



Hornsey Park Rd

Design and Access Statement

February 2024

Prepared by:

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On behalf of:

Trinity Group

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INTRODUCTION



This Design and Access Statement has been prepared by Stephen Davy Peter Smith Architects on behalf of Trinity Group to support the proposal at 157-159 Hornsey Park Road, N8 0JX, hereafter referred to as ‘the Site’, in the London Borough of Haringey (LBH).

The intention of this report is to introduce the proposal for a mixed-use development and sets out the proposal in the context of its urban setting, design approach, scale, internal arrangement, and conformity with the national planning policies, the London Plan and Haringey’s specific policies.

This Statement should be read in conjunction with the drawings submitted as part of the application and with the other specialist reports prepared by the consultants’ team.

1.1 The Project Team



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1.2 Executive Summary

Description of the development

The scheme is for the erection of 2 buildings part four and part five to six storeys in height to provide 32 residential units and circa 96.5sqm commercial floorspace, together with associated landscaping with delivery of a new public pedestrian route, child play space, car and cycle parking, and refuse and recycling facilities.

The Vision

The proposed scheme presents an opportunity to redevelop the Site to provide much needed new homes and to contribute to the ongoing regeneration of this part of the borough. It will improve pedestrian connections in line with the Council's ambition for the Site Allocation (SA21), linking the Haringey Heartlands area to Wood Green High Road.

Key Objectives

- Delivery of residential accommodation, including family housing.
- Better use of an underutilised site, complementing developments coming forward in the locality.
- Provision of a new pedestrian route together with the new schemes being delivered in the area; a key community benefit.

**SITE AND
SURROUNDINGS**



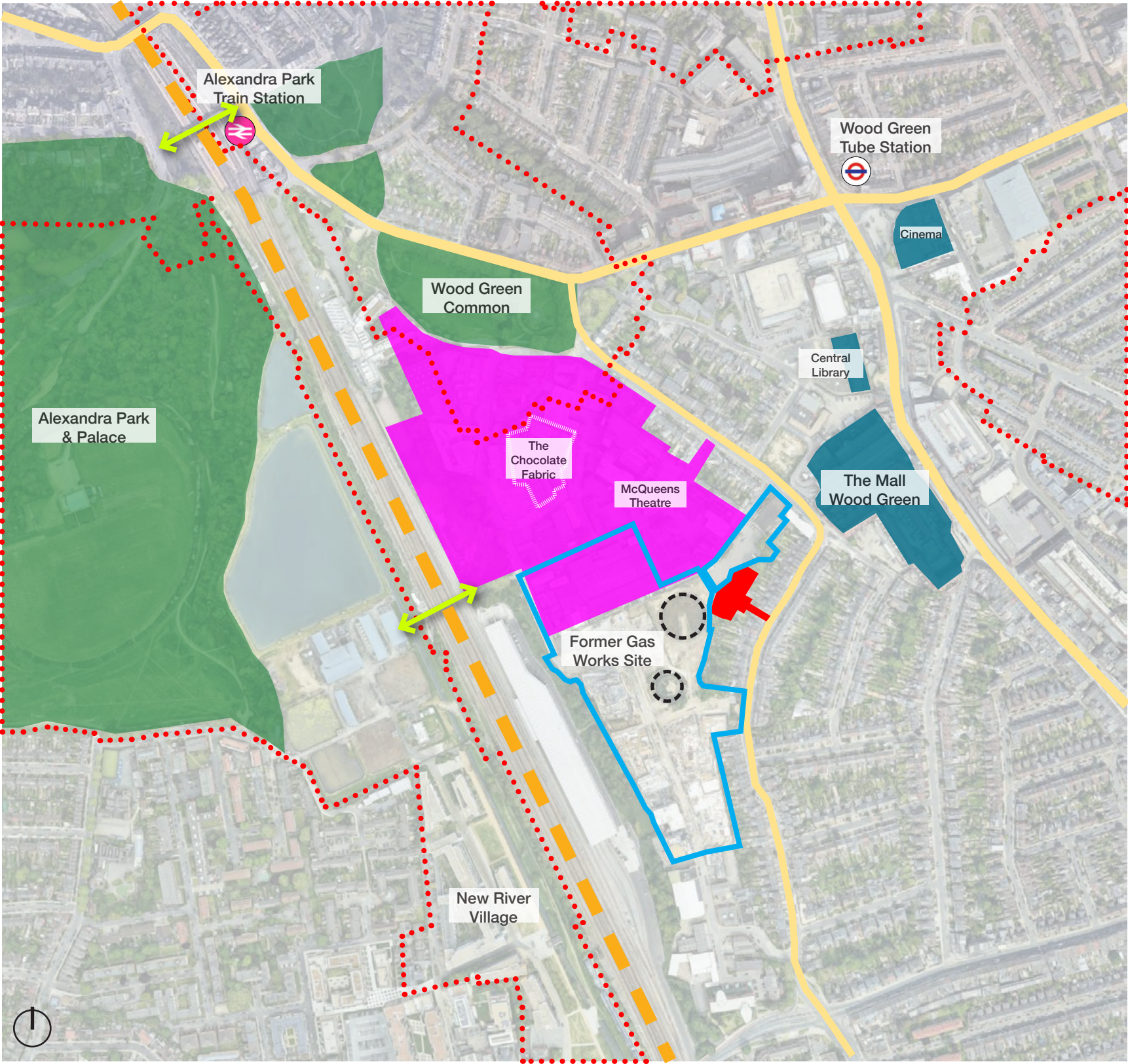
2.1 Site Location & Wider Analysis

The Site is located in Wood Green, in the London Borough of Haringey, a borough situated approximately five miles north of central London.

Wood Green is the borough's biggest town centre, with very good public transport services and good road network.

The Site lies 250m to the southwest of Wood Green High Road and the Wood Green Mall. It's in close proximity to the emerging Cultural Quarter and the Chocolate Factory.

The Site is within walking distance to Wood Green Common to the northwest and Alexandra Park to the west.



Wider Context Analysis Diagram



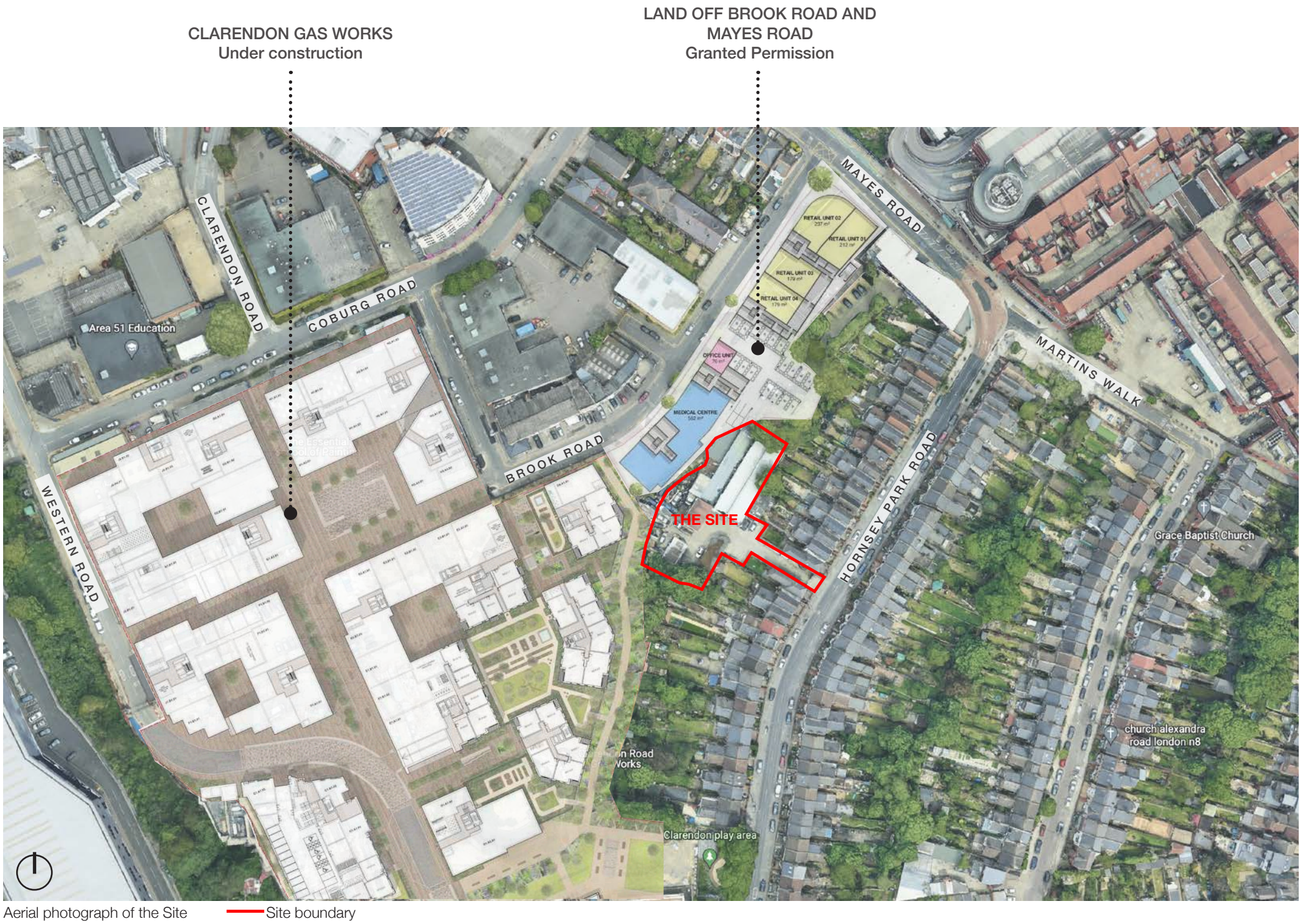
Wider Location Map- London Borough of Haringey

2.2 The Immediate Site Context

Existing and emerging

The area to the northwest and southwest of the Site is evolving. There are two sites being redeveloped, immediately next to the Site, Clarendon Gas Works (St William Homes LLP) and the site off Brook Road and Mayes Road (Austringer Capital Ltd). Clarendon Gas Works is a masterplan for mixed-use buildings ranging in height from 2 to 19 storeys. The site named as ‘Land off Brook Road and Mayes Road’ goes up to 9 storeys and it contains residential and retail use as well as a medical centre.

The urban grain to the southeast of the Site is more consolidated, predominantly characterised by 2 storey terraces houses.



2.2 The Immediate Site Context

The Site sits behind a terrace and the entrance is off Hornsey Park Road. To the rear is bounded by two sites being redeveloped, Clarendon Gas Works (St William Homes LLP) and the site off Brook Road and Mayes Road (Austringer Capital Ltd), so it needs to be accessed in both its existing and emerging context.

It contains a few disused industrial buildings (1 to 2 storeys) of no architectural merit.



Overview of the Site as seen from the east

2.3 Site Photographs



View 1



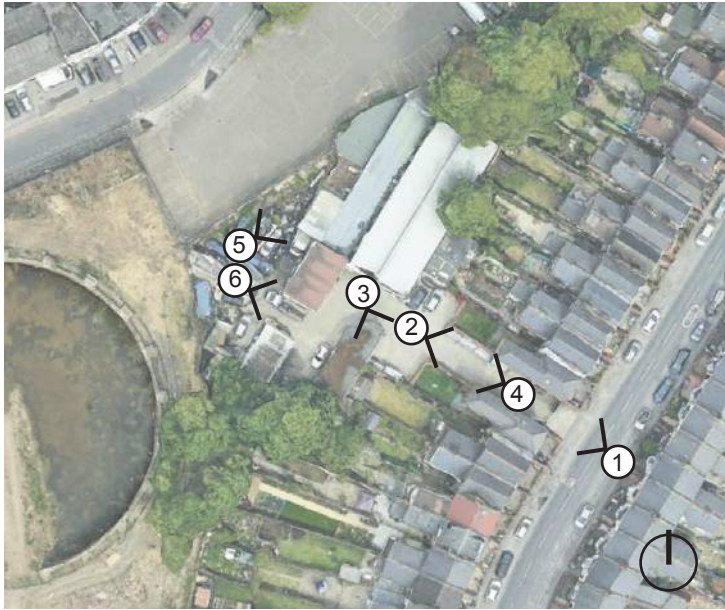
View 2



View 3



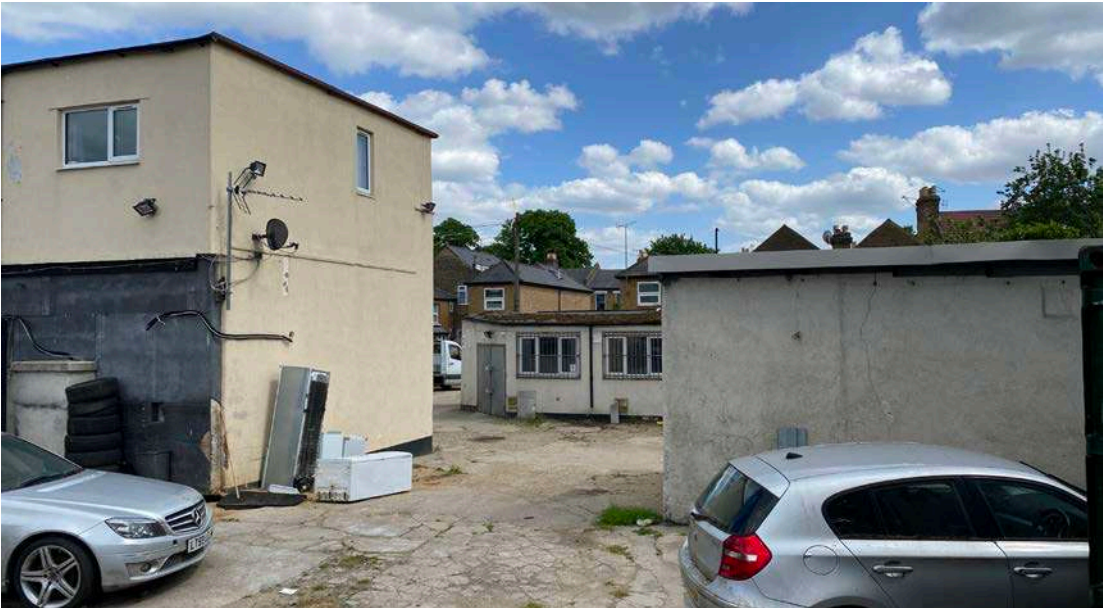
View 4



Key

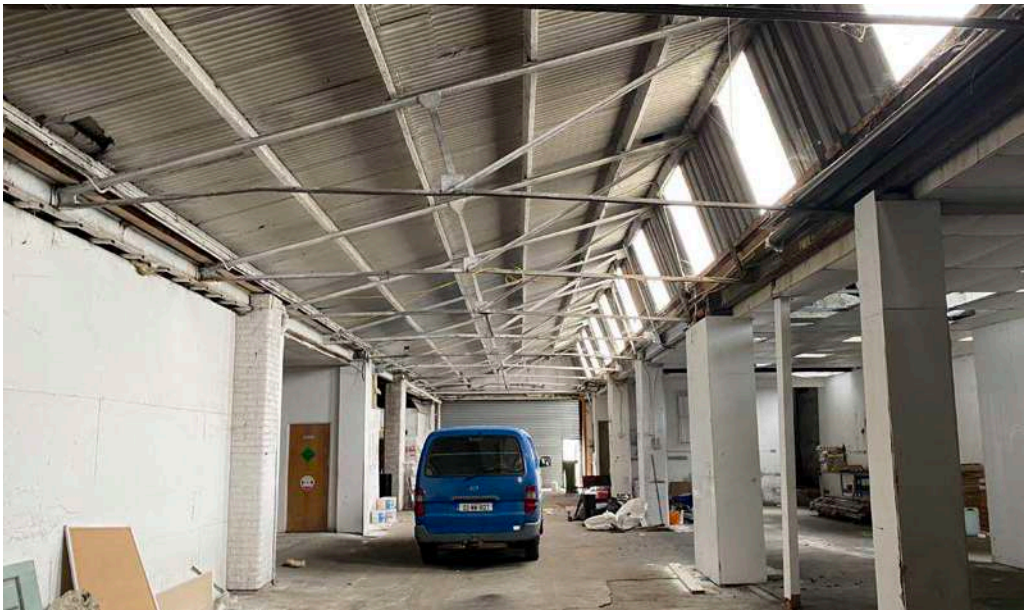


View 5

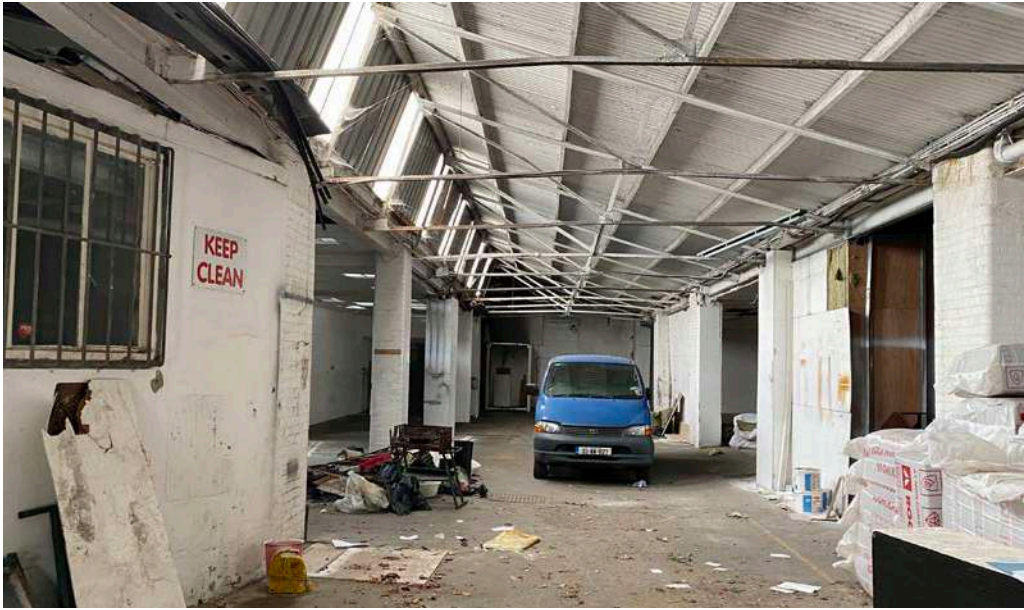


View 6

2.3 Site Photographs



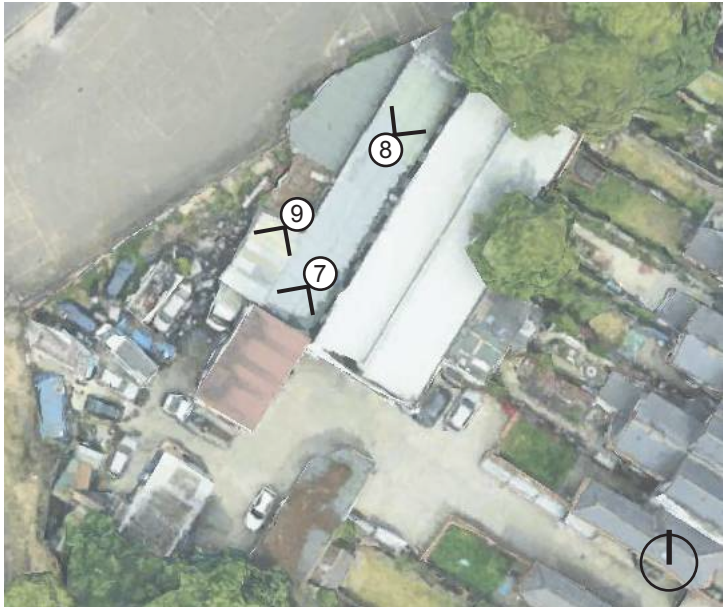
View 7- Inside of the existing building



View 8- Inside of the existing building



View 9- Inside of the existing building



Key

2.4 Adjacent Permitted Schemes

Clarendon Gas Works (Currently on site)

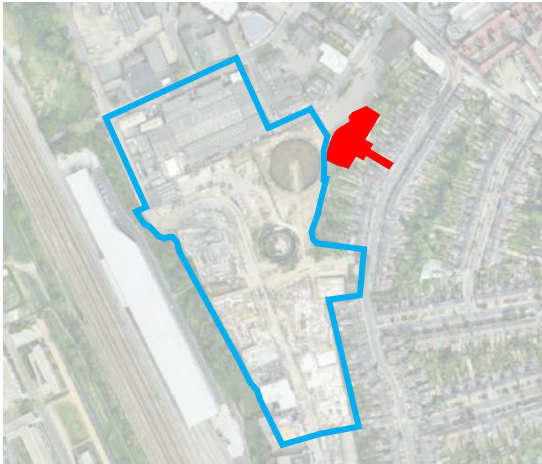
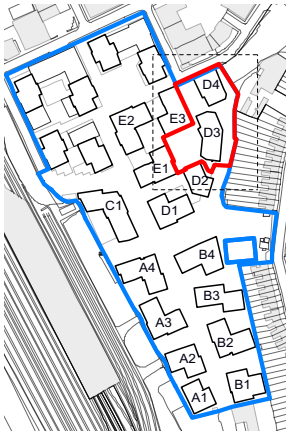
Masterplan total number of homes- 1,697 (143,252 sqm GIA)
2 to 19 storeys

- 8% Family housing
- 29% Affordable housing
- 10% Wheelchair Accessible Units

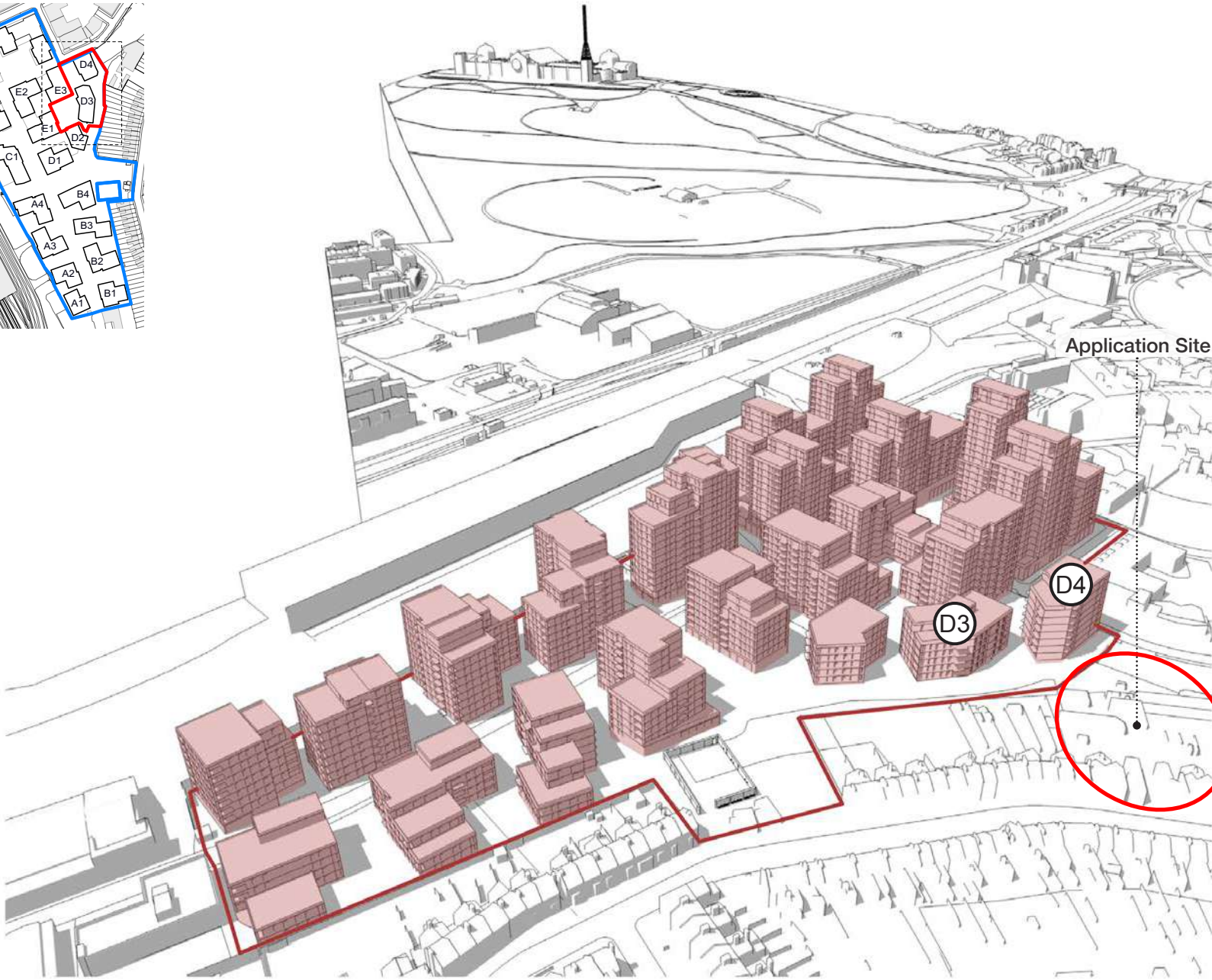
Commercial and Community Use- 9,442 sqm GIA
6% Commercial to Residential ratio



Planning application drawings above by Panter Hudspith Architects



Key Plan- Site relationship with the application site





Key Plan- Site relationship with the application site

2.4 Adjacent Permitted Schemes

Land off Brook Rd Mayes Rd (Currently implemented)

Total number of homes- 169
6 to 9 storeys

0% Family housing
10% Wheelchair Accessible Units

Non-residential use- 2,207 sqm GIA (includes 1,027 sqm Medical Centre)



Planning application drawings above by Cassidy+Ashton



Planning application GA ground floor plan

4.1 Planning Context

Site Requirements

The Site is part of the Clarendon Square Gateway (SA21), as identified in the Site Allocations Development Plan Document (DPD), which sets out sites where the council expects significant developments until 2026, along with a broad idea of building uses to help meet Haringey's housing and employment targets.

The Site is also included in the draft Wood Green Area Action Plan (AAP), which when adapted will form part of the Haringey Local Plan as the principal Local Planning document for the Wood Green area.

Chapter 01: THE SITE ALLOCATIONS

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SA21: CLARENDON SQUARE GATEWAY



Address	Iceland and land behind and Bittern Place, Brook Rd, Wood Green, N22		
Site Size (Ha)	1.34	PTAL Rating	4
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Iceland supermarket, vacant land, industrial estate		
Ownership	Mix of public and private freeholds		
How site was identified	Heartlands Development Framework		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Local Employment Area: Wood Green regeneration area Blue ribbon network		
Indicative Development Capacity	Net residential units	Employment m²	
	195	6,734	

Site Allocations DPD

Adopted July 2017

www.haringey.gov.uk

Proposed Site Allocation

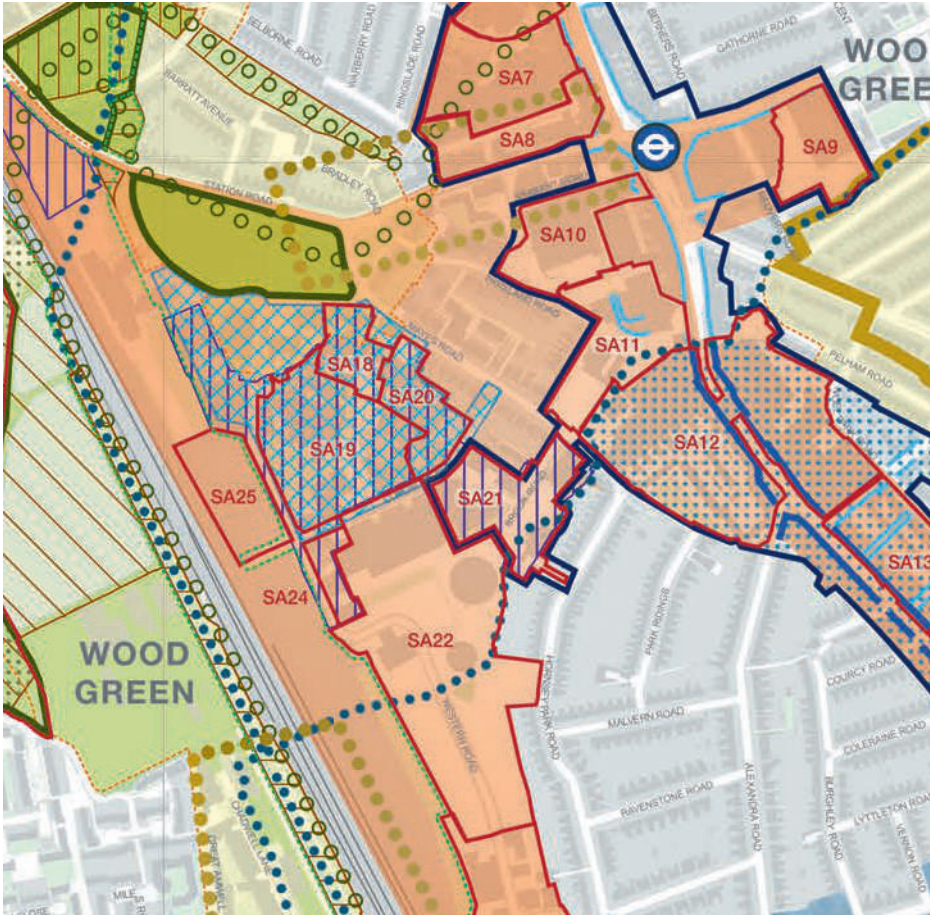
2.53 Creation of a new link between Wood Green and Clarendon Square. Mixed use redevelopment of existing buildings to create a legible streetscape along this link with employment-led mixed use development with residential.

Commentary

2.54 This site plays an important role in linking the Haringey Heartlands area to Wood Green High Rd. The future development will make viable a safe pedestrian and cycling link from Wood Green to Alexandra Palace Park via the Heartlands area, and Cultural Quarter.

2.55 New commercial and residential development will be permitted along this route.

Extract from Site Allocations Development Plan Document



Extract from Haringey's Policies Map

WG SA 19: LAND R/O HORNSEY PARK RD



Address	157-159 Hornsey Park Rd, N22		
Site Size (Ha)	0.26	PTAL Rating	4
Timeframe for delivery	2018-2023	2023-2028	2028 onwards
Current/Previous use	Commercial		
Ownership	Single private leasehold		
How site was identified	Pre-application		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Local Employment Area: Wood Green regeneration area Blue ribbon network		
Indicative Development Capacity	Net residential units	Employment m²	
	72	1,264	

Proposed Site Allocation

8.37 Comprehensive redevelopment creating new employment and residential uses and an improved pedestrian network.

Commentary

8.38 This site has recently been the subject of pre-application discussions regarding its redevelopment. It is considered that it has the potential to be more intensively used, creating new homes and jobs within an edge of town centre location. A new pedestrian route through to the centre of the Heartlands sub-area from Hornsey Park Road could also be created.

Wood Green AAP

A Local Plan Document

Regulation 18 Preferred Option Consultation Draft

February 2018

www.haringey.gov.uk

Extract from Wood Green Area Action Plan

KEY

MANAGING GROWTH

- Growth Area
- Area of Change

SITE SPECIFIC PROPOSAL

- Site Allocation

EMPLOYMENT

- Strategic Industrial Location (SIL)
- Locally Significant Industrial Sites (LSIS)
- Local Employment Area/Regeneration Area
- Local Employment Areas

OPEN SPACE AND BIODIVERSITY

- Metropolitan Open Land (MOL)
- Open Space
- Proposed Open Space
- SINCL Metropolitan Importance
- SINCL Grade I
- SINCL Grade II
- SINCL Local
- Local Nature Reserve
- Green Belt
- Lee Valley Regional Park
- Ecological Corridor
- Historic Park
- Heritage Land

CONSERVATION

- Conservation Areas
- Area of Archaeological Importance
- Article 4 Direction (for alterations to the front facade in conservation areas)

TOWN CENTRES

- District Centre
- Local Centre
- Primary Shopping Centre
- Primary Frontage
- Secondary Frontage

CULTURAL AND LEISURE

- Cultural Quarter

VIEWS

- Strategic View of St Pauls - The View Setting
- Strategic View of St Pauls - The Viewing Corridor

OTHER

- South Tottenham House Extensions

Green Chain

- Green Chain
- Blue Ribbon

2.5 Environmental & Policy Context

Public Transport Accessibility Level (PTAL)

The Site has a PTAL rating of 4 indicating a good level of accessibility.

Road and Rail Noise

Road and rail noise do not affect the Site negatively according to the Extrium Noise Map.

Flood Risk Zone

The Site does not fall within a flood risk zone. There is an existing culverted watercourse running along the Site's north-west boundary.

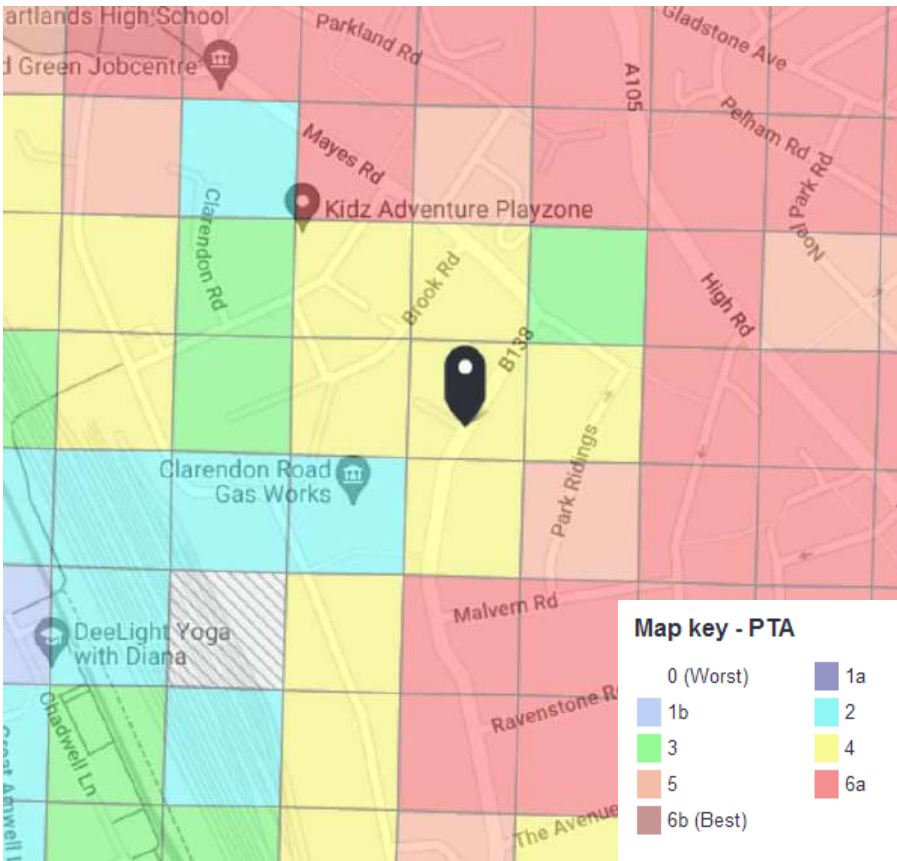
Local Plan

Planning Designations:

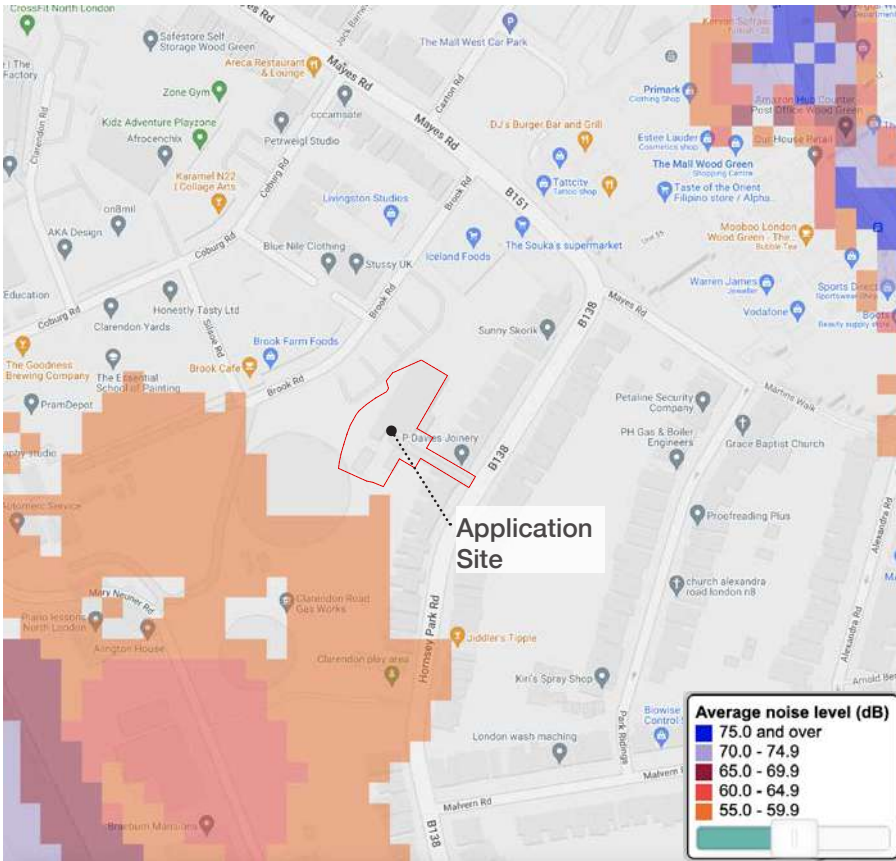
- Wood Green Metropolitan Centre
- Wood Green Growth Area
- Local Employment Area: Wood Green regeneration area
- Blue ribbon network

The Site is part of proposed Site Allocation SA21- Clarendon Square Gateway, in the Site Allocations DPD, adopted July 2017. The policy states:

“Creation of a new link between Wood Green and Clarendon Square. Mixed use redevelopment of existing buildings to create a legible streetscape along this link with employment-led mixed use development with residential. This site plays an important role in linking the Haringey Heartlands area to Wood Green High Rd. The future development will make viable a safe pedestrian and cycling link from Wood Green to Alexandra Palace Park via the Heartlands area, and Cultural Quarter. New commercial and residential development will be permitted along this route.”



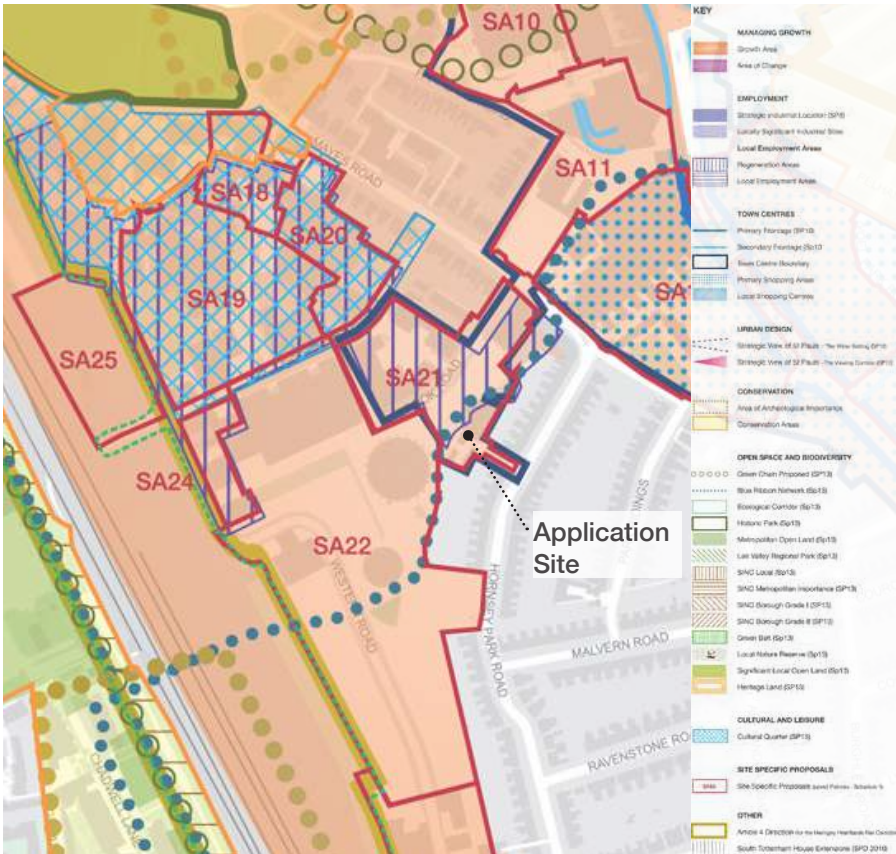
PTAL map



Extrium Noise Map- Road and Rail



Environment Agency Flood Risk Map



Haringey Local Plan