

Our Ref: TJ/19292



Local Plan Consultation  
Planning Policy  
Haringey Council  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

140 London Wall  
London EC2Y 5DN

Tel: 020 7583 6767  
Fax: 020 7583 2231

[www.cgms.co.uk](http://www.cgms.co.uk)

Offices also at:  
Birmingham, Cheltenham,  
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Kettering, Manchester,  
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BY EMAIL ONLY: [ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk)

26<sup>th</sup> March 2015

Dear Sirs,

**HARINGEY'S LOCAL PLAN  
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT PREFERRED  
OPTIONS CONSULTATION DOCUMENT  
REPRESENTATIONS ON BEHALF OF PARKSTOCK LTD**

On behalf of Parkstock Ltd we submit the following representations to the Preferred Options Site Allocations Development Plan Document and specifically to site SA 40: Finsbury Park Bowling Alley.

Parkstock Ltd are the freeholders of both 10 Stroud Green Road and 269 – 271 Seven Sister's Road, located within site SA 40.

**General Comments**

We consider the site can play a pivotal role in the regeneration of Finsbury Park and offers a development opportunity to:

- Provide an appropriate high density development in close proximity to a major transport hub (PTAL 6);
- Create a visual connection between Finsbury Park and the transport hub whilst respecting the heritage setting of the Park;
- Provide a landmark development which signposts Finsbury Park as a centre for investment;
- Provide a new, high quality public realm with active ground floor uses.

In the context of these aspirations, we are encouraged that the Parkstock sites are identified as part of a key development site and are generally supportive of the preferred options site allocation including aspirations for a mixed use, high rise development.

We are also supportive of the timeframe delivery identified (2015 – 2020).

**SA3: Changes to Town Centre Boundaries**

We note that SA3 proposes to designate Finsbury Park as a District Centre, to reflect the existing District Centre designation within Islington and Hackney.

Overall we are supportive of this designation. We consider that it is important to secure Finsbury Park as a District Centre to both ensure consistency with adjoining boroughs but also to provide the required status of the Centre as an area where mixed use regeneration, in the most accessible and appropriate locations, is supported by the Council.

We note the proposed primary and secondary frontages and submit separate comments on these frontages as part of representations to the Development Management Policies Preferred Option consultation.

#### **SA 40: Finsbury Park Bowling Alley**

Overall we are supportive of the above site allocation which includes 10 Stroud Green Road and 269 – 271 Seven Sister’s Road. We have the following specific comments:

- The ‘Proposed Site Allocation’ text on page 110 refers to “... a new leisure facility ...” whilst the text on page 112 under ‘Site Requirements’ refers to an “... appropriate leisure / community facility use to replace the existing Rowan’s bowling alley.” Furthermore, text under ‘Development Guidelines’ notes that “Any future proposal to replace the existing bowling alley should show how the new development will reprovide the current leisure function.”

The above statements are all contradictory and it is important to ensure consistency between all of these statements so future requirements are clear.

We consider policy should provide the flexibility to allow the provision of an appropriate leisure **or** community facility, depending on demand and commercial requirements at a future date. We therefore recommend the following alterations:

- **Proposed Site Allocation:** amend the text to read “... a new leisure community facility ...”.
- **Site Requirements:** retain the existing fourth bullet point text as an “... appropriate leisure / community facility use to replace the existing Rowan’s bowling alley.”
- **Development Guidelines:** amend the existing tenth bullet point text as “... should show how the new development will reprovide an appropriate leisure / community function.”
- We recommend that the site diagram on page 110 is clarified. Firstly, we suggest that a key is included with the diagram rather than only providing a generic key at the back of the document. This will make the diagram easier to read and understand.

In addition, there are various shades of green on the diagram which do not appear to correspond with the key at the back of the document. This should be clarified and a clear key provided. In particular, the green oval showing the potential new pedestrian and cycle link through the site to the Park, of which Parkstock is fully supportive, should be clearly annotated.

- Site Requirements, 1<sup>st</sup> bullet point: although not part of Parkstock Ltd's freehold we question whether the reference to 265 and 267 Seven Sisters Road is correct and whether it is really the Council's intention that these existing fast food premises are retained. We therefore question whether this reference should refer to the buildings attached to the Twelve Pins pub rather than the separate units at 265 and 267 Seven Sisters Road.

If the above reference is correct we question whether the demolition of 265 and 267 Seven Sisters Road would enable the delivery a wider, more comprehensive development in the future.

- Site Requirements, 6<sup>th</sup> bullet point: policy seeks an improved urban realm around the public house, with the design integrated into the improved park entrance. We would welcome some further clarification detailing what these improvements are seeking to achieve and / or what the overall aspirations of this requirement are.
- Development Guidelines, 4<sup>th</sup> / 5<sup>th</sup> / 6<sup>th</sup> bullet point: we note that these bullet points relate to possible storey heights of up to 15 storeys, with development directly facing the Park limited to 6 storeys and heights restricted to 5 storeys on Seven Sisters Road.

It is acknowledged that a transition in height across the site is an appropriate aspiration and the heritage setting needs to be carefully considered for any development options. However, it is considered that given the opportunities the site presents to deliver large scale regeneration, the opportunity for a taller development should be included within the site allocations. It is also considered that taller structures in this zone of the Park should be acceptable, reinforcing the urban edge, pointing towards the transport hub and still respecting the setting of the Park.

A more ambitious scheme, providing a clear step change to the centre, pushing beyond established architecture and providing a point of marked differentiation between existing development should be reflected in the proposed storey heights.

It is therefore considered that c. 14 – 22 storeys on the Stroud Green Road site and c. 3 – 6 storeys on the Seven Sisters Road site is achievable and should be reflected in the Site Allocations Development Plan Document.

## **Appendix B: Housing Trajectory**

We note that it has been estimated that site SA 40: Finsbury Park Bowling Alley could deliver c. 164 residential units. We are of the opinion that between 80 – 150 residential units could be delivered on the Stroud Green Road site and between 20 – 40 residential units on 269 - 271 Seven Sisters Road. We are therefore supportive of the potential capacity for residential development included within Appendix B.

Appendix B notes that c. 1,274 sq m of town centre uses could also be delivered. We are fully supportive of the delivery of active, ground floor uses on the site and note that the potential mix of uses and quantum will be established once a detailed design is developed as part of a future planning application.

We trust that the above comments will be considered in full. If there are any queries or if additional information is required please do not hesitate to contact Tanya Jordan on the above details.

Yours faithfully



**CgMs**

For and on behalf of Parkstock Ltd