

FUSION^{GROUP} **Tri7**
Corstorphine & Wright

Lordship Lane, Wood Green Design & Access Statement

21820 - 8030 - P - 00 | February 2024



Revision Log

Revision	Date	Notes
P-00	16/02/24	Issued for Planning Submission

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1.0

Introduction

1.0 Introduction

1.1 Overview

This Design and Access Statement has been prepared by Corstorphine + Wright Architects on behalf of the Applicant, Atri7 2 Limited & Fusion Global Management LLP in support a full planning application for the proposed redevelopment of 707-725 Lordship Lane site in Wood Green. The proposed scheme is a mixed use development comprising of four buildings consisting of ground floor Town Centre use, 623 student bedrooms with associated internal and external amenity spaces and 77 affordable residential homes of Shared Ownership and Social Rent tenures.

In preparing the planning application, the Design Team have engaged with Haringey Council's Design , and Planning Officers and held extensive discussions with key stakeholders and local residents. At each step of the development and consultation process, the Design Team have sought to address feedback from Consultees, to ensure that the resulting design is of the highest standard whilst providing a scheme which reflects and enhances Wood Green's Town Centre.

Additional Information:

This Design and Access Statement should be read in conjunction with the following reports and supplementary information:

- Relevant Forms and Notices
- Application Drawings, prepared by Corstorphine & Wright
- Design and Access Statement, prepared by Corstorphine & Wright
- Transport Assessment, prepared by Calibro
- Draft Travel Plan, prepared by Calibro
- Delivery and Servicing Plan, prepared by Calibro
- Flood Risk Assessment, prepared by Farrow Walsh
- Drainage Layout, prepared by Farrow Walsh
- Heritage Townscape and Visual Impact Assessment, prepared by the Townscape Consultancy
- Affordable Housing Statement, prepared by DS2
- Sustainability Statement, prepared by Ensphere
- Energy Statement, prepared by Amber
- Arboricultural Impact Assessment, prepared by Arboricultural Solutions
- Preliminary Ecological Appraisal (incl. Biodiversity Net Gain Assessment), prepared by Wardell Armstrong
- Noise Impact Assessment, prepared by Apex Acoustics
- Air Quality Assessment, prepared by Planning & Environmental Consultants
- Daylight and Sunlight Assessment, prepared by GIA
- Lighting Assessment, prepared by Amber
- Statement of Community Involvement, prepared by Kanda
- Landscape Design and Access Statement, prepared by Park Hood
- Landscape Drawings, prepared by Park Hood
- Student Needs Assessment, prepared by Cushman & Wakefield
- Socio-Economic Assessment, prepared by Cushman & Wakefield
- Market Demand Report, prepared by Strettons
- Whole Life Carbon Assessment, prepared by Ensphere
- Circular Economy Statement, prepared by Ensphere
- Sustainability Credentials Summary, prepared by Ensphere
- Fire Statement, prepared by Helios
- Equalities Impact Assessment, prepared by Greengage
- Crime Impact Statement, prepared by Consultive Solutions
- Desk Study (Ground Investigation Report), prepared by TEC
- Residence Management Plan, prepared by Fusion Group



1.2 Summary of Brief

The Applicant's ambitions for the site was to create a truly mixed used urban development providing much needed housing alongside commercial and outdoor public spaces to revitalise an under-used and neglected part of Wood Green's Town Centre

The proposed design seeks to:

- Regenerate a key town centre plot, optimising its development potential and improving on the existing urban condition.
- Provide student and traditional accommodation with both internal and external amenity spaces.
- Introduce a scheme which benefits the surrounding areas and supports existing employment and amenities.
- Improve the frontage onto Lordship Lane and create a gateway marking the start of Wood Green Town Centre from the East to West.
- Develop a strong focus on sustainability at all scales of the scheme, utilising BREEAM guidance.
- Provide a proposal that is deliverable and responds to the site constraints.
- Demonstrate a high-quality of design throughout all elements and scales of the scheme rooted in the city of Leeds.
- Take a considered approach to access and inclusivity with consideration of connectivity to wider city transit patterns.
- Provide a positive contribution to the streetscape, creating attractive active frontages and safe outdoor spaces for the existing community and new residents.

Key Considerations:

The key considerations addressed and explored throughout the design process have looked to:

- Provide a design that addresses relevant National and Local planning policies.
- Develop a scheme that address the interests of Local Stakeholders, reflecting the aspirations of the Applicant and Haringey Council.
- Provide a high-quality provision of amenity space, including soft external landscaped areas in an otherwise hard urban context.
- A strong focus on creating spaces and places that contribute to the wider community and city experience.
- Minimise operational/running costs through good, sustainable design in line with BREEAM guidance.



Proposed View looking at Building C from the extension of Wellesley Road

1.3 Development Team



Corstorphine & Wright's award-winning ethos is to create high quality architectural solutions that blend a strategic, design-led approach with an integral commercial awareness.

As placemakers we know that architecture is about more than an individual building and we work corroboratively with our clients to understand and develop the spaces around and between structures.

With a broad portfolio of work across the UK, we marry 40 years of professional experience with cutting edge technologies, producing design solutions that enhance the built environment.

Rhomco was founded in 2007 and has since grown and strengthened its market share in the various commercial property sectors within which they operate. They have a strong client base and are extremely proud that a healthy proportion of our instructions come from repeat business.

They aim to offer an enthusiastic and practical commercial property solution tailored to suit the individual needs and aspirations of our clients. They offer bespoke solutions that always deliver

DP9 were established in 2004, and is a leading independent, specialist planning consultancy based in London. Their work is wide ranging but are renowned for our involvement in delivering some of the most challenging and often high-profile projects in and around London and the South East.

With town planning as their sole focus, they are trusted by their Clients to deliver the very best in cutting-edge planning practice from conception through to completion.

CONSULTANT TEAM

Landscape Architect	Parkhood	Daylight / Sunlight	GIA	BREEAM Consultant	Ensphere Group
Quantity Surveyor	G&T	Fire Consultant	Helios Fire & Construction	Approved Inspector	Cook Brown
Civil & Structural Engineer	Farrow Walsh	Acoustic Consultant	Apex	Principal Designer / Party Wall Consultant	Alder King
M&E Engineer	Amber Management	Heritage, Townscape & Visual Impact Assessment	The Townscape Consultancy		

1.4 Fusion Group / Tri7

FUSION^{GROUP}

High Quality Student Communities

The Fusion brand exists to create thoughtful spaces, places and homes that enrich, enhance and inspire whoever lives within them.

With a successful track-record for delivering high-quality student accommodation and building strong communities. Fusion is a family-owned business that aims to redefine the sector in a positive way.

Facilities are designed and built around students' needs, with access to high quality, interior-designed communal areas, dedicated private and group study spaces, facilities and spaces that promote mental and physical wellbeing and places to socialise and relax with friends.

Tri7

Tri7 is a Real Estate investment and asset management firm. Tri7's partners came together in 2018 to transform investment opportunities in the UK.

They are a specialist team that work collaboratively alongside partners to deliver schemes that realise significant improvements to the places and communities in which they develop.



Social Space - Zenith, Cardiff



Tiered seating & social space - Brent Cross



Social Space - Cosmos, Sheffield



Library - Brent Cross



Basketball Hoop - Cosmos, Sheffield



Cinema Room - Fusion Tower, Bristol



Wellness studio - Brent Cross



Games Area - Zenith, Cardiff



Private dining & party room - Brent Cross

1.5 Corstorphine & Wright - Selected Projects

1.5.1 Prior Experience

Successful mixed-use developments facilitate interaction, using design to craft vibrant spaces that connect people and places. We're experts in placemaking, with a deep understanding of how to create commercially viable schemes that meet the needs of the community. Having a rich experience of combining an active retail environment with the sensitivities of a residential development within urban locations.



1.5.2 Residential

Corstorphine & Wright has been known for bringing complex residential requirements together in a strategic, creative and effective way. We design destinations that meet current needs while adapting to future requirements.

1.5.3 PBSA

Purpose-built student accommodation (PBSA) isn't just about designing buildings - it's about designing communities. Yes, tenants come to study, but social and enrichment experiences are key to their success. And accommodation has a crucial role to play in this journey. From the start of each project whether we're designing from scratch or enhancing an existing plan – our focus is on attracting students and parents, whilst enriching the local community.

We've created more than 11,000 beds across mid-market and high-end schemes. We've delivered developments from Newcastle to Bristol. And this experience gives us insight into how each aspect – from room layout to amenity space contributes to the student experience. The result: a proven track record of delivering schemes to the highest quality.



Perry Bar, Birmingham



Cosmos, Sheffield



Plummer House, Newcastle



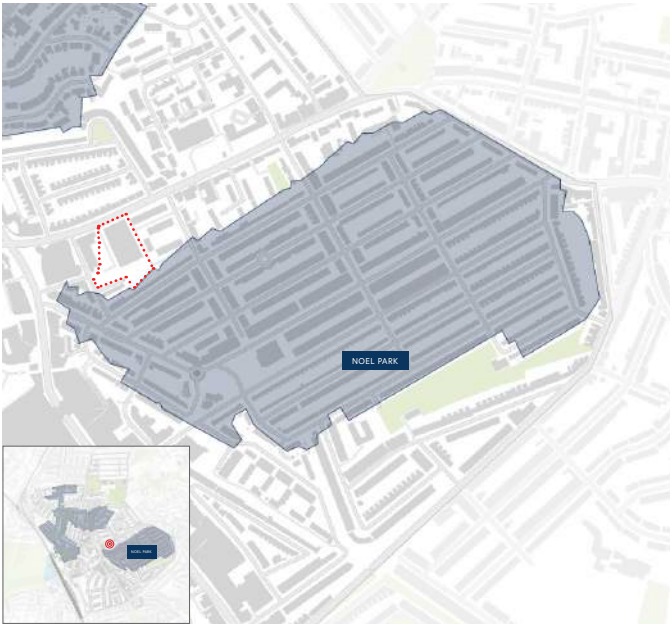
2.0

Site &
Context

2.0 Site & Context

2.1 Site Location

The site is located on the southern side of Lordship Lane, within the eastern part of the Wood Green Town Centre and a short walk from Wood Green Underground Station.



KEY

- Site Location
- Conservation Areas



2.2 London Surroundings

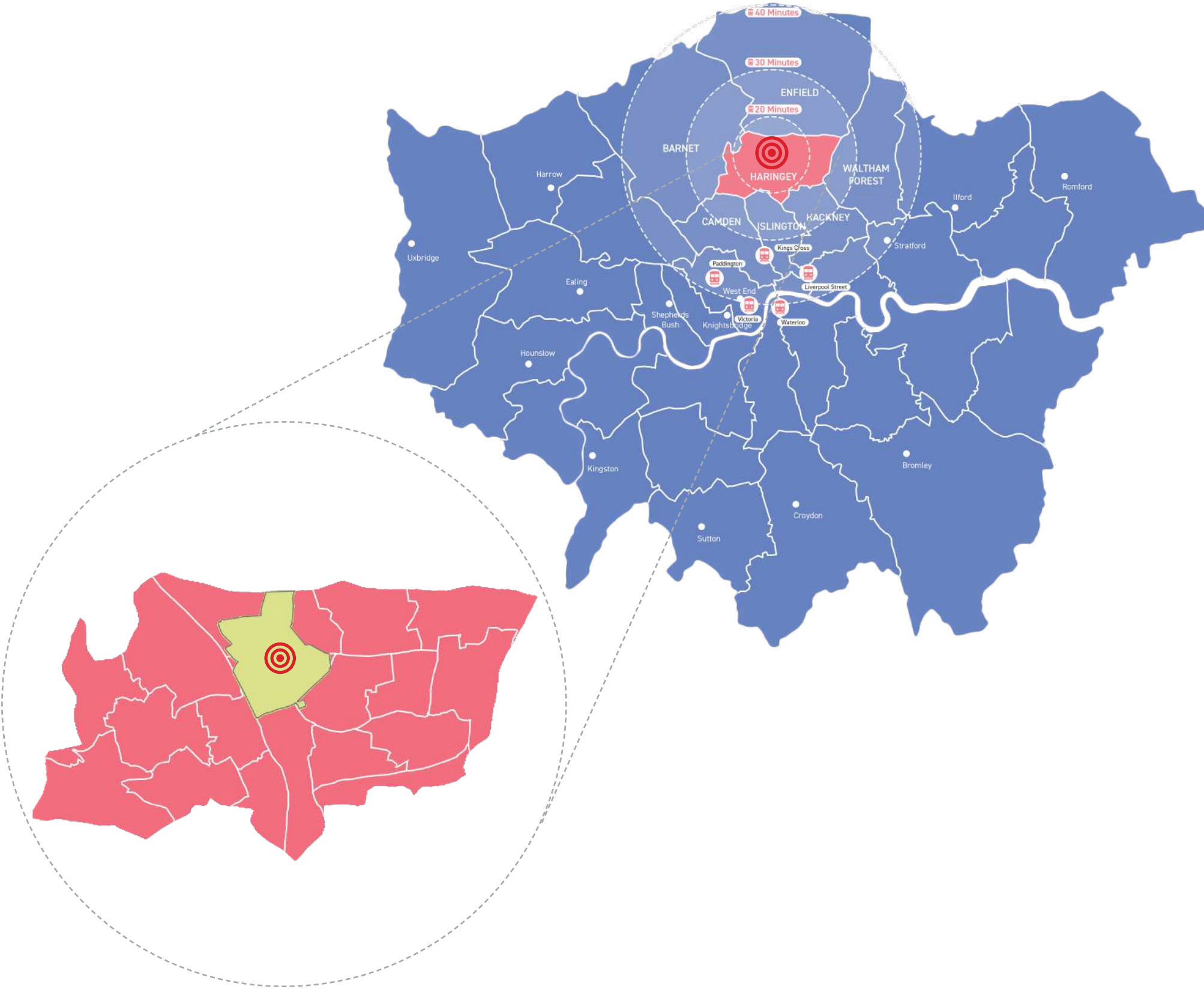
Wood Green

Wood Green, amongst other key locations across London, has been identified as a Metropolitan Town Centre. Under the London Plan, it serves as a catchment area to promote shopping and retail services. Wood Green High Road provides a mix of period terraced retail properties, along with the Shopping City destination. Together the retail offer of Wood Green caters to national retailers, smaller local chains, independent traders, and market stall holders.

Wood green has a Night-time Economy Classification of NT3 - an area with more than local significance. A centre with strategic night-time function involving night time/ evening activity across different sectors; culture, leisure, entertainment, food/drink, health services and shopping.

KEY

-  Haringey
-  Wood Green
-  Site Location
-  Metropolitan Town Centre
-  Mainline Train Station
 -  Kings Cross [25 minutes]
 -  Paddington [37 minutes]
 -  Liverpool Street [35 minutes]
 -  Victoria [40 minutes]
 -  Waterloo [42 minutes]

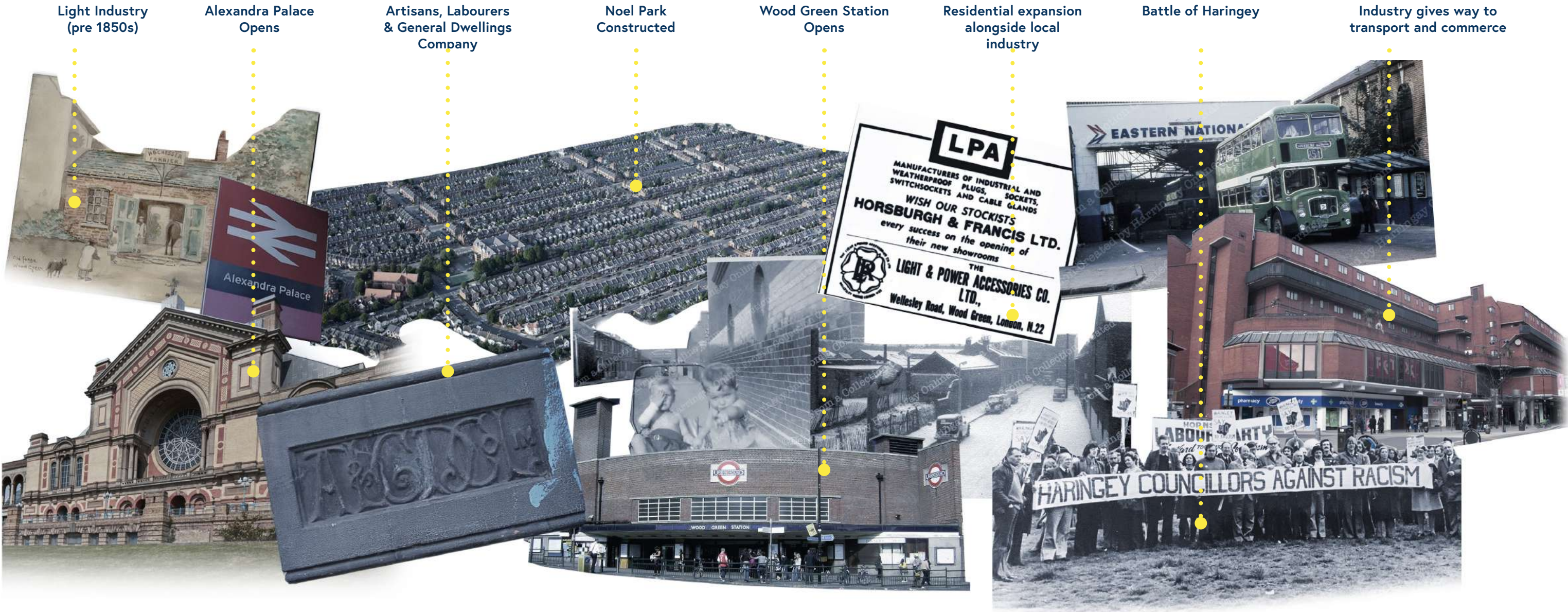


2.3 Wood Green's Historical Context

Overview

Recorded in 1502 as a clearing of Tottenham Wood, Wood Green has consistently been reinvented to adapt and respond to the expansion of London's inner city, modernisation transport and industry alongside diversification of its local communities.

In recent times, Wood Green has come to become the 'Heart of Haringey' forming a dynamic Urban Town Centre centred around retail, entertainment and increased housing.



2.4 Site History



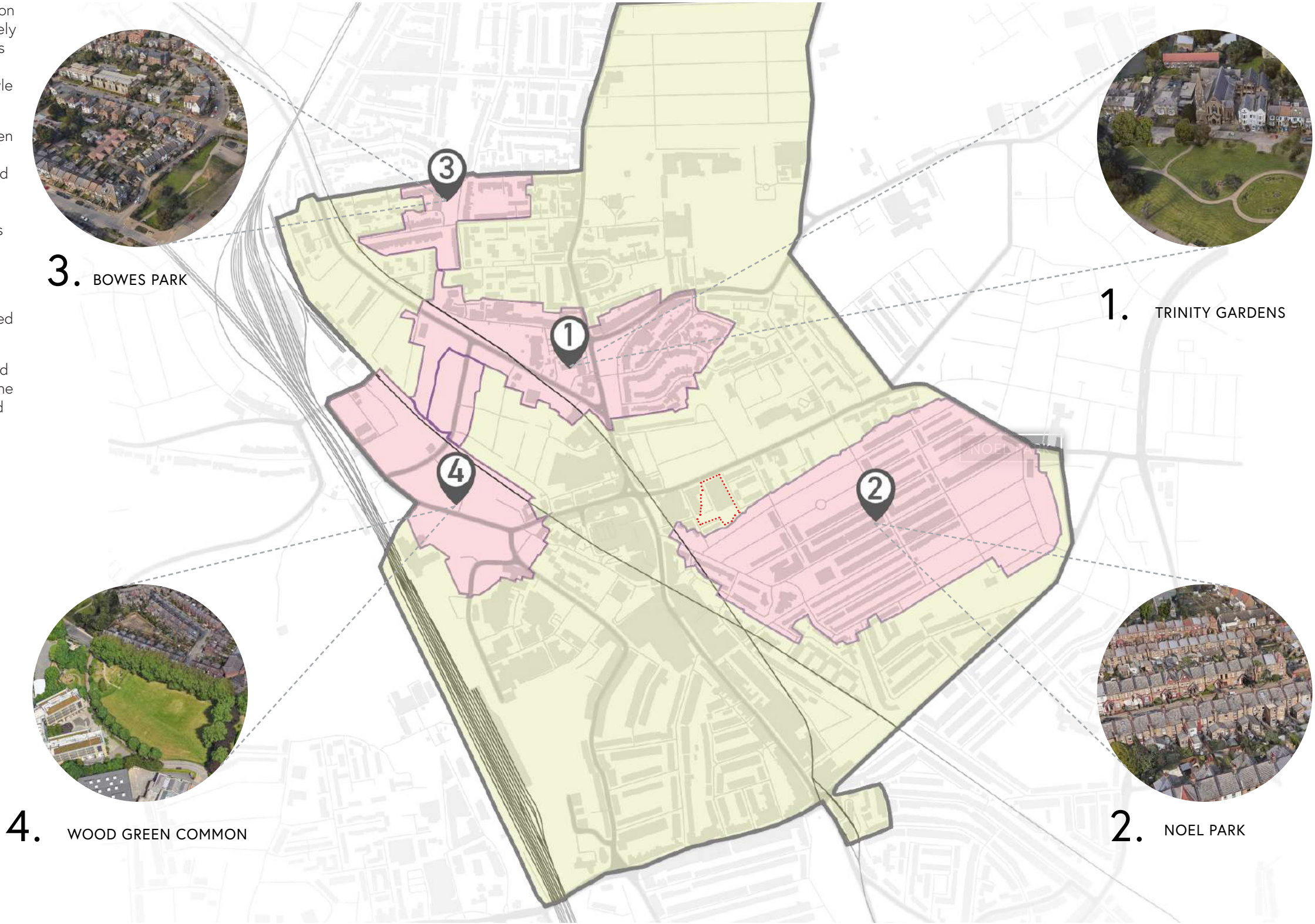
2.5 Conservation Areas

The site sits just outside of the Noel Park conservation area, designated in 1982 and consists of approximately 2000 terraced properties in Wood Green. The houses were designed to house the families of workers and artisans (skilled labourers) in fashionable cottage style dwellings.

The other three conservation areas in the Wood Green are Trinity Gardens, Bowes Park, and Wood Green Common. Trinity Gardens conservation area is defined principally by the openness provided by the chain of linked landscaped green spaces comprising Trinity Gardens, Nightingale Gardens and Crescent Gardens

Designated a conservation area in 1994, Bowes Park origins dates back to Norman Britain, when the land formed part of the manors of Bowes and Dernford. However, Bowes Park does not have a current adopted appraisal.

Wood Green Common composed of late Victorian and Edwardian terraced streets that developed around the open spaces of New River, Wood Green Common and Avenue Gardens.

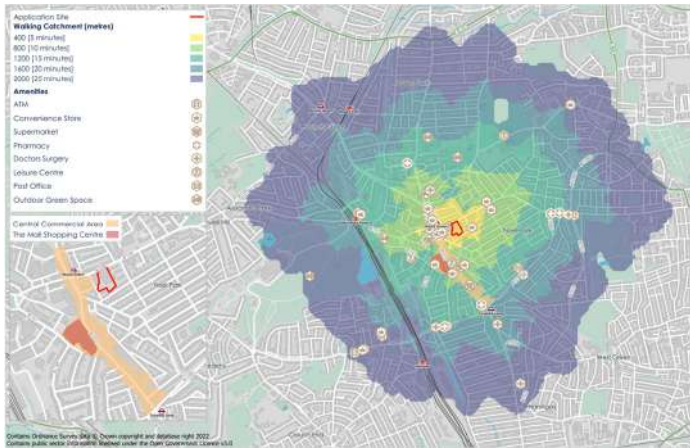


2.6 Site Accessibility

The site is in a highly accessible location with a PTAL score of 6 across the site.

Initial accessibility modelling shows that future residents of the site would be able to access a plethora of amenities on foot, with the Wood Green station accessible within a 5-minute walk.

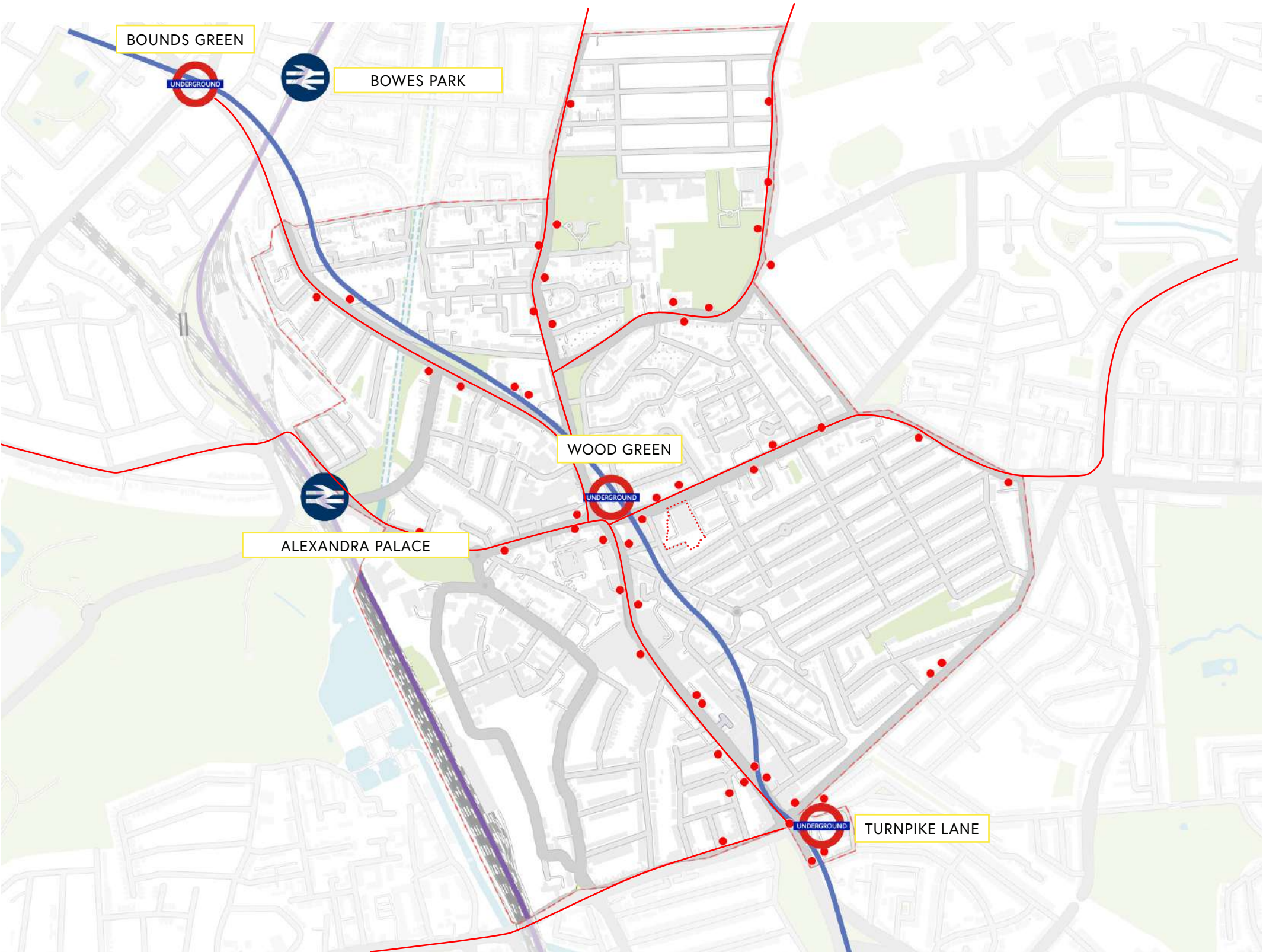
The Transport Statement submitted as part of this application will build on the evidence above along with a detailed review of Personal Injury Accident data.



Transport Links

The site is well connected to Wood Green and the wider London Metropolitan area, with Wood Green tube station, Bowes Park railway station and ample bus stops located in close proximity.

- KEY
- Site Location
 - Piccadilly Line
 - National Rail Line
 - Bus Routes
 - Tube Station
 - National Rail Station

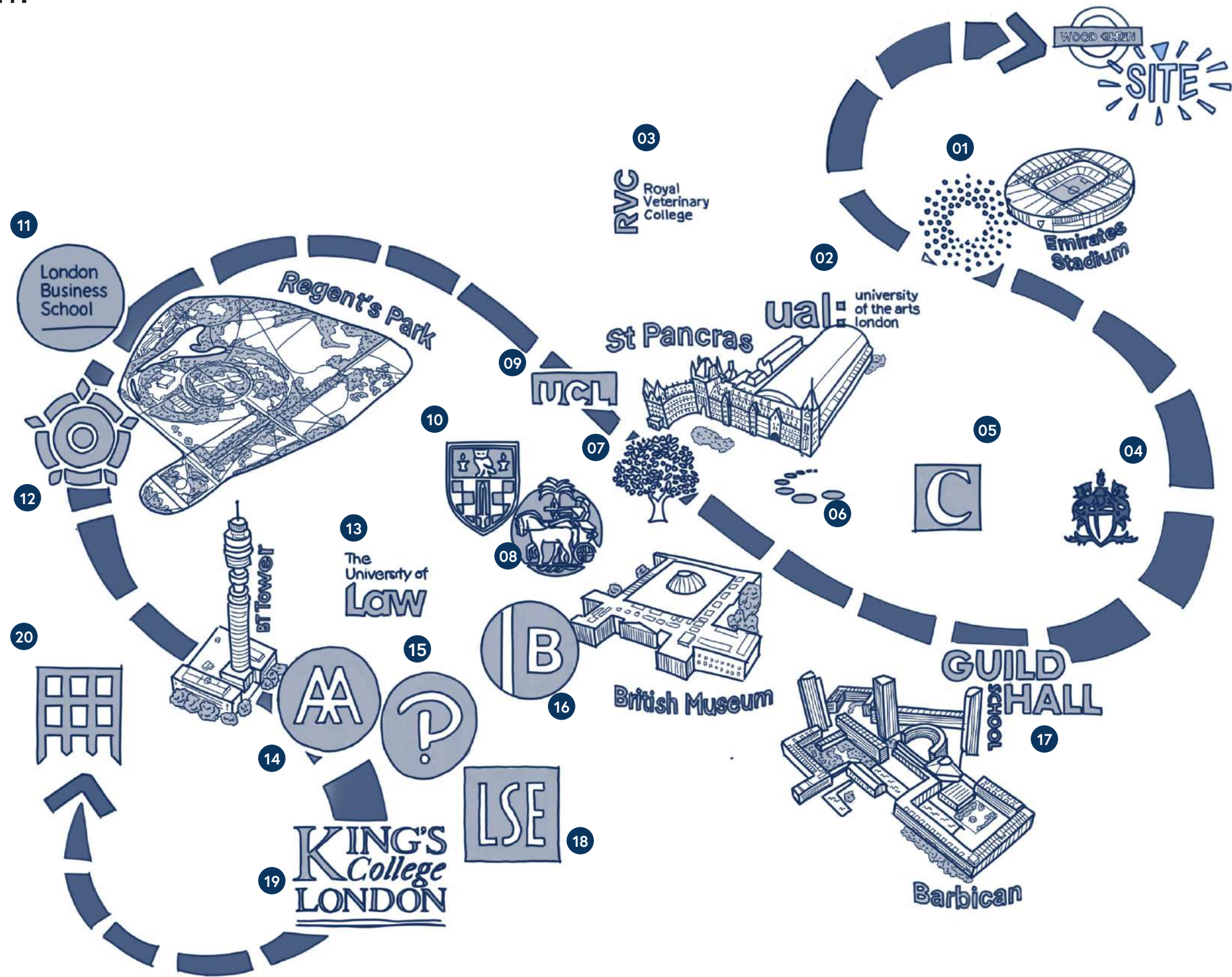


2.7 Why Wood Green?

Connectivity

20 Higher Education institutions have a London campus within 35 minutes of the Wood Green site by Public Transportation. Cumulatively, these "HE" providers cater to a combined **c. 223,705** London based students across their campuses.

- 01 London Metropolitan University
- 02 University of the Arts, London
- 03 The Royal Veterinary College
- 04 City, University of London
- 05 Courtauld Institute of Art
- 06 The Conservatoire for Dance and Drama
- 07 SOAS University of London
- 08 London School of Hygiene and Tropical Medicine
- 09 University College London (UCL)
- 10 Birkbeck University of London
- 11 London Business School
- 12 Regent's University London
- 13 The University of Law
- 14 Architectural Association, School of Architecture
- 15 Pearson College, London
- 16 Bloomsbury Institute, London
- 17 Guildhall School of Music and Drama
- 18 London School of Economics and Political Science (LSE)
- 19 King's College London
- 20 University of Westminster



2.8 Building Uses

The site sits at the fringe of Wood Green's Town Centre.

Buildings surrounding the site are predominantly residential to the North, East and South. Towards the West is the main centre of Wood Green and High Road consisting of a mix of shopping, restaurants/cafes and other retail and services. Towards the north of the High Road, there are mostly offices. It also has the Wood Green underground station and the Arriva bus garage, allowing for good transport links. There are also multiple places of worship and educational spaces within the area. To the north east of the site, along Lordship Lane, there is the Wood Green Crown Court built in 1865.

KEY

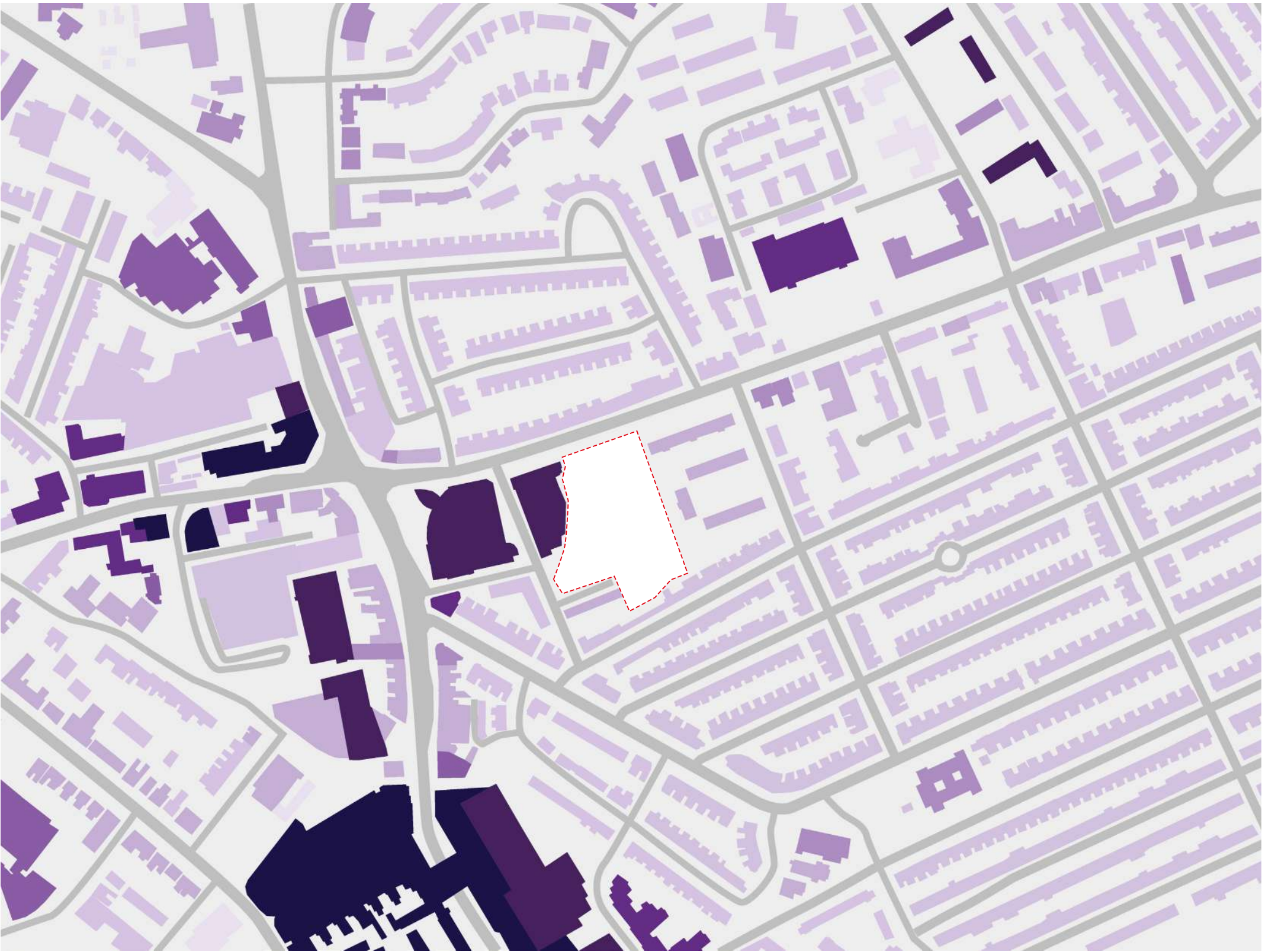
	Education		Car Park
	Residential		Office
	Government Building		Betting
	Cinema		Station
	Shopping		Retail/Services
	Place of Worship		Restaurant/Cafe
	Bank		Healthcare
	Gym		Site



2.9 Building Heights

Most buildings around the site are between 2-3 storeys although directly adjacent to the site there are two 7 storey buildings. Further south, along High Road, the main shopping centre is above 8 storeys as well as multiple high rise offices further to the north.

Consideration will be given to ensure that the proposed development transitions between the change in scales.



2.10 707-725 Lordship Lane

The site currently comprises a Mecca Bingo and associated car park of circa. 120 parking spaces.

Access to the site is currently via a priority T-junction from Lordship Lane, with a gated emergency access via Wellesley Road.



Primary Site Access Gated Emergency Access



2.11 Local Character

The local character of Wood Green and local surrounding of the site reveal a varied and mixed townscape and architectural styles - reflecting the continuous and steady development and expansion over the area's history.

Station Road Streetscape

- KEY
- Site Location
 - Council/Office Buildings
 - Residential/Student Accommodation
 - Co - working Space
 - Tube Station



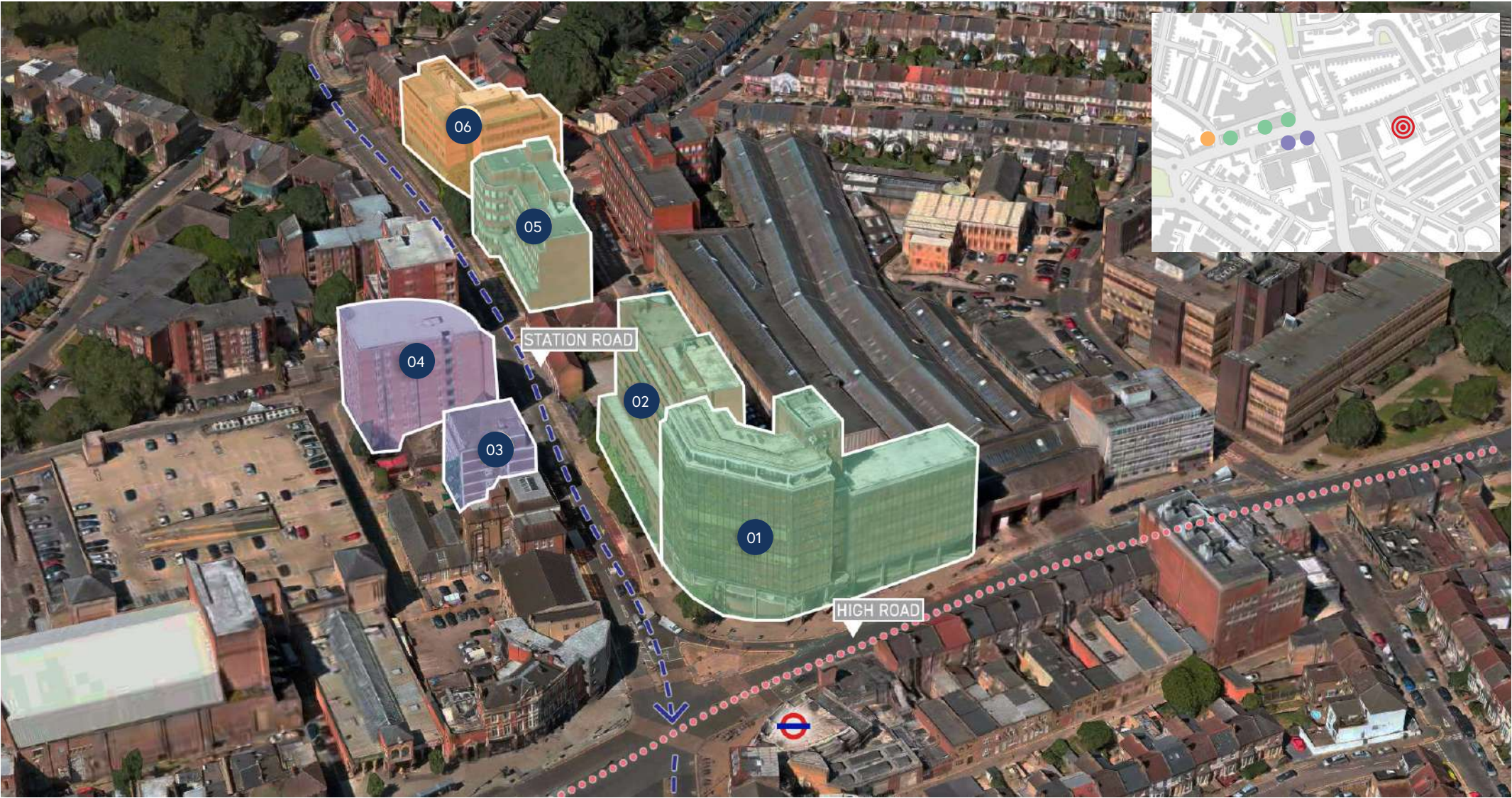
River Park House (11 Storeys)
A tall modern office Building, has been home to Haringey Council since 2005



Alexander House (11 Storeys)
Office in the centre of Wood Green



Greenwood House (6 Storeys)
Residential building comprising of 1/2/3 bedroom flats.



Eclipse House (8 Storeys)
Residential building comprising of 1/2/3 bedroom flats.



Homes for Haringey (6 Storeys)



Greenside House (7 Storeys)
The workspace located in the heart of Wood Green

2.11 Local Character

Lordship Lane Streetscape

KEY

- Site Location
- Residential
- Cinema & Leisure
- Tube Station



Wood Green Station (3 Storeys)
Main transport link on the Piccadilly line, mixed retail and services.



Terrace Housing (2 Storeys)
Existing residential properties along Lordship Lane, Victorian/Edwardian 1840 -1910s



Residential (3 Storeys)
Terraced housing with front of property tree-lined landscaping set back from Lordship Lane.



Mecca Bingo (2 Storeys)
(Site Location)



Omnibus House (7 Storeys)
Residential building and mixed commercial/leisure. Comprising of 1/2/3 bedroom flats.



Vue Cinema (4 - 5 Storeys)

As the built environment transitions closer to the site the variation in building type and scale becomes increasingly apparent, transitioning from the large scale,

commercial spaces to lower scale, historical residential typologies.

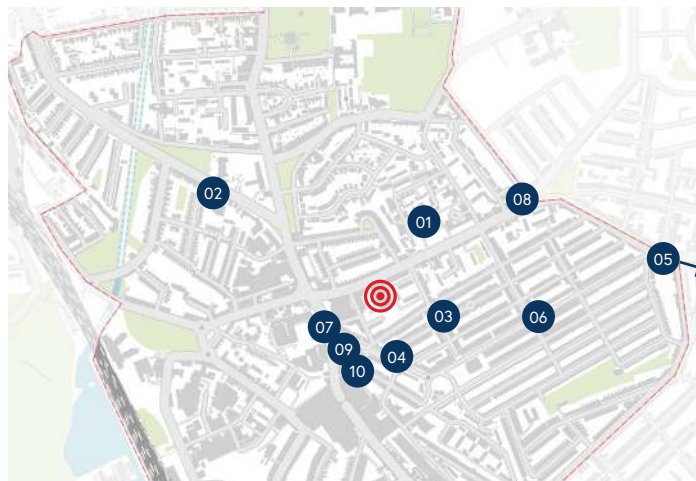
2.11 Local Character

A deeper analysis of the local character reveals a range of details and ornamentation, reflecting the various time periods and architecture styles. This provides us a

contextual palette to refer to as we strive to develop a contextually rich architectural response.

Townscape Character

1. Ornamentation
2. Facade Treatment
3. Soffit Edge Texture
4. Pattern + Rhythm
5. Dynamism
6. Brick Detailing
7. Brick + Tonal Variation
8. Pitched Roof Articulation
9. Window Reveal Treatment
10. Expressed Parapet



2.12 Constraints

Much of the site is overlooked by the surrounding buildings as well as being backed onto, it is important to be sensitive with the design for the adjacent buildings in mind.

The northern main entrance into the site is off the main road, Lordship Lane, as such, the noise from traffic needs to be considered in the design of the scheme and location of uses.

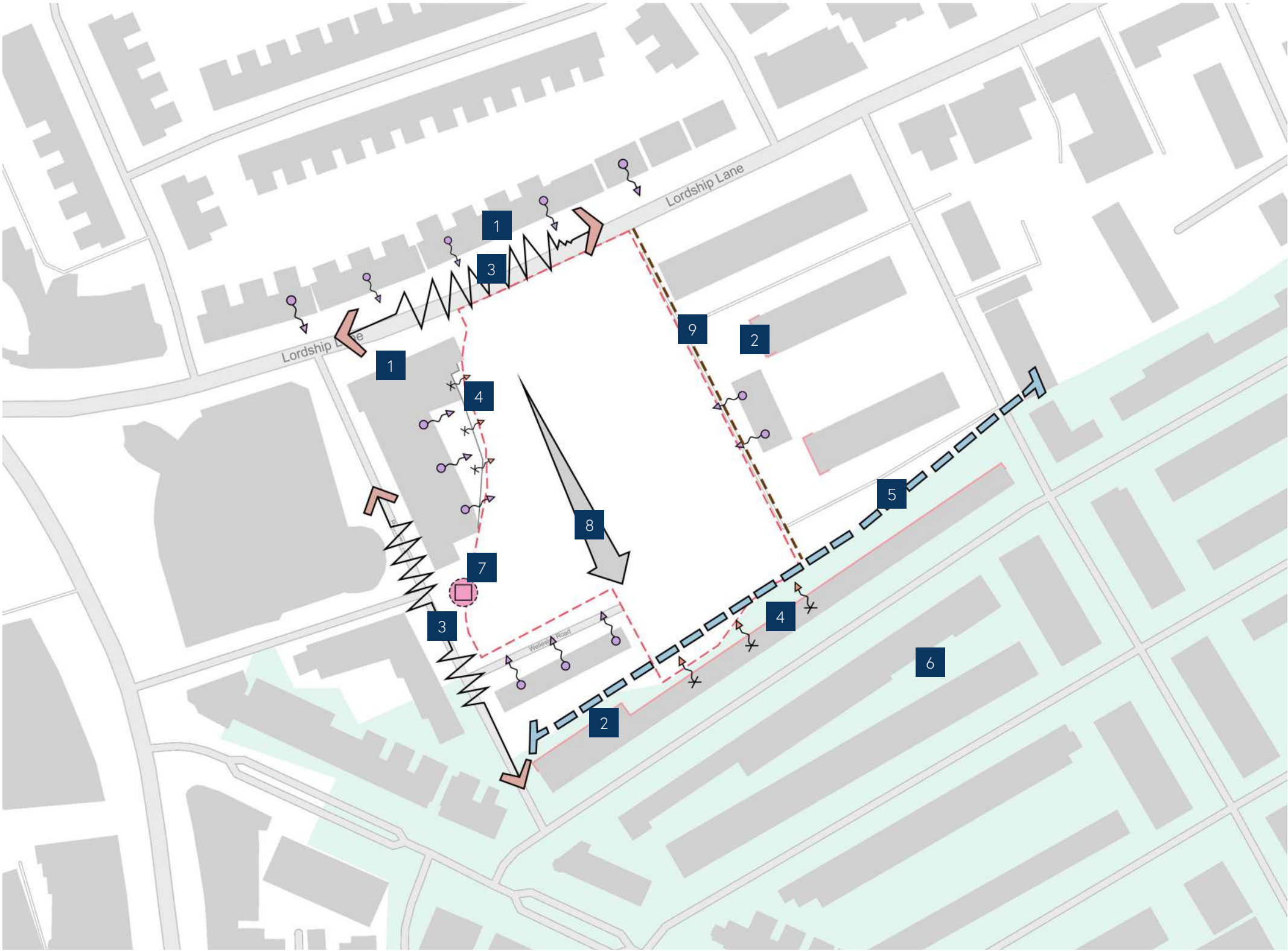
There are multiple inactive frontages which restrict surveillance and safety of certain areas of the site, notably to the West against Omnibus House.

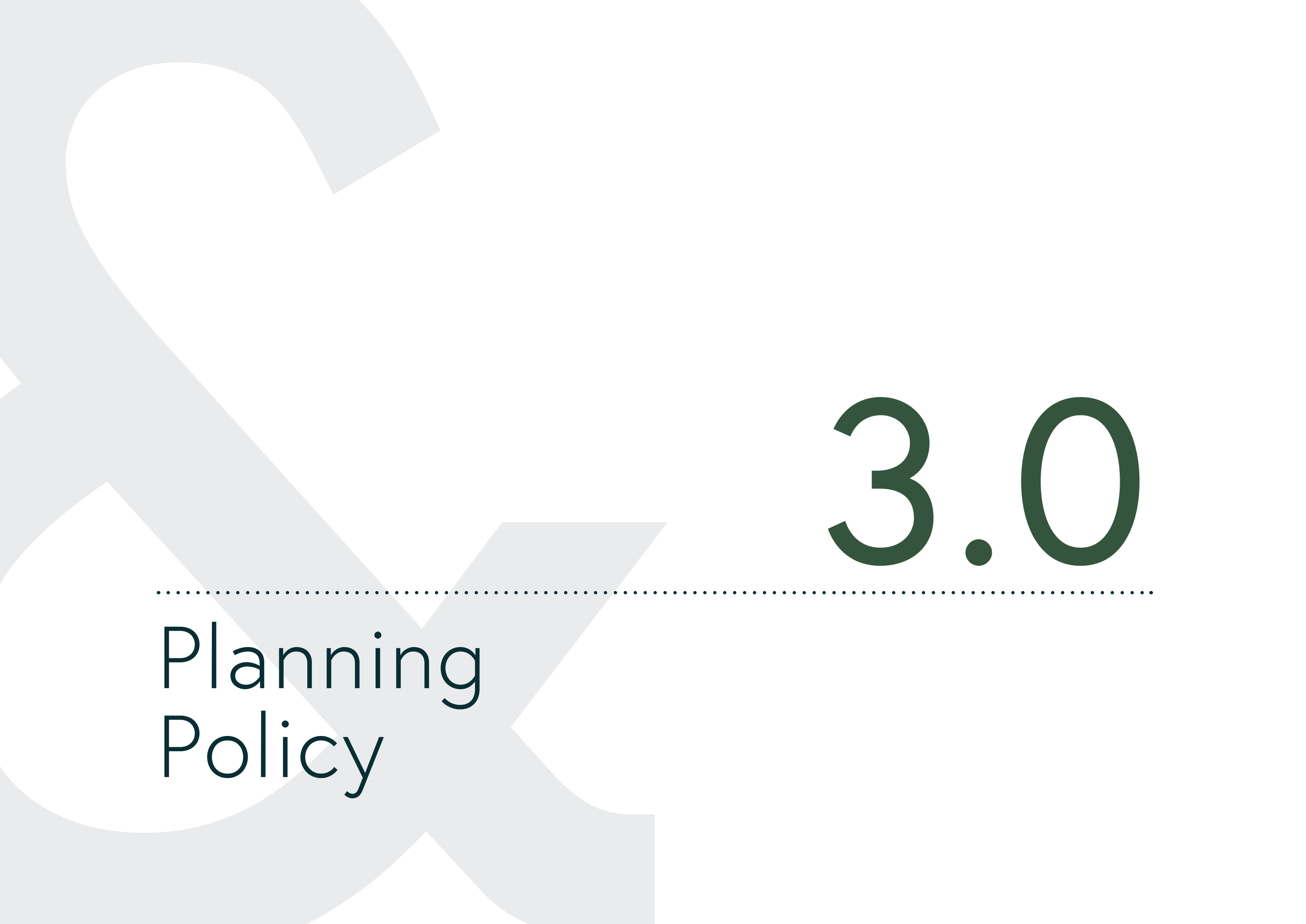
On the southern edge of the site is the Noel Park conservation area and a culverted water course which may restricts what may be permitted on this part of the site.

There is an existing slope on the site which will need to be considered to ensure accessibility and level thresholds are provided. Alongside the eastern boundary against Vincent Estate acts as a retaining structure and will be required to be maintained.

Key Legend

- 1 Overlooking
- 2 Back Frontages
- 3 Traffic Noise
- 4 Inactive Frontages
- 5 Culverted Water course
- 6 Noel Park Conservation Area
- 7 Existing Sub-Station
- 8 Existing slope
- 9 Hard Boundary





3.0

Planning
Policy

3.0 Planning Policy

3.1 Key Planning Policy

Applicable & Local Policy

The key planning and local policies applicable to the proposed development are noted below. For full details of relevant policy please refer to the Planning Statement included as part of this application.

National Planning Policy Framework (NPPF)

At the national level, the Government published its updated National Planning Policy Framework (NPPF) in December 2023. The NPPF provides an overarching framework for the production of local planning policy documents and at the heart of this document is a presumption in favour of sustainable development (paragraph 11). This is a material consideration in planning decision making.

The London Plan (2021)

The London Plan (2021) forms the regional policy relevant to the proposal acting as the spatial development strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years.

Significant to the residential elements of the scheme, the June 2023 published Housing Design Standards have been adhered to.

Local Planning Policy

The Haringey Local Plan, as relevant to this site, comprises the Strategic Policies Development Plan Document (DPD), Development Management DPD, and Site Allocations DPD.

Haringey's Local Plan Strategic Policies sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision.

The Development Management DPD gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan, by supporting proposals that contribute to the delivery of sustainable development.

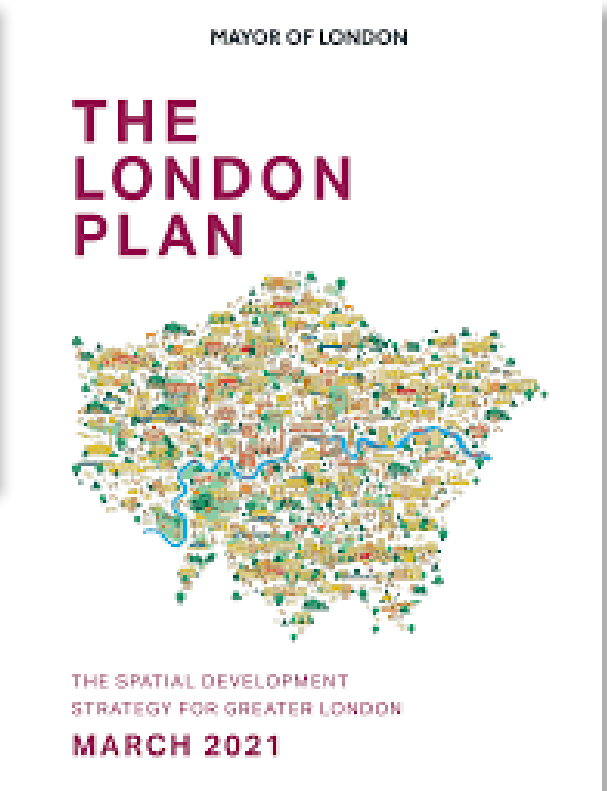
The Site Allocations DPD gives effect to the spatial strategy by allocating sufficient sites to accommodate development needs.

Significantly the site allocation DPD noted a need for Town Centre Use on the site which formed a key topic of discussion with the Planning and Design Officers.

Supplementary Guidance

Further policies and guidance that have influenced the development proposals include:

- Accessible London SPG (October 2014)
- Characterisation and Growth Strategy LPG (June 2023)
- Optimising Site Capacity: A Design-Led Approach LPG (June 2023)
- Housing Design Standards LPG (June 2023)
- Affordable Housing and Viability SPG (2017)
- Housing SPG (2016)
- Play and Informal Recreation SPG (September 2012)
- Urban Greening Factor LPG (February 2023)
- Air quality Positive LPG (February 2023)
- Air quality Neutral LPG (February 2023)
- 'Be Seen' Energy Monitoring Guidance (September 2021)
- Circular Economy Statements LPG (March 2022)
- Whole-life Carbon LPG (March 2022)
- Public London Charter (September 2021)
- Energy Planning Guidance (June 2022)
- Planning Obligations SPD (2018)
- Sustainable Development and Construction SPD (2013)
- Waste Storage Guidance Note (2013)



3.2 Consultation & Engagement 01

The Applicant has taken deliberate steps to collaborate and involve the local community to help shape the proposals.

The first community consultation event took place in May 2023 where the design team presented initial options for the site with regards to:

- Concept
- Scale & Massing
- Uses
- Initial elevation design

Further to the above, the local community were asked for their priorities and wants for this site which have been summarised on this page.



New coffee shops, restaurants and retail opportunities



Support for regeneration and the economic benefits of student housing



Support for new public realm and enhanced pedestrian connections



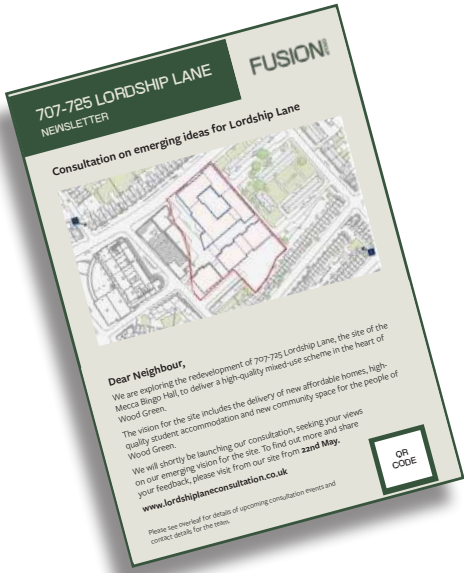
Reduction in traffic a priority for the area



New affordable housing strongly supported



Event Flyer



DESIGN CONCEPT

707-725 LORDSHIP LANE

We want to create a scheme of high quality design that responds to the existing site and the local character of Wood Green.

Our plans aim to build upon the current site with a sustainable scheme, which encourages street activity, public engagement and is understanding and responsive to its Wood Green location.

Our scheme is driven by the following design concepts:

- Sustainable Development
- Urban Greening
- Dynamic public realm
- Integrating with surrounding built context and appearance in key local views
- Improving connections and permeability in Wood Green
- Creating a destination with a variety of scales and character
- Creating a building that interacts and contributes to community life
- Affordable Housing



OUR EMERGING PROPOSALS

707-725 LORDSHIP LANE

Our scheme presents the opportunity to provide many positives to the local area. We aim to improve upon the current site and deliver real benefits for Wood Green and the London Borough of Haringey.

Our vision is to create a scheme that responds to the context of the area and provides tangible benefits for Wood Green in line with our design concept, including community spaces, student accommodation, affordable housing and green spaces.



PRINCIPLES OF DEVELOPMENT

707-725 LORDSHIP LANE

- High quality student accommodation
- Exciting new public spaces
- Local amenities
- A dynamic ground floor space
- Sustainable transport facilities
- Activating Lordship Lane with a commercial presence
- Mixed use, including affordable housing
- Cycle paths



3.3 Consultation & Engagement 02

The second community consultation event took place in November 2023 in which the design team presented the developed scheme to the local community for comments and preparation for the submission of the planning application.

Visitors were asked for their thoughts and comments on the elevation design, materiality and proposed uses whilst questions regarding programme, management and long term benefits of the site were discussed.



3.4 Pre-Application 01

A collaborative approach to the design of the scheme has been undertaken with Haringey Councils' Planning and Design Officers, over a number of months. The following outlines key points raised as well as the Design Team responses for each Pre-Application meeting.

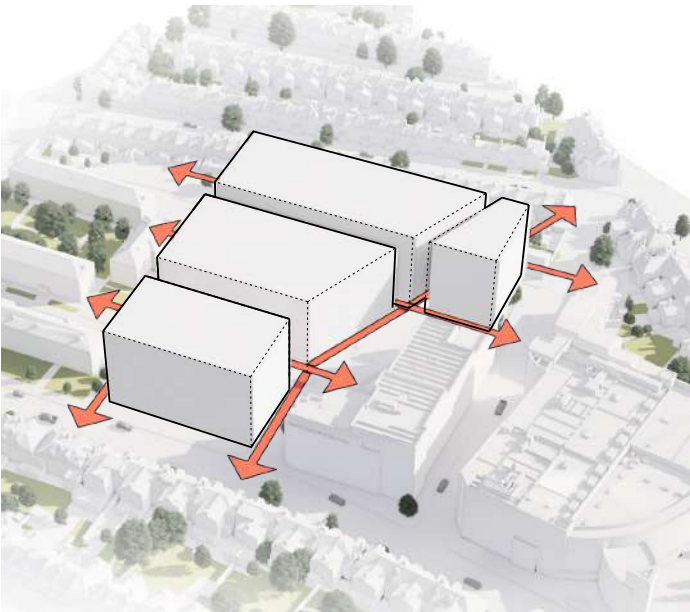
1st Pre- Application Meeting 09/11/2022

The design team presented concept proposals for the redevelopment of Lordship Lane site, including context study, massing views and sketch plans of the site.

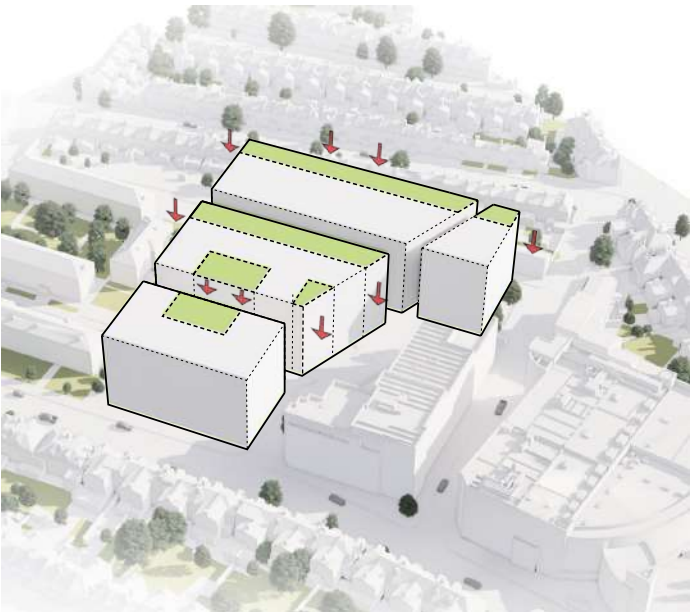
The mixed-use proposals included PBSA, Build to Rent Housing (BtR) and Retail.

Haringey Council Comments:

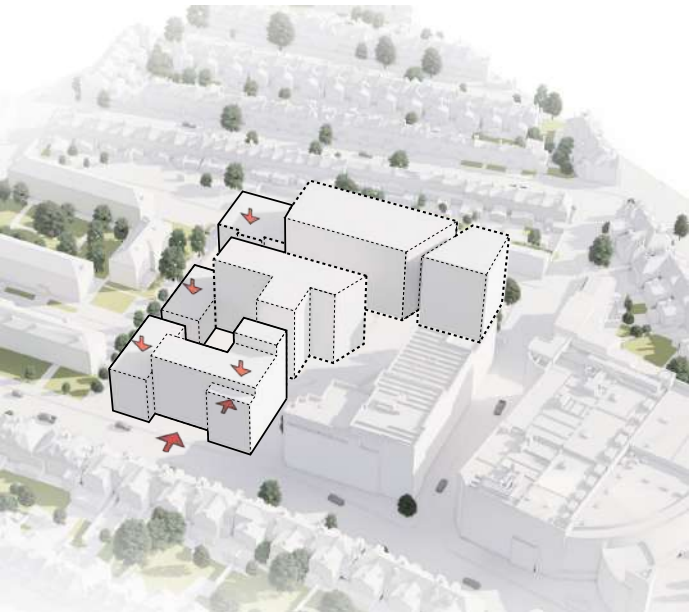
- 1. Land Use
 - Proposals for residential and student accommodation were supported.
- 2. Affordable Housing
 - Discussion around ability for the site to accommodate affordable rented homes.
- 3. Design
 - The challenges of the site in terms of frontages were agreed.
 - Noel Park important precedent to inform materials, details etc.
 - Previously proposed link to council housing to the east was not supported, but north/south connection encouraged.
- 4. Active Frontages
 - As Lordship Lane is populated with commercial frontages, it was suggested to have the front door for student accommodation on Lordship Lane.
 - Active ground floor uses should be provided along Lordship Lane.
- 5. Height
 - Focusing height towards the centre of the site supported. Heights should step down towards east and south.



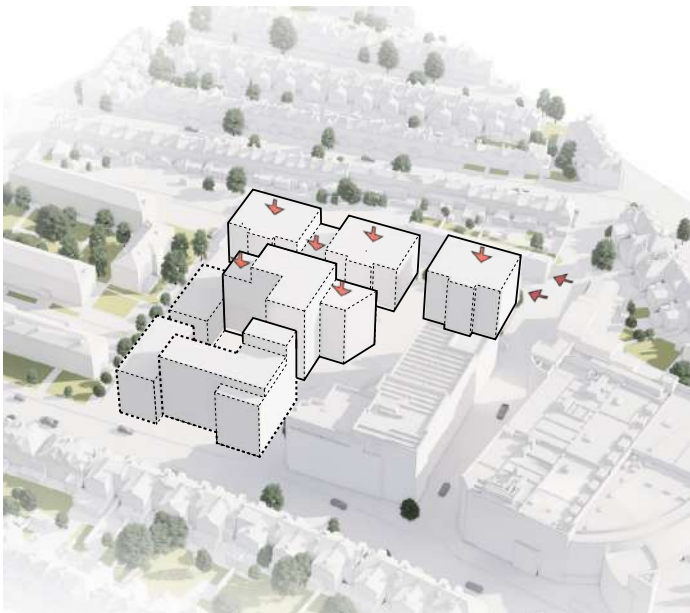
Initial Massing + Permeability



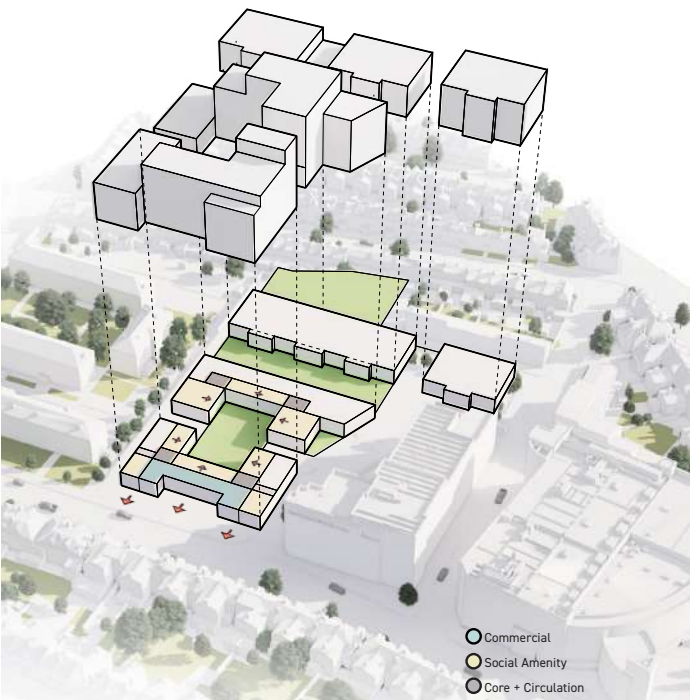
Generating Landscape + Public Spaces



Low Rise to the North + East



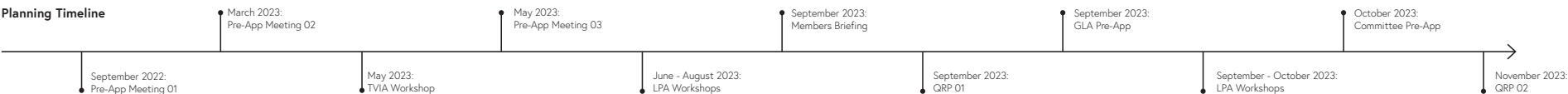
Modulate Central Block Massing + Step down to the South



Active Frontages- Lordship Lane



Massing Overview



3.5 Pre-Application 02

Application Meeting 31/03/2023

The design team returned to present the developments to the scheme in light of further contextual analysis, technical requirements alongside responding to the initial comments made by the Officers.

Design Team Response to 1st Planning Application Feedback:

Massing Developments

- Options tested to re-distribute height and massing across the site - reducing mass from the Southern edges.
- Provide greater distances between buildings to mitigate overlooking and allow for outdoor spaces.
- Location of uses to ensure active frontages to Lordship Lane
- Reduce building heights to allow the scheme to sit comfortable within its surrounding context.

Design Developments

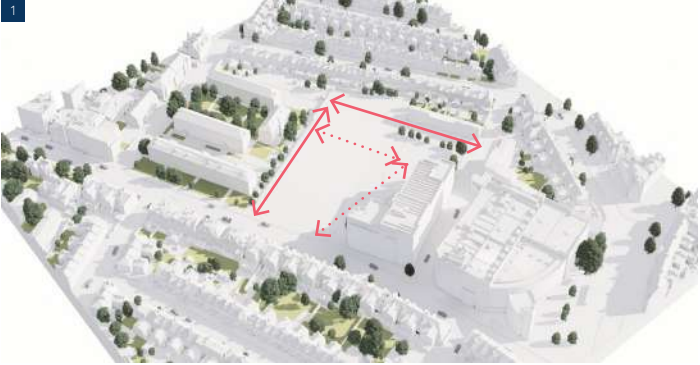
- Design team presented initial layouts and elevation design inspiration.

Haringey Council Comments:

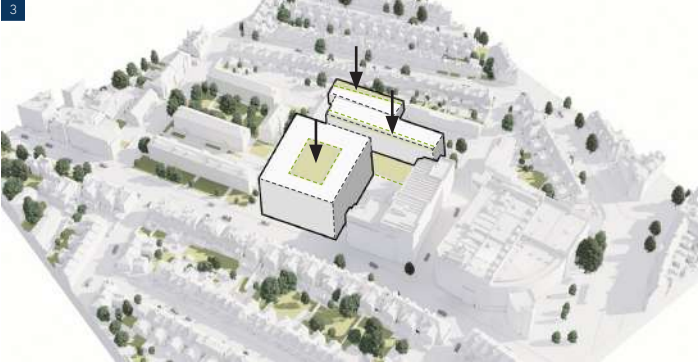
- Height & Massing
 - Proposals should not visually negatively impact views from with Noel Park Conservation Area.
- Officers expressed a desire to maximise the affordable provision within the housing component (as opposed to student).
- Permeability - Officers supported the approach of providing an activated north-south pedestrian and cyclist connection through the site



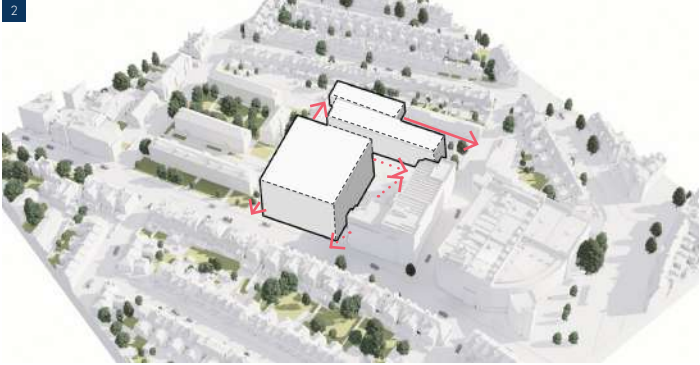
Permeability & Connectivity



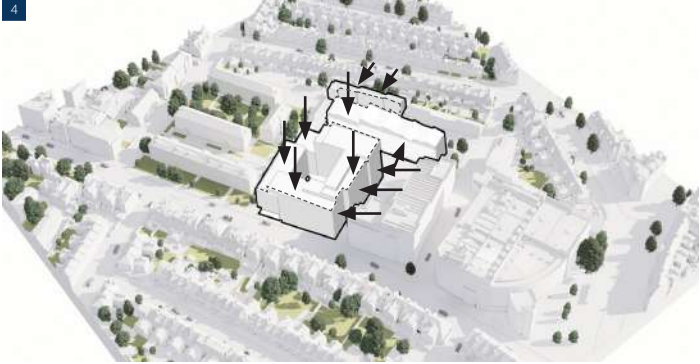
Creation of Open Spaces



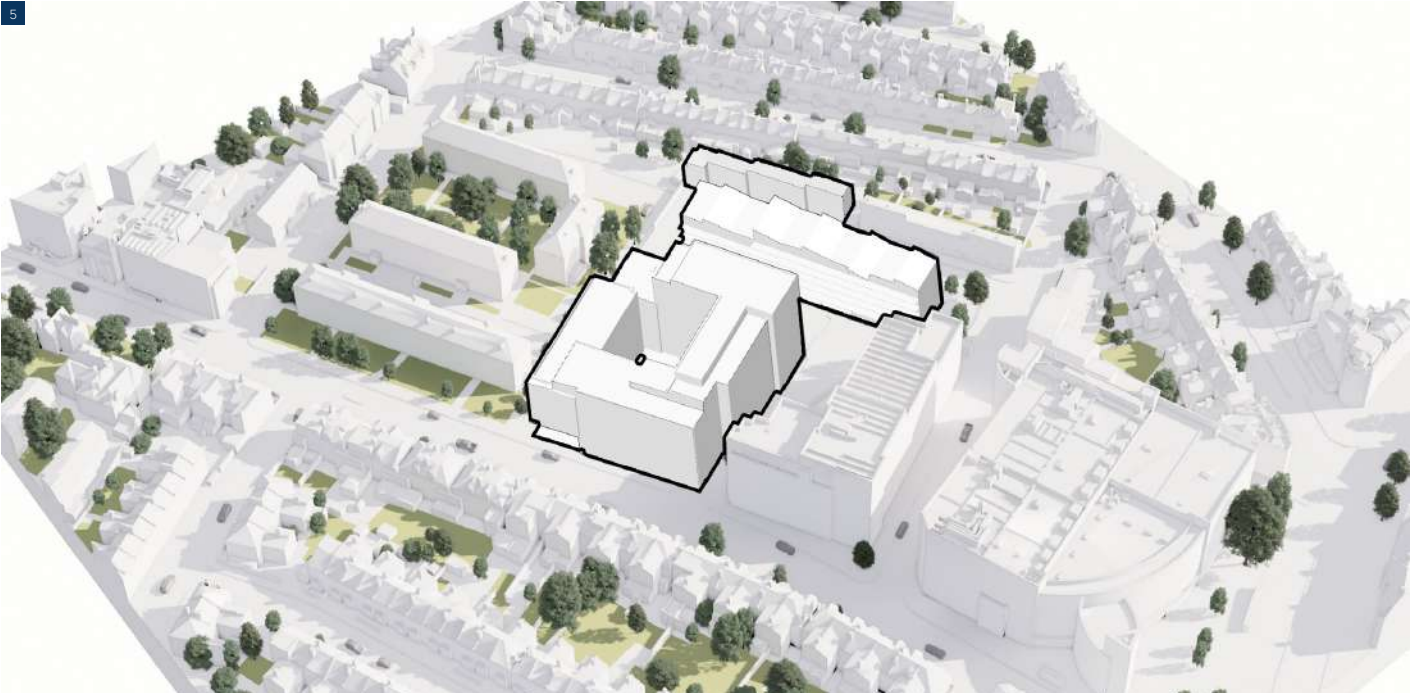
Initial Massing



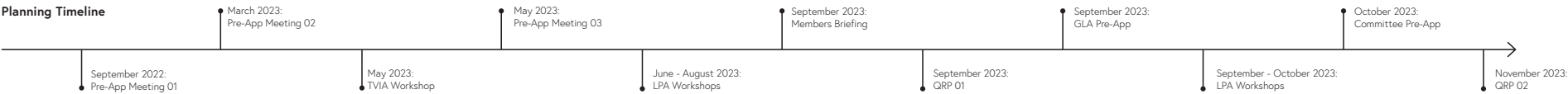
Adjusting the Massing



Proposed Massing Diagram



Planning Timeline



3.6 Pre-Application 03

Application Meeting 24/05/2023

The design team presented the initial ideas and thinking behind the elevation design for the PBSA and residential buildings. The comments received focused on the land uses, quantum and building setting out as noted below:

Summary of Comments:

Non-Residential (Employment / Town Centre) Space:

- Under-provision against policy/Site Allocations and no specific uses/users identified except 'community space'.
- Need to explore opportunities to deliver more space and identify types of space/user groups.
- Activation of key frontages?
- Needs to have realistic design appropriate for intended uses, i.e., frontage vs privacy, plan depth, daylight, servicing etc.

Public Realm:

- Concern about north-south route, part in, part out of arcade, relationship to inactive frontage of student housing, nebulous boundary to housing private communal amenity space and boundary of neighbouring Vincent Estate (1950s LBH housing estate)
- Public realm/private amenity space – currently unclear as presented – spaces/routes/uses/access relationship with wider public realm and aspirations. Quality and purpose of external space is a major concern; both the landscaped amenity space between the affordable housing and student housing (who is it for, where is it accessed, who has access, views onto, what times of day is it public, if at all?), and the paver "square" at the eastern end, which appears inadequately enclosed and ambiguously defined; opens up issue of boundary to Vincent estate to east.

Housing:

- Larger family homes & Consider as an option ground and 1st floor maisonettes with front doors on street.



Planning Timeline

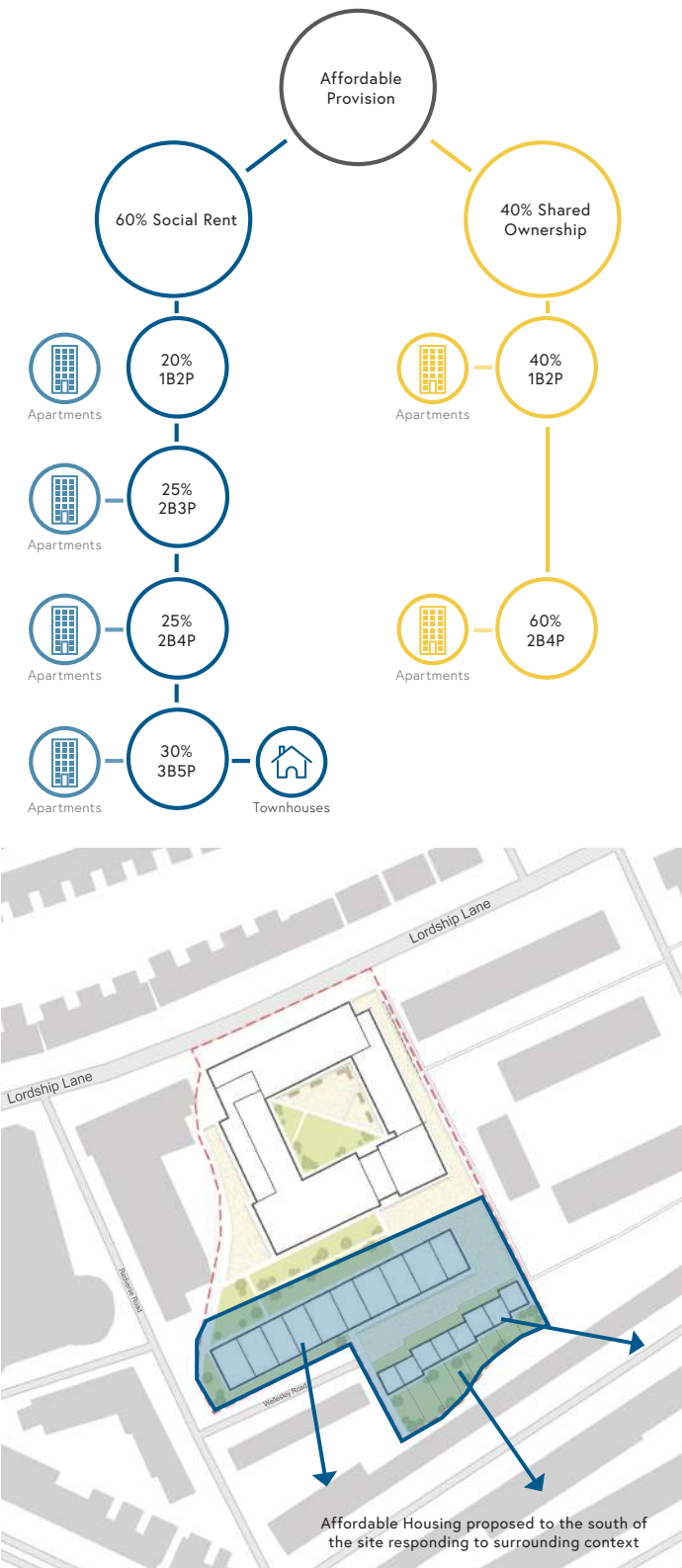


3.7 LPA Workshops

Affordable Housing Provision

Following Pre-Application meeting 3 the design team and planning officers agreed the best approach was to take a step back and rigorously test and interrogate the key aspiration of the development through a series of informal workshops.

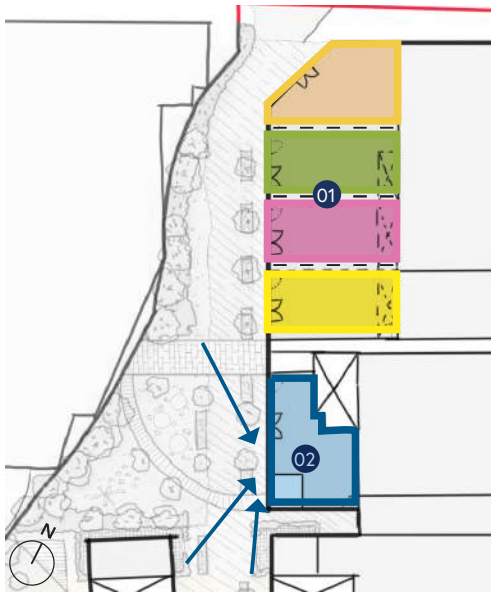
The first workshop focused on the affordable housing provision, tenure split and dwelling mix. This included discussions on the methodology of calculating the affordable housing provision across the PBSA and Residential elements.



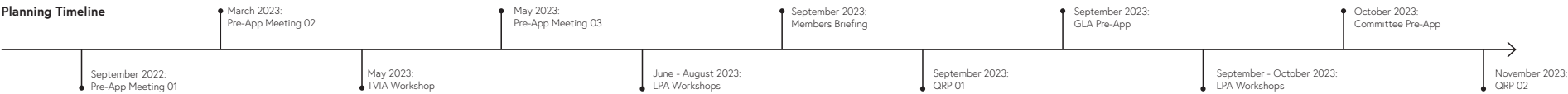
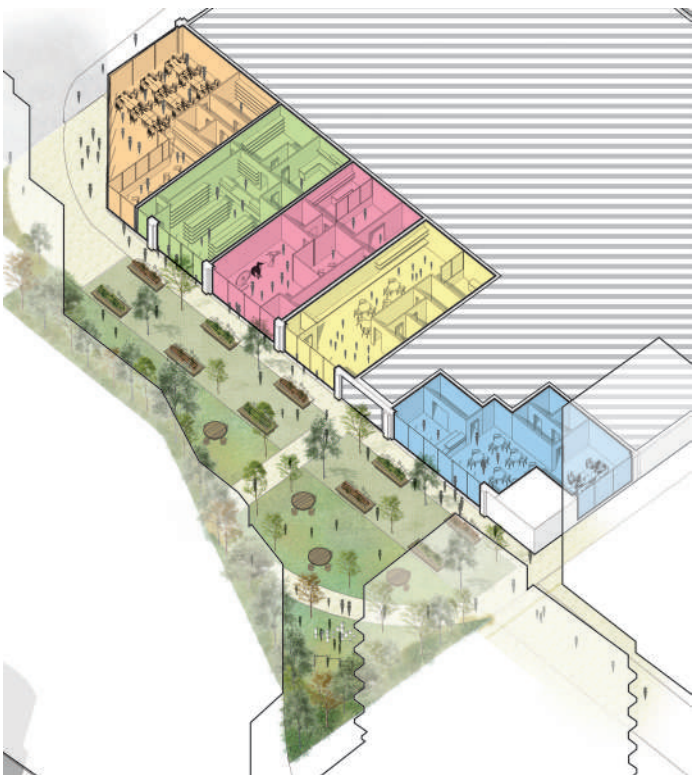
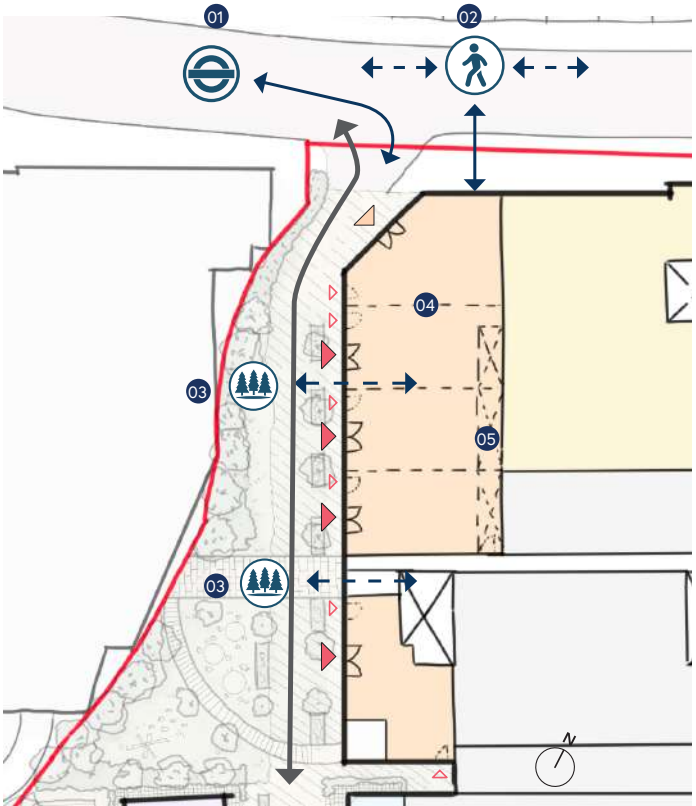
-Town Centre & Employment Workshop

Given the current and proposed site allocation for Town Centre Use a further workshop was held to discuss the quantum to be provided with consideration to local and market needs.

Further discussions involved agreeing on the best location for this space with a key focus on public accessibility, active frontages and servicing requirements.



- 01 Smaller (circa 150 sqm) units to host a wide range of uses and activities to supplement the development and the wider Wood Green community
- 02 Smaller space proposed to act as a community cafe/hub to serve not only the public but the residents and students within the development.



3.8 Pre-Application 04

Application Meeting 23/08/2023

Following on from the LPA Workshops the Design Team looked to present a revised proposal taking into account feedback received. Key items such as the desire to introduce 5-bed social rented houses, to address a locally acute need, was introduced alongside a truly accessible public realm.

Given the collaborative and productive nature of the LPA workshops minor comments where received from the planning officers and further development on the appearance and detail could begin.



Planning Timeline



3.9 LPA Design Development Meetings

Design Development 01

Following Pre-Application 4 the planing officers and design team conducted regular design workshops where key items could be discussed in detail.

Items Discussed:

- Ground floor layout with focus on Town Centre Use quantum and location.
- It was agreed that the Town Centre Use would perform better facing Lordship Lane providing day and night activation whilst being visible to the public from Wood Green.
- Design concept and contextual research. Grounding the materiality and elevation articulation to the surrounding context.

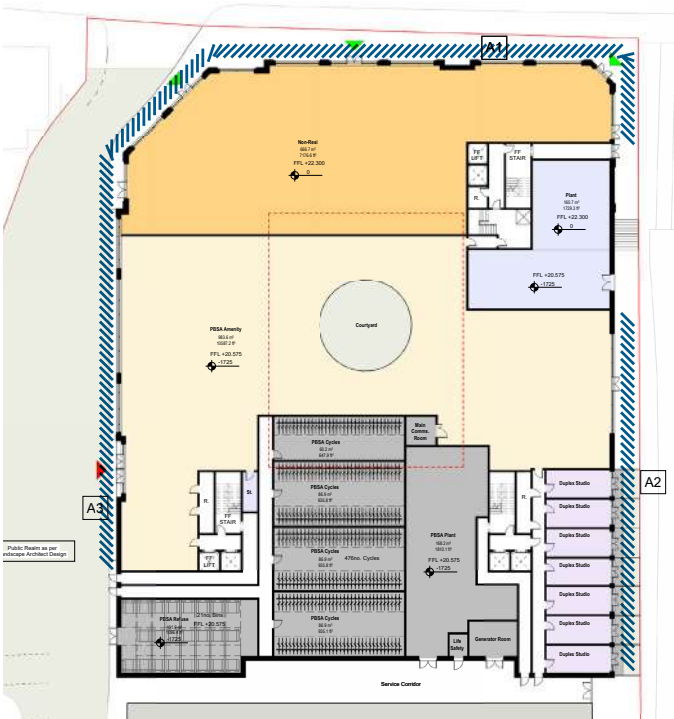


Design Development 02

Following further stakeholder meetings with Haringey's Councillors and Members, a further workshop was held to discuss the following items.

Items Discussed:

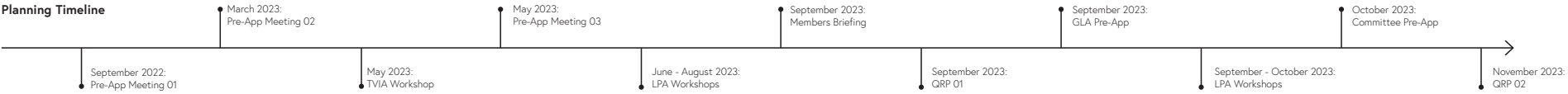
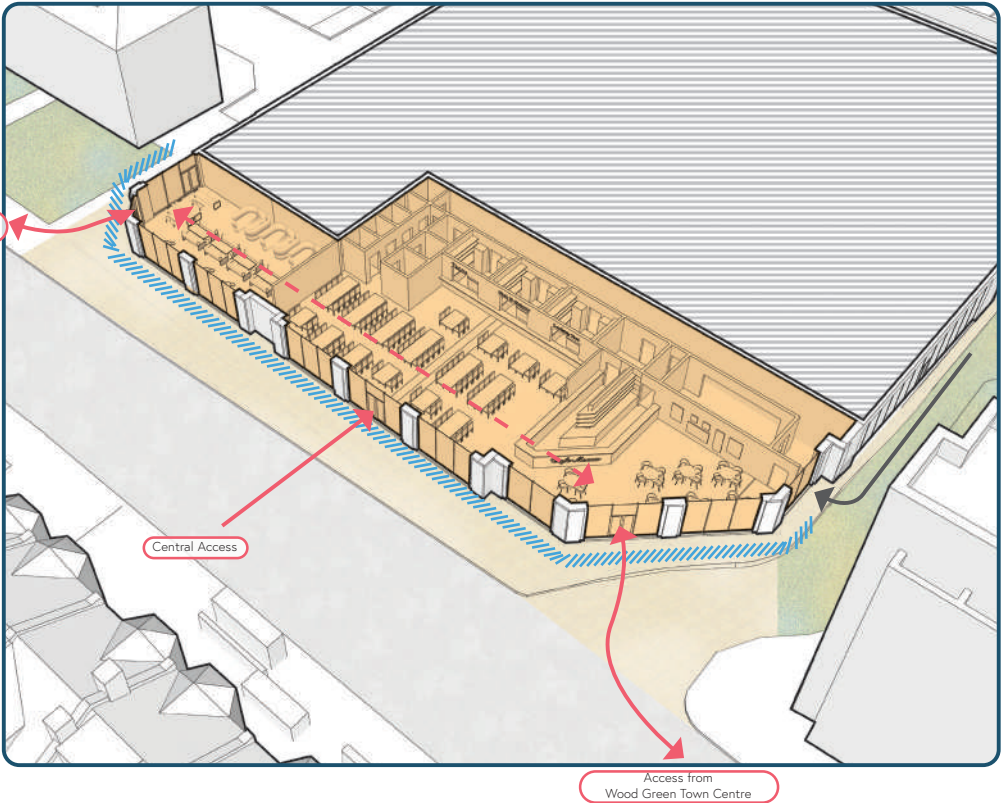
- Potential uses and options for flexibility to the Town Centre Space
- Minor scheme amendments to address comments raised at various stakeholder meetings.
- Initial landscaping concepts and proposals (refer to chapter eight for further details)



Complete frontage and activity to Lordship Lane
Level access thresholds and consistent internal level
Multiple points of entry for flexibility and ease of access



Key:
→ Access
/// Active Frontages
↔ Internal Connection



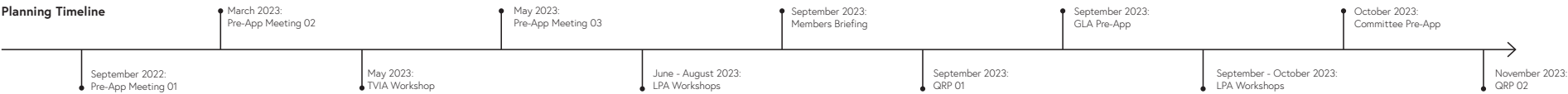
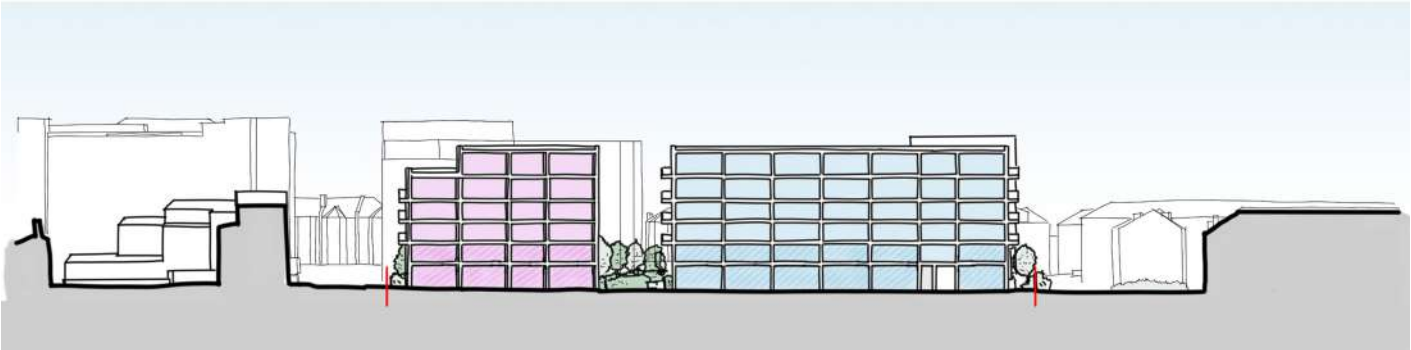
3.10 QRP 01

QRP Meeting 20/09/2023

The design team presented the emerging proposals, as they had evolved through pre-application discussions with officers up to that time with a focus on massing, scale, layout and internal configurations.

QRP Feedback:

- Review massing to mitigate the sudden change in height along Lordship Lane in views towards the town centre.
- Review the landscaping across the site and a direct visual link between the internal courtyard of Building A1 and the pocket park.
- Open the front of the public realm to reduce potential for antisocial behaviour.
- Relocate student accommodation and commercial uses / entrances.
- Upper floors stepped back to avoid impacting views from Noel Park CA.
- Larger student amenity should be provided to cater to the number of potential students.
- Rearrange student clusters across the floor plan to improve the legibility of the scheme and students' wayfinding.
- Analyse the demographics of the wider area, and of existing green spaces, to help ensure that the public realm offer here will meet the needs of the community.
- The panel would like to see detailed information on the proportion of solid to glazing, to mitigate overheating and allow ventilation.
- The panel recommends consideration of how the rooftop areas can be used to provide photovoltaic panels, as well as increasing biodiversity.



3.11 QRP 02

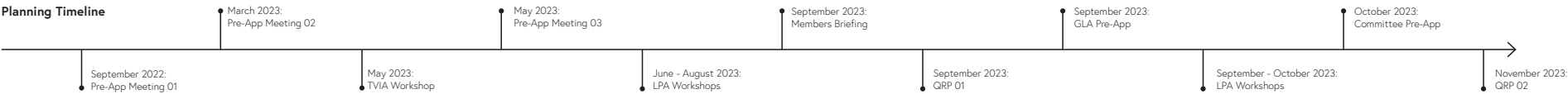
QRP Meeting 02 16/11/2023

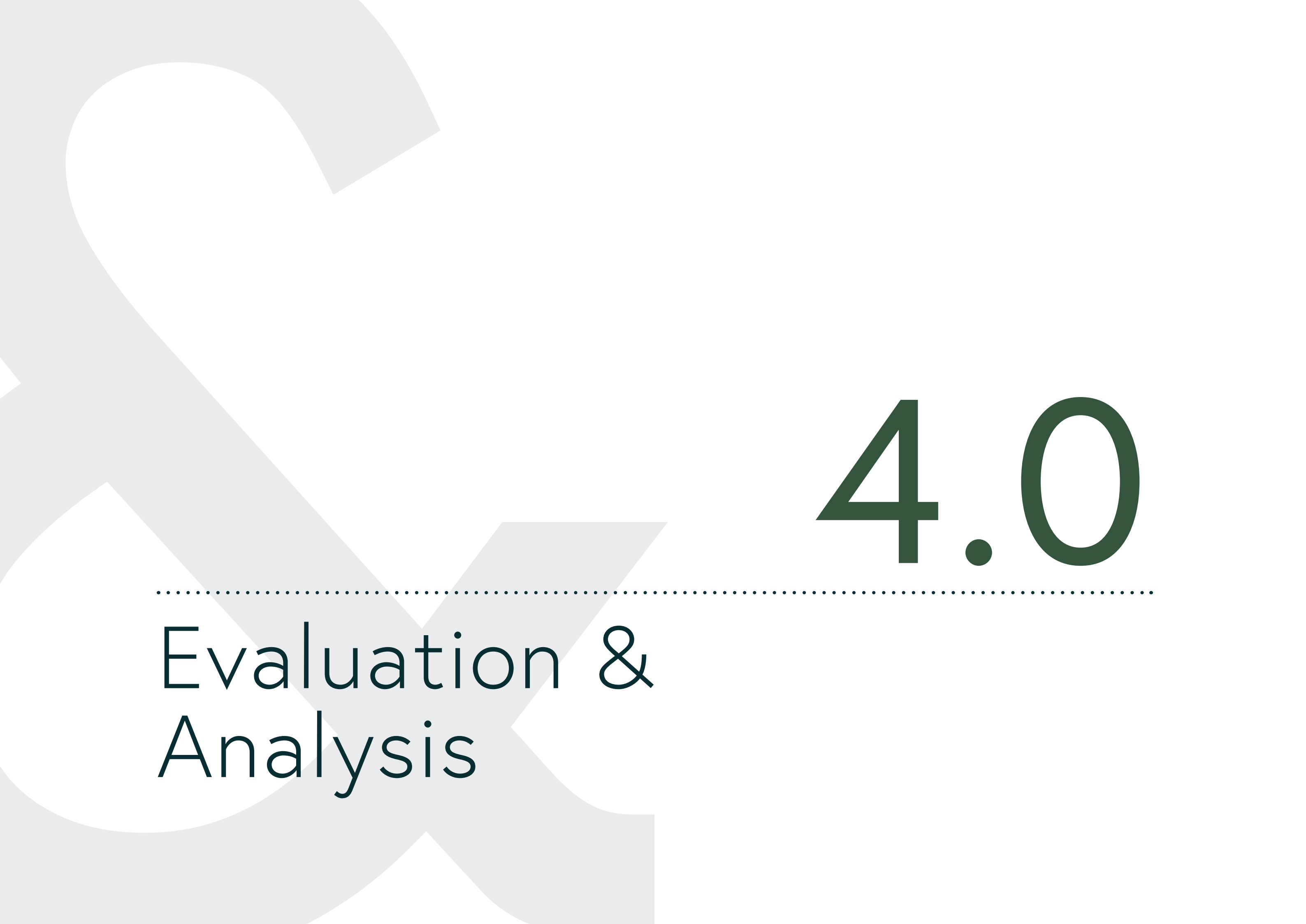
The Design Team ran through the revised scheme addressing the comments received from QRP 01 whilst updating the panel with the detailed elevation designs.

QRP Feedback:

- There is a concern that green spaces within the scheme and neighbouring gardens to the north may be overshadowed.
- The panel commends the landscape-led masterplan and welcomes the strategic moves made, such as the location of the town centre uses onto Lordship Lane and the angled splay of the building guiding people towards the urban green space.
- New window placements to allow for surveillance on potential anti-social areas.
- The student courtyard needs more work to ensure that it will not only be a visual amenity but will also be well-used.

- The panel has significant concerns about the quality of the student accommodation, particularly with regard to the long internal corridors and the lack of communal amenity spaces on upper floors.
- It asks that the design incorporates some moments of respite on each floor, preferably in the form of shared spaces with views out but, as a minimum, by adding windows to the corridors.
- New options created for the western corner to create a more visually appealing approach.





4.0

Evaluation &
Analysis

4.0 Evaluation & Analysis

4.1 Opportunities

Reinforcing the currently inactive frontages allows for natural surveillance which reduces the risk of anti-social behaviour.

Continuing Wellesley Road completes the urban grain, providing a familiar and well overlooked residential street.

The north and south routes through the site's current car park are currently unattractive and deemed unsafe with minimal green or public benefit. Opportunity to create clear and safe public routes with green spaces to not only generate new connections but encourages biodiversity and new life.

Expressing the gateway corners to the building promotes clear navigation towards and throughout the site as well as being visible from the main streets.

By increasing the height towards the town centre this creates a more gradual transition from the town houses in the Noel Park conservation area to the taller more central buildings.

Key Legend

- 1 Reinforce Frontages
- 2 Continuation of Wellesley Road
- 3 Improve North-South Connections
- 4 Reactive Dead Frontages
- 5 Public Green Spaces
- 6 Express Gateway Corners into Site
- 7 Increase Height Towards Town Centre
- 8 Visibility along Lordship Lane
- 9 Minimise Visual Impact from Conservation Area



4.2 Wood Green's Existing Context (Large Scale)



River Park House
High Rd, Wood Green



Omnibus House
Redvers Rd, Wood Green



43 Crown Close
Winkfield Rd, Wood Green



Haringey Council Legal Services
48 Station Rd, Wood Green



Icon Works
High Rd, Wood Green



Caxton Square
Caxton Rd, Wood Green



Wood Green Iceland
Mayes Rd, Wood Green

What makes a
contextually responsive,
high quality building in
Wood Green?

4.3 Lordship Lane's Historical Context

Pasture & Arable Fields

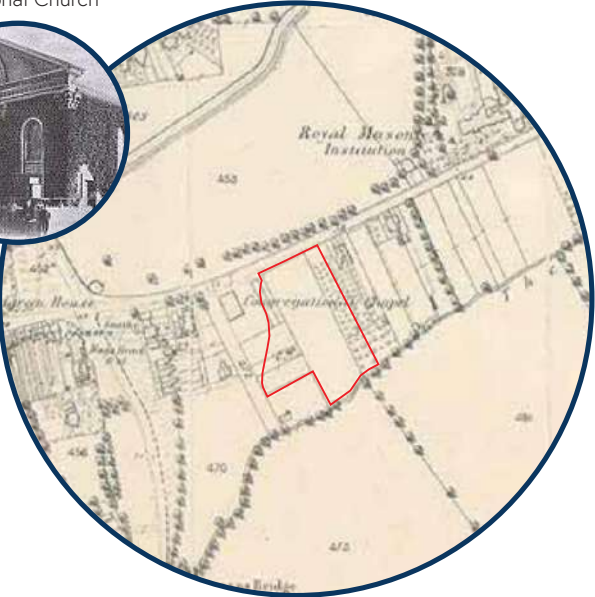


1818 & Before

The site as pasture and arable fields.

Residential + Pasture & Arable Fields

Congregational Church



1869

Initial expansion and development seen to Wood Green. Congregational Church built to the North whilst site remains as pasture and arable fields.

Lordship Lane Homes



1893 / 1894

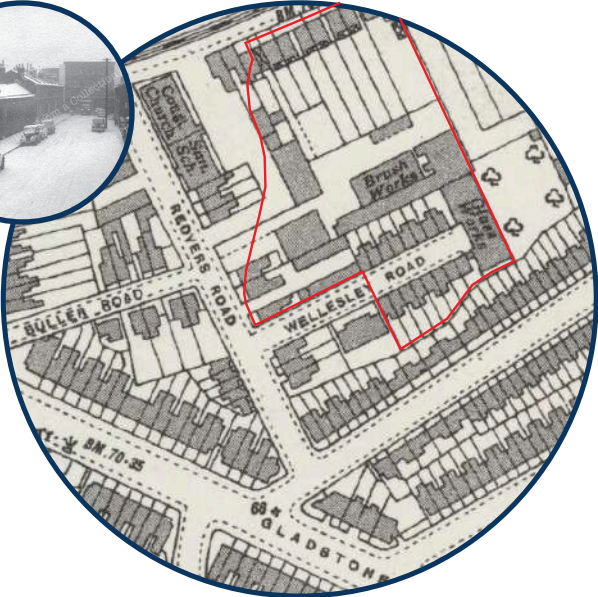
Town centre expansion and associated residential developments including Noel Park and houses fronting on Lordship Lane. Site becomes residential as pasture and arable fields fall away.

Noel Park Homes



Residential + Industrial

Brush & Glass Works



1937

Further residential developments emerge whilst light industrial uses are introduced on site

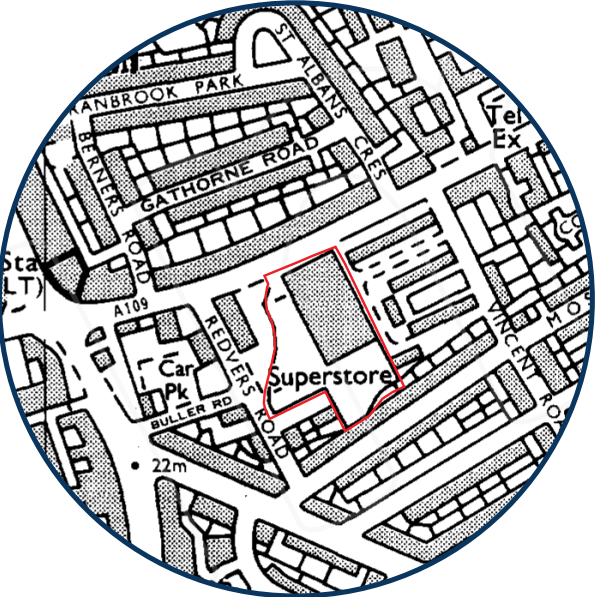
Wood Green Coach Station



1950

Wood Green Coach Station established on Site alongside the residential and light industry uses. Vincent Estate constructed forming a new dwelling typology in the immediate area.

Commercial



1990

Site completely reinvented with large industrial warehouse containing a superstore and associated car parking replacing previous residential and industrial uses.



2023

Wood Green Town Centre receives significant regeneration stretching to the edge of the Site with Omnibus House replacing the Congregational Church