



Date 7th March 2014

Your Reference

Our Reference MBG/AO/30318

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Place and Sustainability Directorate
Planning Policy Team
London Borough of Haringey
6th Floor, River Park House
225 High Road
London N22 8HQ

Dear Sirs

LB Haringey - Site Allocations DPD

We write in order to make comment on the above named document. Please note that we act on behalf of the London Fire & Emergency Planning Authority (LFEPA) and that this representation is made on their behalf.

We propose that the ambulance station site at 69 Bounds Green Road, London N22 is allocated as a site for future redevelopment. Our client owns the freehold interest of the site and part of the freehold ownership of the building upon it. As requested on the prescribed Consultation Response Form, we hereby provide the following information in relation to this site:-

1.0 Address/Site Reference

Bounds Green Ambulance Station, 69 Bounds green Road, N22.

2.0 Size

TBC

3.0 Timeframe For Delivery

2015-2025

4.0 Existing Policy Designations

None

Cont/..

Regulated by RICS

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5.0 What Is The Site And Surrounding Area Like?

The property is located on the south side of Bounds Green Road, between Bowes Park to the north and Wood Green to the south. Alexandra Park open space is a relatively short distance to the south-west.

The property is within close proximity to Bounds Green and Wood Green underground stations and Bowes Park and Alexandra Palace mainline railway stations. Bounds Green Road is also served by local bus routes.

The property currently comprises an ambulance station with a residential flat on the first floor. There is a large yard to the rear.

6.0 Potential Development Capacity

The site is situated within a residential area, predominantly comprising two storey terraced houses. The site would be suited to a high-density residential redevelopment.

7.0 Design Principles

The design and density should be developed through further consultation stages.

8.0 Implementation Considerations

As stated above, there are no existing policy designations relating to this property nor does it lie within a conservation area. CIL, Section 106 and affordable housing contributions, together with highway and environmental assessments and other policy considerations will need to be assessed at a later stage.

We trust that the above is clear and look forward to receiving future correspondence from you relating to the matter. In the meantime, please do not hesitate to contact Mel Barlow-Graham, should you require any further information, or further clarification of the points raised above.

Yours faithfully

Dron & Wright