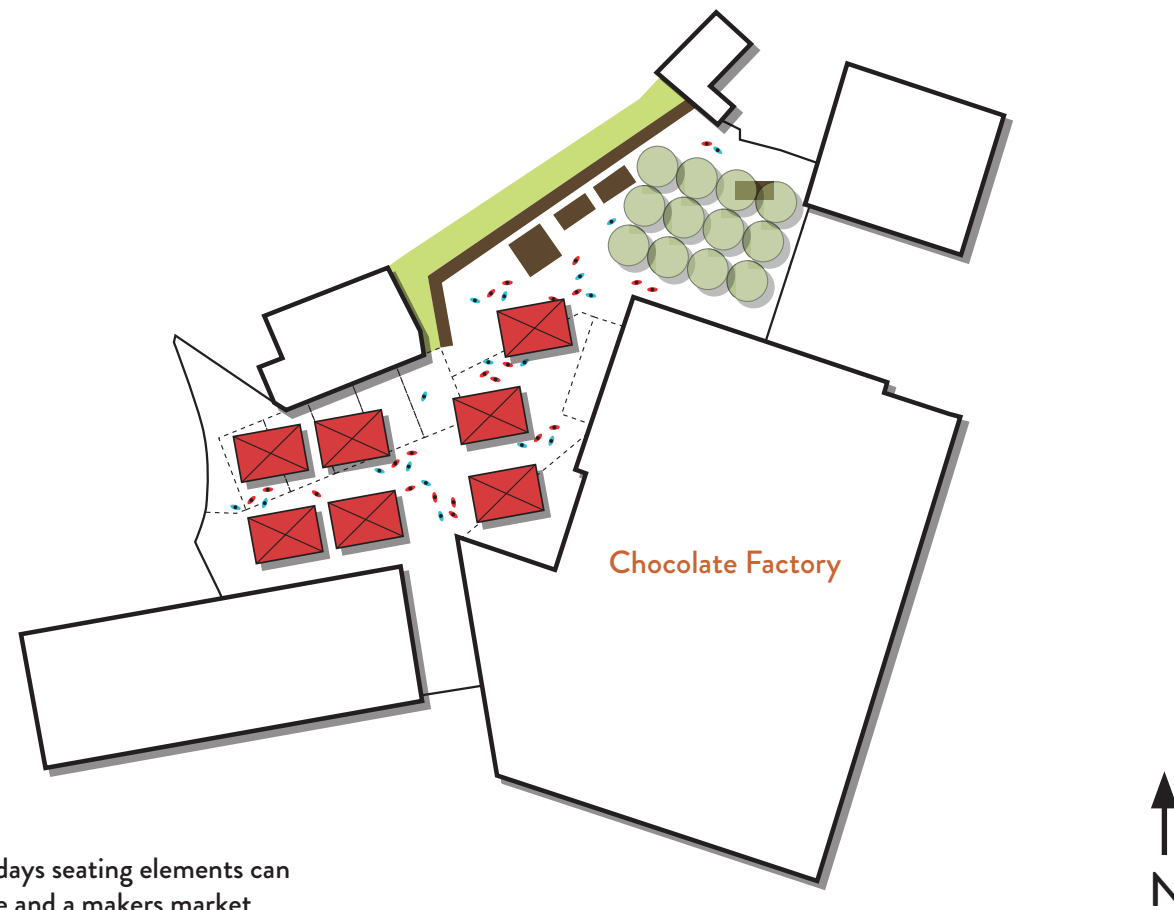


During everyday use the southern end of Chocolate Yard accommodates deliveries, drop offs and disabled parking.

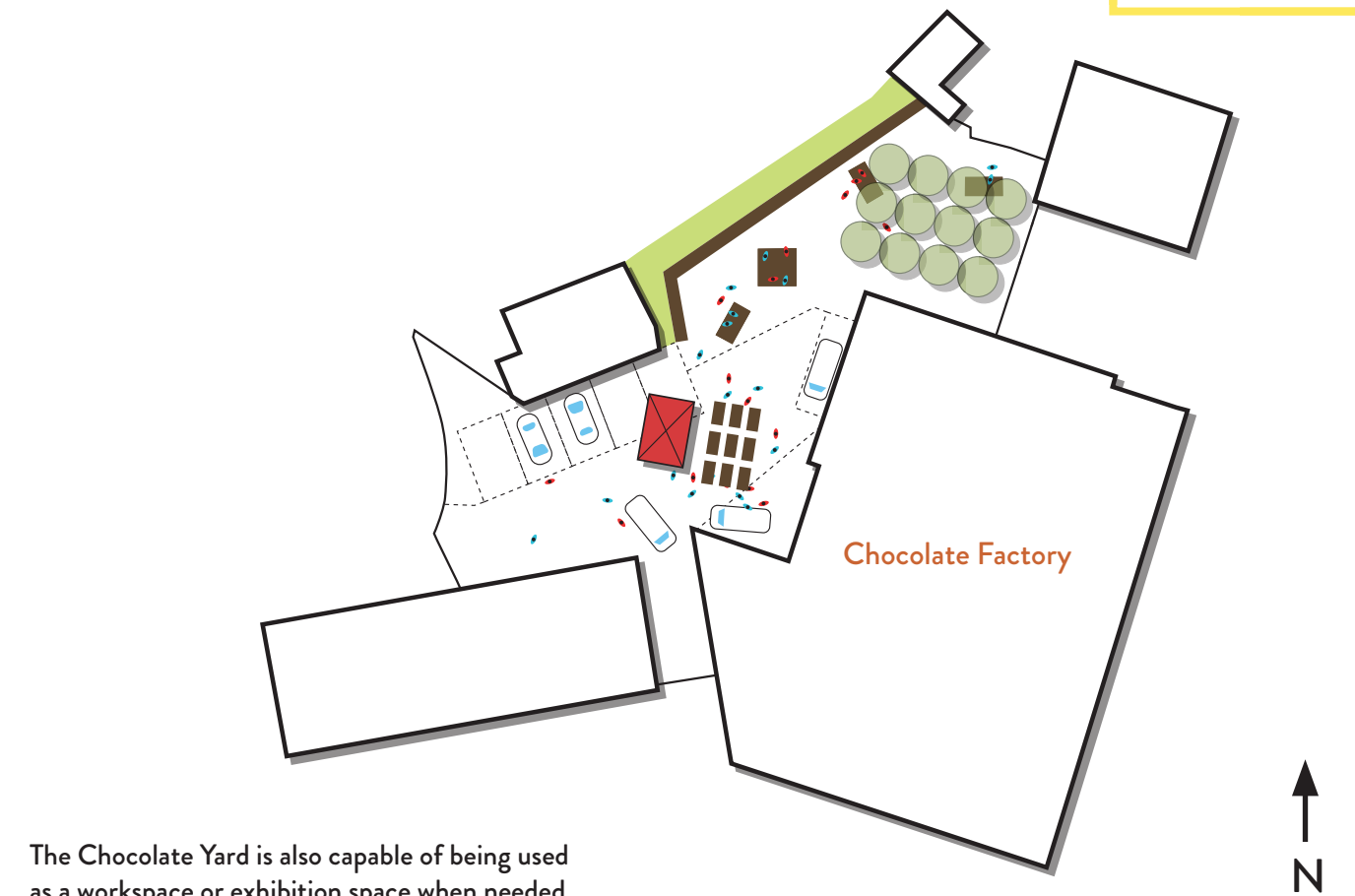
In the northern end a green area with flexible seating can be used for eating out at lunchtime and as a space to relax away from the office.

Everyday Use





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

SUBMISSION 10.17

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

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

