



A Quod project sheet

# Clarendon Gasworks, Wood Green

## Role

Quod was instructed by St William Homes LLP to submit a hybrid planning application for the redevelopment of Clarendon Gasworks, Wood Green to provide a mixed-use, residential led development.

The proposals included the demolition of the two Gasholders and the Olympia Trading Estate, and the delivery of a high-quality residential-led development proposal including no less than 1,714 homes to significantly boost housing delivery within the Borough, as well as contributing to local employment and economy through the delivery of up to 15,000m<sup>2</sup> commercial floorspace (Use Classes A1-A4; B1; and D1/D2).

The detailed part of the application comprised 622 new residential units, 332m<sup>2</sup> of commercial floorspace, and a 417m<sup>2</sup> Day Nursery. The detailed element of the site is currently being built out by St William.

The remaining homes and commercial floorspace are being delivered through the subsequent Reserved Matters applications, for which Quod are retained as planning consultant by St William. The reserved matters applications include a total of 118,150m<sup>2</sup> of Class C3 Residential floorspace and 13,950m<sup>2</sup> of commercial floorspace in buildings ranging up to 23 storeys.

Quod produced a Development Specification for the site, which controls the quantum of residential and commercial floorspace across the site; and advised the design team on a Site-wide Design Code and Parameter Plans. These documents were produced at the Hybrid application stage and ensure all future reserved matters applications are in conformity with the principals of the Hybrid permission, as well as being a development of the highest design quality.

## Description

Residential Mixed Use

## Client

St William

## Planning Authority

London Borough of Haringey

## Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



Throughout the pre-application process, engagement with the London Borough of Haringey, the GLA, statutory consultees, local stakeholders and members of the public was a fundamental part of the hybrid application's evolution. Key discussions had with stakeholders included: the total number of residential units and quantum of floorspace, affordable housing, design, tall buildings, impact on key views of Alexandra Palace, and environmental impact mitigation.

Quod are retained to advise-on planning matters, environmental impact, and CIL matters.