

Planning Sub-Committee

Briefing paper for Planning Sub Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2025/0021

Ward: Noel Park

Address: Land at Haringey Heartlands between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate and 57-89 Western Road London N8 & N22

Proposal:

1. Pre-application proposals for Phase 5 - Reserved Matters seeking approval of appearance, landscaping, layout, scale and access in relation to Buildings F01, G01, G02, J01 and J02.
2. Use of Sustainabrick building façade facing material on Phases 4 and 5.

Applicant: St William Homes LLP

Agent: Neil Wells, Quod

Ownership: St William Homes LLP

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1. The proposed pre-application development is being presented to the Planning Sub Committee to allow members to view the forthcoming reserved matters proposals, in advance of the determination of the forthcoming application. Any comments made would be 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 July/August 2026. The applicant has engaged in pre-application discussions with Council Planning Officers, with formal pre-application meetings and review by QRP taking place.

3. SITE AND SURROUNDINGS

- 3.1 The site, formerly known as the Clarendon Gasworks Site, and now known as Alexandra Gate, is currently under construction by St William. To the west, the wider Alexandra Gate masterplan area is bounded by significant transport infrastructure, including the East Coast Mainline railway, together with the associated sloped embankment and retaining brick wall. To the north lies the Cultural Quarter, centred around the Chocolate Factory building, which forms a key focal point of Wood Green's cultural offer. The building on site provides workspace for local artists, and the surrounding area is identified for future regeneration.

**Fig 1:
William**



Wider St

redevelopment site (outlined in red)

- 3.2 The whole of the site is bisected by Mary Neuner Road, which has been substantially upgraded as part of the earlier phases of re-development. The road now forms the primary spine of the Alexandra Gate regeneration area, providing vehicular, cycle and pedestrian access, as well as a strong axial connection to the Cultural Quarter. Coburg Road defines the northern boundary of the site. At present, it separates the northern portion of the Clarendon Road site from the Cultural Quarter, which includes the Chocolate Factory site. It is envisaged that this route will evolve into a new civic boulevard, creating a key connection between Wood Green High Road and Alexandra Park via the Penstock Foot Tunnel.
- 3.3 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. The site is also adjacent (approximately 250 metres distance away) of the Wood Green Conservation Area.
- 3.4 Proposals have been developed in line with the strategic planning objectives in the Wood Green Area Action Plan 2017 – although this is not a fully adopted AAP, the policies have been subsumed into the draft Local Plan.

- 3.5 Local and strategic planning policy promotes the regeneration of this wider disused brownfield site for the creation of employment, residential and educational purposes, a new urban square and improved linkages through the area. It seeks to improve and diversify the character of the area with a wider range of uses, more street level activity and increase passive surveillance of the public realm.
- 3.6 The site has a Public Transport Accessibility Level (PTAL) rating of 4 to 6, with Wood Green Underground Station being 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.

4. PROPOSED DEVELOPMENT

- 4.1 (1.) The Alexandra Gate Phase 5 proposals consist of:
- Erection of five buildings – heights ranging between 9 to 24 storeys:
 - 537 homes distributed across five buildings (of which 106 would be affordable: 52 shared ownership (10.19% by Hab Room), 54 affordable rent (14.21% by Hab Room))
 - New 'Western Green' public park
 - Podium amenity, including play space
 - 725 sqm of play space
 - 837 sqm of commercial area
- (2.) The pre-applicants also seek to present to Members a new facing material, **Sustainabrick**, which they propose would be used on the facades of the buildings on Phase 4 (Reserved Matters already approved) and Phase 5 (Reserved Matters application to be submitted)

5. PLANNING HISTORY

- 5.1. In April 2018, planning permission was granted for a **Hybrid planning permission (reference HGY/2017/3117 - part detailed, part outline)** for the comprehensive redevelopment of the Clarendon Gas Works site for a minimum of 1,714 homes, 32.5% affordable housing (by habitable rooms), a range of non-residential and commercial uses and associated open space and infrastructure works. The application was supported by an Environmental Impact Assessment.
- 5.2. The **detailed element of the hybrid consent** (reference: HGY/2017/3117) comprised the 'Southern Quarter' (Phase 1 and Phase 2); totalling 622 units in nine buildings (Buildings A1-A4, B1-B4 and C1) and including 332sqm of Class B1 Business/Class A1-A4 use and 417sqm Day Nursery. The remaining phases and form the outline element of the hybrid consent and require reserved matters consent to come forward.
- 5.3. The **first Reserved Matters** application relating to the outline element of the Hybrid consent was approved by Planning Sub Committee in May 2019 (reference: HGY/2019/0362) - approval was for the appearance, landscaping, layout, scale, access; but pertaining to Buildings D1 and D2, forming **Phase 1** of the eastern quarter, including the construction of 99 homes, 439m² of commercial floorspace, and new landscaped public space.

- 5.4. The **second Reserved Matters** application relating to the outline element of the hybrid consent was approved by Planning Sub Committee in October 2019 (reference: HGY/2019/1775) - approval was for the appearance, landscaping, layout, scale, access - pertaining to buildings D3 and D4, forming **Phase 2** of the eastern quarter, including the construction of 101 residential units, a district energy centre, public realm and amenity space including the 'Moselle Walk' and substantial communal landscaping.
- 5.5. The **third Reserved Matters** application relating to the outline element of the hybrid consent was approved by Planning Sub Committee in October 2020 (reference: HGY/2020/1851) – approval was for the appearance, landscaping, layout, scale, access - pertaining to buildings E1, E2 and E3, forming **phase 3** of the eastern quarter including 281 residential units and 2,982 sqm of commercial floorspace, community and leisure facilities and public/private amenity space and communal landscaping.
- 5.6. The **fourth Reserved Matters** relating to the outline element of the hybrid consent was approved by Planning Sub Committee in January 2024 (reference HGY/2023/2357) – approval was for the appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, including the construction of residential 377 residential units (Use Class C3), 2,652 square metres of commercial floorspace, new public square, public realm upgrades and landscaped public space forming **phase 4** of the northern quarter.
- 5.7. To date across Phases 1 to 3, (which have been built out), 438 affordable homes have been built, comprising 285 Shared Ownership, 107 Affordable Rented, 46 Social or London Affordable Rented (the latter of which are in block D4 which have been purchased by the Council). The 438 affordable homes represent 47.4% of habitable rooms consented in detail on the wider site to date.
- 5.8. A number of non-material amendments have been approved. Firstly, to increase the permitted quantum of residential floorspace from 163,300m² (GEA) to 178,300m² (GEA) in June 2019 (ref: HGY/2019/1460). Secondly, to include reference to D1 floorspace within the outline permission of the development in July 2020 (ref: HGY/2020/1523). No physical changes resulted. Thirdly, to revise the parameter plans within Phase 4 of the outline permission of the development in June 2021 (ref: HGY/2021/1392). Fourthly, to revise the parameter plans within Phase 5 of the outline permission of the development in August 2025 (ref: HGY/2025/1548). Lastly, to revise the parameter plans within Phase 4 of the outline permission of the development in February 2026 (ref: HGY/2025/2870).

Summary of Reserved Matters Application and Current Delivery:

- 5.9. The Alexandra Gate scheme to date:
- (Phases 1 – 3) has delivered:
- 1,100 homes delivered (of **which 438 are affordable – 285 shared ownership (25.69% by Hab Room), 153 affordable rent (21.78% by Hab Room)**)
 - Improvements to Mary Neuner Road and New Hornsey Park Road Crossing
 - New Hornsey Park
 - New nursery
 - New dedicated Community Hub

- New cycle routes
- 3,593 sqm of play space (equivalent to 14 tennis courts in size)
- £1,358,000 S106 contributions paid to date, with £274,000 left to pay
- £14,380,000 CIL paid



Fig 2: Alexandra Gate - Hornsey Park

5.10. Phase 4 has been approved; though not yet built, it would deliver:

- 418 homes distributed across three buildings
- New public square
- 384 sqm of play space
- 1,147 sqm of commercial area
- New Lane – cycle path



Fig 3: Alexandra Gate Phase 4 – CGI of public square

Other computer generated images (CGIs) of previous phases in context with Phase 5 are attached in **Appendix I**.

6. CONSULTATION

6.1 Public Consultation

- 6.1. The applicant has recently undertaken their own community engagement on the pre-application proposals for Phase 5. The applicant confirmed that 5,378 invites were issued to surrounding properties and businesses in the local area inviting residents to public consultation sessions that were held. Four community engagement events in total were hosted at the Alexandra Gate Community Hub located at Cavendish House, Mary Neuner Road. The applicant presented their proposals to the community and responded to questions and provided feedback.
- 6.2. Ward Councillors were also sent invitations to the sessions and the applicant offered meetings to discuss the scheme and proposals. A dedicated project website was set up exhibiting the proposal.
- 6.3. Phase 5 scheme is currently at pre-application stage. When a formal planning application is submitted for consideration, consultation letters will be sent to neighbouring properties, site notices will be erected around the vicinity of the site, and an advert will be placed in the local newspaper to notify the community and invite comment on the reserved matters proposals.

Quality Review Panel

- 6.4. The proposal for Alexandra Gate Phase 5 was presented to Haringey's Quality Review Panel (QRP) on two occasions, firstly on 5th February 2025 and then a second time 6th August 2025. Following conclusion of the second panel, the panel stated *"The Haringey Quality Review Panel welcomes the progress made since the last review of Alexandra Gate Phase Five. Many of the issues previously raised by the panel have now been addressed, with the ground floor commercial and public realm offers significantly improved. The rationale for the increase in height since the outline consent is supported, given the enhanced quantity and quality of the accommodation and the public realm"*.

(The QRP's full written response is included under Appendix III)

7. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 7.1. Principles of the development and the quantum of housing, level of affordable housing and commercial space, landscaping / public realm for the whole of the site and scale (in terms of height parameters for the buildings) have been established by the outline planning permission which followed the adopted policy and masterplanning principles which sought to contribute to the regeneration of this part of the Borough. The numerous reserved matters applications (phases 1, 2, 3, 4 and 5) adds the 'detail' to the outline permission.
- 7.2. The main considerations for the pre-application reserved matters scheme for the delivery of Phase 5 are the detailed design quality including scale and appearance

of the buildings, detailed landscaping of the proposal, access and quality of accommodation. The key broad planning policy context is therefore:

- 7.3. The National Planning Policy Framework 2024 (NPPF), alongside London Plan 2021 policies and the Council's Local Plan, which emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach.
- 7.4. Policy D4 of the London Plan 2021, which notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant). It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here with officers and the Quality Review Panel).
- 7.5. Policy D6 of the London Plan 2021, which seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation. and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It includes qualitative measures such as minimum housing standards.
- 7.6. Policy D9 of the London Plan 2021, which states that tall buildings should only be developed in locations that are identified as suitable in Local Plans. Policy D9 sets out the criteria for assessing tall buildings to ensure the visual, functional, environmental and cumulative impacts of a tall buildings are addressed. Policy D9 also sets out specific consideration when assessing tall buildings. These include suitability of sites for tall buildings, how they will appear in long-range, medium-range and immediate views, contextual heights and how they will act in wayfinding, architectural quality and materials and how the development will interact with heritage assets.
- 7.7. Policy DM10 of the DM DPD 2017 states that the Council will support proposals for new housing as part of mixed use developments.
- 7.8. Policy SP11 of the Local Plan 2017, which requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.9. Policy DM1 of Haringey's Development Management Development Plan Document 2017 (DM DPD), which requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 7.10. Policy DM6 of the DM DPD 2017, which expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1 of the DM DPD 2017. For buildings projecting above the prevailing height of the surrounding area, it will be necessary to justify them in in urban design terms, including being of a high design quality.

- 7.11. The site forms part of a wider strategic regeneration area known as Haringey Heartlands. 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 designated as SA22 'Clarendon Square' The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the London Plan as an Opportunity Area.
- 7.12. As part of preparing a New Local Plan, the Council has recently consulted on a Draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, with the consultation running from 10 October to 19 December 2025. Paragraph 48 of the National Planning Policy Framework (NPPF) states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework. It is recommend that very limited weight be afforded to the Draft Local Plan's policies as the Draft Local Plan is in the early stages of preparation and has not yet been submitted for examination, the policies in the said Plan may be subject to change as objections to the same can still be made, and the relevant policies in the current Plan are consistent with the relevant policies of the NPPF. In any event there are no major changes proposed to policy in relation to this site/proposal.

Proposed mixed use – Employment and Residential Uses – Alexandra Gate Phase 5

Employment Use

- 7.13. The pre-application proposal for Phase 5 is a mixed-use scheme, comprising of residential and employment floorspace. The 837 sqm commercial floorspace would be located in Blocks F01, JO2, GO1 and GO2 and would support the re-development and wider site's employment opportunities.
- 7.14. Activation of the ground floor street frontage of Mary Neuner, New Lane and Coburg Road would be established as part of the scheme and supported by Officers and the QRP. The applicant has provided limited information regarding potential uses for the commercial spaces to date, but it has been confirmed by the applicant that the commercial space currently being considered would consist of 'flexible' uses with the potential to sub-divide the floor space. Details around servicing the units are also being considered by the applicant. This aspect of the scheme will be discussed in more detail between officers and the applicant during future pre-application meetings. The ground floor employment / commercial frontage would be 'double' height in targeted places, which would establish and provide a commercial character to this part of the street.

Residential Use

- 7.15. The 537 proposed homes forming part of this development would contribute towards the Council's overall housing targets and much needed housing stock.

See **Appendix I** for the floor plans of Phase 5

Design

- 7.16. The pre-application proposal comprises of five residential buildings, varying in height from between 9 to 24 storeys:
- Block F01 – 9 storeys;
 - Block G01 – 18 storeys;
 - Block G02 – 15 storeys;
 - Block J01 – 13 storeys and;
 - Block J02 – 24 storeys
- 7.17. Policy SP11 of the Council's Local Plan and Policy DM6 of the DM DPD 2017 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 2017 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 2021 states that consideration of the visual impacts, functional impact, environmental impacts and cumulative impacts will need to be assessed.
- 7.18. The design of the buildings and scheme as a whole has progressed positively and the height and massing of the buildings are in generally conformity with the Masterplan and the approved parameter height plans for the site. The QRP supports the height, design and massing of the buildings.
- 7.19. The Applicants have agreed to submit verified views from the Wood Green Conservation Area as part of their Townscape study, which will be presented at a later pre-application meeting with Officers in order to ensure the visual impact of the tall buildings do not substantially harm the character and appearance / setting of the Conservation Area and any Strategic Views.
- 7.20. The QRP and Officers consider that the elevations and material palette are developing well. The applicant intends to use 'Sustainabrick' which is a brick panelised system, it is a lightweight alternative to a traditional brick façade system. Samples of the façade system have been provided by the applicant, and the Design Officer has also undertaken a site visit to another of the applicant's schemes to view a mock-up at close range.
- 7.21. It is envisaged that the design of the tallest building will have a different material palette when compared to the other four buildings – this is under discussion as part of the pre-application engagement between officers and the applicant.
- 7.22. Policy D12 of the London Plan 2021 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 9-24 storeys in height which exceeds the 7 storey and 18 metres threshold which triggers the need to consult with the HSE/BSR.

See **Appendix I** for heights and CGIs of Phase 5 in context with other phases of the development

Public Realm / Landscaping/Biodiversity

- 7.23. The amenity spaces would consist of a sizable play area (725 square metres) which would be overlooked by future residents of the development and a swathe of other amenity spaces in the form of a podium communal amenity space and a new public park which would be accessible by all residents. See **Appendix I** for layout and detail of Phase 5 amenity and public spaces.
- 7.24. A comprehensive biodiversity scheme, which would need to include comprehensive details for Urban Greening and Biodiversity Net Gain is currently being worked on by the applicant, and will be presented to officers at a future pre-application meeting for discussion, before a formal planning application is submitted.

Residential Quality, Unit Mix and Amenity

- 7.25. Phase 5 is proposed to deliver 537 new homes, consisting of:

- 228 x 1 bed,
- 266 x 2 bed,
- 33 x 3 bed and
- 10 x 4 bed

106 homes would be **affordable**, consisting of **52 shared ownership homes, located in Block J1 and 54 affordable rent homes located in Block F1**; **431** homes would be **private sale market tenure**.

- 7.26. The range of home sizes would meet the approved site wide mix and would optimise the use of the site to meet housing need, particularly the need for family sized accommodation. The amount and mix of affordable tenures are welcomed and would contribute to much needed affordable housing provision in the Borough.
- 7.27. All homes would have private amenity space in the form of balconies or terraces and enjoy access to the residential communal landscaped podium. The applicant would need to demonstrate that the proposed areas of amenity spaces would receive good levels of sunlight overall. The homes would be expected to meet the London Plan standards in terms of the various criteria relating to quality of accommodation.

Transportation and Parking

- 7.28. The site has a public transport accessibility level (PTAL) rating of 4 to 6 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.
- 7.29. The proposed scheme would provide car parking in line with the Hybrid permission. A total of 18 blue badge parking bays would be provided (7% of the overall number of homes), located within the ground floor undercroft along with 4 standard bays, no basement is proposed for phase 5.
- 7.30. Policy T5 of the London Plan 2021 sets out the relevant cycle parking standards, which are reinforced in Policy DM32 of the DM DPD 2017. 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 stores at ground and first floor level. The stores are proposed to be accessed either through the residential lobbies, internal circulation areas or via the landscaped podium areas. Visitor cycle parking would also be required, appropriately located so as not to impede pedestrian movement or clutter the public realm.

- 7.31. Full details of the future servicing, refuse/recycling and emergency services arrangements would be provided at application stage. This would include the numbers of trips, types of vehicles, dwell locations and associated dwell times. All servicing would take place from within the site and off the public highway and not interfere with the smooth and safe operation of the public highway. All arrangements would need to minimise the impact on both the public highway and neighbours. Pre-application discussions have been held with the Council's Transport Planning team as part of the pre-application stage.

Amenity

- 7.32. The scheme should not prejudice the future development of adjoining and surrounding sites/development notably; Phase 1 of the Chocolate Factory, Raphael House, Kingfisher Place, Parma House and Mallard Place.
- 7.33. As part of the Approved Parameters applications, amenity impacts have been assessed. Supporting submissions relating to daylight/sunlight, wind and townscape would need to confirm that the conclusions of the Hybrid Environmental Impact Assessment remain valid.
- 7.34. However, further environmental and amenity testing and professionally related reports would need to be submitted as part of the Reserved Matters submission for Phase 5 in order to ensure that amenity is safeguarded and that future and proposed development on surrounding sites would not be adversely impacted.

Sustainability

- 7.35. Discussions are ongoing with the Officers of the Council's Carbon Management team as part of the pre-application engagement across a range of sustainability measures to ensure the proposal is in line with policy requirements.

Sustainabrick

- 7.36. The applicant is intending to submit details of a new facing material called 'Sustainabrick' that would be used on a number of buildings in Phase 4 (reserved matters applications already approved) and in the future build for Phase 5, which is yet to be formally submitted as a reserved matters application.
- 7.37. The primary components that make up this material are cement, aggregate, calcium aluminate (which helps with fire resistance) and calcium sulphate (which helps with the hardening and fast drying of the material).
- 7.38. The material is a brick panelised system, which is a lightweight alternative to a traditional brick façade, that integrates a strong mesh webbing to create a 'Brick' panel of 12.

7.39. Officers have had discussions with the applicant regarding this material and have seen the material on site and 'as built' and the applicants have also submitted physical samples of the Sustainabrick. Officers are generally supportive of the material and consider that it is a robust, durable, material which would have an acceptable appearance on the street and visual character of the area.

See **Appendix II** for details of Sustainabrick.

7.40. The applicant will be presenting samples of the Sustainabrick to Members at the committee meeting on the 5th of March 2026.

Appendices:

1. Plans and Images of Phase 5, and other phases in context with Phase 5
2. Sustainabrick Panels for Phase 4 and future Phase 5
3. QRP Report

Appendix I

PLANS AND IMAGES OF PHASE 5, AND OTHER PHASES IN CONTEXT WITH PHASE 5

Site Plan - Birds Eye View



Alexandra Gate built to date (photos taken in Oct-25)



Proposed scheme demonstrating Phases 3 - 5



Phase 5 **---** Site Boundary

Storey Height **①**

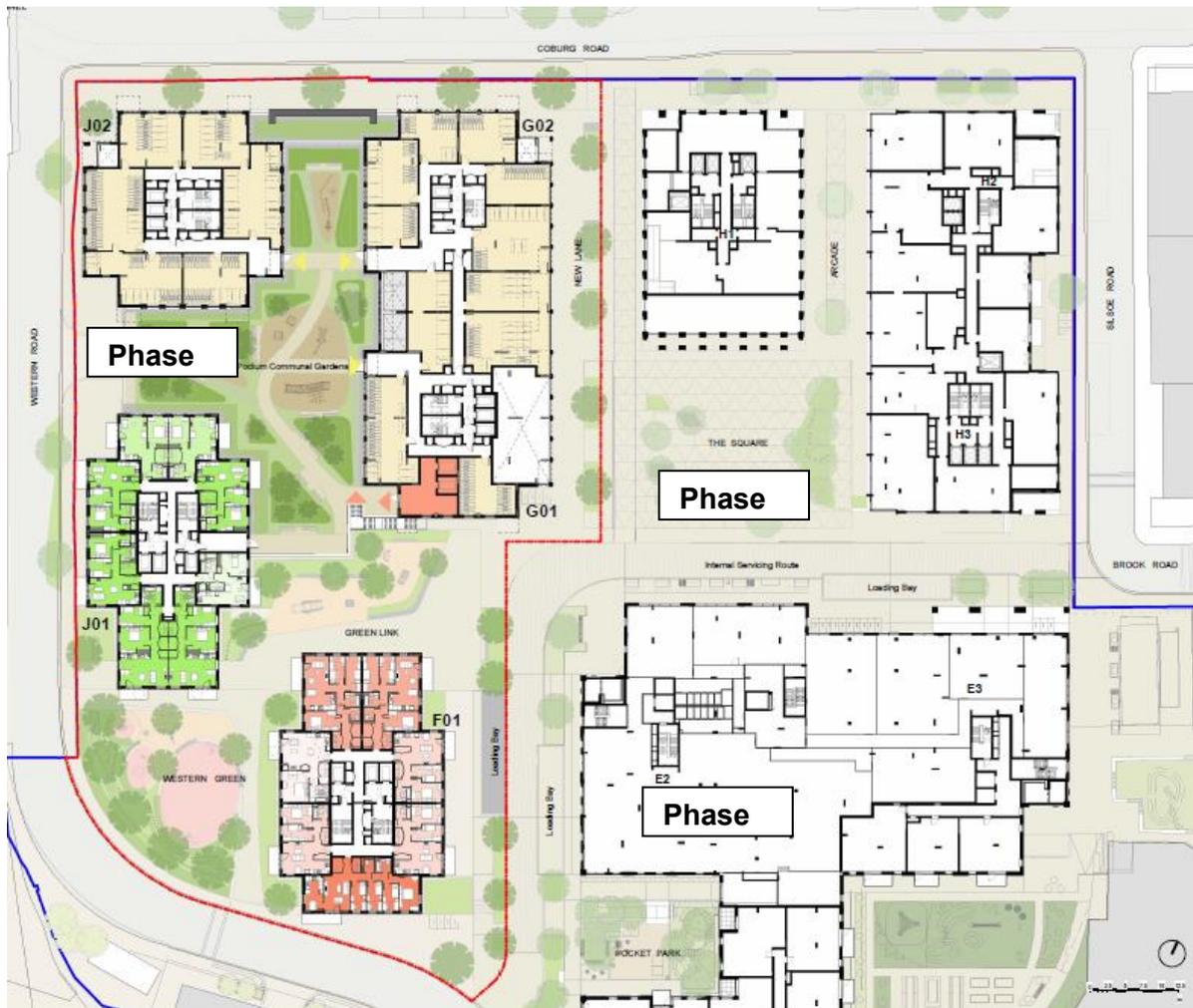
Proposed Ground Floor Plan (Phases 3 – 5)



KEY

- Phase 5 Planning Application Boundary
- Hybrid Permission Boundary
- Residential & Podium Access Lobby
- Residential Post Room
- Cycle Store
- Refuse Store
- Plant & BOH
- Commercial - Flexible Unit
- Commercial - Food & Beverage
- ▲ Residential Entrance
- ▲ Commercial Entrance
- ▲ Car Park Entrance
- ▲ Cycle Store Entrance
- ▲ Food & Beverage Entrance

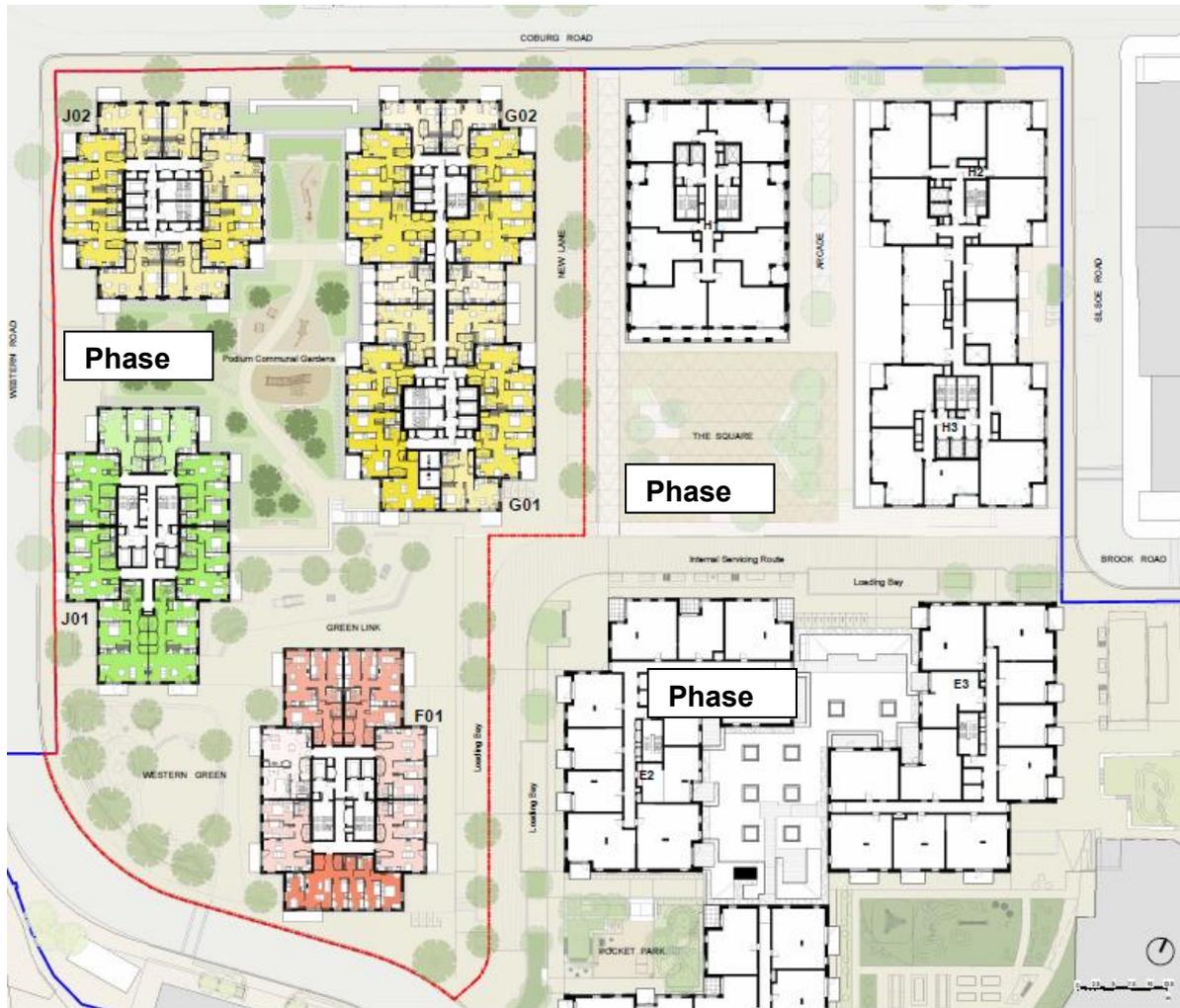
Proposed First Floor Plan (Phases 3 – 5)



KEY

- - - Phase 5 Planning Application Boundary
- Hybrid Permission Boundary
- Cycle Store
- Plant & BOH
- SO - Manhattan
- SO - 1B
- SO - 2B
- Affordable Rent - 1B
- Affordable Rent - 2B
- Affordable Rent - 3B
- Affordable Rent - 4B
- Residential Entrance
- Cycle Store Entrance

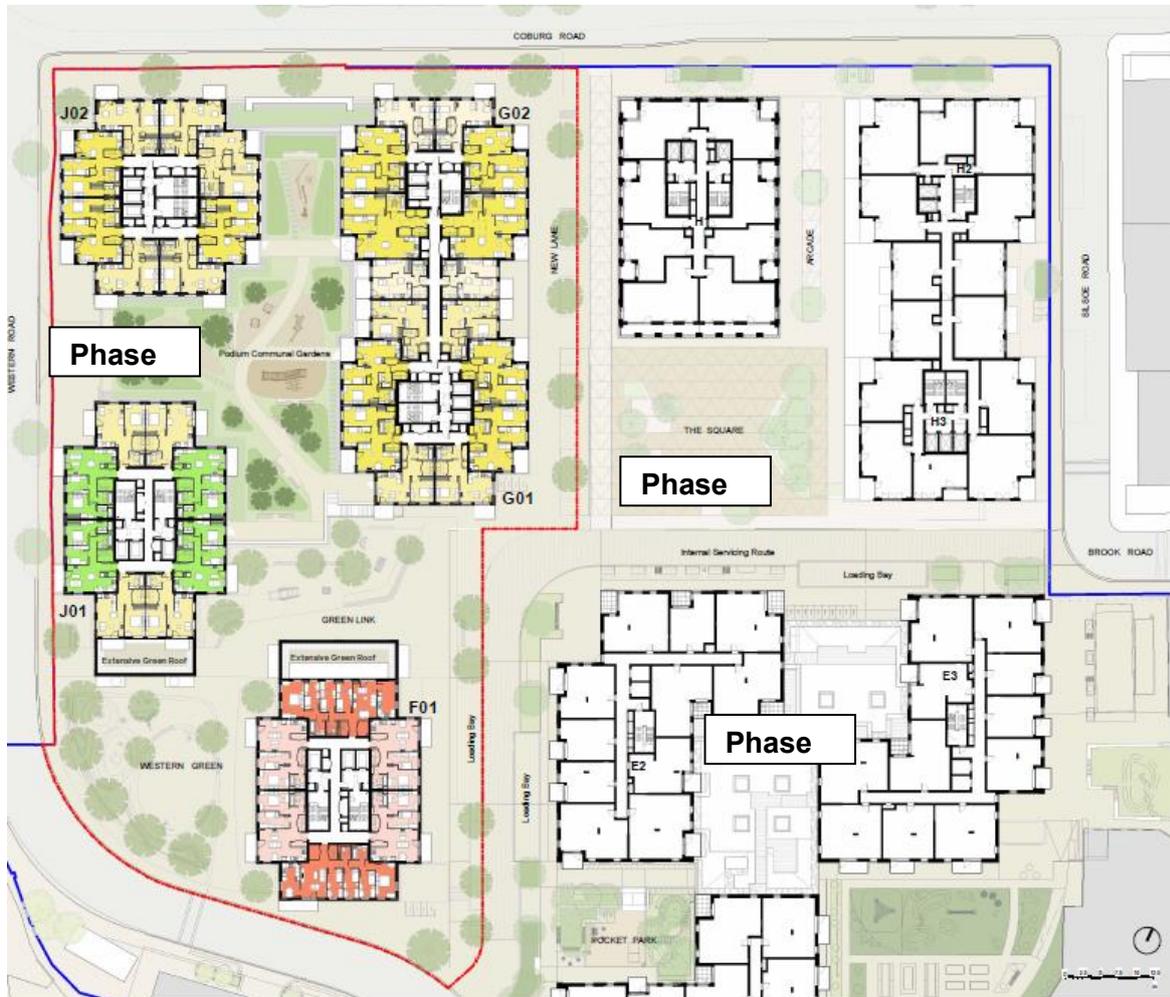
Proposed second floor plan (Phases 3 – 5)



KEY

- - - Phase 5 Planning Application Boundary
- Hybrid Permission Boundary
- Private - Manhattan
- Private - 1B
- Private - 2B
- Private - 3B
- SO - Manhattan
- SO - 1B
- SO - 2B
- Affordable Rent - 1B
- Affordable Rent - 2B
- Affordable Rent - 3B
- Affordable Rent - 4B

Typical Lower Floor Plan (Phases 3 – 5)



KEY

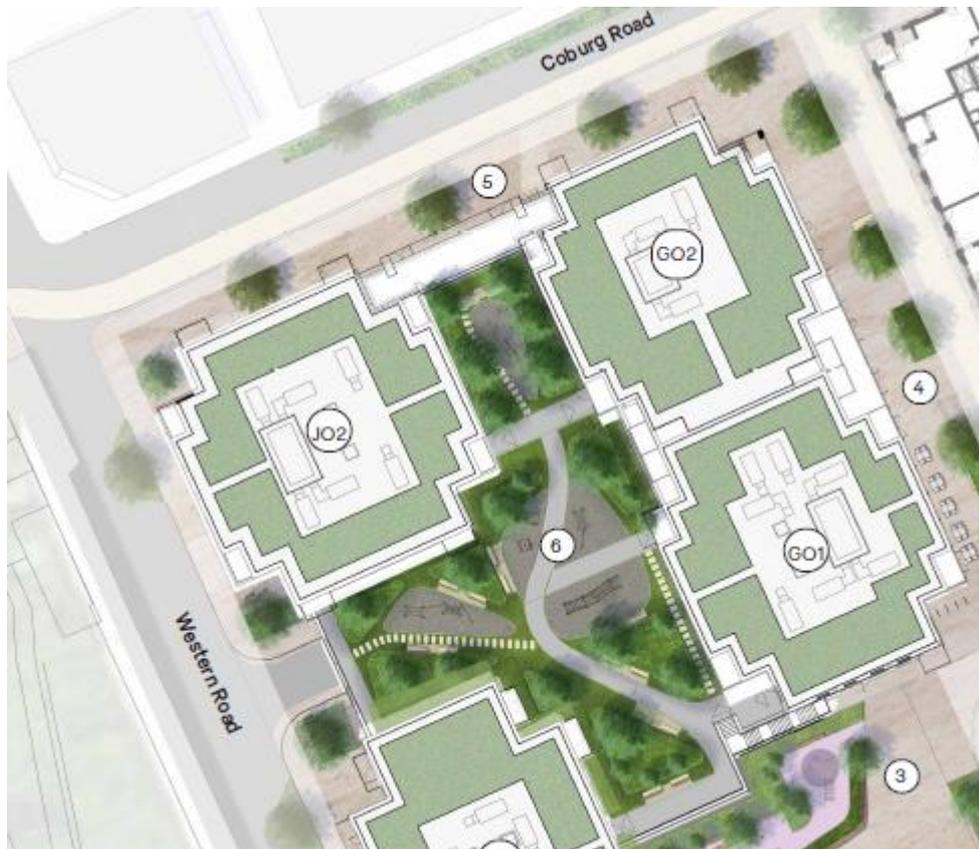
- Phase 5 Planning Application Boundary
- Hybrid Permission Boundary

- Private - Manhattan
- Private - 1B
- Private - 2B
- Private - 3B

- SO - Manhattan
- SO - 1B
- SO - 2B

- Affordable Rent - 1B
- Affordable Rent - 2B
- Affordable Rent - 3B
- Affordable Rent - 4B

Phase 5 Podium Garden including CGI



Phase 5 Western Green including CGI



CGI view along New Lane (Phases 3 – 5)



Phase 5 CGI View taken from the proposed public square



Phase 5 CGI view from the proposed public square



Appendix II – Sustainabrick Panels for Phase 4 and future Phase 5





Appendix III – QRP Report

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Full Review Meeting: Alexandra Gate Phase Five

Wednesday 6 August 2025
Alexandra House, 10 Station Road, London N22 7TY

Panel

Andrew Beharrell (chair)
Nuno Correia
Gavin Finnan
Ann Sawyer
Lindsey Whitelaw

Attendees

Rob Krzyszowski	London Borough of Haringey
Valerie Okeyi	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Alice Tsoi	London Borough of Haringey (online)
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Gareth Prosser	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
Richard Truscott	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Report of Full Review Meeting
6 August 2025
HQR24_Alexandra Gate Phase Five

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.

Declarations of interest

Panel member Gavin Finnan's practice, Maccreanor Lavington, is currently working with Berkeley Group, which includes the developer for Alexandra Gate, St William. The project is directly for Berkeley, not St William, and Gavin is not involved in the project, nor is the London branch of his office. Alan Shingler, part of the Alexandra Gate presenting team, is also a Haringey Quality Review Panel member.

1. Project name, site address and planning reference

Alexandra Gate Phase Five, Land adjoining Brook Drive, Silsoe Road and Coburg Road, London N22 6UB
Outline consent: HGY/2017/3117

2. Presenting team

Nina Kolbeck	MRG
William Mackey	St William
Paul Prichard	St William
Christy Walsh	St William
Christina Pappa	Sheppard Robson
Marina Samvelyan	Sheppard Robson
Alan Shingler	Sheppard Robson
Neil Wells	Quod

3. Planning authority briefing

The site is within the strategic regeneration area known as Haringey Heartlands. It is identified as an opportunity area in the London Plan and as a growth area in the Haringey Local Plan. The site forms part of Site Allocation 22: Clarendon Square and part of Site Allocation 24: NW of Clarendon Square.

Overall parameters were established in the hybrid planning permission. Reserved matters applications cover internal layouts, materials, access, external appearance and landscape. The final phase of the hybrid consent, phase five, is subject to a future reserved matter application. The proposals comprise five blocks ranging between nine and 23 storeys, accommodating approximately 520 homes, alongside landscaping and commercial space.

Officers asked for the panel's comments on the success of the placemaking strategy, as well as on the scheme's height and massing, landscape, sustainability, ground floor frontages, and architecture.



CONFIDENTIAL

4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel welcomes the progress made since the last review of Alexandra Gate Phase Five. Many of the issues previously raised by the panel have now been addressed, with the ground floor commercial and public realm offers significantly improved.

The rationale for the increase in height since the outline consent is supported, given the enhanced quantity and quality of the accommodation and the public realm. The impact on placemaking should be further considered, as well as technical issues such as microclimate, which are currently being assessed. Separating G01 and G02 into two distinct blocks is recommended, to create more dual aspect homes and reduce the sense of enclosure in the podium garden, public realm and surrounding blocks. The panel accepts the height of J02, but asks for further testing to improve its appearance in views from Alexandra Palace and Park. While the architecture of J02 could have a different expression from the rest of the scheme, this should not feel incongruous with the local area. The architecture of the other buildings is successful, but the colour palette and crown detailing should be refined. While innovation is commended, Sustainabrick should be fully tested for both its appearance and long-term performance, before a commitment is made. Deeper analysis of the sustainability strategy options is required. Overheating mitigation, climate resilience, fabric efficiency and biodiversity should be further considered.

The introduction of Western Green and the Green Link are welcome improvements. The panel asks for more planting within the site boundary in the Green Link. The terraced seating steps help to conceal the edge of the podium but are not accessible for all. If step-free access is not possible, then alternative treatments should be explored. While the quantity of public open space has been increased, the panel would like further assurance that it is generous enough to support the number of people who will live here. The play space and amenity strategies should meet the needs of all ages.

The ground floor workspaces are welcome, and the panel recommends using precedents to inform a strategy to support small local businesses. Active frontages should be provided onto Western Green, to enliven this space. The panel also suggests making the internal lobbies more generous.

Height and massing

- The need to increase heights since the outline consent is appreciated, given current regulatory and viability issues, as well as Haringey Council's updated housing targets. As more open space has been provided, the panel supports the rationale for the proposed heights.
- The increase in both the quantity and the quality of the public realm since the last review also helps to ameliorate the panel's previous concerns about overdevelopment, to some extent.



CONFIDENTIAL

- The panel notes that initial results of the microclimate studies, internal daylight, townscape, and impact on neighbours indicate that the proposed height and massing are likely to meet the necessary technical criteria.
- However, the project team should ensure that the combination of height and massing do not negatively impact the placemaking quality and will deliver a successful neighbourhood.
- One area that could be significantly improved is blocks G01 and G02, which are joined by a link block. This increases the sense of enclosure in both the residential podium garden and the public square. The link block is also the only part of the proposal with single aspect homes.
- The panel asks the project team to explore separating G01 and G02 into distinct blocks. This would allow more light into the podium garden and alleviate the perception of oppression on the square. It could also enable the scheme to be one hundred per cent dual aspect.
- By reducing the amount of internal corridor, an efficient layout could be found to allow for a second staircase in G02 to make separate blocks work.
- If G01 can be moved slightly further south away from G02, this would also help to complete the square.
- The panel accepts the height of the tallest block, J02, and thinks that it is in the right location on the site. However, together with the emerging context of the Mallard Place site immediately to the north, J02 will have a significant impact in views from Alexandra Palace and Park. The massing and external appearance should be refined to ensure that the visual impact will be positive.

Public realm

- The Green Link and Western Green are significant improvements that enhance and encourage pedestrian access across the site. The landscape design is also well-connected with local bus and cycle routes.
- The terraced seating steps are a positive response to conceal the edge of the podium. The project team should check that they are in the best location to receive good levels of sunlight, to ensure they are well-used.
- However, a wheelchair recess at the ground floor level would not provide an equitable experience for those who cannot use the steps. As it is challenging to provide ramps to the higher levels in the limited space, the panel questions whether the seating steps are the best solution.
- If it is not possible to use the natural site topography to provide step-free access, alternative ways to treat this area should be explored. The solution should be simple, inclusive, and green – for example, combining planting, seating and artwork.



CONFIDENTIAL

- The panel understands that the service access road must be kept clear, but asks for more planting within the site boundary in the Green Link.
- The design and maintenance of the sustainable urban drainage system needs more thought, to ensure that it will be kept free from litter and will look attractive throughout the year.
- The panel recommends looking at the junctions between the emerging phases three and four, to the south and east of the site respectively, to ensure that the public realm will work as one set of contiguous spaces.

Play space

- While the quantity of public open space has been increased, the panel would like further assurance that it is generous enough to support the number of people who will live here. In particular, the doorstep play provision for younger years should be checked.
- To demonstrate that the play space offer will meet the needs of all ages, the project team is encouraged to include provisions outside of the site boundary that are within walking distance in the play space strategy.
- It is positive that Western Green has been added to provide appropriately sized children's play facilities, and the southwest corner of the site is the best location for it. However, they do not leave much green open space for adults to enjoy in this sunny corner of the site.
- The panel suggests improving how Western Green works for all generations. Some of the planting could spill out beyond the play areas, integrated with seating. This would allow parents, for example, to socialise in a green space while overlooking their children playing.
- Subject to satisfactory management, the panel supports the provision of a separate outdoor space for adults on the rooftop of F01 that they can enjoy and take ownership of.

Architecture

- The panel supports the architectural language developed for buildings J01, F01, G01 and G02. The design successfully draws on local references to create visual richness and a strong sense of place.
- The materials and colour palette should be further refined in dialogue with the council. The colourfulness of the façade treatment should be tested in context to find an appropriate balance.



CONFIDENTIAL

- While the architecture of J02, the tallest tower, is sophisticated and accomplished, it is not appropriate in this location. The black cladding contributes to a corporate, inner-city appearance that feels incongruous with the local area and disconnected from the rest of the scheme.
- J02 could successfully maintain a different architectural expression from the rest of phase five, but the panel thinks that it should be more articulated, joyful, and specific to this part of Haringey.
- Further work is needed on the detailing of the building crowns across the scheme, to create a more elegant finish.

Materials

- The panel commends the exploration of Sustainabrick, a relatively new low-carbon alternative to conventional bricks or brick slips.
- While innovation is warmly welcomed, the panel questions whether it is appropriate to test out a new material on a dense and tall scheme. It is important that Sustainabrick is fully tested, both in terms of its appearance and its long-term performance, before a commitment is made.
- To reduce the risk, Sustainabrick could be applied to a lesser extent, perhaps focussing on the smaller buildings.
- Precedents of buildings at a similar scale, and in a UK climate, if possible, should inform the materials palette decisions. Examples of older buildings using Sustainabrick would help the project team to assess its durability.
- The panel notes that tall buildings are challenging to refurbish, which greatly increases the cost and disruption of works. The project team is therefore encouraged to invest time in researching the life cycle maintenance costs, particularly for the cladding and windows, to inform decision-making.

Sustainability and biodiversity

- The sustainability strategy is developing well, but the panel encourages continued exploration of the emerging options in more detail before making any decisions.
- For example, the project team should compare the energy costs and plant space needs of the different options being considered for mitigating overheating.
- The panel welcomes the progress made on the internal layouts, which provide more dual aspect homes. Natural ventilation will make a significant difference for resident's internal comfort in the summer.



CONFIDENTIAL

- However, there are concerns that the remaining single aspect homes could overheat. The panel recommends checking the performance of a few sample homes facing different orientations. These studies should balance noise, room depths, and natural light, alongside the potential for overheating.
- To improve climate resilience, the panel recommends futureproofing the façade designs to allow external shading to be fitted in the future.
- The panel would like to see further work on fabric efficiency and form factor, to understand the thermal performance of the buildings.
- The project team should consider integrating the rooftop photovoltaic panels with biodiverse green roofs, to help the proposal to achieve net zero carbon.

Residential entrance lobbies

- The panel is concerned that the residential entrance lobbies are not large enough for the number of people who will live here, and suggests that they should be enlarged.
- The residents' arrival experience would also be improved by creating more direct connections from the entrances to the cores. This could be achieved by simplifying the ground floor circulation layouts or providing visual connections.

Commercial spaces

- The panel welcomes the decision to move away from large commercial floorplates, in favour of smaller units that can accommodate a range of local small businesses.
- Further thought is needed to ensure that the workspaces will attract suitable tenants, to create an occupied and active ground floor. The project team should consider affordable rates, or other types of incubator support, informed by similar scale precedents.
- Western Green is surrounded by ground floor cycle stores. The panel would like to see more active frontages to provide overlooking of the play space, or frontage treatments that create visual interest.

Next steps

The Haringey Quality Review Panel would welcome the opportunity to review the scheme again at an Intermediate or Chair's Review, if helpful to the project team and officers.