

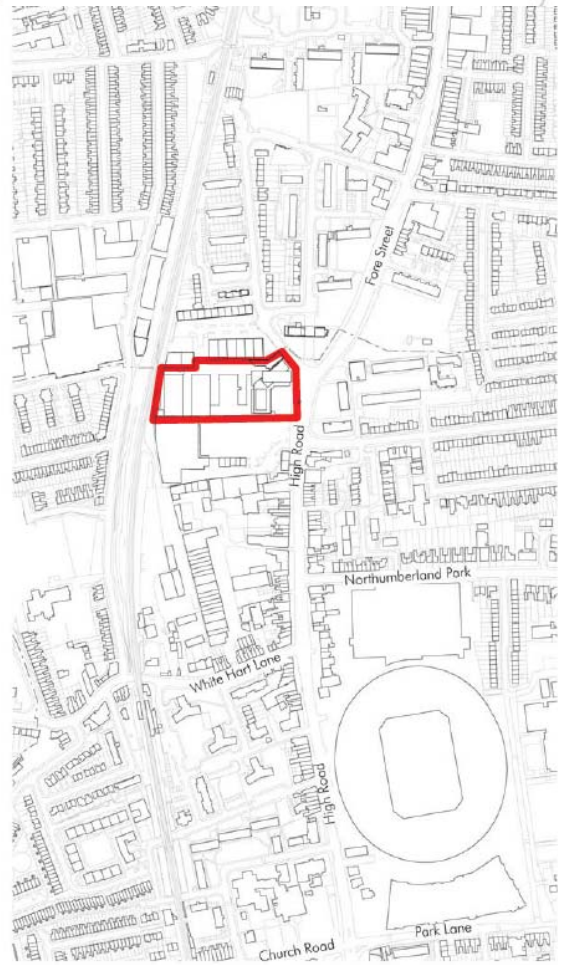
REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/0487	Ward: Northumberland Park
<p>Address: Brook House, 881 High Road N17 8EY</p> <p>Proposal: Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.</p> <p>Existing Use: Vacant land - Former Industrial (Use B1/B2/B8)</p> <p>Proposed Use: Residential (Use Class C3); Education (Use Class D1); Commercial (Use Class B1, D1 & D2)</p> <p>Applicant: Newlon Housing Trust</p>	
<p>Case Officer Contact: Michelle Bradshaw P: 0208 489 5280 E: michelle.bradshaw@haringey.gov.uk</p>	<p>Terry Knibbs P: 0208 489 5590 E: terry.knibbs@haringey.gov.uk</p>
<p>PLANNING DESIGNATIONS: Defined Employment Area – Industrial Location Area of Archaeological Importance Road Network: C Road Adjacent to Conservation Area</p>	
<p>RECOMMENDATION DISCHARGE condition 4 (Design) attached to planning permission HGY/2012/2128.</p>	
<p>SUMMARY OF REPORT:</p> <p>The details of the tower elevation, the subject of condition 4 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate Design Panel Meetings. The panel’s comments have informed the final design the tower elevations. The plans before the planning committee are the final scheme designs unanimously support by the Design Panel.</p> <p>Following the third and final Design Panel Meeting the proposed design for the tower (and school being assessed under a concurrent application reference HGY/2013/0485) were referred to Paul Finch OBE (former commissioner at CABE) who endorses the panels support for the final design of the tower (and school).</p> <p>It is recommended the condition 4 (Design) attached to planning permission HGY/2012/2128 be discharged.</p>	

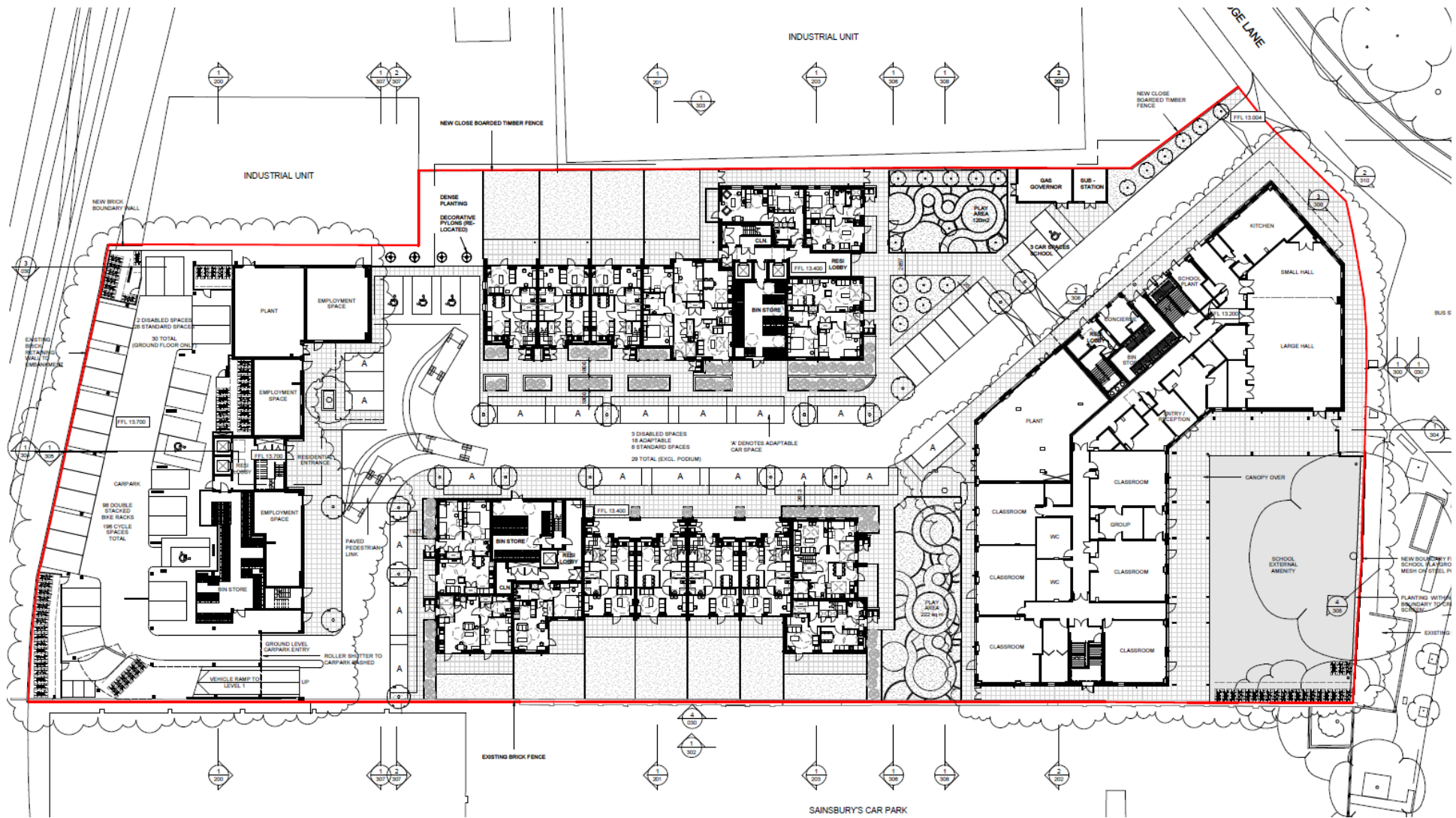
PLANS		
Plan Number	Rev.	Plan Title
PLANS		
100	PL03	GA GROUND FLOOR
101	PL03	GA 1ST FLOOR
102	PL03	GA 2ND FLOOR
103	PL03	GA 3RD FLOOR
104	PL03	GA 4TH FLOOR
105	PL03	GA 5TH FLOOR
106	PL03	GA 6TH FLOOR
107	PL03	GA 7TH FLOOR
108	PL03	GA 8TH FLOOR
109	PL03	GA 9TH FLOOR
110	PL03	GA TYPICAL 10TH – 20TH FLOOR
112	PL03	GA ROOF
MAIN ELEVATIONS		
300	PL03	EAST
301	PL03	WEST
302	PL03	SOUTH
303	PL03	NORTH
304	PL03	CENTRAL STREET LOOKING NORTH
305	PL03	CENTRAL STREET LOOKING SOUTH
306	PL03	NORTH SOUTH STREET LOOKING WEST
307	PL03	NORTH SOUTH STREET LOOKING EAST WEST
308	PL02	EAST BUILDING ELEVATIONS

TABLE OF CONTENTS	
1.0	SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS / ASSESSMENT OF APPLICATION
9.0	RECOMMENDATION
10.0	APPENDICES

1.0 PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



2.0 IMAGES

SOUTH EAST VIEW



NORTH WEST VIEW



WEST VIEW



EAST VIEW



SOUTH EAST VIEW



NORTH WEST DETAIL VIEW



SOUTH EAST DETAIL VIEW



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is 1.04 hectares and is on the northern edge of the borough at the top end of Tottenham High Road bordering with Enfield. The site is bounded by Langhedge Lane Industrial Estate to the north, Langhedge Lane to the northeast, a bus stand and Tottenham High Road (A1010) to the east, Sainsbury's supermarket to the south and the Liverpool St.- Enfield Town-Cheshunt branch of the West Anglia Mainline to the west.
- 3.2 The surrounding area comprises a mix of uses - residential uses predominate to the west and east, industrial and residential uses to the north and retail and commercial uses to the south.
- 3.3 The site falls just outside of the North Tottenham Conservation Area which covers the area of the High Road to the east. A number of the buildings along the High Road are Grade II or locally listed buildings, though none of these are adjacent to the site. The nearest listed building is at 867 and 869 High Road to the south which is a Grade II listed 3 storey brick building.
- 3.4 There is a London Plane tree on the eastern edge of the site which is protected by a Tree Preservation Order (TPO).
- 3.5 The site is now vacant but had been in industrial use though it had been under-occupied for several years. The last occupier was Cannon Rubber Automotive Ltd. The industrial buildings are now mostly demolished. A high brick wall surrounds the site.
- 3.6 The Industrial Estate to the north comprises a row of six 2 storey warehouse units with two separate units located closer to the railway line. The warehouses are brick built and have pitched roofs. Beyond the industrial estate, the area is predominantly residential with a mixture of 4 and 5 storey blocks of flats and 2/3 storey terraces. A 9 storey residential block, Boundary Court, sits on the junction of the High Road with Fore Street adjacent to the site to the north. Across the High Road to the east is another predominantly residential area containing a 19 storey residential tower block known as Stellar House and a number of surrounding 3 storey terraces.
- 3.7 A Sainsbury's supermarket plus some small retail units occupies the site immediately to the south separated from the supermarket by a high brick wall of varying height up to approximately 6m.
- 3.8 The site has a good Public Transport Accessibility Level (PTAL) of 4 with buses along the High Road and White Hart Lane Station about 500m. to the south.

4.0 PLANNING HISTORY

4.1 Previous planning permissions relate mostly to the site's former industrial uses. The site's full planning history has been reviewed and there are no issues relevant to this current application apart from the most recent permission and the pending approval of details applications which are detailed below:

- Planning HGY/2012/2128 GTD 28-01-13 Former Cannon Rubber Factory 881 High Road London Comprehensive redevelopment of the Brook House (former Cannon Rubber Factory site), including the erection of a 22 storey building (plus a part top floor mezzanine) providing 100 residential units (use class C3) and 190 sqm of commercial floorspace (use class B1, D1 and D2), two buildings of 6 and 9 storeys respectively providing 101 residential units (use class C3) and a part 2/part 5 storey building comprising a 2,388 sqm 2 form entry primary school (use class D1) and 21 residential units (use class C3), together with associated car and cycle parking, refuse stores, highways, infrastructure, open space and landscaping works.
- Planning HGY/2013/0351 PENDING---Former Cannon Rubber Factory 881 High Road Tottenham London - Approval of details pursuant to conditions 6 (microclimate), 7 (Construction Management Plan and Construction Logistics Plan), 8 (control of construction dust), 9 (contaminated land), 10 (piling method statement (Thames Water and Environment Agency)), 11 (water supply infrastructure), 12 (tree works), 13 (tree protection), 14 (drainage), 15 (heat network), 17 (archaeological mitigation), 18 demolition method statement (Network Rail), 19 (vibro-compaction machinery (Network Rail)), 20 (ventilation), 24 (hours of construction), 26 (scaffolding (Network Rail)), 27 (secured by design), 29 (lifetime homes), 30 (wheelchair accessible units), 31 (cycle parking), 32 (parking), 33 (electric vehicle charging points),, 35 (commercial opening hours), 36 (flood risk (Environment Agency)) and 43 (waste storage and recycling) attached to planning permission HGY/2012/2128
- Planning HGY/2013/0485 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 5 (external design and appearance of the School elevation) attached to planning permission HGY/2012/2128.
- Planning HGY/2013/0487 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.

RELEVANT PLANNING POLICY

5.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Local Plan: Strategic Policies
- Haringey Unitary Development Plan (2006) (Saved remnant policies)
- Haringey Supplementary Planning Guidance and Documents

5.2 For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 5.3 Sustainable design and construction
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP11 Design
SP12 Conservation
SP15 Cultural and Leisure

Haringey Unitary Development Plan (Adopted 2006) (Saved Remnant Policies)

UD3 General Principles
CSV5 Alterations and Extensions in Conservation Areas

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance (Adopted 2006)
SPG2 Conservation and Archaeology (Draft 2006)
SPG5 Safety By Design (Draft 2006)
SPD Housing
SPD Sustainable Design and Construction

6.0 CONSULTATION

6.1 A Design Panel was set up specifically to assist in the design development of the school and tower. The panel consisted of the following members:

Peter Sanders (Levitt Bernstein) (Chair);
Jamie Dean (GLA);
Mark Smith (GLA);
Sophie Camburn (Arup);
Cllr John Bevan (LB Haringey Design Champion); and
Richard Truscott (LB Haringey Design Officer)

7.0 RESPONSES

7.1 The Design Panel endorse the design and final plans of the tower (and school) which are now the subject of this application. A letter from the Chair of the Design Panel along with minutes from each of the Design Panel meetings is provided in the Appendix of this report.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 This application seeks approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128. Condition 4 reads as follows:

Design of the Tower

4. Notwithstanding the external design details for the 22 storey tower submitted as part of the application, full details of the external appearance of the tower (with the exception of the height (which shall not exceed 86.2m AOD), footprint, number of dwellings and total floor space) are to be submitted to and approved in writing by the local planning authority prior to the start of construction works on any part of the tower.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

8.2 The NPPF sets out the over-arching policy for design and emphasises its importance and indivisibility from good planning and sustainable development. Paragraph 60 states that planning decisions: "should not attempt to impose architectural styles or particular taste and they should not

stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.” This approach is reflected in Chapter 7 of the London Plan, Haringey Local Plan Policy SP11 and UDP policy UD3 ‘General Principles’.

8.3 London Plan policy 7.4 (Local Character) requires development to provide a high quality design response having regard to the pattern and grain of the existing spaces and streets; the urban structure and surrounding historic environment. Furthermore policy 7.5 (Public Realm) supports development that enhances the public realm. Policy 7.6 (Architecture) says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use.

8.4 Policy SP11 ‘Design’ in the Local Plan Strategic Policies and UDP Policies UD3 ‘General Principles’ and SPG1a ‘Design Guidance’ set out the Council’s general design principles for new development in the Borough.

8.5 The details of the tower elevation, which are the subject of condition 4 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate Design Panel Meetings. The panel’s comments have informed the final design of the tower elevations. The plans before the planning committee are the final scheme designs unanimously support by the Design Panel.

8.6 The main changes to the tower elevation are summarised as follows:

The tower is now expressed as a singular, more coherent form through:

- A simplified plan which consists of 2 boxes, shifted off one another at the core
- All balconies are now recessed
- All elevations are being treated in a similar way including simplifying the parapet design
- Utilising a simplified material palette with a highlight colour in recessed balconies
- The podium has been re-designed to reduce the extent of shop front glazing and to appear more in keeping with the residential buildings on the site.

8.7 Other aspects of the scheme have also been amended as a result of the panel discussions but which do not formally fit within the remit of condition 4 as they do not specifically relate to the elevation design. These include:

- The parking space outside the lobby has been moved and a pedestrian crossing route has been marked to create better visibility and access.

- 8.8 Following the third and final Design Panel Meeting the proposed design for the tower (and school being assessed under a concurrent application reference HGY/2013/0485) were referred to Paul Finch OBE (former commissioner at CABE) who endorses the panels support for the final design of the tower and school.
- 8.9 Officers are satisfied that the design changes made to the proposed tower elevations result in a high quality building and design outcome and meet the requirements of the relevant planning policy set out in the London Plan (2011), Haringey Local Plan (2013) and Haringey Unitary Development Plan (2006).
- 8.10 On this basis, it is recommended that condition 4 (Design) attached to planning permission HGY/2012/2128) be discharged.

9.0 RECOMMENDATIONS

DISCHARGE condition 4 (Design) attached to planning permission HGY/2012/2128.

10.0 APPENDIX

DESIGN PANEL FINAL REPORT FOR THE NEWLON GROUP MIXED DEVELOPMENT PROJECT FOR THE CANNON RUBBER FACTORY SITE

22 MARCH 2013

DESIGN PANEL MEMBERS

Peter Sanders (Chair)
Sophie Camburn, Arup
Jamie Dean, GLA
Mark Smith, GLA
Cllr. John Bevan, LB Haringey
Richard Truscott, LB Haringey

DESIGN PANEL REMIT

To consider the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block, which were left unapproved and conditioned to be subject to further design work when full planning consent was granted for the project. These are conditions 4 & 5.

DESIGN PANEL MEETINGS HELD

Notes of panel meetings held on 27 February, 12 March and 19 March 2013 at the Council's Planning Department offices are appended to this report. Those present at these meetings are listed on the respective notes.

PURPOSE OF DESIGN PANEL MEETINGS

The purpose of the three meetings held was for the design panel to consider the proposals put forward by the project design team for the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block and to work with the design team and their client and client's representatives in such a way as to be able to come to a conclusion as a panel on whether or not the proposals as finally arrived at should be submitted with a recommendation by the Planning Department for approval of conditions 4 & 5 by the Council.

THE PROCESS OF THE DESIGN PANEL MEETINGS

Details of the proposals were presented at each meeting by the design team and discussed. Matters raised are listed in the appended meeting notes. In addition to design matters considered fixed by the design team, various options on certain parts of the design were presented for discussion. These are also noted in the appended meeting notes, as are notes of design issues raised by the design panel, some of which led to changes being incorporated in the scheme design.

RESULTS OF THE DESIGN PANEL MEETINGS

Though a process of detailed questioning and discussion of design issues and a positive response by the design team working with their client, a number of matters were resolved and, in the view of the design panel, significantly improved. Relevant drawings and illustrations of the scheme were updated accordingly by the design team to produce final drawings and illustrations for submission for approval. Notes of this process are in the appended meeting notes.

DESIGN PANEL CONCLUSION

At the last meeting the panel unanimously supported the design of the school and the tower, subject to further exploration of the following matters:

- the layout of the concierge and potential for access from the street and from the lobby
- a change to the corner of the school hall
- the appropriate capping of the tower above the balconies
- the removal of horizontal banding from the South elevation of the tower

Having examined revised drawings and illustrations which incorporate changes made to take account of the matters noted above, the panel is satisfied that these have all been adequately dealt with.

The panel is therefore happy for the proposals for satisfying conditions 4 & 5 of the granted approval to be recommended for approval and that:

1. Colours of visible rainwater pipes to be subject to further approval under condition 3.
2. Cladding and metal balcony railing and panel colours to be subject to further approval under condition 3.
3. The school art panel to be subject to the submission of details to be submitted for later approval.

Peter Sanders – Design Panel Chair

Cannon Rubber Design Panel Meeting 27th February 2013 – Meeting Minutes

Panel Representatives

- Cllr John Bevan, LB Haringey (CJB);
- Richard Truscott, LB Haringey (RT);
- Jamie Dean, GLA (JD);
- Sophie Camburn, Arup (SC); and
- Peter Sanders (PS).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills, JM.

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DK/ DB identified that there were 4 design/cladding options for the school: <ol style="list-style-type: none"> 1. Brick plinth with randomised window pattern 2. Abstract Stag Logo (School Logo) 3. Abstract version of option 2 – Breakdown of pattern in the glazing and cladding elements 4. Lively coloured cladding in randomized pattern 	
1.2	ST Advised that there has been a number of consultation discussions with the school	
1.3	SC sought clarification of access and boundary treatment/PS asked about the location of the boundary and back of pavement	
1.4	DB stated that a 2.8m high fence is proposed to the front boundary	
1.5	DK commented that the high road curves away at this point	
1.6	DB advised that a deep pavement exists in the section where the site begins	
1.7	ST commented that a sum of money through the s106 committed to highway/pedestrian improvements to the frontage – designed by LBH Highways	
1.8	PS asked if the applicant/design team are open to the type of materials used on the school	
1.9	ST/DB confirmed that they are open to type of materials used	
1.10	PS sought clarification that the cladding was powder coated/ anodised aluminium.	
1.11	SC inquired about the plant room to the rear of the school	
1.12	ST advised that the plant room was going to be made a feature – lit up and visible so that the inner workings of the plant can be observed	
1.13	JB sought clarification in relation to the balconies of residential units	
1.14	DK advised that they are to be punctuated with holes	
1.15	ST commented that this design provides greater privacy	
1.16	SC sought clarification on how the facade interacted with the street.	
1.17	PS asked about issues in relation to maintenance/damage to the cladding if extended to near ground level and noted that at lower level (reach level) a more robust material (brick) was required.	
1.18	ST/DB advised that this is just one option	

1.19	SC commented that it is equally important to address the detailing at the top and that the coping detailed needed to be looked at to avoid streaking.	
1.20	ST advised that the design team has had long discussions about this issue and how to ensure that you don't get streaking	
1.21	PS asked that the height of the brick plinth be clarified.	
1.22	SC sought clarification on the roof which DB confirmed was a brown roof.	
1.23	SC asked about lighting	
1.24	DB advised that there hasn't yet been a detailed design process around lighting but that there will be some lighting on the building	
1.25	PS asked about the transparency of the fence	
1.26	DB confirmed the to be wire mesh	
1.27	ST commented that a green shield (to be planted along the front boundary) is subject of a condition of consent	
1.28	ST asked/suggested that perhaps the antler design could be part of the fence design	
1.29	JD suggested that an artist could work with the children of the school	
1.30	ST commented that the school is quite keen to involve the children in the process	
1.31	SC discussed an example of a fence where the design allows you to run a pen/stick along the fence and it plays a song	
1.32	PS commented that the overall design approach of the school should be welcoming but not "in your face", but not mundane or "blocky"	
1.33	RT sought clarification as to how far the cladding extended around the building	
1.34	PS commented that it can be odd where there is a design change at the corner and that a building is usually more successful when there is uniformity in this respect	
1.35	PS commented that on option 2 the stag head is almost separate from the cladding itself	
1.36	DK commented that given the location of the entrance you have to do something with the corner of the building	
1.37	ST commented that the option 2 was least preferred by the school and option 1 was most preferred by the school who want a design which is simple, of quality and where the design wont date	
1.38	RT asked if the school was wanting something more classical	
1.39	ST commented that the school considers option 1 more "robust"	
1.40	JD stated that the elevation should either be image and cladding or cladding and brick plinth but not both.	
1.41	PS stated that the elevation could be simple given the proximity to the conservation area.	
1.42	PS stated that materials need to be kept simple.	
Tower		
2.1	DK advised that the tower not as tall as originally planned which was to be 25/26 storeys	
2.2	RT questioned if the glass element was just on the eastern side	
2.3	DK confirmed this to be the case	
2.4	PS questioned if the floor layout had changed/was previously more complicated	
2.5	DK confirmed that they had gone through a process of simplification of the internal layout	
2.6	PS sought clarification in relation to the balconies	
2.7	DK advised that only projecting balconies provided on the northern facade – added additional design interest	
2.8	SC stated that it looked like there were two towers with two different treatments stuck together (one design and one side and something different on the other)	
2.9	PS commented that there seems to be a dichotomy between what it does and what it looks like	
2.10	JD queried whether two separate proportions are successful or whether to just make it singular	
2.11	PS stated that a tower is vertical it should be made to look vertical and that there were a lot of design elements proposed.	
2.12	PS sought clarification that the tower materials	

2.13	DK confirmed that two materials are proposed – glass and cladding (in 2 colours): an olive colour to tie in with the residential and a green to tie in with the school	
2.14	PS sought clarification that the tower cladding was anodised aluminium.	
2.15	DB advised that this had been considered as the first option but was found to be too expensive	
2.16	SC felt the tower was too busy but liked the twisting balcony detail on the lower tower element.	
2.17	JD felt that there were too many things going on and preferred just having one colour for the tower. Liked that the olive is a closer tonal match to the brick	
2.18	SC/ JD/ PS/ / RT preferred the design treatment of the shorter tower element.	
2.19	CJB wants to see a simple design approach and preferred the northern elevation of the tower and questioned the two colours	
2.20	SC talked about the “twist” being a rubix cube like design which adds interest	
2.21	JD wanted to see one design approach for tower as a whole – adopting either strategy but on both sides	
2.22	RT felt that what was effective on the southern side was the grouping of floors	
2.23	SC stated that the south facing facade of the tower would be better with the balconies terminating at the top	
2.24	RT identified the need for spandrel panels between the vertical slots.	
2.25	RT stated that there should be no more than 2 colours used with maybe a third for the spandrel panel.	
2.26	RT considered that the horizontal bands need to be deeper/thicker white element	
2.27	RT commented that it is important that the tower has a “3-dimensionality”	
2.28	RT discussed the side openings in the balconies	
2.29	DK stated that they could be made larger	
2.30	PS concurred that making them larger would be positive so that there is more of a view out of them rather than just a glimpse	
2.31	SC stated that at the top balconies should be south facing and therefore turned around compared to the design presented – providing a better orientation and view down Tottenham High Road	
2.32	DB confirmed that it’s no more than a cladding change to reverse the “cubic swing”	
2.33	JD reiterated that it should be a uniform treatment either side	
2.34	PS asked if the top of the northern tower element could be reduced.	
2.35	JD requested that three options be provided showing: i) All of the tower picking up the rotating balcony detailing; ii) All of the tower with rotated elements; and iii) A more playful option.	
2.36	JD commented that it would be interesting to see a number of options including to see if the “non-rotated” option gives the elegant of the northern elevation	
2.37	RT asked everyone’s opinion of the balconies	
2.38	ST commented that all the recessed balconies would be more useable and feel safer from a residents point of view	
2.39	RT stated that he preferred the recessed balcony approach and the protruding balconies should be removed.	
2.40	PS asked about the fit out of the commercial units at ground floor level and shop fronts	
2.41	ST stated that the s106 set out that the units are to be used in conjunction with the use at 639 High Road N17	
2.42	SC stated that she did not consider the workspace at ground was yet resolved in terms of hierarchy of entry points and that the commercial units compete for front entrance status. The entrance to the tower doesn’t say “front door”	
2.43	PS asked about the concierge	
2.44	ST advised that the concierge could be located within the tower	
2.45	RT concerned about the issue of roller shutters to the commercial units	
2.46	JB concurred with RT’s comment regarding roller shutters which could devalue the residential units. Also raised issue of general security	
2.47	DB confirmed that there would be lighting around the entrance	
2.48	SC commented that there was not a consistent approach to the width of the	

	corners/brick plinths on the commercial units	
2.49	PS commented that the design panel (for the original planning application) originally criticised this for being a service area	
2.50	RT requested the ground floor/ commercial space be reviewed to ensure an appropriate solution.	
2.51	RT asked about the green projection at 1 st /2 nd floor level and asked if you could stand there	
2.52	DB confirmed that it is like an extra half landing which provides residents with views back down the new street within the development	
2.53	DK confirmed that the design team would come back with 3 options to be discussed at a second design panel meeting	

Cannon Rubber Design Panel Meeting 12th March 2013 – Meeting Minutes

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- Lowes Casey, E-Act (LC);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills (JM).

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the first design panel meeting on 27 th February. School <ul style="list-style-type: none"> - Brick plinth sits at 1100mm – continuous with the window cill - Random pattern of windows – now clear glass but lowest 1500mm so no significant overlooking and allows the facade to be more active including at night time - Canopy – brought right around the building – processional entry - Brickwork – more textured finish (perhaps through how the brick course) – possible opportunity for children to make the bricks - Cladding – decided on a simple and rational cladding design – olive green highlight colour – slightly toned down – more conservative colour 	
1.2	SC sought clarification on the material of the canopy. DB confirmed steel frame with single ply membrane.	
1.3	SC sought clarification as to what type of brick we would be using. DB confirmed it would be an engineering brick. PS – asked so a choice of blue, black, brown? DB confirmed that is correct.	
1.4	RT asked if it would be possible to use different colour bricks. MS asked if it	

	would be possible for the bricks to be painted to give them a 'glazed' look. DB confirmed that this was potentially possible but it would have an impact on costs and the design team wants to keep the palette of materials fairly simple. Don't want to have too many competing factors. Also if the children make the bricks that is another competing factor.	
1.5	MS noted that the canopy stretching around the front elevation was a good thing.	
1.6	PS sought clarification as to the location of the school sign board – DB confirmed that the team had not got to this stage of the design. MS/ SC noted that lettering could be incorporated within the canopy design or to the right hand side of the canopy entrance where there is a section of blank brick facade. LC stated that the signage needs to be consistent with the schools colour palette. RT stated the signage should be part of the architecture.	
1.7	MS sought to have a more bold entrance. PS concurred.	
1.8	CC provided a sample of the Olive Green cladding colour.	
1.9	PS sought clarification on the official school colours. LC confirmed the school colours are gold, white and dark purple (although they did not wish the dark purple colour to appear on the school building)	
1.10	MS was concerned about the potential dead frontage of the school sports hall and queried whether larger windows at higher level could be incorporated to provide more of a view into the space. CJB echoed this concern. DB stated that the design team had moved away from a uniform pattern in response to comments made during the progression of the planning application. LC confirmed that he did not have a strong opinion on whether the windows be larger or smaller at high level. RT queried whether there was the potential for the smaller windows to be grouped interspersed with recessed panels to give the impression of larger windows. SC stated that larger windows to provide a view into the upper part of the sports hall would recognise something 'big' is happening within the space. CJB commented that the planning committee had criticized the front facade of the school building. Asked why the windows needed to be randomized. Could there not be uniformity in the window positioning? DB commented the impression was that the planning committee criticised the austere facade and the limited amount of glazing which was not helped by the colour – hard facade. The current proportion of window pattern is trying to put a sense of animation into the facade.	
1.11	RT commented that he was surprised so few windows in the south facing facade at ground floor level. ST asked what the school would like. LC confirmed that they had not particular preference.	
1.12	DB commented that there would be no mechanical ventilation. Low level louvres. RT queried whether solar shading was required. DB confirmed that the large tree on the High Road provided significant/ sufficient shading in summer and provide more daylight/sunlight in winter months.	
1.13	PS queried if the colour of the recessed panel within the school elevation could be the same as with the residential above to provide a visual link. RT noted that he would prefer a strong colour and that he liked the window reveals in a bold yellow colour. LC stated that he would prefer something simple and would like to keep the palate as limited as possible. LC no objection to the pale green.	
1.14	PS noted that the detail of how the cladding and brick threshold would need to be explored to prevent it being possible to remove the cladding. RT queried whether there could be a level threshold. PS suggesting raising the brickwork level. Could be a place for signage – "super-graphic". PS asked the name of the school. LC confirmed school name is "Hartsbrook" and stated they did not want a "super-graphic".	
1.15	PS queried what management arrangements were in place for rubbish bins. PS concerned the bins would be left outside on the pavement (entry road within the site). DB confirmed that the school/kitchen had its own bin store. ST confirmed that it would be part of Newlon's management strategy for the site and that there is a 24 hour concierge who would monitor this.	
1.16	SC/ MS queried the potential to 'flip' the concierge office and bin store to allow for views towards the entrance to the site and to have visibility into the school	

	kitchen from the street. LC confirmed that the school would not mind this as long as it doesn't compromise the internal space available.	
1.17	RT really encouraged the applicants to have pavement on the right hand side entry road to the site. DB raised concern that there is existing industrial use on the RHS and wanted to keep pedestrians away from this area but there was potential for a pavement. PS commented that there could be climbing plants against the wall here rather than a planted bed which would give more room for a pavement and could be cheaper. Form part of the Landscaping condition. SC concurred – don't want the entrance to feel like a service yard.	
1.18	PS queried if a design for the plant room was available and noted that the more that can be seen of the equipment the better. DB confirmed that the boiler equipment can fit through a standard double door. PS asked if the gas engine required a separate compartment. ML confirmed that there would be 3 gas engines and they do not require a separate compartment.	
1.19	JM confirmed with the design panel that 'Dove Skin Green' and 'Spectrum Yellow' and "Ocean Grey" were the agreed cladding material for the school.	
1.20	MS queried what the detailing would be for the fence at the front of the site onto the High Road. DB confirmed that it would be more substantial than a chain link fence which allowed climbing plants. RT confirmed that he would liaise with his colleague in highways to find out more detail about the design arrangements at the front of the site.	
1.21	ML stated that the brick plinth to the right of the school entrance should be the same size as the school entrance. MS concurred. Yes anything which makes the entrance bolder.	
1.22	SC - The Design Panel noted that the design for the school was almost there. Like the amendments made so far. Going in the right direction. SC added that the last element to look at was the eastern elevation and the other details discussed today.	
Tower		
2.1	DB Introduced the design changes/options for the tower - 5 options provided. DB confirmed that the preferred approach was for the 'hybrid' option. SC stated that the revised design proposals were an improvement as the building looked more 'unified' and that the ground floor was working better.	
2.2	PS questioned if the design now does away with all the projecting balconies. DB confirmed that this is the case. PS confirmed that he was happy with the glass balustrade to the communal areas.	
2.3	The Design Panel confirmed they were all happy that the ground floor area was more successful and they were happy with it but queried what controls would be placed on the commercial units in terms of signage. It was agreed that a signage strategy should be designed in to keep the approach uniform. MS concerned about the pedestrian route to the tower – no crossing and a car parking space in front of most practical route. PS/MS agreed that a revisit to this aspect of the design would be worthwhile. RT commented that it would be nice to have a pair of trees either side of the entrance. DB confirmed there were some areas of tweaking can be looked at.	
2.4	MS queried whether there was the potential to use a perforated screen instead of a solid element on the 'enclosed' balcony elevation. DB confirmed this would be possible and could work well. RT suggested glass for the balconies. DB/SC did not wish to see glass on the private balconies.	
2.5	SC queried the success of the bright green cladding within the balconies and whether this would date. RT stated that he would like the cladding to be dark and rich. CC stated that the design team were still exploring potential options for cladding colour.	
2.6	SC stated that the north elevation was still random and less successful than the southern elevation. RT noted that the western elevation should be repeated on the eastern side of the tower but that the central horizontal stripe should be removed.	
2.7	RT/ SC noted that they were not keen on the continuous vertical strip within the elevations. SC discussed the plane of the "finger" of the tower. PS suggested it	

	would be useful to have a larger scale drawing of this feature.	
2.8	PS asked about the colour/material of the rainwater equipment. ML confirmed that if they were hidden likely to be plastic. If they are visible likely not to be plastic.	
2.9	RT sought clarification as to how the central balcony strip works within the elevation as it was not clear on the CGI's. DB explained that the CGI's did not show this element accurately as the balconies would not be recessed. RT queried whether they should be 'boxed' with green surrounds. SC stated the CGI should be reviewed to ensure that the central balconies were shown accurately.	
2.10	The following points were the agreed outcomes of the meeting: <ul style="list-style-type: none"> • The 'hybrid' option was the preferred approach but this needed to be explored further; • The balcony strategy needs to be explained more; • The northern elevation needs to be more ordered and in line with the southern elevation; • A better/ more accurate view on the central balconies needs to be provided; and • MB noted that the report to committee needs to be finalised by the 25th March in order for the scheme to make the April committee. 	
2.11	Date and time of next meeting is 10:00 on Tuesday 19 th March at the Council's offices.	

Cannon Rubber Design Panel Meeting 19th March 2013

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Terry Knibbs, LB Haringey (TK)
- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Samruti Patel, Savills (SP).

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the previous design panel meetings.	
1.2	DB provided an explanation of the implementation of a signage and colour strategy to the school entrance; yellow reveals; and simplifying the window arrangement so that it is line with the residential above. The use of the same language for the glazing through the courtyard as on the High Road access whilst ensuring that the difference between the school and residential above is still evident. Level of brickwork taken up to 1200mm or first floor. Language of the brickwork indicating the entrances.	
1.3	North entrance – DB explained that the classrooms will have glazed portions	

	<p>with louvres. There will be no mechanical ventilation. [Note that there will be mechanical ventilation to the classrooms] The plant room will also be naturally ventilated with glazing and louvre surrounds for ventilation.</p> <p>DB confirmed to PS that there is not a danger of the amount of glazing being reduced to get the ventilation required. The louvers will be Aluminium and will be colour powder-coated to match the window frames of the school.</p>	
1.4	DB confirmed the Gas Governor is a separate building. It is not within the school.	
1.5	PS noted that the proposals for the school were a great improvement. It was noted that the concierge has been moved to the corner and has been provided with a direct access from the street. ST advised that the provision of a direct street access was a security concern and that she will need to check whether this was acceptable to Newlon's housing team.	ST
1.6	<p>MS queried whether the concierge could have two accesses - one from the residential lobby and the other from the street. ST noted that there can be no loss of floorspace to the school as a result of any changes to the concierge. In addition, the concierge cannot be made smaller. ST noted that the provision of full glazing for the concierge may also pose security risks. MS queried whether the concierge could be cut back and the first floor overhung to retain floorspace. CC confirm this can be explored further.</p> <p>The concierge options will be explored further and details will be circulated to the Panel by close of business Thursday for sign off.</p>	KSS
1.7	RT commented that really pleased that the rainwater piles are shown on the drawings and that this is helpful.	
1.8	PS queried how the bin store will be ventilated. DB confirmed it would have mechanical ventilation and louvers. It is hoped that this strategy will ensure no odour spill onto the street.	
1.9	CJB commented that the windows to the corner of the entrance/school hall appeared disjointed. DB explained that the idea is to create a playful and active appearance in this location. RT suggested that the design be as per the detail shown on page 6 of the presentation material but also include detailing which goes around the corner. CC confirmed that this can be looked at. RT commented that the treatment here should be fairly rational and logical rather than a random pattern.	KSS
1.10	<p>The indicative landscaping details for the off-site public realm works were discussed. ST explained that Newlon would pay the Council's s106 monies and the Council would be responsible for designing and carrying out the work. RT advised that he had spoken to LBH Highways department regarding the adjacent highway works and that sketch drawings had been done but detailed plans would not be drawn up until s106 monies paid. So the detailed design won't be available for some time. The Councils Highways Team would design the area but this would need to be agreed with TfL.</p> <p>MS asked whether the indicative planting bed adjacent to the front boundary fence would be a raised planter. DB advised that likely to be a ground level planting with bollards in front. MS suggested that a raised planter could be useful and provide additional public seating in this location. ST/CC confirmed that there would be planting on the school side of the fence to create a green screen. This is dealt with through a separate planning condition.</p>	
1.11	Materials – CC tabled samples of the brick and, cladding and window colours. SC noted that she was happy with the grey and yellow, and the colour of the window frame. CC confirmed that the school just want "quiet" colours. ST confirmed that the school is happy with the choice of materials. The materials tabled at the time included: Brick – Hanson Harborough Buff Multi (Residential and Base of tower); A standard blue/grey engineering brick is proposed for the base level of the school building. School cladding colours: Doeskin (Light neutral beige/green); Spectrum Yellow (Bright Yellow) and Malt Akzo (Dark Grey). The residential would be Matt Inver (Olive Green) (window frames) and	

	Vive Pale Olive (Recesses and walkways). The downpipes are to be colour coated aluminium and will be coloured to match the building on which they are located. RT questioned what colour the downpipes would be where they are located both on the residential building and school building and suggested that perhaps they should be grey throughout the development. CC/DB confirmed that this would be looked at further.	
1.12	<p>School Art Bricks – ST explained that the school may not have a budget for the school art and it is not known when the precise details of this will come forward. It is likely that this would be part of the fit-out budget rather than construction budget.</p> <p>ML confirmed that the wall is not critical to the structure of the building; therefore, these details can be reserved for later consideration. CJB concerned that there would be a temptation for the school/applicant not to come back with this detail. DK suggested that the submission could identify a location(s), for the brick art, but will show a standard blue engineering brick. The brick art will be subject to budget constraints and the decision for the conditions will require the submission of details for the brick art to be submitted for later approval. This later submission would be considered under delegated authority (unless the Committee request that they would like to determine the acceptability of these details).</p>	
1.13	PS raised the issue of the pedestrian pathway to the RHS of the entrance road. The provision of a footpath on both sides of the access road was discussed. DB stated that this hasn't been specifically looked at because this does not form part of the scope of condition 4 or 5 which is currently under review. The landscaping conditions would come forward at a later date because they are required prior to occupation rather than prior to commencement.	
Tower		
2.1	<p>DB set out amendments/design changes to the tower taking on board the comments from the previous design panel meetings.</p> <ul style="list-style-type: none"> - Taken on board comments regarding the northern elevation - Opened up the balconies a bit more - Full height perforated panels on corner balconies to open up views - Transfer colour up the building – colour palette range looked at - Strip around the balconies to highlight the “twist” - Proportions of the northern element revised (so not homogenous) 	
2.2	SC noted she was pleased to see the relocation of the car parking space at the entrance of the tower. CC confirmed that there was no loss of car parking.	
2.3	ML commented that he thought the northern elevation has been vastly improved.	
2.4	PS confirmed that he liked the articulation of the balconies, but queried whether they could be retrofitted with sliding glazed screens to provide winter gardens. ST explained that residents in other developments do not like these. They are usually cold in winter and hot in summer. MB/RT questioned whether the perforated panels provide adequate privacy and whether residents would be tempted to put additional screening behind the panels. DK/ST confirmed that they are quite solid and would not result in privacy issues.	
2.5	Overall the Panel noted that the proposals for the tower were a vast improvement since the last presentation.	
2.6	CC/DK confirmed that the top of the tower would be capped above the balconies and that further work is required on this part of the design. RT/PS agreed.	KSS
2.7	<p>Colours – SC noted that she does not like colour changes vertically (particularly “temperature colours”) and stated a preference for two colours.</p> <p>Everybody agreed that there is a need to choose colours carefully so that residents are not overwhelmed by the colour, because they will be using the</p>	

	<p>balconies and the colour will also reflect inwards. The Panel's preference was to use two shades of the one colour; although, DK confirmed that approval will not be sought for the colours at this stage. Materials form a separate condition (condition 3).</p> <p>It was agreed that there would be 2 shades of a single colour, and that they would be subtle colours rather than bright colours. A temperature effect where the shade changes vertically will be avoided.</p>	
2.8	CC confirmed that the soffits will be white, other when the twist occurs. The screens will be a 'silvery' colour.	
2.9	Horizontal Banding – The Design Panel considered the horizontal banding prior to the meeting. CJB confirmed that the north elevation (which has no horizontal banding) looked stunning. It was agreed that the horizontal banding would be removed from the South elevation so that it was consistent with the North elevation. The banding on the East and West elevation will be retained as shown to the panel. Panel agreed this approach.	KSS
2.10	PS questioned the restriction on signage to the commercial units. ST confirmed that these would be controlled through the lease. RT commented the commercial units are now looking elegant. ML noted that this is dealt with by a separate planning condition.	
Summary		
3.1	<p>Summary – The Panel unanimously support the design of the school and the tower, subject to some further exploration of the following minor detailed matters:</p> <ul style="list-style-type: none"> • the layout of the concierge and potential for access from the street and from the lobby; • the change to the corner of the school hall; • the appropriate capping of the tower above the balconies; and • the removal of horizontal banding from the South elevation of the tower. 	
3.2	The details for the school will identify a location (or locations) for the brick artwork and this will be reserved for later consideration.	
3.3	DK confirmed a materials sample panel will be prepared for the Committee, but the colours for the tower will be reserved for consideration at a later date.	
3.4	<p>It was agreed that this was the last Panel meeting, and the details will be taken forward to the Planning Committee on 8th April 2013. The Officers Report must be completed for sign off on Monday 25th March 2013; therefore, a full set of details will be circulated by the end of Thursday 21st March 2013.</p> <p>The Panel Members will feed their comments back to Peter Sanders, who will provide the Panel's formal view to Officers.</p>	