

Planning Sub-Committee

Briefing paper for Planning Sub Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2025/0002

Ward: Noel Park

Address: Mallard Place, Coburg Road, Wood Green N22 6TS

Proposal: Preapplication proposal for redevelopment of the site by the erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing, to provide 150 social rent dwellings along with double height affordable workspace (539 sqm). The proposal also includes landscaped public realm.

Applicant: London Borough of Haringey

Agent: Sophie Heritage, Icen Projects

Ownership: London Borough of Haringey

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1. The proposed pre-application development is being presented to Planning Sub-Committee to enable members to view it ahead of the submission of a full planning application. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee for decision in February/March 2026. The applicant has engaged in pre-application discussions with Council Planning Officers, with formal pre-application meetings and QRP meetings.

3. SITE AND SURROUNDINGS

- 3.1 The site known as Mallard Place, falls within the Council's ownership and is currently occupied by a two-storey building, which is covered in a green wall and hardstanding to the rear of the building. The site has a frontage onto Coburg Road to the south, Western Road to the west, Clarendon Road to the east and New Road to the north.
- 3.2 Immediately adjoining the site to the west is Raphael House and to the east is Units 1,2,3 Kingfisher Place. The site is bounded by the Chocolate Factory Phase 1 development to the north, which received planning permission and is currently being built out under planning reference HGY/2017/3020}for a mixed

use development comprising of 10,657 square metres of commercial floorspace and 230 homes.

- 3.3 To the east of the site, on the other side of Clarendon Road, is Kingfisher Place followed by other commercial uses fronting Coburg Road. Further west of the site is the train depot and railway embankment with links to Alexandra Park and the New River via the Penstock foot tunnel. Immediately south of the site, on the other side of Coburg Road, is the Alexandra Gate development which received planning permission under planning reference HGY/2017/3117 and is currently being built out.



Fig 1: site (outlined in red) location in context

- 3.4 The site is located in an Opportunity Area as identified in the Mayor's London Plan 2021 and is located in the Wood Green and Haringey Heartlands Growth Area as identified in the Council's Local Plan 2017.
- 3.5 The site is also located within the designated Local Employment Area; Regeneration Area and located adjacent to Wood Green Common Conservation Area.
- 3.6 The site is designated in the Council's Site Allocation Development Plan Document (SA DPD) SA19 known as 'Wood Green Cultural Quarter (South)' which seeks to enhance the Wood Green Cultural Quarter through improvements to the Chocolate Factory and the creation of high-quality urban realm and comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential. The site is also designated as WG SA10 known as 'Mallard and Kingfisher Place' of the new Regulation 18 Draft Local Plan which is currently out for consultation; and carries very little weight at this point in time.

- 3.7 The site has a Public Transport Accessibility Level (PTAL) rating of 4, Wood Green Underground Station is a 9-minute walk away, and Alexandra Palace National Rail station is a 10-to-11-minute walk away. Two different bus services are accessible within 6 to 7 minutes' walk of the site. There is reference to improvements to bus services that are forthcoming, related to re-routing of bus services 91/N91 and the 232 via Western Road and Mayes Road respectively.

4. PROPOSED DEVELOPMENT

4.1. The proposal consists of:

- The demolition of the existing building which is occupied by the John Dewey (Area 51 Education) Special Needs College.
- Erection of a 22 storey building with an 8 storey wing and a 14 storey building with a 6 storey wing consisting of 150 new homes all for social rent;
- A housing mix of: 51 x 1 bed, 67 x 2 bed, 28 x 3 bed and 4 x 4 bed dwellings;
- 539 square metres of affordable workspace across the development on the ground and first floor,;
- Residential and commercial refuse/recycling storage on the ground floor;
- Cycle stores on the first floor;
- Plant rooms/service rooms/substation at ground floor;
- Podium courtyard/terrace including children's playspace at second, sixth and eighth floor level;
- Green roofs;
- Landscaping;
- Public realm improvements;
- 12 Blue Badge parking bays located on adjacent streets.

5. PLANNING HISTORY

5.1 There is no relevant planning history connected with the application property.

6. CONSULTATION

6.1 Public Consultation

6.2 The applicant has recently undertaken their own community engagement on the pre-application scheme. The applicant confirmed that 200 properties were sent engagement packs, and the period of community engagement ran for one month from August to September 2025. The applicant advises that ward councillors were sent a briefing note on the proposal.

6.3 Three community engagement events in total were held on the 9th, 13th and 18th of September 2025 at Long Lounge, Karamel, McQueen's Theatre 4 Coburg Road and at a pop-up event on the pavement besides the Penstock Tunnel where it joins Western Road. where the applicant presented their proposal to the community and responded to questions and provided feedback. The feedback from the event is included under Appendix IV .

- 6.4 This scheme is currently at pre-application stage. The proposals were presented by the applicant to the GLA in March 2025 and October 2025; and they are broadly supportive in principle. The proposals were also presented at a Development Management Forum on 2nd October 2025. The notes from the Forum are set out in Appendix III.
- 6.5 When a planning application is submitted to the Local Planning Authority (LPA) for consideration, consultation letters will be sent to neighbouring properties, site notices will be erected and an advert will be placed in the local newspaper to notify the community and invite comment.

Quality Review Panel

- 6.6 The proposal was presented to Haringey's Quality Review Panel (QRP) on 16 July 2025. The Panel offered their 'warm support' for the scheme. A summary of the Panel's response is as follows:

'The Haringey Quality Review Panel warmly welcomes the proposal for affordable housing and workspace, which is thoughtful and comprehensive. The panel encourages the project team to maintain this level of ambition as the scheme develops and suggests some areas for improvement.'

The fragmented land ownership means that comprehensive redevelopment cannot happen within the timescale of the application. This is not optimal but could be turned into an advantage and lead to a more successful scheme. If the southern and northern corner sites come forward for development, they should offer green relief from the density of neighbourhood, including children's play and bike storage. High level options should be produced to set intentions within this application.

The height and massing are comfortable in the context but would be improved by moving the 22-storey tower away from the emerging 27-storey tower on the Alexandra Gate site. The existing mature trees on the site should be retained, and this corner widened for orientation towards Chocolate Factory Square. Options should be tested, subject to the Crossrail 2 tunnel constraints, for moving the height and rebalancing the blocks to achieve a more favourable massing.

The quality of the housing proposed is commended. Further thought should be given to how the scheme will create a cohesive vertical community. The chamfered tower corners should have a stronger relationship to each other. A consistent base treatment is recommended, and the junctions between blocks should be resolved. The elevations and materials palette are developing well. Sustainability has been successfully embedded in the design, and the use of external shading is supported.

The boulevard of trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade need further work. The podium

garden should not be enclosed on all sides in the future. All landscaping should be designed for low maintenance and water management.

The lower-level workspace provision is welcome. Flexible design and low rents should be considered to attract tenants and activate the street’.

- 6.7 The panel has expressed that they would welcome an opportunity to comment on the scheme again at an Intermediate Review, once the landscape and sustainability proposals have been developed further. Whilst the panel expressed a preference to see the final iteration of the scheme at a ‘chairs’ review, officers consider this to be unnecessary and the applicant’s architects can progress the scheme with the advice of the council’s principal design officer. Following the QRP the landscaping has progressed and communal amenity space is now also proposed on the 6th and 8th floor wings of the east and west tower. The sustainability proposals have also progressed following sustainability discussions with officers.

(The QRP’s full written response is included under Appendix II)

7. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 7.1 The London Plan 2021 designates Wood Green as an Opportunity Area. The Council’s Local Plan 2017 identifies Wood Green as a Growth Area. The site is located within these designations.
- 7.2 Policy SP1 of the Local Plan 2017 states that the Council will expect development in Growth Areas to provide a significant quantum of new residential and business floorspace, maximise development opportunities on site, and provide appropriate community benefits and infrastructure. The supporting text for this policy identifies several aspirations for Wood Green which include increasing the capacity and variety of uses within the town centre, maximising the capacity for housing and employment growth provision and be in accordance with all of the relevant Council planning policies and objectives (including those of the site allocations).
- 7.3 The site is designated as Site Allocation SA19 ‘Wood Green Cultural Quarter (South)’ in the Council’s Site Allocation Development Plan Document (SA DPD) which seeks to enhance the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm and comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential.



Fig 2: Site Allocation SA19 'Wood Green Cultural Quarter (South)

7.4 The requirements for the site, as set out under SA19 are listed as:

- Development proposals will be required to be accompanied by a site wide masterplan
- The original Chocolate Factory building will be retained
- Parma House, the Mountview Academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or re-provided.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided, subject to viability
- Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment
- This site should preserve the setting of the adjoining Wood Green Common conservation area and its significance
- In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.
- A public realm will be created that will act as the focal point for the Cultural Quarter in this the site around Clarendon Road

- Active frontages to both sides of Clarendon Road will be required, which contribute to the cultural output of the area
- Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green Area Action Plan (AAP)
- Clarendon Road will be enhanced and provide a north-south pedestrian and cycling connection through the site
- Affordable rent housing may be sought having regard to the viability of the scheme as a whole, in line with Policy DM38
- This site falls within a Regeneration Area, and as such employment-led mixed-use development will be appropriate here
- Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP
- This site is subject to the requirements of Policy DM38 - Employment-Led Regeneration.

7.5 While some of the site allocation requirements above do not relate specifically to this site, the site would need to integrate with wider plans for this site allocation as a whole

7.6 The proposal would also need to be assessed against the requirements of Policy DM38 'Local Employment Area - Regeneration Areas of the Development Management Development Plan Document (DM DPD) 2017. The policy states that the Council will support proposals for mixed-use, employment-led development within a Local Employment Area - Regeneration Area, where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must:

- a. Maximise the amount of employment floorspace to be provided within the mixed use scheme;
- b. Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:
 - i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate;
 - ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; and
 - iii. Environmental quality of the site.
- c. Make provision for an element of affordable workspace where viable;
- d. Ensure an appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;

- e. Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and
- f. Be designed to enable connection to ultra-fast broadband.

Draft Local Plan

- 7.7 As part of preparing a new Local Plan, the Council is currently consulting on a Draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, with the consultation period running from 10 October to 19 December 2025. The Draft Local Plan sets out the Council's emerging placemaking framework, spatial strategy, and policy direction. At this stage, the new Local Plan is in the early stages of preparation and has not yet been submitted for examination. In accordance with the National Planning Policy Framework (NPPF), paragraph 49, officers consider that only very limited weight should be afforded to the Draft Local Plan's policies at this time.
- 7.8 The site is designated as WG SA10 known as 'Mallard and Kingfisher Place' of the new Regulation 18 Draft Local Plan. Wood Green Site Allocation SA10 which is slightly amended, though, broadly in line with SA19 of the adopted local plan, expects redevelopment to provide a greater density and mix of employment, workspace and residential uses, supporting the Cultural Quarter. Active frontages and uses, and a dramatically improved public realm are expected as this will create a dynamic, creative environment along Coburg and Clarendon Road, as part of the strategic east-west cultural corridor. The Draft Local Plan only carries very limited weight compared to the Site Allocations DPD which was fully adopted in July 2017 and has full weight as part of the Development Plan; given the consultation on the draft Local Plan has not yet concluded.

Land Use Principles

- 7.9 The proposed development, would replace an existing college for people with special needs with a mixed-use development comprising of new residential homes and employment floorspace

Loss of community use

- 7.10 Policy DM49 'Managing the Provision and Quality of Community Infrastructure' states that B) where a development proposal may result in the loss of a facility, evidence will be required to show that:
- a) the facility is no longer required in its current use;
 - b) the loss would not result in a shortfall in provision of that use;
 - c) the existing facility is not viable in its current use and there is no demand for any other suitable community use on site

- 7.11 The existing special needs college does not provide the land uses (and general aims) of the site allocation which seeks employment and residential use on this site. The council is currently working with the college to relocate to ensure this important community use continues to operate.

Proposed mixed use – Employment and Residential Uses

Employment

- 7.12 The site forms part of the wider site allocation – SA19 of the SA DPD, which covers Raphael House, Units 1,2,3, Kingfisher Place and Land at Chocolate Factory and Parma House which has received planning permission in February 2019 under planning reference HGY/2017/3020 for a mixed-use development comprising of 10,657 sq.m of commercial floorspace and 230 residential homes (known as Chocolate Factory Phase 1).
- 7.13 The pre-application proposal would redevelop a portion of the remainder of the site (within SA19) with a scheme providing a mixed-use scheme consisting of residential and employment floorspace. The development proposes 539 square metres of employment floorspace. Site Allocation SA19 identifies a minimum development capacity of 12,243 square metres of employment floor space across the allocation as a whole. The proposed employment floorspace, in conjunction with the Land at Chocolate Factory and Parma House development, (part of SA19, which have planning permission and is currently being built out – reference HGY/2017/3020) would equate to 11,196 square metres of employment floor space across the site allocation.
- 7.14 Whilst there would be a shortfall in reaching the required employment floorspace, the adjacent sites, also within SA19, are yet to come forward for development and have the potential to further increase the employment capacity and overall requirement of employment floorspace as set out in SA19. The pre application proposal also includes affordable workspace on the ground floor which meets requirements of SA19 and Policy DM38 of the DM DPD.
- 7.15 Optimising affordable workspace provision along Coburg Road, Western Road and Clarendon Road is wholly supported and it is understood that the detail of what would be delivered is currently being discussed between the Applicant Team and the Council's Inclusive Economy Team.
- 7.16 Activation of the ground floor street frontage of Clarendon, Coburg and Western Roads would be established as part of the pre-application scheme and supported by Officers and the QRP. The applicants have provided details of the commercial space proposed, potential uses, potential sub-division of the space and how it will be serviced etc.
- 7.17 Officers have expressed the importance of designing the workspace to be as flexible as possible, which in turn would optimise the marketing potential of the units. This has also been echoed by the QRP. Furthermore, the ground floor

employment / commercial frontage would be 'double' height, which would establish and provide a commercial character to this part of the streetscene.

- 7.18 Offices consider that employment use is both appropriate and welcomed as part of the mix use scheme in light of SA19 of the SA DPD and the above mentioned local policies.

Residential Use

- 7.19 Policy DM10 of the DM DPD states that the Council will support proposals for new housing as part of mixed use developments. The residential homes forming part of this development would contribute towards the Council's overall housing targets and much needed housing stock. Site Allocation SA19 of the SA DPD states that a mixed-use development with residential use is expected.

Masterplanning and Regeneration

- 7.20 Officers acknowledge that, due to the fragmented nature of land ownership — particularly in relation to the adjacent sites — and the limited interest shown by some landowners in participating in a coordinated land assembly, a comprehensive redevelopment of the wider site is not achievable at this stage. The applicant has, however, submitted an indicative but yet to be detailed masterplan which includes the adjacent undeveloped sites (Raphael House, Units 1,2,3 and Kingfisher Place) in order to illustrate how these parcels of land could be built out without prejudicing the future development of the adjacent sites. This will ensure that the regeneration, vision and development objectives of SA 19 as a whole are delivered. This is also in line with Policy D55 'Regeneration / Masterplanning' of the DM DPD which seeks to safeguard and enable neighbouring development opportunities.
- 7.21 The QRP has noted that in the long-term, if the southern and northern corner sites become available, the panel recommends that they are used for wrap-around, green spaces, rather than developed for more housing. *Design Approach/Heritage and Conservation*
- 7.22 The existing building currently occupying the site is a two-storey flat roofed brick building with a green wall/roof which partially occupies the site area. The building has no architectural merit.
- 7.23 The pre-application proposal comprises of a 22-storey building with an 8 storey wing, and a 14-storey building with 6 storey wing and includes two staircases proposed for each core. Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement. This application would be subject to Fire Safety Gateway 1 and therefore the Health and Safety Executive (HSE) / Building Safety Regulator (BSR) would be formally consulted on a planning application as the mixed used development is 14-22 storeys in height which exceeds the 7 storey and 18 metres threshold which triggers the need to consult with the HSE/BSR.

- 7.24 Policy SP11 of the Council's Local Plan and Policy DM6 of the DM DPD states that development proposals should be of an appropriate height and a scale which responds positively to the site's surroundings. Figure 2.2 of Policy DM6 of the DM DPD identifies the area around Wood Green/Haringey heartlands, as being suitable for tall buildings and defines 'Tall Buildings' as being 10-storeys and over. Policy D9 of the London Plan states that consideration of the visual impacts, functional impact, environmental impacts and cumulative impacts will need to be assessed.
- 7.25 The design of the buildings and scheme as a whole is progressing positively and officers are broadly supportive of the height and massing of the buildings. The site is recognised in the Site Allocations DPD and draft Wood Green AAP (although this AAP is not adopted, the sites and policies are to be subsumed in the emerging New Local Plan) as a suitable location for a tall building within a designated 'Growth Area'. The QRP also supports the height and massing of the buildings – however officers would like to see further details of the proximity of the 22-storey tower to the substantially developed Alexandra Gate development which includes proposals for tall buildings of their own immediately adjacent to this site.
- 7.26 The QRP and Officers consider that the elevations and material palette are developing well. It is recommended that the design of the tallest building should have a clearer base, middle and top, and pairing of middle floors, which the applicants are addressing. The applicant has been advised to consider the detailed design of the commercial unit frontages, as well as residential core entrances and doors to refuse stores, cycle stores and plant and seek to maximise active frontages in order to contribute to a successful public realm.
- 7.27 Officers have advised that a party wall approach to the flank walls of the neighbouring corner sites – that will be developed in the future, should be included in the indicative masterplan for the entire block. The central podium garden as proposed would be visible from the street in some locations, which is welcomed.
- 7.28 The applicant is currently working up a Heritage, Townscape and Visual Impact Assessment (HTVIA) to assess the impact of the proposed buildings on the surrounding townscape. Officers are currently reviewing the viewpoint locations selected by the applicants.

Public Realm / Landscaping/Biodiversity

- 7.29 The QRP note that the boulevard of proposed trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade requires further work. Officers have advised that the podium garden should not be enclosed on all sides and that all landscaping should be designed for low maintenance and water management.

Residential Quality, Unit Mix and Affordable Housing

- 7.30 The applicant is currently exploring, following officer and QRP advice, how to secure adequate sunlight to the communal podium courtyard, which is currently challenging. The applicant has demonstrated that the proposed areas of amenity will receive very good levels of sunlight overall. Discussions on sunlight to the shared podium courtyard are still ongoing with Officers as part of the pre-application process. Officers consider that high-quality playspace and the provision of accessible communal amenity spaces for all residents should be possible to achieve and that both the podium and both roof terraces need to be accessible to all future residents.
- 7.31 Playspace for older children should be explored on the roof levels of each block.
- 7.32 The proposed new homes would consist of 51 x 1 bed, 67 x 2 bed, 28 x 3 bed and 4 x 4 bed dwellings. This range of home sizes is considered appropriate for a development and this location and would optimise the use of the site to meet housing need, particularly the need for family sized accommodation.
- 7.33 All homes would be provided to the local community as socially rented homes.
- 7.34 The applicants are aware that biodiversity is an important consideration and they will address this matter in detail within the planning application process.

Transportation and Parking

- 7.35 The site has a public transport accessibility level (PTAL) rating of 4 which is considered to have good access to public transport services. The nearest station to the site is Wood Green Underground Station which is a 9-minute walk away and Alexandra Palace National Rail station a 10-to-11-minute walk away. Two different bus services are accessible within 6 to 7 minutes' walk of the site. There is reference to improvements to bus services that are forthcoming, related to re-routing of bus services 91/N91 and the 232 via Western Road and Mayes Road respectively.
- 7.36 The proposed scheme would be a car free development. Given the site's PTAL of 4 the proposal meets the criteria of Policy DM32 for a car free/permit free development. However, as always, there is a potential for additional on street demands arising from a development. Therefore, it will be necessary for a parking stress survey to be provided as part of any planning application to give details of existing parking conditions in the locality of the site. Twelve blue badge parking bays would be provided to ensure a policy compliant provision (8% of the overall number of homes). The 12 blue badge parking bays would be located on the adjacent streets set out below;
- 5 x bays on New Street
 - 2 bays in the Chocolate Factory Phase 1 Block E2 Car Park
 - 4 bays on Clarendon Road
 - 1 bay on Western Road
 - The existing business permit parking on Clarendon Road is to be re-provided to Western Road

- 7.37 Mitigation measures to reduce potential parking impacts and promote the use of sustainable and active modes of travel would be required.
- 7.38 Policy T5 of the London Plan sets out the relevant cycle parking standards, which are reinforced in Policy DM32 of the DM DPD. The proposed arrangements should be secure, weatherproof, attractive and easy to use. The layout and design should meet the requirements of the London Cycle Design Standards as produced by TfL. The proposal would provide the cycle store at first floor level. The stores are proposed to be accessed externally via a designated cycle lift from Western Road, and internally from the cores. The locations envisaged for visitor cycle parking will also be required, to demonstrate they will be appropriately located and that they would not impede pedestrian movement or clutter the public realm.
- 7.39 Full details of the future servicing, refuse/recycling and emergency services arrangements will be required at application stage. This will need to include the numbers of trips, types of vehicles, dwell locations and associated dwell times. All servicing should take place from within the site and off the public highway and not interfere with the smooth and safe operation of the public highway.
- 7.40 A detailed draft of a Demolition and Construction Logistics Plan for the site will be required at application stage, outlining the demolition and construction periods and programme, and the numbers and types of demolition/construction vehicles attending the site. All arrangements would need to minimise the impact on both the public highway and neighbours.
- 7.41 Discussions are ongoing with the Council's Transport Planning team as part of the pre-application stage

Amenity

- 7.42 The pre-application proposal should not prejudice the future development of adjoining and surrounding sites notably; Phase 1 of the Chocolate Factory, Raphael House, Kingfisher Place, Parma House and the consented phase 4 and proposed phase 5 of the Alexandra Gate development.
- 7.43 An initial BRE assessment has been submitted in relation to daylight / sunlight matters, which seeks to ensure that the amenity of existing and future occupiers with regards to daylight / sunlight and overshadowing are acceptable. However further detailed assessments of this will be required to accompany the planning application, as well as information in relation to safeguarding privacy and other potential amenity impacts, to ensure that the proposed development doesn't materially impact existing and future occupiers, and that it does not materially prejudice neighbouring sites coming forward for development. The weight given to the impact of this is a matter of judgment for the decision-maker, who must consider all relevant factors and show that they have considered all relevant matters. The impact on the neighbouring site's development potential will be weighed against other considerations such as the public benefits of the proposed development.

- 7.44 A noise assessment and if necessary, mitigation measures, will also be required at application stage.
- 7.45 The pre-application proposal should include wind/microclimate studies, including the requirement for wind tunnel testing. To be successful, the proposed development will need to achieve wind levels suitable for comfortable outdoor seating in winter and summer for the external pedestrian circulation and sitting areas (Lawson Criteria A or B).

Sustainability

- 7.46 In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy; discussions are ongoing on the overall energy strategy for the development.
- 7.47 Site Allocation SA19 of the SA DPD states that the site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 7.48 Discussions are ongoing with the Officers of the council's Carbon Management team across a range of sustainability measures to ensure the proposal is in line with the above policy requirements.

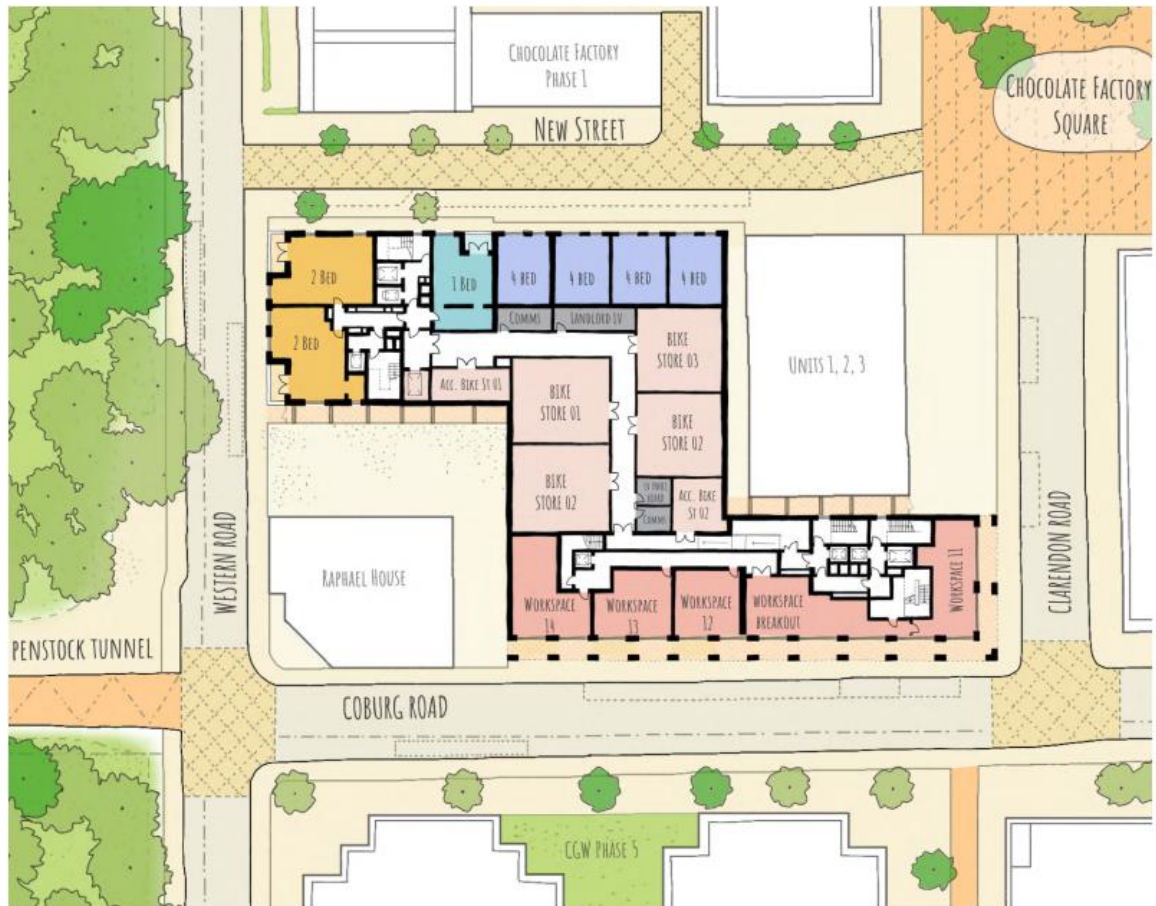
Appendix I

PLANS AND IMAGES

Birds Eye View



Proposed first floor plan



Proposed second floor plan



Typical upper floor plan



Level 02 Podium Courtyard



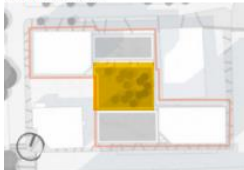
Mounded play feature



Seating and shared pathways for interaction



Planting character



Level 06 & 08 Podium terrace



Flexible, timber-stacked seating



Play, seating & growing space in a podium setting



Illustrative view along Coburg Road



- 1 Coburg Road Intersection**
and activation of key corner
- 2 Coburg Road Boulevard**
- widening and activating
the streetfront through
workspace and residential
entrances
- 3 Penstock Tunnel** and
popular route through to
Alexandra Palace. Activation
of Western Road corner.

Illustrative view along Coburg Road

COBURG ROAD



Illustrative view along Western Road

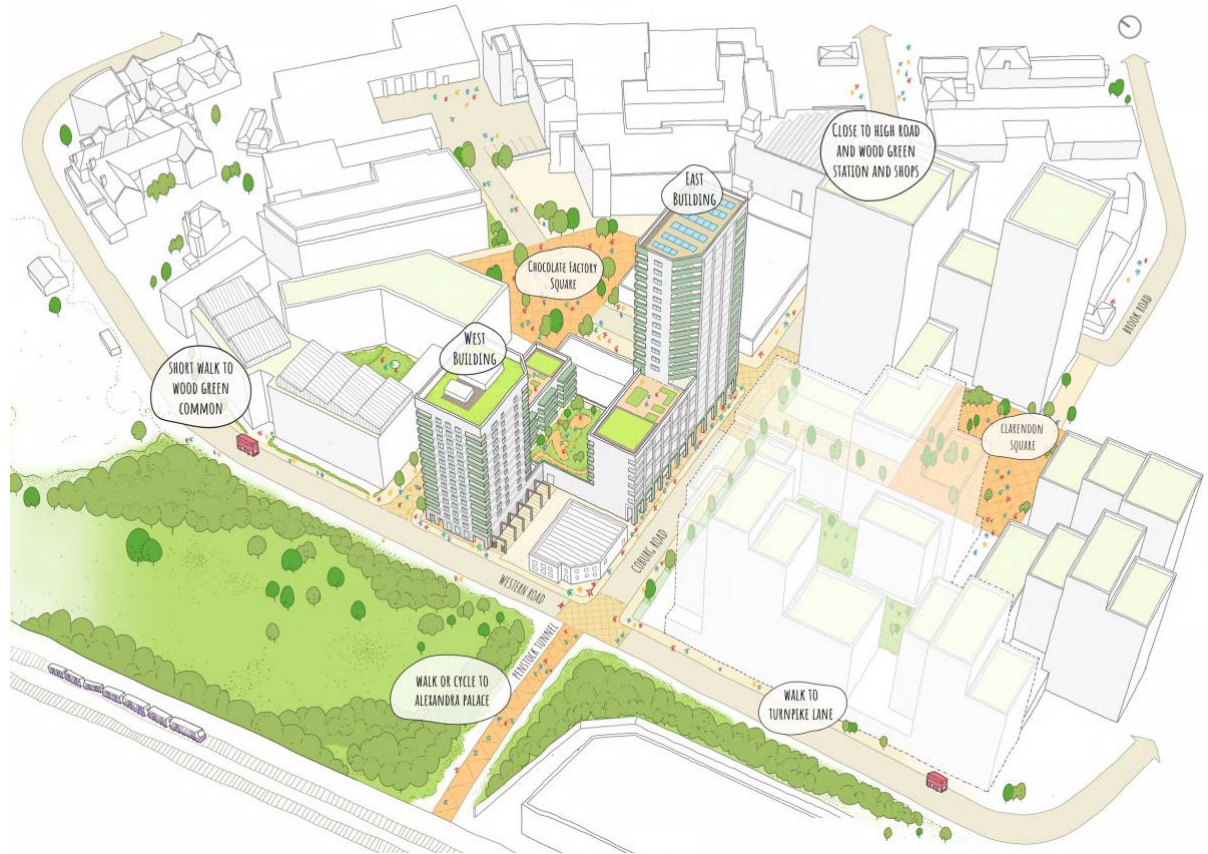
WESTERN ROAD



Illustrative view from east tower deck

EAST TOWER DECK





Appendix II – QRP Response

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Full Review Meeting: Mallard Place

Wednesday 16 July 2025

Level 6 Collaboration Space, Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)
Phil Askew
Rosie Bard
Hugo Braddick
Louise Goodison

Attendees

John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Philip Crowther	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Joshua O'Donnell	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Maurice Richards	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Report of Full Review Meeting
16 July 2025
HQRP149_Mallard Place

CONFIDENTIAL

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Mallard Place, Wood Green, London N22 6TS

2. Presenting team

Bruno Bridge	London Borough of Haringey
George Gemei	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Jamie Sullivan	Iceni Projects
Hugo Tomassi	Iceni Projects
Rhys Jones	Levitt Bernstein
Jo McCafferty	Levitt Bernstein
Lotta Nyman	Levitt Bernstein
Thomas Lefevre	Etude

3. Planning authority briefing

The site is within an opportunity area (identified in the 2021 London Plan), and a growth area (identified in the Haringey Local Plan 2017). It is also within a designated local employment area, regeneration area, and is adjacent to Wood Green Common Conservation Area. The site has a PTAL rating of 3 to 4.

Site Allocation SA19, known as Wood Green Cultural Quarter (South), seeks an employment-led mixed-use scheme to enhance the Chocolate Factory and create a high-quality urban realm. The immediate vicinity contains a host of designated site allocations that will also contribute to the regeneration of this neighbourhood. Many have planning permission for high-density tall buildings, and some are currently being developed. The most notable examples are the Alexandra Gate and Chocolate Factory schemes.

The proposal is for 150 affordable social rent homes in blocks two, six, seven, eight, 14 and 22 storeys tall. 548 square metres of flexible workspace will also be provided, alongside landscaped amenity space.

Officers support the principle of redeveloping this site for affordable housing and workspace. Officers recognise that, due to fragmented ownership and the adjacent owners showing no interest in land assembly or developing their sites, comprehensive redevelopment of the entire site cannot be achieved at present.

Officers asked for the panel's comments on all aspects of the scheme, including the overheating strategy in particular.



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4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel warmly welcomes the proposal for affordable housing and workspace, which is thoughtful and comprehensive. The panel encourages the project team to maintain this level of ambition as the scheme develops, and suggests some areas for improvement.

The fragmented land ownership means that comprehensive redevelopment cannot happen within the timescale of the application. This is not optimal, but could be turned into an advantage and lead to a more successful scheme. If the southern and northern corner sites come forward for development, they should offer green relief from the density of neighbourhood, including children's play and bike storage. High-level options should be produced to set intentions within this application.

The height and massing are comfortable in the context, but would be improved by moving the 22-storey tower away from the emerging 27-storey tower on the Alexandra Gate site. The existing mature trees on the site should be retained, and this corner widened for orientation towards Chocolate Factory Square. Options should be tested, subject to the Crossrail 2 tunnel constraints, for moving the height and rebalancing the blocks to achieve a more favourable massing.

The quality of the housing proposed is commended. Further thought should be given to how the scheme will create a cohesive vertical community. The chamfered tower corners should have a stronger relationship to each other. A consistent base treatment is recommended, and the junctions between blocks should be resolved. The elevations and materials palette are developing well. Sustainability has been successfully embedded in the design, and the use of external shading is supported.

The boulevard of trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade needs further work. The podium garden should not be enclosed on all sides in the future. All landscaping should be designed for low maintenance and water management.

The lower-level workspace provision is welcome. Flexible design and low rents should be considered to attract tenants and activate the street.

Uses and delivery

- The panel commends both Haringey Council and the project team for bringing forward a one hundred per cent affordable housing development.
- Positive features of the proposal – including climate resilience, number of homes per core, and inset balconies – should be embedded in the drawings and the delivery strategy. The panel also encourages Haringey Council to retain the project team to ensure that the design quality presented is also delivered.



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- The workspaces at ground and first floor levels are a positive way to activate the development and Coburg Road. To find suitable tenants quickly and achieve a vibrant streetscape, the panel recommends designing the units to be as flexible as possible. The council should also consider offering spaces at low or no rents.
- The range of tenants could be curated with Haringey's regeneration team to connect to activities in the wider neighbourhood. For example, one space could be an artist's studio for those contributing to the refurbishment of Penstock Tunnel.
- Equally, the play space provision may not meet the needs of the anticipated child yield for a scheme of this tenure and density. A freely accessible indoor play space could be provided in one of the ground floor units.

Site layout and masterplan

- The panel would like to see the tower and massing on the southeastern corner of the site moved westwards to allow more generous public space on the corner of the site and retention of the existing tree. Given the Crossrail 2 constraints, this may require a rebalancing of massing on the site.
- The existing two-storey buildings on the southern and northern corners are not included in the development. However, they balance the density of the proposal, which builds on almost the entire remaining footprint of the site.
- As the building heights in the wider site allocation have been increased beyond the intentions of the original masterplan, the undeveloped corners of this site will also offer some relief from this emerging context.
- The panel understands that the corner sites are not currently within the project team's control, but suggests producing a few high-level options showing how they could best support the scheme and the wider masterplan.
- In the long-term, if the southern and northern corner sites become available, the panel recommends that they are used for wrap-around, green spaces, rather than developed for more housing.
- The resident amenity space, particularly children's play, would be more successful at ground floor level, improving accessibility and surveillance.
- Raphael House, on the southern corner site, would be a good location for a green open space. This could offer play space and bike storage at ground level. It could also have landscaping linking through Penstock Tunnel to Alexandra Park.



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Height and massing

- The panel is comfortable with the proposed height and massing, which has been well tested with the emerging townscape cluster of taller buildings.
- However, the 22-storey tower is very close to the future 27-storey tower on the site immediately to the southeast. Moving it westwards towards the eight-storey wing would allow glimpses through to Chocolate Factory Square.
- The panel understands that the potential future Crossrail 2 tunnel beneath the site is a technical constraint on the location of the tallest block, but asks for further work to be carried out to push this further and safeguard space on the southeastern corner.

Public realm

- The panel acknowledges that the southern side of Coburg Road is not within the site ownership, but the success of the scheme relies on these street trees. The wider masterplan for the area also establishes Coburg Road as a tree-lined boulevard, which will be an essential feature of the new neighbourhood.
- For residents arriving home, the quality of Coburg Road will shape their arrival experience. The public realm should be approached as one coherent space, and the panel asks for assurance that the street trees will be delivered.
- The junction of Coburg Road and Clarendon Road is an important nexus in the street network, between the new civic spaces of Chocolate Factory Square and Clarendon Square. The panel urges the retention of the existing mature trees on this corner, which provide shade and aid wayfinding.
- The corner should also be sufficiently generous to lead people towards the new civic spaces and routes onwards. It does not have to be large, but should create a moment for pausing and should aid orientation.
- The panel is not convinced that the two-storey colonnade at the base of the building fits in with the area. The colonnade is also not deep enough to accommodate spill-out activity, or to act as part of the public pavement. The panel should look at successful precedents, such as those found in Italian cities, to inform the design. A solution for the ground floor treatment, that better addresses the site, is needed.
- The panel is concerned that the planting proposed under the colonnade will not thrive without an irrigation system, and will need a lot of maintenance. However, there is a need to green the lower levels of the building, particularly if the mature existing trees are removed.
- The panel suggests providing climbers up the building façades instead of planters under the colonnade. These are more likely to survive and contribute to urban greening, and will save space.



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- The maisonettes with individual front doors and landscaping onto New Street are welcome. The project team should design realistic front gardens, embedding low maintenance, deliverable green space into the scheme so that it will not be removed in value engineering processes, and will contribute to the character of New Street.

Podium garden

- The project team has achieved a podium garden that meets the required amenity and play space quantity for a dense development. However, the quality should be improved during the next design stage, particularly as it is the only amenity provision on the site.
- The panel asks that the views from the podium garden over the future Chocolate Factory Square, and the wider views to Alexandra Palace and Park, are safeguarded, even if the corner sites are redeveloped in the long-term.
- If these corner sites are developed beyond two storeys, the podium garden will be enclosed on all sides. This is likely to cause issues with overshadowing and acoustics, making the garden less usable and preventing residents from opening their windows. The podium should be kept as open as possible.
- The internal access to the podium garden involves long and narrow corridors. This should be simplified. The lobbies by the garden entrances should also be more generous to create a sense of arrival for residents.
- The project team should check that the podium garden space and all resident balconies will be usable, given the overshadowing likely from the future 27-storey tower immediately to the south on the Alexandra Gate site.
- A significant irrigation system and sufficient loading would need to be integrated into the podium garden design for it to achieve the project team's verdant vision, which includes grass and trees. Given the cost implications, combined with climate change, there is a danger that this approach will fail and be replaced by artificial grass or similar.
- The panel recommends instead designing low-maintenance landscaping from the outset that does not require high water consumption. This can still create an attractive and usable garden, and will be more climate resilient too.
- The maintenance of landscaping is fundamental to the scheme's success. The panel asks Haringey Council and the project team to put a management plan in place, including a process to procure high-quality landscape contractors.



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Housing

- The panel supports the proposed number of homes per floor and per core in the towers, and is pleased to see inset balconies provided. Both measures help to create higher-quality, more liveable homes.
- It is also positive that the maisonettes have their own front doors, and that deck access is proposed for part of the scheme. These design choices foster a sense of home and neighbourliness. The project team should explore whether deck access can be applied to other parts of the development too.
- The panel asks that the physical, social and psychological aspects of tall and dense housing are investigated. The design should nurture a strong vertical community, focusing particularly on thresholds and meeting points, such as entrance lobbies and lifts.
- The panel also suggests engaging with the project teams of the recently completed Clarendon Gasworks masterplan immediately to the south, and learning from their post-occupancy evaluation.

Architecture and materiality

- The chamfered corners of the two tower blocks result from the technical loading constraints of the potential Crossrail 2 tunnel. However, they contribute to the character of the scheme.
- To establish a more intentional relationship, the panel recommends that the chamfers should face each other across the podium garden. The chamfer on the 14-storey tower should also be more pronounced, and more legible from ground level.
- The project team should develop a consistent treatment to the two-storey base, potentially exploring wrapping the colonnade around all sides of the building, or developing a more appropriate solution for the site.
- Further work is needed to resolve the junction between the 22-storey tower and the eight-storey wing. The panel suggests finding a simple solution, perhaps with the tower extending to meet the ground.
- The elevations are developing well, but the panel asks for the emphasis either on horizontality or verticality to be clarified.
- The materials and colour palettes selected are a successful combination. It will be important to select a robust, attractive brick that works with the proposed tones and textures.
- The rooftop designs should be developed, considering parapets or screening for any protruding plant equipment, photovoltaic panels or lift overruns.



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Sustainability

- Sustainability has informed design decisions, and has been successfully embedded. This dialogue should be maintained as the scheme develops.
- The panel supports the use of external blinds or shutters to mitigate overheating. The project team should investigate how successful this strategy has been on recently delivered schemes, such as the BBC Television Centre affordable housing development by Maccreeanor Lavington.
- Further thinking is required about water management. Considering the extent of hard-standing, both in the current and emerging contexts, the landscape proposals should be developed to mitigate water run-off.

Next steps

- The Haringey Quality Review Panel would welcome the opportunity to comment on the scheme again at an Intermediate Review, once the landscape and sustainability proposals have been developed further.



Appendix III

Notes of DM Forum held on MS Teams on 2nd October 2025 attended by the applicant team, the LPA and John Miles from the Parkside Malvern Residence Association (PMRA)

- The Parkside Malvern Residence Association (PMRA) are involved with developments in Clarendon
- The buildings are too high
- Very dense development
- Collage Arts needs to be considered
- The filter beds through Penstock Tunnel should be reviewed
- What will make up the 10% BNG?
- There is opportunity to take out a building and create a through route for walking/cycling
- Scheme would result in a loss of natural view of the sky
- How will surface water management be dealt with as the site is in the Moselle flood basin?
- Could there be swales provided on roofs/Coburg Road?

Appendix IV – Feedback from the public consultation

PUBLIC ENGAGEMENT

200 properties were sent engagement packs on the council's proposals for 150 new council homes at Mallard Place. The period of community engagement ran from Friday 22 August to Monday 22 September. Three in-person events were held on the following dates:

- o Tuesday 9 September 5.30pm - 8pm
- o Saturday 13 September 10.30am - 1.30pm
- o Thursday 18 September 11.30am - 2pm

During the three events a total of 21 people came and spoke to the project team and architects about the proposals.

The total amount of responses we received during the engagement period is 25 (12.5%) - 20 online responses and 5 paper responses.

Residents were asked: Which description best fits your view of the proposals for Mallard Place? (please tick one box only)

- Very negative - 12
- Negative - 6
- Neutral - 1
- Positive - 3
- Very positive - 3

18 residents viewed the council's proposals for Mallard Place either negatively or very negatively. 6 respondents viewed the council's proposals positively and very positively. With only 1 respondent answering neutral to the question.

The next question asked residents to tick the boxes against which issues are most important to them regarding the proposed development. Here are the results:



Many of the residents expressed concerns regarding the proposed development at College / Area.

- "Harin college that is going to be a..."
- "The c... for special e... development..."
- "Witho... people who... education..."

Other negative comments included congestion and noise regarding noise to their flat.

The one new...
• "Traff... Adding a hig..."

The positive... is building ne...
• "It's a... for residents..."
• "I think housing... I h..."
• "Its go..."
• "This i... problems of..."