

SM/GF/CS/PD10735

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28<sup>th</sup> May 2017

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

Dear Sir / Madam,

### **WOOD GREEN AREA ACTION PLAN – REPRESENTATIONS ASHLEY HOUSE, HIGH ROAD, WOOD GREEN (NORTH)**

We write on behalf our client, Mr David Levene, director of Fennels Bay Services Ltd which owns the Freehold of Ashley House. The building is located at the intersection of the High Road and Watsons Road. This submission is in general support of the Council's aspirations for the Wood Green area and for the Wood Green Bus Garage site (WG SA 3) in particular. This site includes Ashley House.

#### Ashley House

Our client is the freehold owner of Ashley House, a 1960s office block located on a prominent corner off Wood Green High Road. Levenes, our client's law practice, has operated at the premises since 1994 and has in recent years begun to reduce in size.

The quality of the B1(a) office accommodation offered by the building is very poor. The building's outdated design and ageing infrastructure and services mean its contribution to the success and vitality of Wood Green is severely compromised.

#### Wood Green AAP Preferred Options 2017

We and our client have monitored the formation of the Wood Green Area Action Plan (WGAAP) with interest. We are supportive of the Council's overall approach and their proposals for the Wood Green Bus Garage Site (WG SA 3) in particular. We do however have the following comments and suggestions to make. We hope these are of assistance to the Council in forming a sound policy document that leads an exciting phase in Wood Green's history during which its enormous potential for improvement is realised.

#### Site Allocation – WG SA 3

##### Ownership

The Wood Green Bus Garage allocation, Site WG SA 3, is described as being under a 'single private freehold'. This is not the case, as the freehold for Ashley House is owned by our client David Levene, entirely separate from the Bus Garage ownership. This presents an opportunity for the Council to secure delivery of development earlier, thus realising its benefits set out the AAP, sooner.

We suggest therefore that policy regarding the allocation's redevelopment is made sufficiently flexible in order that development can occur on a phased basis. In these circumstances it may be possible for Ashley House to come forward for redevelopment ahead of the wider Bus Garage site. Comprehensive redevelopment of the whole WG SA 3 site is clearly desirable, allowing the full potential of the allocation to be realised. An appropriately worded policy would ensure a phased approach does not compromise the allocation's potential, whilst also allowing delivery of development on parts of the site several years sooner. In this way the more

immediate benefits of quick delivery will be realised in addition to those longer term benefits resulting from site's comprehensive redevelopment.

#### Land Uses

We and our client are entirely supportive of the proposed mix of land uses for the WG SA 3. The redevelopment of the Ashley House site would allow for delivery of active ground floor frontages as well as significant residential floorspace.

We suggest that policy guides employment floorspace to the centre and western side of the allocation. Residential elements would be most appropriately placed on the eastern parts of the site. This would help avoid amenity issues arising from locating new, high rise residential development adjacent to existing, low rise residential units (along Ringslade Road and Cumberland Road for example). We note that residents have already expressed their concerns regarding amenity as part of this consultation process.

#### Development Quantity

It is clear that the WG SA3 site is able to appropriately accommodate high rise development. Ashley House is particularly well located on an important corner plot that will come to define the entrance of the new, extended Wood Green town centre. The site is also relatively unconstrained by surrounding land uses and buildings.

The WGAAP seeks high rise development on the site. Development of circa 25 storeys is also proposed at the southern end of the same city block (on the site occupied by the Council's own offices). It is for these reasons that, subject to material considerations, development of up to 20 storeys on the Ashley House site would be appropriate. We suggest that this is made explicit in policy.

#### Conclusion

We fully support Haringey's aspirations for Wood Green and for WG AS 3 in particular. Our suggestions are intended to optimise the potential benefits that the Council and the people of Wood Green would realise from the site's redevelopment. In summary:

- Ashley House's separate ownership allows early delivery of priority land uses such as housing;
- The proposed mix of uses should be carefully positioned across the wider Bus Garage site, with employment uses in western parts of the site and residential units in the eastern parts;
- The Ashley House site could be appropriately developed for high rise accommodation of up to 20 storeys.

We will continue to seek to engage positively with the Council as the WGAAP progresses towards full adoption. Should the Council wish to contact us, please speak to Gareth Fox of these offices in the first instance.

Yours faithfully,

MONTAGU EVANS LLP

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