

DGM/LO/DP3713

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Dear Sir / Madam

**HARINGEY'S LOCAL PLAN PREFERRED OPTION
SITE ALLOCATIONS DPD CONSULTATION DOCUMENT: FEBRUARY 2015
SITE ALLOCATION REFERENCE: SA26 CLARENDON SQUARE GATEWAY**

We write on behalf of our client, Oceanwave Estates Ltd, in relation to Haringey's Local Plan Site Allocations DPD Consultation Document (February 2015), with particular regard to site allocation reference SA26 (Clarendon Square Gateway).

The allocation of site SA26 as a site for mixed use development is welcomed by our client who owns the land off Brook Road; currently occupied by Iceland. Whilst it is agreed that the allocation of this land, along with Bittern Place, offers the opportunity to create a new high quality avenue which links Wood Green and Clarendon and can create a legible streetscape along this link, it is considered that the site requirements set out on page 73 of the Site Allocations DPD (SADPD) need to be reviewed, particularly in relation to height and ground floor land use. Our comments on these two points are set out below.

Limited Height

The current wording of the SADPD states that height should be "*limited to 7 storeys*".

In order to make best use of the site and to be able to deliver a viable mixed use scheme, it is considered that height should not be limited to 7 storeys; instead the site should be promoted with a range of heights. Whilst it is acknowledged that there are existing residential properties to the north and east of the site, which due regard will be given to in any future proposal, it is considered that these properties should not restrict any future opportunity for the redevelopment of the site. Furthermore, it would be wrong to arbitrarily introduce such a restriction through a specific planning policy without a thorough analysis of the surrounding townscape to ascertain the capacity of the site to accommodate development.

It is also important to consider the scheme in the context of the proposals to the south of the site; the former gas works site (land between Hornsey Park Road, Mayes Road and the London Kings Cross / East Coast Main Line, Clarendon Road and Coburg Road). In March 2012, outline consent was granted for a residential led, mixed use scheme across 4.83ha. Set out in the



approved documentation was a set of parameter plans which identified the minimum and maximum permitted heights across the site; a range of 2 – 11 storeys. Directly to the south of our client's site, at the end of Brook Road and to the rear of existing residential properties 123-155 Hornsey Park Road, the minimum proposed height is 13-14m rising to 16-17m (approximately 4 – 7 storeys), which we consider to be low. Indeed, it is notable that at either end of this block, and relatively close to the properties on Hornsey Park Road, the approved height is equivalent to 8-9 storeys.

Furthermore, this development is generally to the West of the properties on Hornsey Park Road, whilst our client's site is generally to the North West, substantially reducing any impact that may occur.

Initial feasibility studies undertaken by our client on the 'Iceland Site' suggest that heights of 27-28m (9 storeys) could potentially be accommodated on the site without impacting on the existing townscape or residential amenity to the north and east of the site, respectively. Furthermore, it is important to note that the remainder of the proposed allocated site comprises mainly vacant or industrial land, which extends beyond the allocation to the south and west.

A development of this scale would fit comfortably alongside the proposals at Clarendon Square, providing a visual counterweight to the development of up to 11 storeys on that site.

It is therefore considered that in the context of the surrounding buildings and the extant permission on the former gas works site, that the proposed redevelopment of both our client's site and the adjacent gas works site is uncharacteristically low and that additional height on this site could be provided without impact on the surrounding area.

Ground Floor Land Use

The current wording of the SADPD states that uses on the ground floor of this site "*should be employment generating, either B1a or B1c.*" In addition, it is noted that "*there will be a target of 33% employment floorspace for this site.*"

Whilst it is recognised that there is a priority for Haringey to provide accommodation for offices and light industry, the suitability of provision for light industry on this site is questionable. If it is the desire for Haringey to create a new link between Wood Green and Clarendon Square and a legible streetscape, then we would recommend that uses such as A1/A3/A4 are also included.

The redevelopment of this site offers an opportunity to create an area which becomes a destination not only for future occupiers of the site, but for existing and future residents. In order to achieve this it is considered that retail units such as small independent shops, cafes / restaurants or bars are provided which would encourage and increase footfall along and through this link, especially beyond the normal working day to encourage pedestrian movements between the town centre and Clarendon Square into the evening hours also, and make this a safe pedestrian route.

Whilst the site is in close proximity to the main shopping area in Haringey, it is not considered that the inclusion of A1/A3/A4 uses would draw trade away from the main shopping centre.

Conclusion

In light of the above, we support the inclusion of our client's site within Site Allocation SA26.



However, it is considered that further consideration and refinement to the height and proposed land uses needs to be explored so as to ensure an acceptable quantum of development can be delivered on the site.

We trust the above and enclosed are satisfactory for your purposes and would be grateful if you could acknowledge receipt of this letter to David Morris or Louise Overton of this office.

Yours faithfully,

DP9 Ltd.

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