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Date: 11 November 2024

Our ref: 64605/01/BK/JHo/33132592v1

Dear Phil

Berol Quarter, Ashley Road, Tottenham Hale: Planning Applications relating to Material Amendments to HGY/2017/2044

On behalf of our client, Berkeley Square Developments (the ‘Applicant’), we have submitted the following two planning applications to LB Haringey in respect of material changes to planning permission ref. HGY/2017/2044 (as amended)) at Berol Yard, Ashley Road, London, N17 9LJ (the ‘Site’):

- Application ref. HGY/2023/0241 – Application to vary a number of planning conditions to planning permission ref. HGY/2017/2044 to make such conditions consistent with the New Planning Application ref. HGY/2023/0261.
- Application ref. HGY/2023/2505 - Application seeks to amend Condition 7 (Approved Drawings) and Condition 13 (Land use (Retail)) of planning permission ref. HGY/2017/2044 to allow for the ground floor commercial space and associated mezzanine at 1 Berol Yard (now named The Gessner) to become Use Class E flexible commercial space.

Both applications are currently being determined by LB Haringey and are made in respect of planning application ref. HGY/2017/2044. During the determination of these planning applications, it has become apparent that the applications should be merged to avoid overlapping permissions in light of recent case law known as *Hillside* and *Dennis*. To avoid any procedural complications, this letter seeks to merge the two planning applications into one application. The intention is for the merged applications to be determined as one application. There are no other changes proposed.

Background

Planning permission ref. HGY/2017/2044 was granted at the Site on 8 June 2018 for:

Full planning permission for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 166 residential

units, 694 sqm (GEA) of commercial floorspace (Class A1/A3/B1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works.

Outline planning permission (all matters reserved) for the alteration and conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1) and the introduction of a two-storey roof level extension introducing up to 18 residential units, cycle parking and other associated works.

Following its approval, the Applicant, sought to revisit the application and submitted a new application ref. HGY/2023/0261 in 2023 for the following:

“the refurbishment and extension of Berol House to include Use Class E floorspace and the redevelopment of 2 Berol Yard to provide new residential homes, Use Class E floorspace and associated landscaping, public realm improvements, car and cycle parking and other associated works.”

This application received a resolution to grant in July 2023 and a planning permission is due imminently.

Alongside the submission of the application, owing to potential *Hillside* implications, the Applicant submitted Section 73 ref. HGY/2023/0241 to delete and amend existing conditions and add a condition to ensure that Phases 3, 4 and 5 of the development will be severed from the original permission ref. HGY/2017/2044 upon implementation of any new planning permission being granted in respect of these phases.

In addition, on a separate basis, the Applicant also sought to make amends to the commercial space on the ground floor (and associated mezzanine level) at 1 Berol Yard which has already been built out under Phase 1 of planning application ref. HGY/2017/2044. The approved scheme restricts this use to Use Class B1, under condition 13. However, to align with the proposed Class E uses associated with ref. HGY/2023/0261 and commercial interest associated with the use, the Applicant sought to amend the B1 use to Class E. The principle of this use has now been agreed with LB Haringey.

Owing to complications arising from the case law case known as *Hillside* and *Dennis*, the Applicant has sought advice confirming that applications ref. HGY/2023/0241 and ref. HGY/2023/2505 should be merged into one application. LB Haringey has confirmed it supports this approach. There will be no other changes, and this letter is merely to formalise this change.

Revised Application

For completeness, this letter seeks to merge the following two applications into one application:

- Application ref. HGY/2023/0241
- Application ref. HGY/2023/2505

The resulting situation is that the revised application now seeks the following amendments to permissions ref. HGY/2017/2044:

- 1) The removal of conditions 1, 3, 4, 6, 10, 22, 28, 32, 33, 40, 47, 53, and 57. Full details can be found in Annex 1.

- 2) The removal of conditions 5, 7, 12, 25, 31, 35, 45 and 56 of Ref. HGY/2017/2044. Full details can be found in Annex 1.
- 3) Addition of Condition 63 to ensure that phases 3, 4 and 5 will be severed from HGY/2017/2044. Full details can be found in Annex 1.
- 4) Addition of Ground Floor As Built Plan (ref. BRE-DAR-XX-00-DR-A-0900_1 P1) and Mezzanine Floor As Built Plan (ref. BER-DAR-XX-0M-DR-A-0900_2 P1) under condition 7 of HGY/2017/2044.
- 5) Variation of the wording of condition 13 to allow the commercial space at 1 Berol Yard to operate as Class E.

Full details of the above can be found in Annex 1 and the cover letters associated with each Section 73 application.

Marketing evidence prepared by CF Commercial, accompanied Application ref. HGY/2023/2505. This confirmed that despite wide marketing of the unit, via a dedicated website, CGIs and a 3D virtual tour, and wide publicisation of the availability of the unit, there has been limited interest in letting the floorspace from any relevant operators. The letter has been appended to this letter as Annex 2.

Summary and Conclusion

This letter seeks to combine planning applications Ref. HGY/2023/0241 and Ref. HGY/2023/2505 to avoid potential procedural complications associated with case law *Hillside* and *Dennis*. There are no changes to the applications themselves and the merge is merely to avoid any potential complications in the future. The intention is for the merged applications to be determined as one planning application.

Overall, the changes are to ensure that the proposed development at the Berol Quarter, which will deliver substantive public benefits, can be delivered as a standalone development and for the commercial unit at 1 Berol Yard to operate as a Class E unit. If you have any queries in the meantime, then please do not hesitate to contact me or my colleague Jonathan Hoban.

Yours sincerely



Jonathan Hoban

Associate Director

MPlan (Hons) MRTPI



Annex 1: Table of amended conditions of planning application ref. HGY/2017/2044

The following table includes the conditions as per the extant planning application (ref. HGY/2017/2044). The conditions have been ~~strike~~ striked through where it is proposed wording is removed. Insertions have been coloured in **red**.

No.	Condition
1.	Reserved Matter Approval – Berol House (Scale, Appearance, Layout, Access, Landscaping) This permission, as it relates to the green dotted line (Berol House) is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters: a) appearance; b) landscaping; c) layout; and, d) scale; e) access; Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars. For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements (addendum) are not approved. Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.
2.	COMPLIANCE – Commencement The development hereby authorised, excluding the Outline element, must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
3.	COMPLIANCE – Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications – Berol House) Each application for the approval of Reserved Matters submitted pursuant to condition 1 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant building pursuant to Condition 5 (Phasing Strategy). i. A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Guidelines (April 2017 as amended); ii. Window details – a scheme for replacing and restoring the windows in Berol House that shows the external appearance of the façade of the building shall be submitted to and agreed in writing by the local planning authority. Berol House shall then be constructed in accordance with these agreed revised details; iii. Details and plans including a detailed description for the ends of each block; to the same level of detail as already provided for the intermediate rooftop extension and the additionally detailed centre section; iv. A statement demonstrating how the refurbishment of Berol House will facilitate and enable connection to a future District Energy Network; v. Appearance – Details of rooftop and roofscape in accordance with Design Guidelines (April 2017) including provision for play; vi. Details of access to and management of access to Berol Link; minimum and maximum width of Berol Link, headroom details.

No.	Condition
	Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
4.	PRIOR TO RESERVED MATTERS – Affordable Housing Strategy (Berol House) Prior to the determination of Reserved Matters application an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to Berol House. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include: i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii. Additional affordable units as a result of an uplift arising from the viability review mechanism; iii. The timing of the construction of the affordable housing; iv. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing. Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.
5.	PRIOR TO COMMENCEMENT - Phasing strategy and details (excluding the College) No part of the development hereby permitted, excluding the NCDS College building and related enabling works, shall be carried out unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently. The phasing strategy shall include details of: 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan; 2. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 3. the quantum and location of car parking to be provided in that phase; 4. the quantum and location of cycle parking to be provided in that phase; 5. the quantum and location of motorcycle and powered two wheeled vehicular parking to be provided in that phase; 6. infrastructure, including the capacity of shared energy infrastructure for that phase; 7. the principles of waste/refuse and servicing for that phase; and, 8. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy. The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time. Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.
6.	COMPLIANCE – Time limits for Reserved Matters (Berol House) All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of three years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect: a) The expiration of five years from the date of this permission OR b) The expiration of two years from the final date of approval of any of the reserved matters. Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
7.	COMPLIANCE - Development in Accordance with Approved Drawings and Documents The development, including all associated reserved matters, shall be completed in accordance with the approved plans and

No.	Condition
	documents except where conditions attached to this planning permission indicate otherwise, where individual phases will not be delivered, or where alternative details have been subsequently approved following an application for a non- material amendment. a) Design Guidelines (June 2017) b) The following Parameter Plans: Existing ground levels (Existing Context) 1824-JMP-05-XX-DR-A-1001 Demolition Plan (Existing Context) 1824-JMP-05-XX-DR-A-1002 Demolition Plan, Roof (Existing Context) 1824-JMP-05-XX-DR-A-1003 Demolition Section Parameter 1824-JMP-05-XX-DR-A-1004 Site Location 1824-JMP-05-XX-DR-A-0001 Planning Application Boundary 1824-JMP-05-00-DR-A-0002 Ground Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-00-DR-A-0104 Rev 3 3rd Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-01-DR-A-0105 Rev 2 4th Floor Parameter Plan, maximum and minimum extents (existing context) 1824-JMP-05-XX-DR-A-0106 Rev 2 Building Heights Parameter Plan (existing context) 1824-JMP-05-XX-DR-A-0107 Rev 2 Section AA Parameter Plan, building parameters (existing context) 1824-JMP- 05-00-DR-A-0108 Rev 1 Section AA Parameter Plan, circulation tower parameters (existing context) 1824-JMP-05-01-DR-A-0109 Rev 1 Section BB Parameter Plan (existing context) 1824-JMP-05-02-DR-A-0110 Section CC Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0111 Existing Elevations 1824-JMP-05-00-DR-A-0112 Proposed Elevations, Parameter Plan 1824-JMP-05-00-DR-A-0113 Rev 1 Access Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0114 Rev 3 Land use parameters – Ground floor (existing context) 1824-JMP-05-00-DR-A- 0115 Rev 3 Land use parameters – First and second floors (existing context) 1824-JMP-05- 00-DR-A-0116 Rev 2 Land use parameters – Third Floor (existing context) 1824-JMP-05-00-DR-A- 0117 Rev 1 Land use parameters – Fourth Floor (existing context) 1824-JMP-05-00-DR-A- 0118 Rev 1 Land use parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0119 Rev 1 Landscape parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0120 Rev 3 Ground Floor As Built Plan (ref. BRE-DAR-XX-00-DR-A-0900_1 P1) Mezzanine Floor As Built Plan (ref. BER-DAR-XX-0M-DR-A-0900_2 P1) c) The following plans: Level B2 Plan 1824-JMP-BY-B2-DR-A-3520 Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 2 Level 00 Plan 1824-JMP-BY-00-DR-A-3501 2 Level 01 Plan 1824-JMP-BY-01-DR-A-3502 2 Level 02 Plan 1824-JMP-BY-02-DR-A-3503 2 Level 03 Plan 1824-JMP-BY-03-DR-A-3504 2 Level 04 Plan 1824-JMP-BY-04-DR-A-3505 2 Level 05 Plan 1824-JMP-BY-05-DR-A-3506 2 Level 06 Plan 1824-JMP-BY-06-DR-A-3507 2 Level 07 Plan 1824-JMP-BY-07-DR-A-3508 2 Level 08 Plan 1824-JMP-BY-08-DR-A-3509 2 Level 09 Plan 1824-JMP-BY-09-DR-A-3510 2 Level 10 Plan 1824-JMP-BY-10-DR-A-3511 2 Level 11 Plan 1824-JMP-BY-11-DR-A-3512 2 Level 12 Plan 1824-JMP-BY-12-DR-A-3513 2 Level 13 Plan 1824-JMP-BY-13-DR-A-3514 2 Roof Plan 1824-JMP-BY-RF-DR-A-3515 2 Proposed North and East Elevation 1824-JMP-BY-NE-DR-A-4001 2 Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 2 Proposed Section AA and BB 1824-JMP-BY-AA-DR-A-5001 2 Proposed Section CC and DD 1824-JMP-BY-BB-DR-A-5002 2 Proposed Section EE and FF 1824-JMP-BY-CC-DR-A-5003 2 Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.
8.	COMPLIANCE - Environmental Statement All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated June 2017 and the Supplementary Environmental Statement dated October 2017.

No.	Condition															
	Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.															
9.	COMPLIANCE - Environmental Statement: Reserved Matters Applications Each reserved matters application shall be preceded by the adoption of an EIA screening opinion by the LPA; i. if it is demonstrated that an application for reserved matters approval is not likely to give rise to any additional significant environmental effects in comparison with the Development as approved by this Permission and assessed in the Environmental Statement, a further environmental statement shall not be required; ii. where an application for reserved matters approval would be likely to have significant environmental effects, as screened and agreed by the Council prior to the submission of any such application, that application will be accompanied by an Environmental Statement assessing the likely significant effects of the details applied for. Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement and to accord with the Environmental Impact Assessment Regulations (2017).															
10	COMPLIANCE - Development in accordance with Acoustic Report (College) The College development shall be completed in accordance with the approved Acoustic Report (Sandy Brown dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by the local planning authority. The air handling plant shall be designed so that it does not exceed a maximum of 41 DbA at the residential receptor. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria. Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).															
11.	COMPLIANCE - Noise and vibration - Internal residential environment (Building 4) a) (i) The residential units hereby authorised shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_Amax for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided; (ii) the evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria ‘Low probability of adverse comment’ as defined BS6472. b) No development of Building 4 (other than Excluded Works) shall commence until details of a sound and vibration insulation scheme for that building complying with part (a) (i), and (ii) of this condition and a Mechanical Ventilation and Heat Recovery (MVHR) system for that building (capable of overcoming thermal overheating as defined in Approved Document Part L1A) has been submitted to an approved in writing by the Local Planning Authority. c) The residential units in building 4 shall not be occupied until the sound and vibration insulation scheme and MVHR system approved pursuant to part (b) of this condition for that building has been implemented in its entirety. Thereafter, the sound and vibration insulation scheme shall be permanently maintained in accordance with the approved details. Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).															
12	COMPLIANCE - Quantum of Development The development hereby permitted shall comply with the following amounts unless otherwise permitted: <table><tr><th>Building</th><th>Maximum Non- residential floorspace (GEA)</th><th>Residential units</th></tr><tr><td>Building 4</td><td>694sqm (Class B1)</td><td>Up to 166 units</td></tr><tr><td>Berol House</td><td>3,685sqm (Class B1)</td><td>Up to 18 units</td></tr><tr><td>College</td><td>7,275sqm</td><td></td></tr><tr><td>Total</td><td>11,654sqm 694</td><td>Up to 184 units 166</td></tr></table> Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.	Building	Maximum Non- residential floorspace (GEA)	Residential units	Building 4	694sqm (Class B1)	Up to 166 units	Berol House	3,685sqm (Class B1)	Up to 18 units	College	7,275sqm		Total	11,654sqm 694	Up to 184 units 166
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No.	Condition
13.	COMPLIANCE - LAND USE (Reta) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re- enacting that Order) the non-residential space shall not include any Class A1 or Class A3 use hereby permitted, other than uses ancillary to managed B1 workspace, except for 1 Berol Yard which shall be used as Use Class E as hereby permitted and unless otherwise agreed by the Local Planning Authority and supported by an up-to-date assessment of existing and emerging commercial proposals or any use permitted by the above order. Reason: In order to bring the proposal into line with the mixed-use employment-led policy DM38 which requires the maximum viable re-provision of employment floorspace.
14	COMPLIANCE - Development in Conformity with Energy Statement The development hereby approved shall be constructed and delivered in accordance with the document Sustainability, Design & Energy Statement prepared by WSP Parsons Brinckerhoff dated June 2017 (and addendum October 2017), and any further energy strategy document thereafter approved, and the development shall achieve a minimum carbon reduction of 17.5% beyond Building Regulations 2013. Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
15.	COMPLIANCE - Land Contamination - Part C [CHECK DISCHARGED] Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
16.	COMPLIANCE - Landscaping - Replacement of Trees and Plants (LBH Development Management) Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant. Reason: To protect the amenity of the locality.
17.	COMPLIANCE - NRMM Inventory and Documentation Availability An inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development. All machinery should be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which detail proof of emission limits for all equipment. This documentation should be made available to Local Authority Officers as required until development completion. Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).
18.	COMPLIANCE - Accessibility The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated June 2017 (and Addendum October 2017) with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015). Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.
19.	COMPLIANCE - Compliance with London Housing Design Standards The development shall comply with condition 7 and the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practicable shall meet all other requirements within the draft London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units. Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.
20.	COMPLIANCE - Individual Satellite dishes or television antennas precluded The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting any approved central dish/receiving system noted in condition 57 and condition 32 (College-only). Reason: to protect the amenity of the locality.

No.	Condition
21.	COMPLIANCE - Bus Stands The removal or suspension of any bus stands, through construction, or creation of interim or permanent access, is precluded. The bus stands on Ashley Road shall remain in place for operational use unless and until a TfL approved replacement bus stand(s) has been delivered. Reason: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity.
22.	PRE-COMMENCEMENT - Confirmation of Site Levels (College) Prior to the commencement of the development relating to the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority. Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
23.	PRE-COMMENCEMENT - Confirmation of Site Levels (Residential) Prior to the commencement of the development relating to all areas except for the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority. Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
24.	PRE-COMMENCEMENT Drainage Strategy (Thames Water) Development, excluding demolition and site preparation works, shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
25.	PRE-COMMENCEMENT - Archaeology (Written Scheme of Investigation) Excluding works relating to the College, no demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and: - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. - The programme for post investigation assessment - Provision to be made for analysis of the site investigation and recording - Provision to be made for publication and dissemination of the analysis and records of the site investigation - Provision to be made for archive deposition of the analysis and records of the site investigation - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. - The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority. Excluding the College, No development shall take place within the area indicated until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been

No.	Condition
	otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
26.	PRE-COMMENCEMENT - Water supply (Thames Water) Prior to the commencement of development of each phase, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development of each phase shall not be commenced until the studies have been approved in writing by the local planning authority. The development of each phase shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
27.	PRE-COMMENCEMENT - Construction Environmental Management Plan (excluding College) Prior to the commencement, excluding the new College building, a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): i. The identification of stages of works; ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii. Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv. Details of an Unexploded Ordnance Survey; v. Details of community engagement arrangements; vi. Details of any acoustic hoarding; ix. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x. Details of external lighting b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion. The works shall only be carried out in accordance with an approved CEMP. Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
28.	PRE-COMMENCEMENT - Construction Environmental Management Plan (College only) Prior to the commencement of the new College building a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): i. The identification of stages of works; ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii. Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non

No.	Condition
	Road Non-Road Mobile Machinery (NRMM); iv. Details of an Unexploded Ordnance Survey; v. Details of community engagement arrangements; vi. Details of any acoustic hoarding; ix. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x. Details of external lighting. b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion. The works shall only be carried out in accordance with an approved CEMP. Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
29.	PRE-COMMENCEMENT - Land Contamination - Part A and B Land Contamination - Part A and B [CHECK] Before development commences other than for investigative work: Using the information from Chapter L (Ground Conditions and Contamination) of the Environmental Statement a site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken, - refinement of the Conceptual Model, and, - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in the Environmental Statement dated June 2017, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
30.	PRE-COMMENCEMENT - Details of AQDMP (Dust) Prior to the commencement of each phase of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust for each phase, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development. Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
31.	PRE-COMMENCEMENT - Updated Construction Logistics Plan (excluding College) No development, excluding demolition and site preparation works and the College building, shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

No.	Condition
	i. Update to the Construction Logistics Plan prepared by WSP dated June 2017 to include phased development; ii. Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii. Site access and car parking arrangements; iv. Delivery booking systems; v. Construction phasing and agreed routes to/from the development replace lorry routeing; vi. Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii. Construction works shall only proceed in accordance with the approved relevant CLP; viii. Travel plans for staff/personnel involved in construction. Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
32.	PRE-COMMENCEMENT – Updated Construction Logistics Plan (College only) No development directly relating to the new College building, but excluding demolition and site preparation works, shall take place until such time as an updated Construction Logistics Plan (CLP) for the College building has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details: i. Update to the Construction Logistics Plan prepared by WSP dated June 2017 to include phased development; ii. Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii. Site access and car parking arrangements; iv. Delivery booking systems; v. Construction phasing and agreed routes to/from the development replace lorry routeing; vi. Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii. Construction works shall only proceed in accordance with the approved relevant CLP; viii. Travel plans for staff/personnel involved in construction. Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
33.	PRIOR TO ANY SUPERSTRUCTURE WORKS – DESIGN DETAILS – College Before any super-structure works commence on the individual College building shown on the plans hereby approved, the following details in respect shall be submitted to and agreed in writing by the local planning authority: 1. samples of all external materials comprising roof cladding, wall facing materials and cladding, window glass, door and window frames, rainwater goods and paving; 2. full details of the external mesh treatment including a fully sized sample and details of how it will be fixed to the building; 3. elevational drawings, plans, roof plans, and sections at 1:100 scale of the building, sample elevations and sections at 1:20 scale of windows and doors, balconies, parapets and eaves; 4. details of roof plant, of permanent window cleaning apparatus, and of roof antennae; 5. drawings at 1:1 scale of sectional profiles of the window and door frames; 6. detailed drawings indicating the means of screening roof mounted plant and equipment; and, 7. a scheme for any temporary landscaping, which shall include details of all proposed hard surfacing, hoarding, means of enclosure, lighting columns, bollards and any other street furniture, and of planting (to include a schedule of the sizes and species of plants). The development shall thereafter be carried out in accordance with the agreed details. Reason: To accord with London Plan 2016 and Policy SP11 of the Haringey Local Plan and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area and its distinctive appearance.
34.	PRIOR TO OCCUPATION - Soft Landscaping (amenity area details) Prior to occupation of the residential areas, details of the children's playspace and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement (Addendum October 2017), shall be submitted

No.	Condition
	to and approved in writing by the Local Planning Authority. The details shall include the: a) location, layout, design of any playspace; and b) equipment/features; c) hard surfacing materials; d) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); and e) proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc., indicating lines, manholes, supports etc.). Soft landscape details shall include: a) Planting plans; b) Written specifications (including cultivation and other operations associated with plant and grass establishment); c) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; d) Implementation timetables. The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The amenity space shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter. Reason: To secure the appropriate provision and design of children's playspace.
35.	PRIOR TO ABOVE GROUND WORKS - Landscape design proposals Prior to above ground works, excluding those directly relating to the College building, no works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall accord with proposals contained in the Design and Access Statement (June 2017) and Addendum (dated October 2017) and include, as appropriate: i. Proposed finished levels or contours ii. Means of enclosure iii. Car parking layouts iv. Other vehicle and pedestrian access and circulation areas v. Hard surfacing materials vi. Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting) vii. Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc.). Soft landscape details shall include: i. Planting plans ii. Written specifications (including cultivation and other operations associated with plant and grass establishment) iii. Schedules of trees, plants, noting species, planting sizes and proposed numbers/densities where appropriate iv. Implementation timetables. Reason: To ensure the provision of amenity afforded by appropriate landscape design.
36.	LANDSCAPE WORKS IMPLEMENTATION All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority through the Phasing Strategy. Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
37.	PRIOR TO ABOVE GROUND WORKS - Broadband Strategy Prior to the commencement of any above ground works for each phase, a strategy to facilitate super-fast broadband for future occupants of each phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling or building, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of

No.	Condition
	potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy. Reason: to accord with Site Allocation Policy TH6 and DM policies that support the provision of broadband infrastructure and economic development objectives.
38.	PRIOR TO ABOVE GROUND WORKS - Details of wind mitigation measures Prior to the commencement of above ground development for each building identified in Chapter 8 (ES Addendum October 2017), details of the wind mitigation measures, including any screening around balconies and rooftop areas shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved. Reason: To ensure the adequate mitigation in accordance with the measures identified in the addendum to the Environmental Statement and to secure a high-quality design.
39.	PRE-COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme (excluding the College) Prior to the commencement of any superstructure works on the approved buildings within each phase, excluding the new College building, and notwithstanding the Delivery and Servicing Plan (Prepared by WSP Parsons Brinckerhoff dated June 2017) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority. The updated scheme shall address: 1. Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider). 2. Confirmation Berol Link is constructed to withstand the largest vehicle load, and maintained by the developer, thereafter. 3. The cost implications of collection frequency to future occupiers. 4. The management of waste on site, including bin rotation and storage layout. 5. The collection storage areas. The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
40.	PRIOR TO ABOVE GROUND WORKS - Details of wind mitigation measures Prior to the commencement of above ground development for each building identified in Chapter 8 (ES Addendum October 2017), details of the wind mitigation measures, including any screening around balconies and rooftop areas shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved. Reason: To ensure the adequate mitigation in accordance with the measures identified in the addendum to the Environmental Statement and to secure a high-quality design.
41.	PRIOR TO ABOVE GROUND WORKS - Detailed drawings and external materials (Building 4) Prior to the commencement of above ground works relating to Building 4 and the 'Hub' samples of proposed external

No.	Condition
	materials shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be built in accordance with the approved details and materials. Reason: In order to reduce the amount of heat entering the buildings in accordance with Policy 5.9 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2013 and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
42.	PRIOR TO ABOVE GROUND WORKS - Piling method statement and below ground works (Thames Water and Transport for London) No piling or other below ground works, including foundations, shall take place within each phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and other infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and Transport for London. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure and other underground infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. Transport for London must be consulted on the construction of all below surface structures, including foundations. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
43.	COMPLIANCE - Below Surface Structures No below ground works for each phase, including foundations, shall take place until details of works to all below surface structures have been submitted and approved in writing by the LPA, in consultation with Transport for London. All works shall be carried out in accordance with these details. Reason: to protect London Underground infrastructure.
44.	PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage Prior to the commencement of above ground works for each phase of development details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include: 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and, 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details. Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
45.	PRIOR TO ABOVE GROUND WORKS - Updated Energy Strategy (Building 4 & Berol House) Notwithstanding the submitted details (excluding the College) and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network, including Berol House. The

No.	Condition
	strategy shall explore all reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved. Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
46.	PRIOR TO ABOVE GROUND WORKS Sustainability Standards—Excluding College Evidence that each commercial unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development. Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).
47.	PRIOR TO ABOVE GROUND WORKS Sustainability Standards—College Only Evidence that the College building of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development. Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).
48.	PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study (Residential only) Prior to the commencement of any superstructure work relating to residential areas, an external solar shading and passive ventilation study shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall clarify where glazing is required to reduce solar gain and how this has been balanced against the need to ensure good levels of daylight. The study shall include design measures to ensure the risk of overheating is low and adaptation to higher temperatures is included. The details shall be implemented as approved and shall be maintained thereafter. Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
49.	PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs (Building 4) Prior to the commencement of above ground development for Building 4, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved. Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.
50.	PRIOR TO ABOVE GROUND WORKS - Secured by Design Part A Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) can achieve full Secured by Design Accreditation. The development shall be implemented in accordance with the approved details. Part B Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use. Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and

No.	Condition
	their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11. Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.
51	PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety) If boilers are required by an updated energy strategy they shall be Ultra Low NOx boilers. Prior to installation, within each phase of development, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 40 mg/kWh @0% O2 in conformity with the approved document Air Quality Assessment (The boilers shall be installed in accordance with approved details and maintained thereafter (WSP Report dated June 2017). Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).
52	PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details Prior to any superstructure works on each phase, details of arrangements for cycle storage (including provision for a total of 528 cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning). Cycle parking for each land use to be shown on the drawing, show how spaces will be accessed, maintenance arrangements and access of visitors and staff of all land uses included in the proposal. The approved arrangements shall be completed to the satisfaction of the Authority before each phase of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction. Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.
53.	PRIOR TO OCCUPATION - Temporary Works to Ashley Link (College) Prior to the first occupation of the NCDS College, details of the temporary public realm works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include details of how suitable access arrangements to the College will be secured. The details shall include the: a) details of temporary hoarding and demarcation line; b) hard surfacing materials; c) minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting); and, d) details of soft landscaping and planting. Reason: to ensure safe and secure temporary access to the College and secure a high quality public realm during interim stages.
54.	PRIOR TO OCCUPATION - Estate Management & Maintenance Plan Prior to the occupation of the relevant phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details. Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.
55.	PRIOR TO OCCUPATION - ROAD SAFETY AUDIT Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&2) of the proposed site access on Ashley Road and Watermead Way to be carried out by an independent auditor not connected with the design of the scheme, in accordance with Department for Transport's Design Manual for Roads and Bridges (DMRB), HD 19/15 and shall submit the safety audit report to the Local Planning Authority for approval. Reason: to accord with Policy DM33 of the Council's Development Management DPD and in the interests of road safety.
56.	PRIOR TO OCCUPATION - Details Roof Top PV Panels (excluding the College) Prior to the occupation of the development for residential purposes (excluding the College), details of the layout and

No.	Condition
	specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter. Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.
57.	PRIOR TO OCCUPATION – Details Roof Top PV Panels Prior to the occupation of the College for educational purposes, details of the layout and specification of the PV solar panel installation for the building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter. Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.
58.	PRIOR TO OCCUPATION - Lighting strategy Prior to the buildings, within each phase of development, being brought into use a lighting strategy to address all external lighting within that phase of development shall be submitted to and approved in writing by the local planning authority. The strategy for each phase shall be in accordance with the strategy outlined in the Design and Access Statement June 2017 (and Addendum dated October 2017) and shall be carried out in accordance with the approved details. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.
59.	PRIOR TO OCCUPATION - Car Parking Management Plan Prior to the first occupation of each phase of the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should: 1. describe how parking will be managed on the site; 2. arrangements for leasing and allocating residential car parking spaces for wheelchair users and others; 3. provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; 4. details of how the loading bay(s) will be managed, and any agreed restrictions; 5. demonstration that all car parking spaces are of the correct width and length, following the Manual for Street (MfS) guidance; 6. details of the width in-between spaces that enables maneuvering in/out of parking spaces, include swept path analysis for corner spaces and show the structural columns; 7. provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. Reason: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.
60.	PRIOR TO OCCUPATION - Details of Central Dish/Receiving System Prior to the occupation of the development, excluding the new College building, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter. Reason: To protect the amenity of the locality.
61.	PRIOR TO OCCUPATION - Delivery and Servicing Plan Prior to occupation of the development for each phase of development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details. Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway
62.	FOR THE DURATION OF THE DEVELOPMENT - Business and Community Liaison Construction Group For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having

No.	Condition
	the purpose of: a) informing local residents and businesses of the design and development proposals; b) informing local residents and businesses of progress of preconstruction and construction activities; c) considering methods of working such as hours and site traffic; d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise; e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group; f) providing advanced notice of exceptional works or deliveries; and, g) providing telephone contacts for resident's advice and concerns. The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.
	Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.
63	COMPLIANCE - Implementation of subsequent permissions In the event that a subsequent planning permission is obtained for any phase of this development, on implementation of that permission, the residual unimplemented phases of this permission shall not be implemented.



Annex 2: Marketing Evidence

Mr P Elliot
London Borough of Haringey
Alexandra House
10 Station Road
Wood Green
N22 7TR



Bringing value to evolving
and dynamic communities

18 September 2023

Dear Philip,

RE: MARKETING HISTORY REVIEW
PROPERTY: ONE BEROL YARD, TOTTENHAM HALE, N17

On behalf of Berol Yard Limited, we have been instructed to provide a marketing history of the commercial premises known as One Berol Yard, Berol Quarter, Tottenham Hale N17 – which is located under the Gessner PRS development. We, CF Commercial Limited, have been the sole property agents responsible for marketing and advising Berkeley Square Developments on their commercial and retail property assets in Tottenham Hale, N17.

1.0 Location

The property is centrally situated within the Tottenham Hale regeneration area, within 200m to the north of Tottenham Hale Station, which provides swift services to both the City of London (National Rail Services) and the West End (Victoria Line) in approximately 10 to 15 minutes. The property is located just to the east of Berol House, the former Berol Pencil Factory that currently provides a range of office accommodation.

2.0 Description

The unit forms part of the mixed-use building known as The Gessner, a 166 home Build To Rent scheme which was delivered by Berkeley Square Developments. Nevertheless, the commercial premises are known as One Berol Yard, and comprise a total of approximately 13,327 sq. ft. GIA over ground and first floors. The accommodation is currently in shell and core condition. The ground and first floors can be self-contained and let separately. There is a lift shaft between the ground and first floors. The use class of the premises is in the category B1(a): Offices.

3.0 Marketing History

The Property was completed in August 2021 and CF Commercial have been advising on the scheme since Q4 2021. Soft marketing commenced in early 2022 and was fully launched to the market in March 2022. The property was marketed alongside three other smaller units, outlined below:

- Ground floor retail unit, Millstream Tower (3,000 sq. ft.) – Currently under offer to a convenience store operator
- 1 Berol Link, Ashley Road (3,000 sq. ft.) – Now let to Mother Kelly's Taproom
- 2 Berol link, Berol Link (1,673 sq. ft.) – in negotiations with a yoga studio operator and let to the London Borough of Haringey as a temporary construction office for the DEN project.

4.0 Marketing Methods and Strategy

The property is in shell condition to provide maximum flexibility for future occupiers. To highlight the potential of the accommodation we recommended to the client that detailed marketing collateral should be produced to showcase both the property and the regeneration area around Tottenham Hale Station generally. Our clients agreed with our advice and marketing collateral was produced at significant cost. The marketing collateral and marketing methods are outlined below:

- A Berol Yard website was built with the sole focus of promoting and attracting tenants to Berol Quarter <https://www.berolquarter.co.uk/leasing/one-berol-yard/>
- Photorealistic CGI images – copies attached.
- A 3D rendered video tour was produced showing the property fitted out as offices.
- A video tour of the unit was prepared to allow virtual site visits.
- A detailed, well designed marketing brochure was produced, utilising the CGIs.
- The property has been marketed on the CF Commercial website, EG Radius, EG Property Link, Rightmove Commercial and LoopNet.
- The marketing materials have been circulated to our databases of thousands of tenant and agent contacts several times over the last 18 months.

Copies of the marketing collateral have also been attached to this letter.

5.0 Interest Received

5.1 Office Interest

The only significant interest received from office occupiers was from an IWG franchisee who sought to create a Regus serviced office at the property. Following several months of meetings and negotiations it was established the proposals offered were not financially viable. The landlord was expected to fully fit and furnish the premises for a very low base rent, with a turnover top up based on uncertain projections. The franchisee also had no prior experience in operating a serviced office business. In addition, there were concerns, raised by both my clients and the prospective tenant, that demand for serviced offices in this area might be poor given market conditions and the minimal parking provision onsite – this was also reflected in the low rents achieved in the adjacent Berol House.

There have been negotiations with another workspace provider for the last 15 months, to deliver a new creative / tech based flexible workspace within One Berol Yard, however this has also proven unviable due to the extent of financial investment required and lack of certainty over the demand in the local area for such use.

While Tottenham Hale Station is within 200m of the property, the location is one where many office occupiers prefer to drive to work. This is evidenced by the tenants of Berol House who utilise most of the available car parking onsite. We are currently marketing three units in Berol House, ranging from 650 sq. ft. to 2,160 sq. ft. These units have been on the market since January 2023, and they remain available. The units are being offered at a reasonable rent of £25.00 per sq. ft. on flexible lease terms.

The more recent successes for business use have been the re-purposing of existing buildings, such as the Archives, as opposed to new build developments.

5.2 Other Commercial Interest

Both the ground and first floor are currently available, although offers have been received recently for the ground floor (educational use) and the first floor (leisure). Last year, offers were received from Trek Bikes for the ground floor accommodation and Kervan Sofrasi Restaurant who initially sought to take a lease of the whole premises. These discussions have not been able to progress due to the existing planning restriction on use.

Most of the interest and enquiries received are from retail and leisure occupiers, which reflects the wider London market.

6.0 London Office Market

The Covid 19 pandemic brought about a fundamental change in the way many office-based businesses operate. A significant proportion of office occupiers found they could operate effectively with staff working from home, at least in the short term or on a flexible basis. However, every sector and company have different operational cultures and needs. There has been variety in how companies have reacted to the end of the lockdown restrictions. While many companies have been calling for a return to the office, and we have seen a steady return of employees to the London (albeit often on a three-day week basis), several trends have emerged over the last 12-18 months:

6.1 Polarisation between Prime Grade A buildings and the Rest of the Market

Landlords with the best buildings in central London, particularly in the core West End and City of London markets, have seen the most resilient occupier and investment demand. Tenants, in particular large corporate occupiers, are seeking a new generation of office building that focus on wellness, energy efficiency and sustainability. Not only do these buildings offer occupiers the opportunity to highlight their ESG credentials, but they are seen as useful in encouraging employees to return to the office and aid staff retention, recruit new talent in what is still a tight labour market, and increase staff productivity. However, the rest of the market, which can broadly be considered any office building that is not prime Grade A in a central London location, has seen a considerable weakening of demand.

6.2 Occupational Downsizing

This has been a feature of the market since the onset of the Covid 19 pandemic. This trend was highlighted HSBC's decision to leave its circa 1m sq. ft. headquarters in Canary Wharf in 2026, to take 556,000 sq. ft. at the Panorama St Paul's scheme in the City of London. While this is a notable example, many organisations have embraced flexible working patterns and now require less office space to operate. This has led to a significant rise in the amount of tenant supply or 'grey space' coming to the market, with tenants seeking to assign or sublet spare capacity.

6.3 Weakening Tech Sector

The Tech, or technology, media, and telecoms (TMT) sector, drove much of office take up during the 2010s, particularly in the City of London fringe markets. As rents rose in these markets, many tenants sought space further out of central London seeking more affordable options. However, this sector most readily embraced remote working practices following the onset of the Covid pandemic. More recently the sector has seen more cautious funding due to higher interest rates, and as a result less job creation. According to a recent report by Gerald Eve, the media and tech sector accounted for only 5% of office take up in Q2 2023.

The northern City fringe market, or 'tech belt' that runs from Farringdon in the west, to Old Street and Shoreditch in the east, has struggled. In the last 12 months prime rents have declined £5.00 psf (Carter Jonas, The London Office Market Report Q2 2023), and the availability rate in Farringdon and Clerkenwell is around 15% (Gerald Eve, London Office Market Q2 2023). In peripheral markets, such as Tottenham Hale, we have seen a weakening of tenant demand.

7.0 Berol Quarter and Tottenham Hale Regeneration Area Commerce Strategy

Within the Community, Culture and Commercial Strategy document, prepared by Berkely Square Developments for the Berol Quarter planning application, at pages 37 and 38 it was clearly identified One Berol Yard should be 'necessary/ wellness' uses, not a commercial office. The regeneration area is now at a crucial stage where placemaking is of paramount importance and the role of dedicated workplaces will be best served by Berol House.

There are now hundreds of new residents in the area, but amenity provision is still limited onsite. While we have had some recent leasing success with the letting of One Berol Link to Mother Kelly's Taproom, and Related Argent have let a unit to Starbucks, there is still much to be done to provide residents with adequate amenities. The regeneration area immediately to the north and west of Tottenham Hale Station is still emerging and forming as a place. In our view, the ground floor elements of the various schemes need to provide a cohesive mix of retail, leisure, and wellness accommodation to ensure the residential occupiers have places to meet and interact, have their amenity needs met, and are given the opportunity to form their own community. This has been recognised by the Council's recent initiative, the Tottenham Hale Liaison Group which has agreed to focus on the ground floor uses.

Several impressive developments have been completed in the area within the last 12 months. However, there are still several substantial sites to be delivered, including Argent Related's Ferry Island site, Berkeley Square Developments' 2 Berol Yard scheme and Notting Hill Genesis' Cannon Factory and Ashley Road sites. Unfortunately for the next few years at least, the area will still be somewhat of a building site. To guarantee the area can become a vibrant district and destination while construction is ongoing, it is crucial to ensure the area is established and known as an attractive place to both live and visit. Unfortunately, in our opinion, the scale of what is occurring in Tottenham Hale appears to be largely unknown in the wider market.

It should be noted as part of the 2 Berol Yard planning application, it is proposed that Berol House will be enlarged and refurbished to provide more workspace. By the time these works are carried out the regeneration area will be much more firmly established, and hopefully by this time the office/ workspace market will have improved and the space in Berol House is considerably larger than One Berol Yard and therefore more appealing as an office use.

8.0 Summary

Due to fundamental shifts in office market demand, it is our opinion we are unlikely to find a suitable office occupier for One Berol Yard. The accommodation has now been vacant for close to two years and is currently of little benefit to either Berkeley Square Developments, local residents or those who visit the area. Therefore, we believe the property and the regeneration area generally would benefit from the use class being varied to use class 'E' so a greater range of occupiers can be targeted and help create local jobs and a more vibrancy in Tottenham Hale.

Yours sincerely,



John Giblin MRICS
Director
Development Consultancy & Agency

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Email: john@cfcommercial.co.uk









The Millstream Tower

BEROL QUARTER • TOTTENHAM HALE N17

APPROX. 3,269 SQ. FT. FOR RETAIL, LEISURE OR F & B USE WWW.BEROLQUARTER.CO.UK



Berol Quarter

London's most exciting
regeneration project, with
over £1bn of funding and
1,000 new homes delivered

Total transform is well underway.

A new neighbourhood awaits

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

Written in History

The distinctive yellow Berol Pencil is a true icon, and was developed at the Berol Pencil Factory in Tottenham Hale, opening in 1907. The outbreak of World War II in 1939 saw the factory pause pencil manufacture and instead produce secret military equipment. Pencil manufacture recommenced in 1946 and in 1990's the factory was converted to provide managed workspace.

The factory is being sympathetically refurbished to include a new walkway at ground floor to link the Berol Yard with Ashley Road and the Berol Link into Down Lane Park.



One of the best connected
places in North London
with high frequency
Underground and Rail
services to central London



A vibrant new
neighbourhood for creative
traders and workers with
super fast broadband



Direct access to over
520 acres of open space
to explore and enjoy



Brand-new commercial
units suitable for a range
of retail, leisure and
workspace uses



The Area

**Tottenham is one of
London's most diverse
and vibrant districts**

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands – a free nature reserve with 13 miles of paths to explore across an untamed, wildlife-friendly site. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park. This much-loved local park provides a range of excellent sports and recreation facilities.

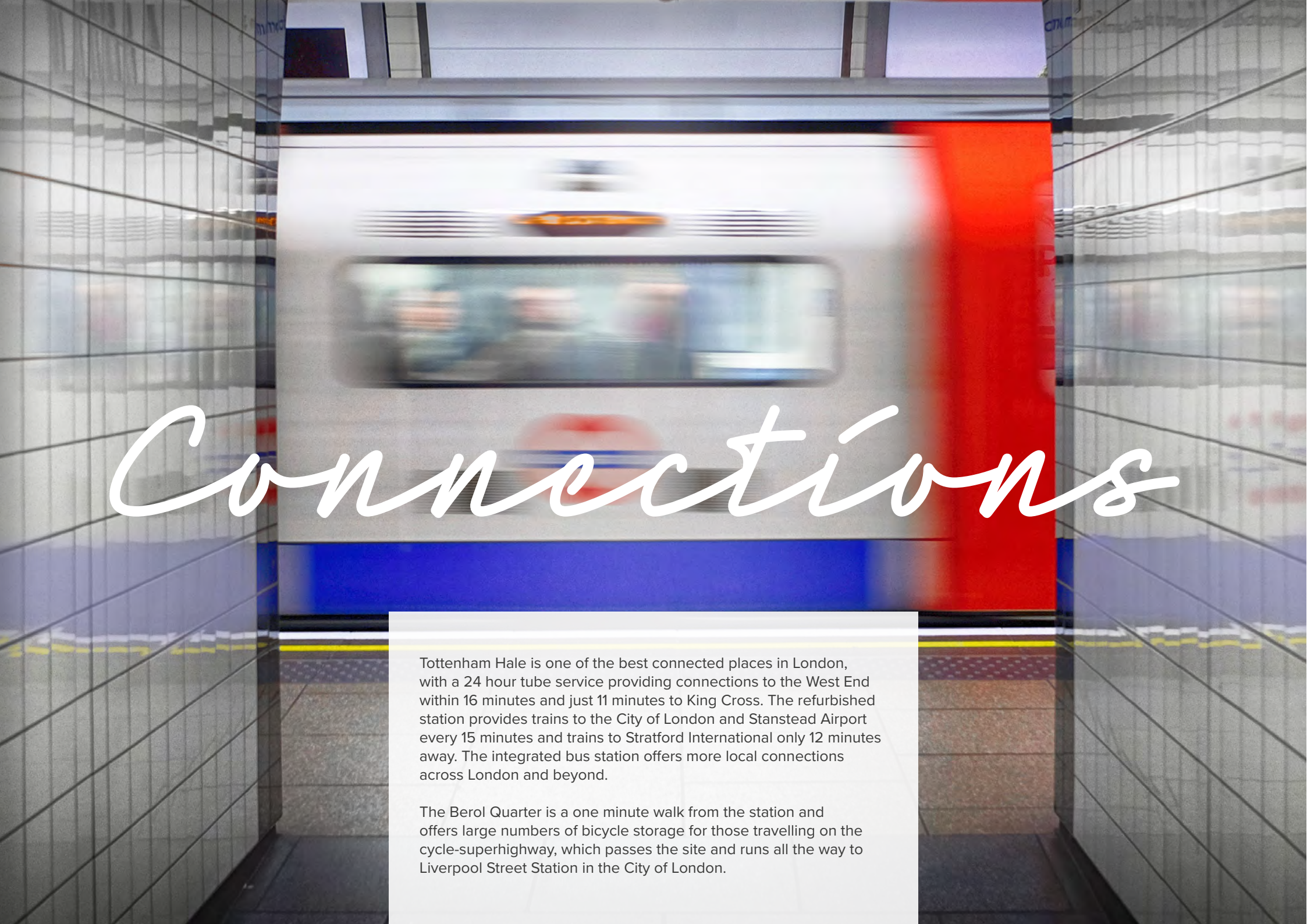
Local brewery Beavertown serves beer at Tottenham Hotspur Stadium, attracting visitors from all over the world.



Transformational regeneration is well underway

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Locally Listed Berol House, providing 30,000 sq. ft. of workspace
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279 new homes and new offices
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Welbourne - 131 new council homes with a mix of one, two and three-bedroom flats arranged over three blocks
- 10 **Unite**
Student accommodation providing over 1,100 beds for students





Connections

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

The Berol Quarter is a one minute walk from the station and offers large numbers of bicycle storage for those travelling on the cycle-superhighway, which passes the site and runs all the way to Liverpool Street Station in the City of London.



- Victoria Line —●—
- Elizabeth Line —●—
- Crossrail 2 (proposed) - -●-
- Overground —○—



Train

- Liverpool Street
14 mins
- Stratford
12 mins
- Hackney Downs
6 mins
- Tottenham Hale
- London Stansted Airport
31 mins
- Cambridge
59mins

Tube

- Victoria
19 mins
- Oxford Circus
16mins
- Kings Cross
St Pancras
11 mins
- Tottenham Hale
- Walthamstow
Central
4 mins

The Building





Approximately 3,269 sq. ft. of Class E space suitable a range of retail, leisure and F & B uses. The unit is excellently situated in the heart of Tottenham Hale District Centre, available for immediate occupation with the potential for a mezzanine. Prominent location on the junction of The Hale and Station Road and opposite the new Heart of the Hale development by Argent Related and associated central public square.



**Available
Immediately**



**Flexible Leases
Available**



**BREEAM
Very good**



**Located in
the Heart of
Tottenham Hale**



**Leisure and
Retail Opportunity**



**Direct and level
access to station**



Local Car Club



The Millstream Tower

ACCOMODATION

Ground Floor (Approx. Floor Area)

278.9 sq. m. / 3,002 sq. ft.

Mezzanine (Approx. Floor Area)

24.8 sq. m / 267 sq. ft.

SPECIFICATION

Mechanical

63mm dia gas supply

600mm high louvred band all around perimeter

Extract duct to roof level

Electrical

1 x 90KVA Supply

Public Health

1 No 32mm dia cold water feed

4 No 110 mm dia capped drainage connections

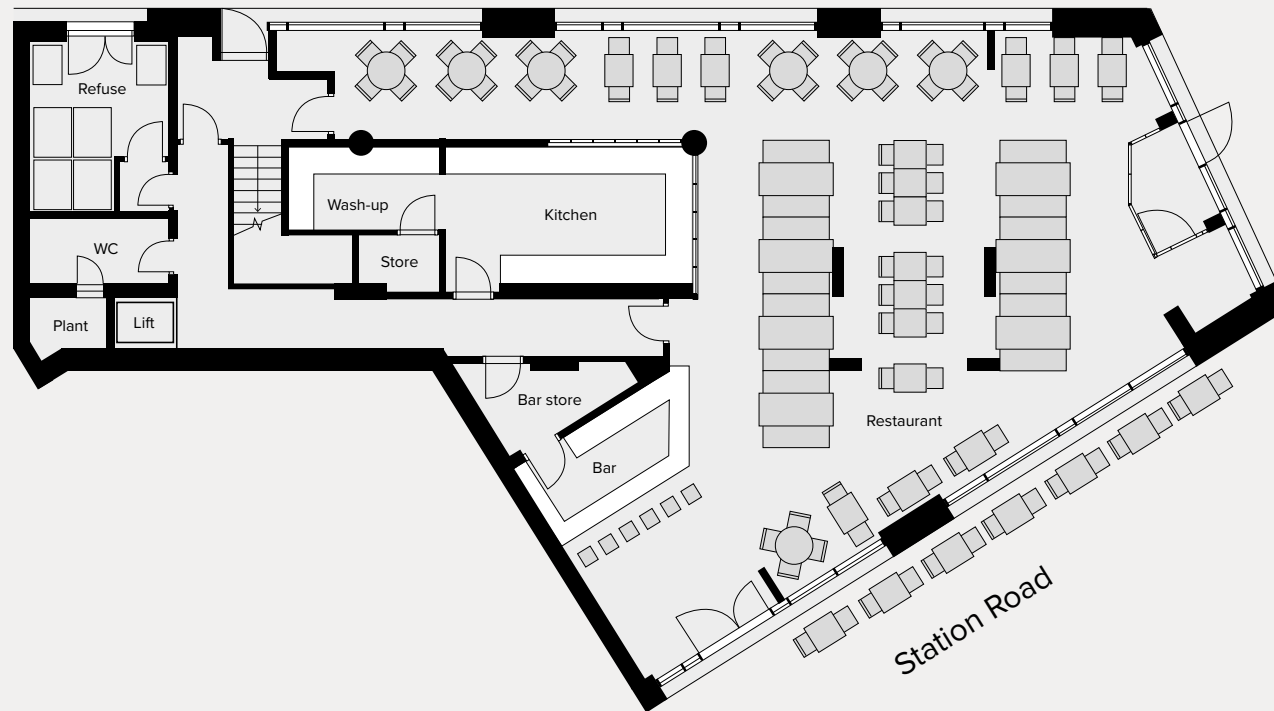
Height

Ground Floor: TBC

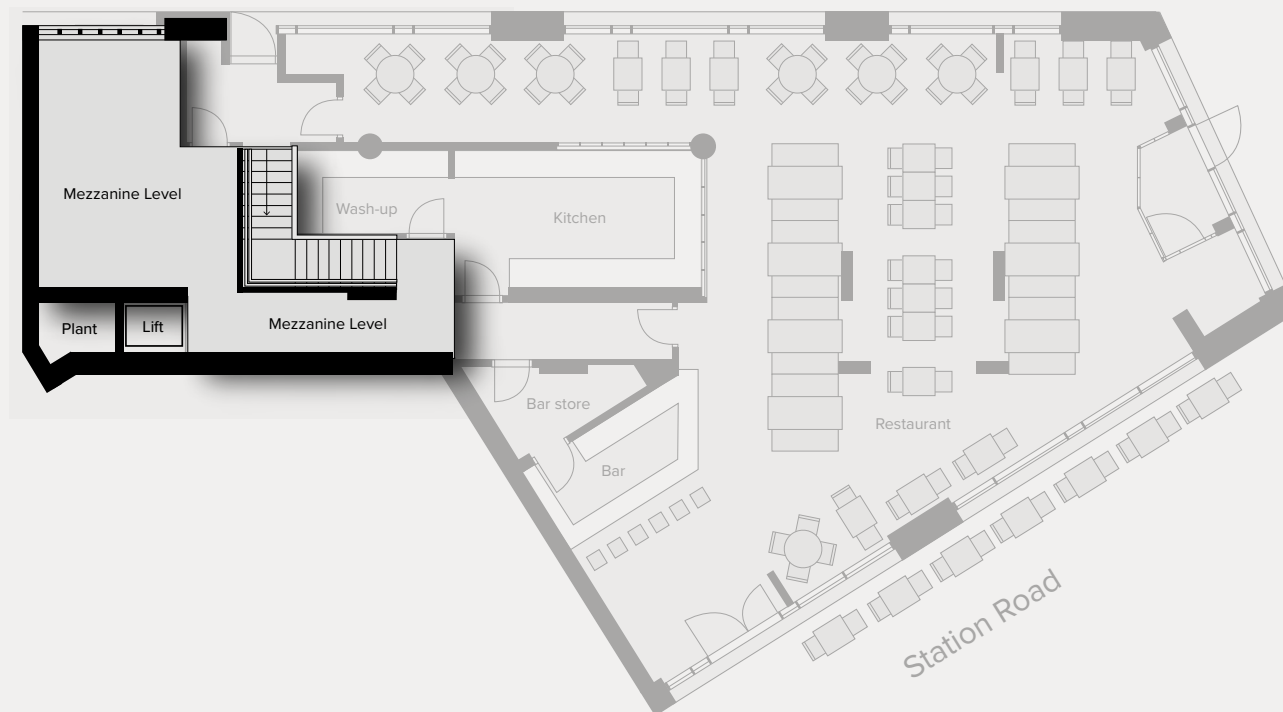
Mezzanine: TBC



The Millstream Tower



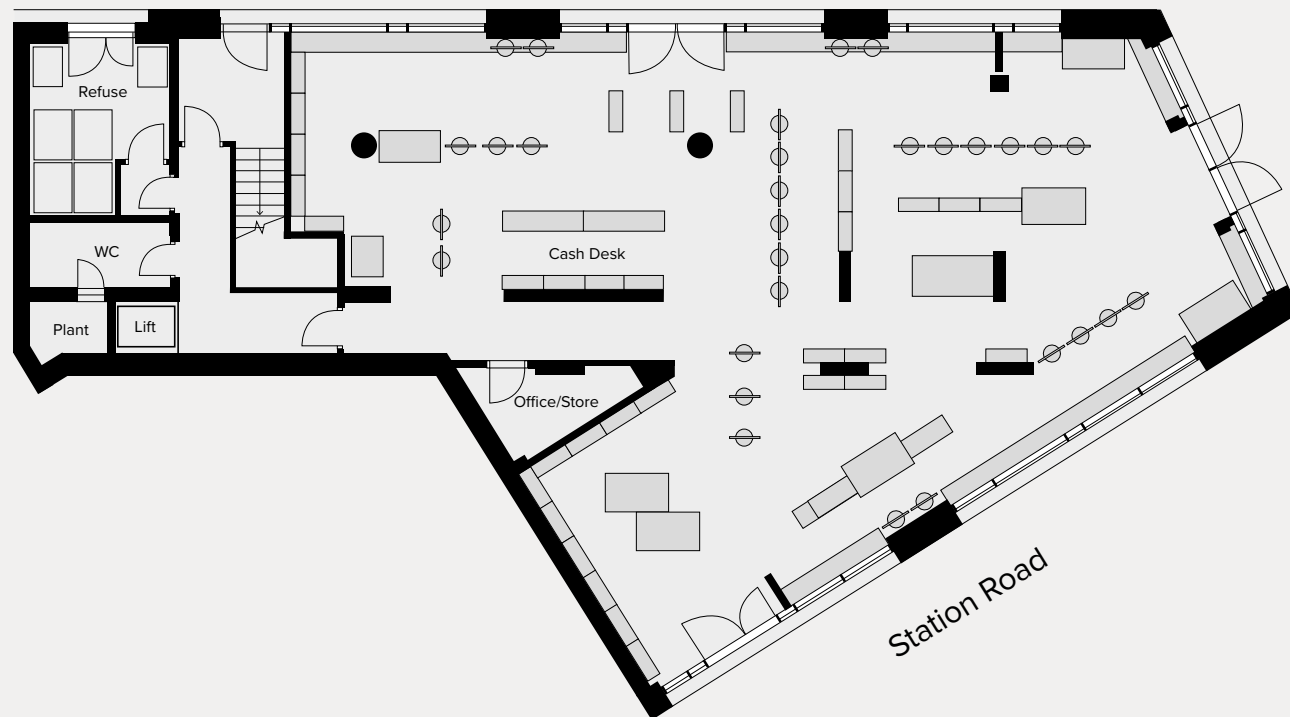
Ground Floor Restaurant Layout



Mezzanine Restaurant Layout



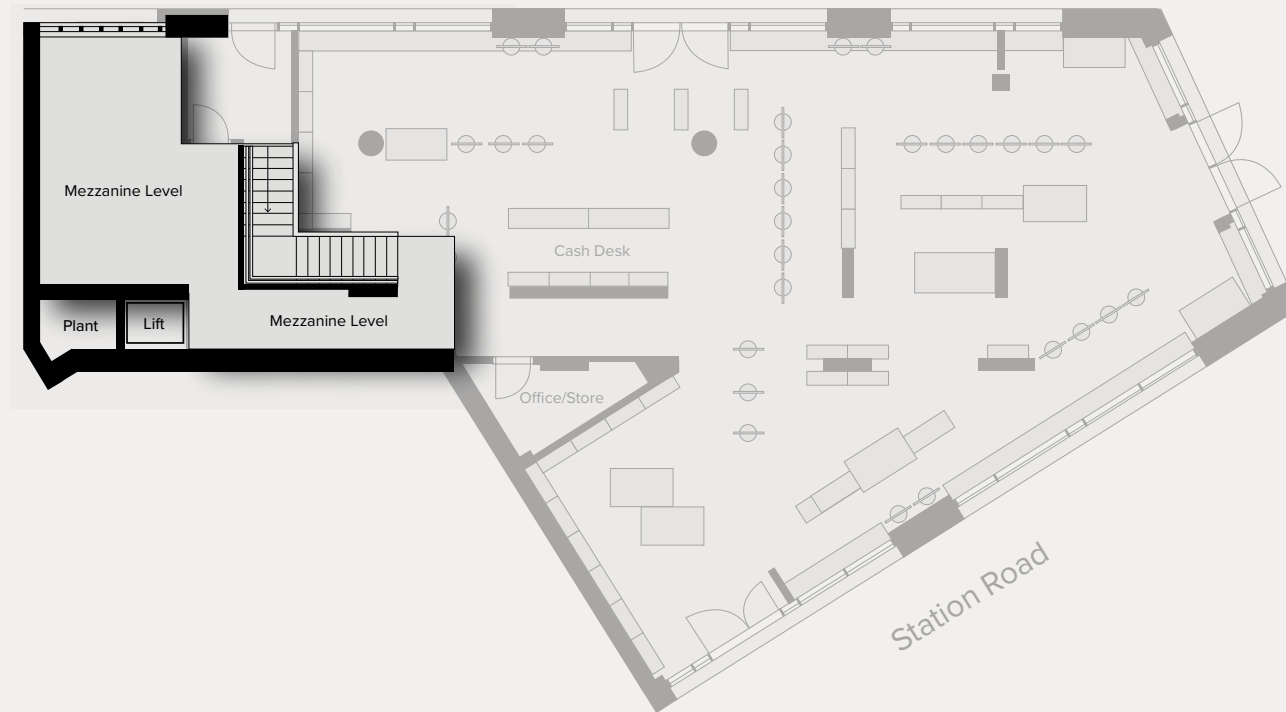
The Millstream Tower



Ground Floor Food & Beverage Layout



The Millstream Tower



Mezzanine Food & Beverage Layout

QUOTING TERMS AND VIEWINGS

Strictly via Sole Agents:

CFC
020 3370 4334

John Giblin
07867 505 604
john@cfcommercial.co.uk

Annabel Magnay
07722 008 841
annabel@cfcommercial.co.uk

Berol Quarter

Ashley Road • Tottenham Hale • London N17
www.berolquarter.co.uk

CF Commercial for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of CF Commercial has any authority to make or give any representation or warranty whatever in relation to this property. March 2022.
Branding and brochure by Moyo Creative. www.moyocreative.com

One Berol Link

BEROL QUARTER • TOTTENHAM HALE N17

3,000 SQ. FT. NEW RETAIL & LEISURE UNIT WWW.BEROLQUARTER.CO.UK





Berol Quarter

London's most exciting
regeneration project, with
over £1bn of funding and
1,000 new homes delivered

Total transform is well underway.

A new neighbourhood awaits

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

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The factory is being sympathetically refurbished to include a new walkway at ground floor to link the Berol Yard with Ashley Road and the Berol Link into Down Lane Park.



One of the best connected places in North London with high frequency Underground and Rail services to central London



A vibrant new neighbourhood for creative traders and workers with super fast broadband



Direct access to over 520 acres of open space to explore and enjoy



Brand-new commercial units suitable for a range of retail, leisure and workspace uses



The Area

**Tottenham is one of
London's most diverse
and vibrant districts**

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands – a free nature reserve with 13 miles of paths to explore across an untamed, wildlife-friendly site. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park. This much-loved local park provides a range of excellent sports and recreation facilities.

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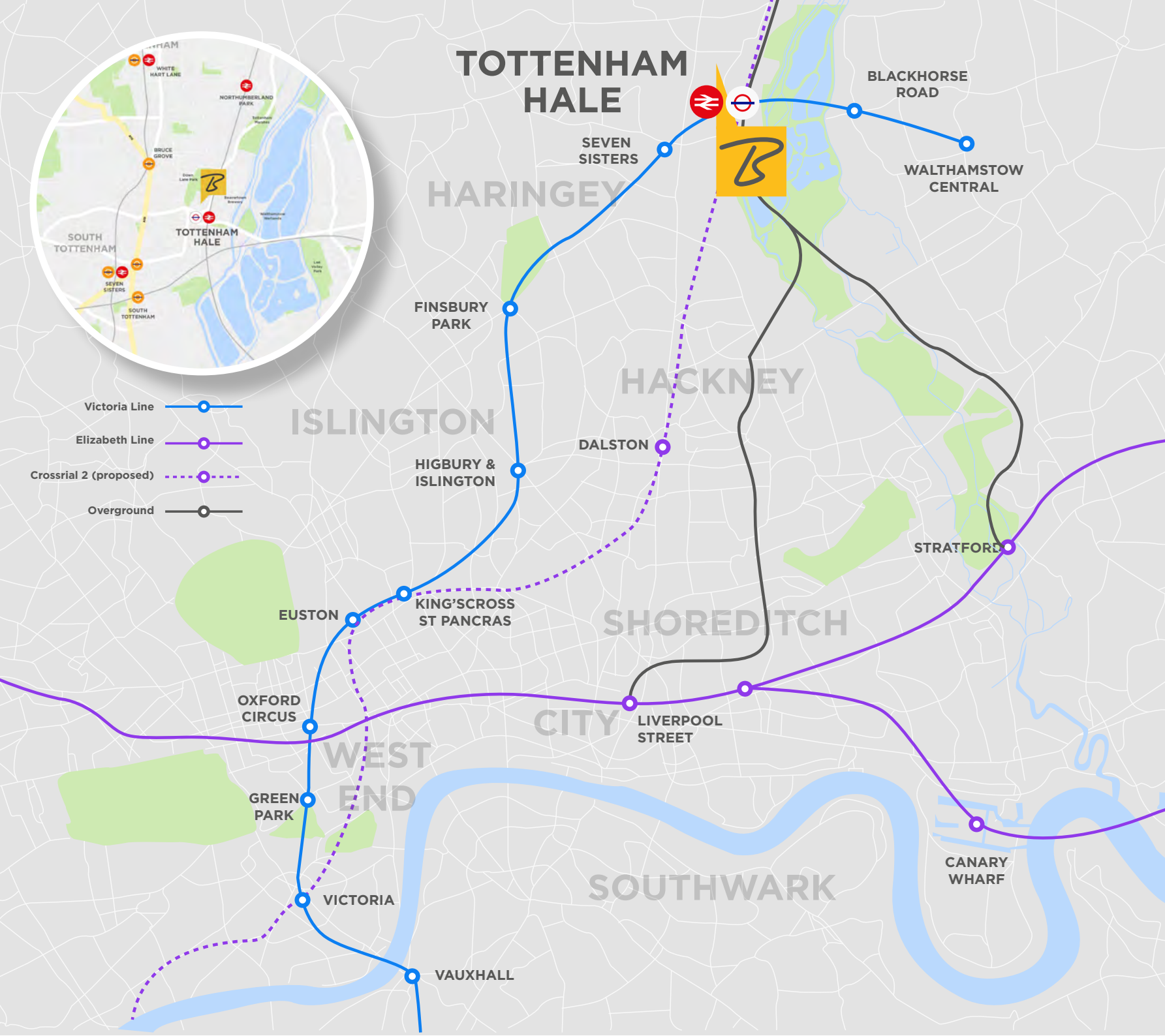
Connections

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

The Berol Quarter is a one minute walk from the station and offers large numbers of bicycle storage for those travelling on the cycle-superhighway, which passes the site and runs all the way to Liverpool Street Station in the City of London.



- Victoria Line
- Elizabeth Line
- Crossrail 2 (proposed)
- Overground



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14 mins
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4 mins



3,000sqft of Class E prime retail space on Ashley Road, with shopfront glazing and external terrace for seating. Double height space with the potential for a large mezzanine. Ideal opportunity for a new events space adjacent to the new Berol Link and Down Lane Park.



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Immediately



Flexible Leases
Available



BREEAM
Very good



Next to
Down Lane Park



Leisure and
Retail Opportunity



Leisure and
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Direct and level
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Local Car Club



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278.7 sq. m. / 3,000 sq. ft.

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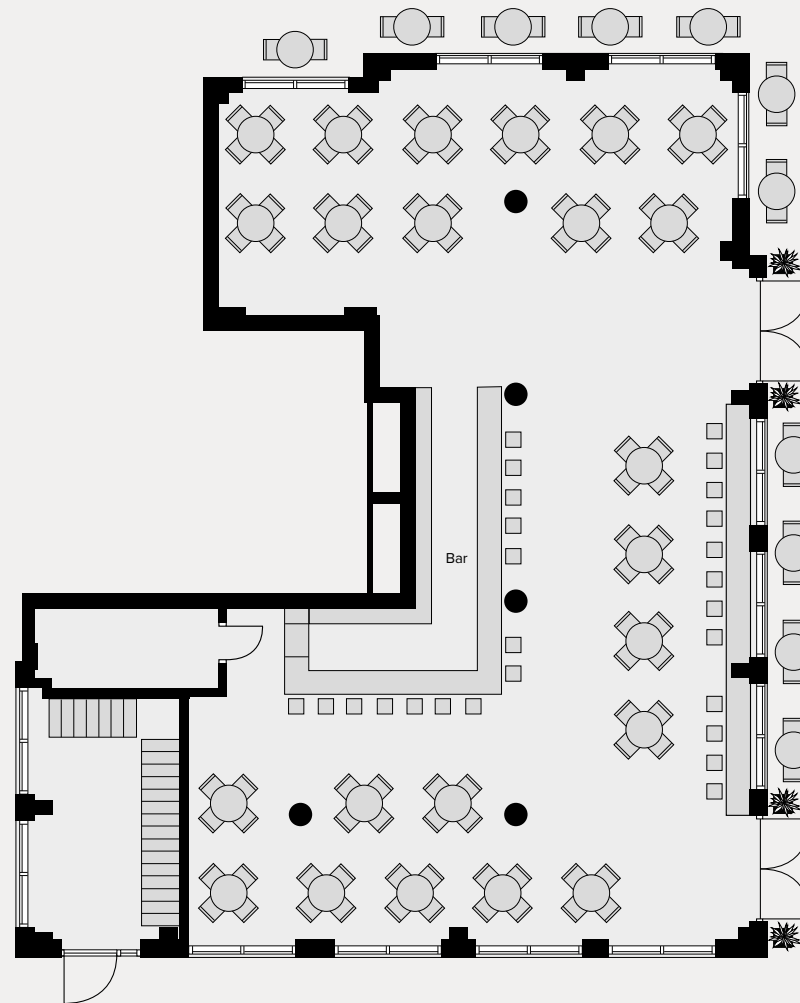
3 No 110 mm dia capped drainage connections

Height

6.800m



One Berol Link



Ashley Road

*Indicative
Bar Layout*

QUOTING TERMS AND VIEWINGS

Strictly via Sole Agents:



John Giblin

07867 505 604

john@cfcommercial.co.uk

Annabel Magnay

07722 008 841

annabel@cfcommercial.co.uk

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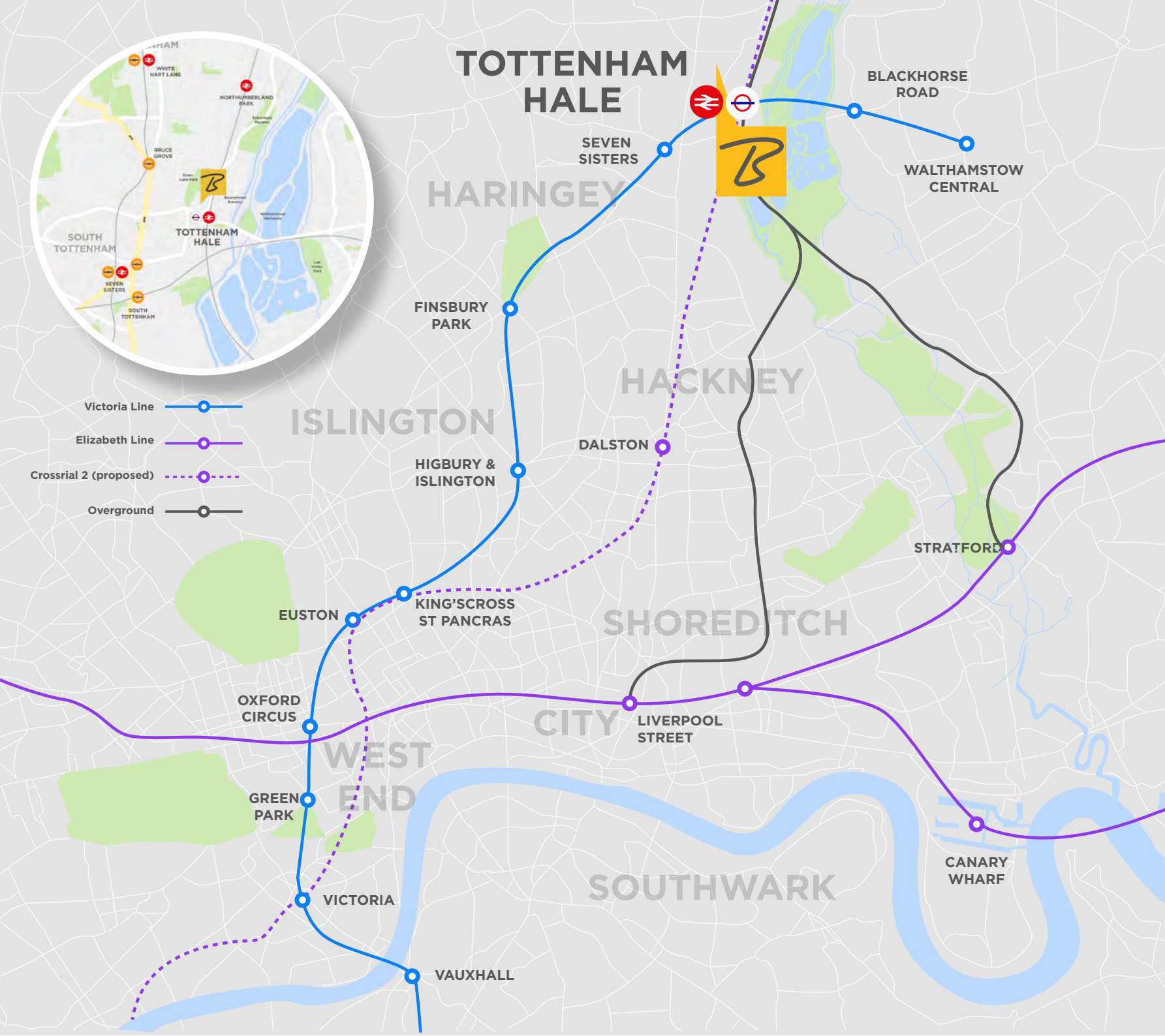
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A rare opportunity to occupy a prominent and spacious commercial unit within one of London's most exciting regeneration areas. The premises comprise a total of approximately 13,327 sq. ft. over ground and first floors within a new landmark tower building.

Situated in the heart of Berol Quarter, adjacent to Watermead Way, the premises' location offers direct access to Tottenham Hale Station. Fast access to central London is provided by regular underground and national rail services.

Two similar open plan floor plates are available which can be let individually or together. Both floors benefit from superb natural light, with access to a communal landscaped courtyard and café. One Berol Yard sits adjacent to the historic Berol Pencil factory which now provides a range of offices and workspaces.



**Available
Immediately**



**BREEAM
Very good**



**Public courtyard
with licenced cafe**



**Prominent location
on Watermead Way**



**Secured cycle
storage**



**Direct and level
access to station**



**Flexible Leases
Available**



Local Car Club



One Berol Yard

ACCOMODATION

Ground Floor (Approx. Floor Area)

586.2 sq m / 6,310 sq. ft.

First Floor (Approx. Floor Area)

651.9sq m / 7,017sq. ft.

SPECIFICATION

Mechanical

16kw metered gas supply

125mm dia fire main

600mm high louvred band all around perimeter

Extract duct to roof level

Electrical

1 x 90KVA / 200 AMP supply

Public Health

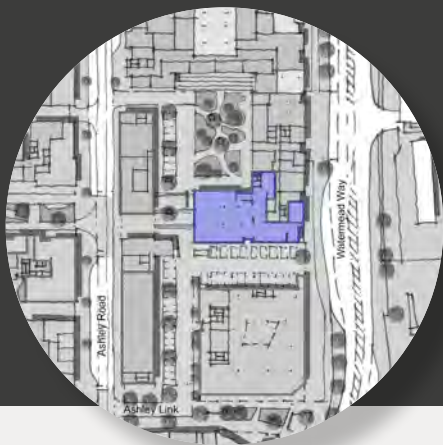
1 No 32mm dia cold water feed

4 No 110mm dia capped drainage connections

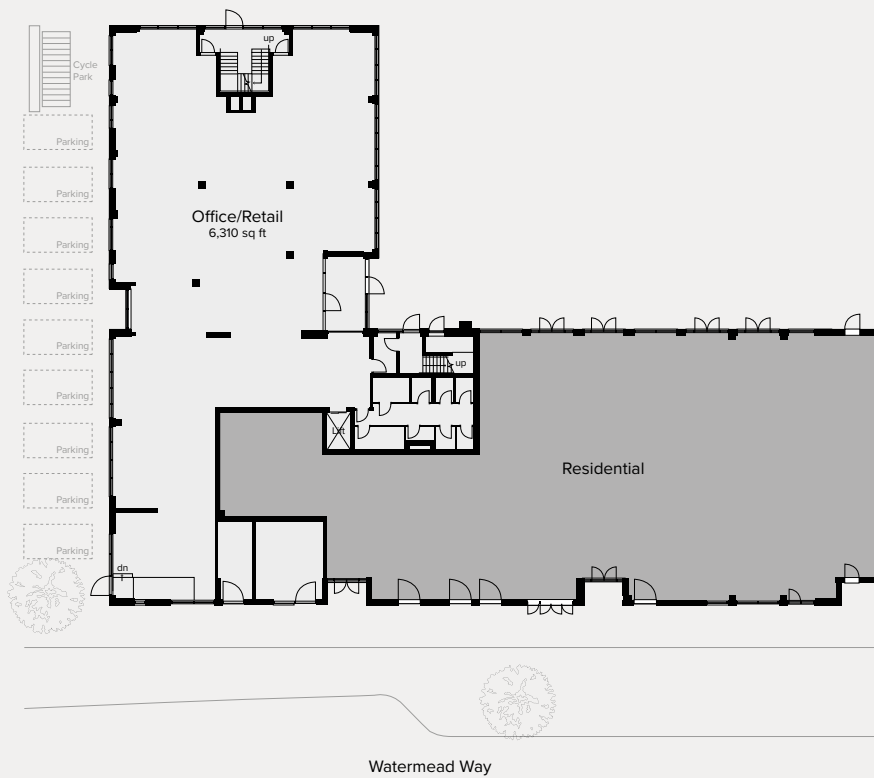
Height

Ground Floor: 3.500m

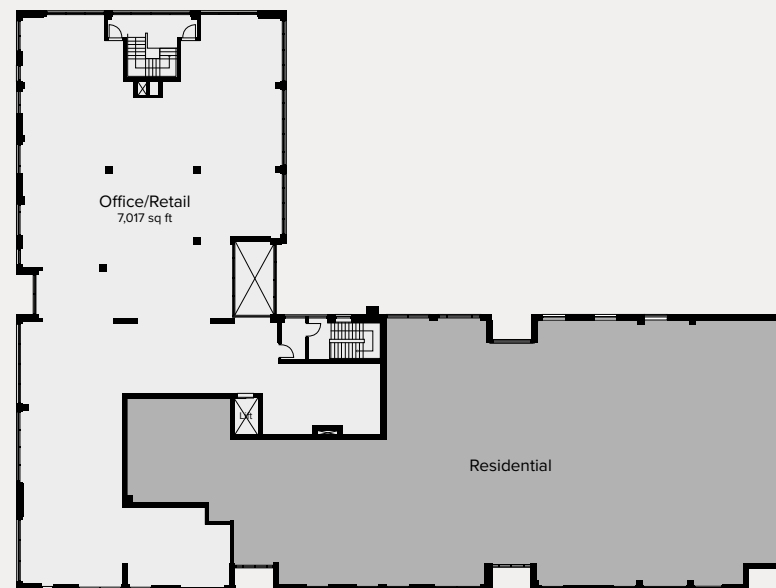
First Floor: 3.025m



One Berol Yard



Ground



First







QUOTING TERMS AND VIEWINGS

Strictly via Sole Agents:

CFC
020 3370 4334

John Giblin
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Berol Quarter

Ashley Road • Tottenham Hale • London N17
www.berolquarter.co.uk

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Branding and brochure by Moyo Creative. www.moyocreative.com

Two Berol Link

BEROL QUARTER • TOTTENHAM HALE N17

APPROX. 1,673 SQ. FT. NEW RETAIL & LEISURE UNIT WWW.BEROLQUARTER.CO.UK





COFFEE
ESPRESSO
AMERICANO
CAPPUCCINO
CAFE LATTE
FLAT WHITE
COLD BREW
MOCHA
MACCHIATO
FRAPPUCINO
CORTADO

FOOD
CLUB SANDWICH
VEGGIE TOAST
DOUGHNUT
CROISSANT

OTHER DRINKS
PINEAPPLE

Berol Quarter

London's most exciting
regeneration project, with
over £1bn of funding and
1,000 new homes delivered

Total transform is well underway.

A new neighbourhood awaits

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

Written in History

The distinctive yellow Berol Pencil is a true icon, and was developed at the Berol Pencil Factory in Tottenham Hale, opening in 1907. The outbreak of World War II in 1939 saw the factory pause pencil manufacture and instead produce secret military equipment. Pencil manufacture recommenced in 1946 and in 1990's the factory was converted to provide managed workspace.

The factory is being sympathetically refurbished to include a new walkway at ground floor to link the Berol Yard with Ashley Road and the Berol Link into Down Lane Park.



One of the best connected
places in North London
with high frequency
Underground and Rail
services to central London



A vibrant new
neighbourhood for creative
traders and workers with
super fast broadband



Direct access to over
520 acres of open space
to explore and enjoy



Brand-new commercial
units suitable for a range
of retail, leisure and
workspace uses



The Area

**Tottenham is one of
London's most diverse
and vibrant districts**

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands – a free nature reserve with 13 miles of paths to explore across an untamed, wildlife-friendly site. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park. This much-loved local park provides a range of excellent sports and recreation facilities.

Local brewery Beavertown serves beer at Tottenham Hotspur Stadium, attracting visitors from all over the world.



Transformational regeneration is well underway

- 1 **Berkeley Square Developments**
Locally Listed Berol House, providing 30,000 sq. ft. of workspace
- 2 **Berkeley Square Developments**
1 Berol Yard providing 13,327 sq. ft. of new commercial space forming part of 166 PRS apartment scheme
- 3 **Notting Hill Genesis**
279 new homes and new offices
- 4 **Argent**
New Central public square with cinema, restaurants, coffee shops and health centre and over 1,000 new homes
- 5 **Berkeley Square Developments**
315 new private and rental homes and retail use
- 6 **Berkeley Square Developments**
Berol Link comprising two new commercial units and forming part of a 104 unit residential scheme
- 7 **Millstream Tower**
Newlon Housing Trust scheme, comprising 128 homes and new commercial unit
- 8 **Argent**
130 new homes – all shared ownership units. With ground floor commercial space with flexible use for cafes, restaurants and shops facing onto Station Road and The Hale
- 9 **Argent**
Welbourne - 131 new council homes with a mix of one, two and three-bedroom flats arranged over three blocks
- 10 **Unite**
Student accommodation providing over 1,100 beds for students





Connections

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

The Berol Quarter is a one minute walk from the station and offers large numbers of bicycle storage for those travelling on the cycle-superhighway, which passes the site and runs all the way to Liverpool Street Station in the City of London.



- Victoria Line —●—
- Elizabeth Line —●—
- Crossrail 2 (proposed) - -●-
- Overground —●—



Train

- Liverpool Street
14 mins
- Stratford
12 mins
- Hackney Downs
6 mins
- Tottenham Hale
- London Stansted Airport
31 mins
- Cambridge
59mins

Tube

- Victoria
19 mins
- Oxford Circus
16mins
- Kings Cross
St Pancras
11 mins
- Tottenham Hale
- Walthamstow
Central
4 mins



Two Berol Link

ACCOMODATION

Ground Floor

155.5 sq. m. / 1,673 sq. ft.

SPECIFICATION

Mechanical

63mm dia gas supply

90mm dia fire supply

600mm high louvred band all around perimeter

Electrical

1 x 69KVA / 100 AMP supply

Public Health

1 No 32mm dia cold water feed

2 No 110mm dia capped drainage connections

Height

3.735m

1,673sqft of Class E prime retail space on the Berol Link, with direct access to Down Lane Park and Ashley Road. Located in the centre of the new Berol Link, which will be the largest public square (privately owned and managed) in Tottenham Hale with events and pop-up markets arriving from late 2023.



Available
Immediately



Flexible Leases
Available



BREEAM
Very good



Next to
Down Lane Park



Leisure and
Retail Opportunity



Leisure and
Retail Opportunity



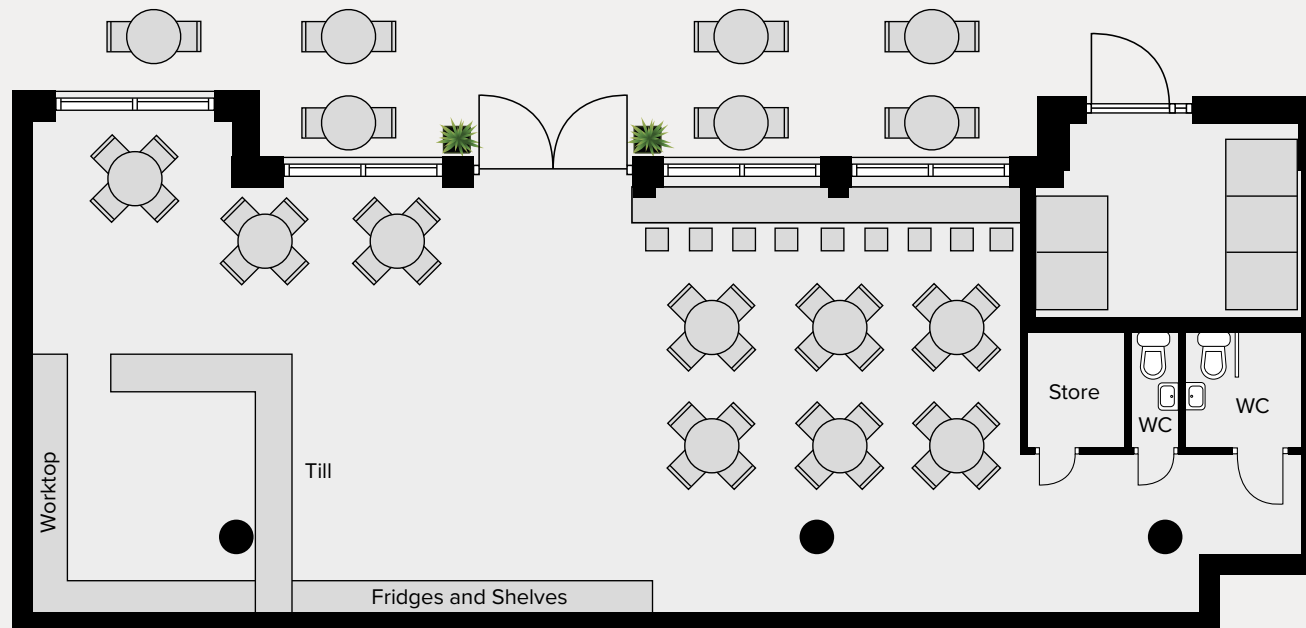
Direct and level
access to station



Local Car Club



Two Berol Link



Indicative Café Layout

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