



Flitcroft House
114-116 Charing Cross Rd
London WC2H 0JR
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

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

29 March 2017

BY EMAIL

Dear Sir/Madam,

WOOD GREEN AAP PREFERRED OPTION REPRESENTATIONS FOR 16-54 WOOD GREEN HIGH STREET (INCLUDING FORMER SNOOKER CLUB ABOVE BURY ROAD CAR PARK)

On behalf of our client, Longmead Capital, we wish to make representations, in respect of the land at the above address, to the Wood Green AAP Preferred Option Consultation. A site location plan of our client's landholding is attached at Appendix 1.

We support the wider objectives of the Area Action Plan to deliver 7,000 homes as part of a residential-led regeneration of the area. We consider that our client's site can contribute to achieving these objectives. As acknowledged in the Area Action Plan, phased development of sites will be required and we have set out below the key issues to consider to achieve this while delivering on the other objectives within the plan.

We are however concerned that the aspiration of delivering town centre and office uses on the first floor may not be deliverable. We are of the view that there is insufficient commercial demand for non-residential first floor uses and this will affect the viability of redevelopment of Wood Green.

Background

Our client's site falls within two site allocation area - WG SA 13: 16-54 Wood Green High Road and WG SA 12: Bury Road Car Park.

The landholding encompasses Sainsbury's Supermarket, Peacock's, UKCG Helpcentre (WG SA 13) and a Snooker Club (WG SA 12).

The site allocation for WG SA 13 sets out the following;

- Comprehensive redevelopment of current buildings for mixed use development consisting of town centre uses at ground and first floor level, with residential above.
- 487 residential units;
- 4,432 sq m of employment floorspace; and
- 4,432 sq m of town centre uses.

Furthermore, the site allocation identifies that development is likely to come forward in phases due to the multiple land ownerships on this site, but all applications should be co-ordinated through this policy.

WG SA 12 sets out the following;

- A mix of residential and commercial floorspace will be permitted above the active frontages
- 130 residential units;

- 2,013 sq m of employment floorspace; and
- 2,013 sq m of town centre uses.

Development Opportunities

Redevelopment of 16-54 Wood Green High Street would provide a contribution to the proposed 487 residential units (WG SA 13) by creating additional floors above the existing Sainsbury's Supermarket and Peacock's store. New access points on High Road Bury Road could help achieve this. We would also welcome discussions relating to the deliverability of further linkages between High Road and Bury Road, as encouraged by the Masterplan.

The former snooker club sits on the first floor, above the existing Bury Road Car Park. It is considered that discussions regarding the Council's aspirations for Bury Road Car Park and the delivery mechanisms are required to understand its development potential.

Retaining Existing National Retailers

The emerging Area Action Plan, states that the buildings within WG SA 13 could be demolished as part of the comprehensive development to deliver ground floor units for national comparison retailers with residential units above. The existing floorplates within our client's site are already appropriate for national retail comparison units and it is not considered logical to redevelop the existing retail space on the ground floor (this would also mean losing existing national retailers). Redevelopment of the site should comprise adding extra floors to accommodate residential development.

At the current time, servicing access to Sainsbury's is gained from the rear of the site, adjacent to the entrance of Bury Road Car Park, located directly underneath the existing Snooker Club (within site allocation WG SA 12). An appropriate access would need to be retained during and after any potential site redevelopment.

Crossrail 2

It is identified that part of this site is safeguarded for the construction of Crossrail 2. Our client is keen to bring forward this site for redevelopment as soon as possible, prior to the construction and delivery of Crossrail 2. In doing so, this would meet the delivery timeframe of 2017-2022 as set out in the Site Allocation Document.

Additional Office Floorspace

The Area Action Plan states that town centre uses including office floorspace should be considered on the first floor. The existing Sainsbury's unit has its store room on the first floor which would achieve this objective, but redevelopment to provide alternative town centre uses is considered to be limited. It would also be contrary to the objectives of the Council to help deliver national comparison retailers in this location, by reducing the scale of the store room which is essential to its operation.

In any case, the provision of separate office uses on the first floor is not considered deliverable in this location. There is no evidence to support the viability or demand for first floor office space within Wood Green. The provision of residential first floor uses would help improve the viability of schemes and increase the level of affordable housing that could be delivered on site.

Furthermore, new access for the residential uses is likely to be required from High Street and an additional separate office access would reduce the level of ground floor retail frontage.

Summary

At this stage it is considered that this site can be brought forward for residential development by providing an upwards extension above the existing units. The existing snooker club can be developed

and utilised to provide an alternative use, but further discussions with the Council are required to understand their aspirations for the site. We consider that there are significant difficulties with providing town centre uses (particularly offices) at first floor level.

From the preceding, it is considered that our client's site can be brought forward in a phased manner without having an impact on the objectives of the wider area, although pre-application discussions with the Council will be entered in to.

Yours sincerely,

A black rectangular redaction box covering the signature of Jamie Sullivan.

Jamie Sullivan
ASSOCIATE

Enc. Appendix 1 Site Location Plan