

Appendix 6 – Pre-Application Committee Minutes

PPA/2021/0026 - FLORENTIA CLOTHING VILLAGE STORAGE PARK, VALE ROAD, N4 1TD

The Committee considered the pre-application briefing for the provision for five new blocks of light industrial floor space (GEA equates to circa 9,880sqm).

The applicant team and officers responded to questions from the Committee:

- The Committee commented that the site was commonly referred to as a village, rather than a campus, and was a tribute to the wife of a local Greek Cypriot resident. Tom Horne, DP9 (Planning Agent), acknowledged the concept of the site as a village. He explained that there was a contractual commitment to retain the name and that it was aimed to invest and expand in the ethos and spirit of the existing site.
- Some members of the Committee expressed disappointment in the designs which resembled warehouses converted into workshops with corrugated roofs. They had no objection to the surface treatment and spaces but stated that the shape looked like a Heavy Goods Vehicle (HGV) depot. It was acknowledged that design was subjective but it was suggested that the site provided an opportunity to create something interesting and modern.
- The applicant team set out the process for the proposed design. It was explained that, following discussions with existing occupiers and consideration of the existing buildings, the application aimed to build on the current offer and respond to what was needed locally. It was noted that there would be green and pedestrian spaces as well as working spaces. It was stated that the buildings on the site did not have an overall design but had emerged over a number of years; the proposals would try to pull the buildings together, alongside additional planting and colour. It was added that the buildings would be modernised and this would include better insulation. It was commented that the design of the proposal would aim to reflect the wider, Haringey warehouse district. It was also noted that there was a need for this type of space in the area.
- In relation to scale and massing, it was noted that the existing village was between two and four storeys and that the proposals were largely 3 storeys. It was acknowledged that the majority of the images provided focused on the new buildings and it might be useful to provide more detail about the views and connections between the existing and new buildings.
- Some members of the Committee asked the applicant team to ensure that the proposals recognised and honoured the historic connection of the site with the Cypriot community and the rag trade. The applicant team noted that they agreed with this and added that sites of this nature worked best when the occupiers supported the site and encouraged others to work there as well.

The Chair thanked the applicant team for attending