

Quicksilver Place Net Zero Works - Planning Statement.

Units 1 & 2 Quicksilver Place, Western Road, Wood Green, London N22 6UH
16 November 2023

Background

- The proposals are submitted on behalf of the Metropolitan Police Service / the Mayors Office for Policing and Crime and involves “Cladding replacement works, an external air conditioning unit and a substation”.
- The Mayor of London has set a target for London to be Net Zero Carbon (NZC) by 2030, this target means that all MET buildings must be operationally Net-Zero by this point. In order to meet the Mayors 2030 target, it is pressing that the MET makes significant progress in delivering its Net Zero estate strategy 'Met Zero'. The project forms part of this programme.
- The attached drawings and documents are as follows:
 - Drawing 1100 P00 – Site Location Plan
 - Drawing 110000 P01 – Existing Site Plan
 - Drawing 120000 P01 – Proposed Site Plan
 - Drawing 130000 P01 – Substation Proposed Plan and Elevations
 - Drawing 1200 P01 – Cladding Extents Plan
 - Drawing 1300 P01 – Existing and Proposed Elevations ABC
 - Drawing 1301 P02 – Existing and Proposed Elevations DE
 - Arboricultural Impact Assessment
 - Photos x6.

The Site

- The site is a police traffic unit, located at Units 1 & 2 Quicksilver Place, Western Road, Wood Green, London N22 6UH.
- The site is within a non residential / employment area.

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- The application relates to a 1980's era glass facade commercial building.
- The site is located west of Wood Green Town Centre, on the west side of Western Road.
- To the west and north is Heartlands High School. To the east is The Decorium, a conference and event venue. To the south is the Western Road Reuse and Recycling Centre. Alexandra School is situated directly across the road.
- The site is not in a Conservation Area and there are not Listed Buildings on the site or nearby.
- The site is in Flood Zone 1.

Purpose of the Proposals

- The purpose of the proposals is to support delivery of a Net Zero Carbon project at the building, including Air Source Heat Pumps.
- The proposals would assist in meeting the GLA's target to be zero carbon by 2030. The sustainability benefits of the proposals would be significant.

Proposed Development

- Specific elements of the proposals include the following:
 - Replacement cladding.
 - An external air conditioning unit.
 - A substation.
- The proposals support the installation of air source heat pumps within the building. The heat pumps would be internal, so would not require planning permission. However, the three elements noted above would be external and would be essential in order to support delivery of the proposals.
- The proposals have been formulated with the aim of minimising visual impacts and being sympathetic to the existing building.
- The proposals would not add any additional floorspace to the building.
- The air conditioning unit would be installed between a number of existing units and would not be easily distinguished. A photo of the existing air conditioning units is included in the planning application documents.
- The proposals would result in the loss of two parking spaces, which would not impact the operation of the patrol base.

Arboricultural Impacts

- The existing building has trees to the west and north. The proposals would not damage the trees, although minor pruning may be required. An Arboricultural Impact Assessment has been prepared setting out details accordingly.

Critical Importance of Timescales

- The project is grant funded and the funding is time limited. It is therefore of upmost importance to secure planning permission without delay, otherwise the funding could be lost.
- At least one Met Zero decarbonisation project has recently lost funding due to the fact that planning delays resulted in the scheme not being sufficiently progressed in line with the funding milestone deadlines. As a result, that project is no longer deliverable, and MPS is keen to ensure this does not happen again given its implications on the Met Zero preprogramme.

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