

Appendix 2 Plans and Images

Existing and Proposed Location Plans





Appendix 3 QRP Note

Summary

The Quality Review Panel strongly recommend that the high quality existing administration building fronting Coppetts Road should be retained. The panel feel this historic building is of sufficient quality to justify local listing, and that it is a significant local landmark for this part of Muswell Hill. Exploration of alternative site layouts could achieve a scheme that retains the attractive administration building, alongside high quality contemporary development. As part of this process, the panel thinks a fundamental rethink of site access and circulation is required.

Reducing the height of the tallest elements of the proposed development would also create a more neighbourly scheme. In terms of quality of life, the panel think single aspect units should be avoided, and the layout and landscape design of public space could improve its quality, safety and value for residents. The panel also notes that the mature trees on the site frontage have significant value and that every effort should be made to retain them. Further details on the panel's views are provided below.

Place-making, character and quality

- The panel feels that the administration building of Coppetts Wood Hospital is a local heritage asset, and that every effort should be made to retain it.
- The panel notes that the previous planning consent for this site did not establish a precedent for demolition. The administration block is of sufficient quality to be locally listed, and the panel also highlights the architectural merits of the mortuary building and the lantern-lit building.
- They feel that the administration block fronting onto Coppetts Wood Road is a high quality Victorian building, and there are precedents across London for similar buildings being successfully refurbished and redeveloped.
- Whilst the panel understands that additional affordable rent and shared ownership homes are proposed as part of the justification for demolition of the historic buildings, they note however, that these types of housing have significant value, close to that of market homes.
- **The panel strongly recommends retention of the administration building fronting Coppetts Road, and ideally also the mortuary and lantern-lit building.**

Massing and development density

- The panel has significant concerns about the visual impact of the six-storey element in the eastern section of the site.
- **The panel would suggest a reduction in the height of this element to a more neighbourly datum of four storeys, perhaps with a setback fifth storey penthouse level with an interesting roofline.**

Public space and landscape

- The panel notes that play spaces are most successful when they are located at the heart of a scheme, and have good levels of natural surveillance and overlooking.
- Currently the proposed play space is adjacent to a parking ramp, overshadowed by a six-storey wall, and is not adequately overlooked – and the panel think this should be reconsidered.
- A narrow strip of land to the south of the site is currently proposed as a community orchard, but this may compromise the security of the new development and neighbouring homes. The panel thinks it would be preferable to create private gardens backing onto the existing gardens of homes on Osier Crescent.
- **The panel would welcome further consideration of the location, design and function of the amenity spaces within the site, to improve their quality and security.**
- **Whilst retention of existing mature trees on the northern boundary of the site is welcome, the proximity of blocks A and C to this boundary should be reconsidered to maximise light levels internally.**
- **The panel also suggests that the two mature trees on the frontage of the site adjacent to Coppetts Wood Road have sufficient quality to merit retention; and every effort should be made to retain them.**

Relationship to surroundings: access and integration

- The panel questions the provision of a new vehicular access off Coppetts Wood Road; they feel that it could potentially be more sensible in safety terms to share the access off Osier Crescent.
- Relocating the main vehicular access onto Osier Crescent could also enable a more interesting site layout that allows for retention of the high quality historic administration building.
- **The panel would encourage further consideration of the location of the main vehicular entrance to the site, and think access from Osier Crescent could be safer and enable an improved site layout.**
- **Pedestrian access at the western boundary with the adjacent residential development would improve local connectivity and integration of both developments.**
- **The retention of the frontage buildings would also require a fundamental reconsideration of the parking strategy for the development, as underground parking may not be achievable.**

Scheme layout

- The panel notes that there are a high proportion of single-aspect units within the new residential blocks.
- North-facing single aspect accommodation is unacceptable, whilst southfacing single aspect units require careful consideration to mitigate overheating.
- **The panel recommends that the residential layout should be revised to eliminate the north-facing single aspect units, whilst minimising and mitigating the other single aspect accommodation.**

Architectural expression

- The panel think that the architectural expression of the new blocks requires further consideration, to achieve a contemporary development that matches the quality of the existing historic buildings.
- **They would encourage the architects to explore the use and specification of quality brickwork, deep reveals and balconies to provide texture and interest.**

Inclusive and sustainable design

- **The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.**

Next Steps

The panel strongly recommends a fundamental re-think of the redevelopment of the Coppetts Wood Hospital site as they feel that it is significantly flawed in a number of ways. The panel would like to see an alternative proposal that makes the most of the existing historic buildings and mature trees, as well as dealing with access and connectivity in a more coherent way.

The panel would not support a planning submission based on the current proposals, and would welcome an opportunity to comment on a revised scheme. A number of action points are highlighted (in bold text) for consideration by the design team, in consultation with Haringey officers.

Appendix 4 DM Forum Note

Attendees

18 local residents attended, most of whom the team recognised as having attended the exhibition as well.

One of the Liberal Democrat ward councillors attended.

Overview

The Forum was advertised to residents by Haringey Council via A4 signs posted around the site. The team also informed attendees to our exhibition of the Forum and it was included on our exhibition boards. However, several attendees at the Forum felt that the event had not been well advertised and were concerned that other residents who may have been interested were not aware of it.

Generally, the discussion was robust and attendees had the chance to raise any concerns or questions and have them answered by officers or the project team.

Issues

Issue	Detail
Notification	<p>Some attendees requested a second DM Forum event as they were concerned that some residents had not heard about it. There was a general wish for letters to be sent to all residents, though the council officers confirmed they did not have the resource to do that.</p> <p>The ward councillor expressed a wish for local residents to be properly informed when the application is submitted.</p>
Design	<p>Some attendees felt that the designs were not in-keeping with the character of the area and expressed preference for more traditional architecture like Osier Crescent with dormers.</p> <p>Attendees generally accepted that the design was of high quality and some expressed support for more modern</p>

	architecture.
Parking	<p>Residents of Osier Crescent and Gilson Place explained that their streets are both overcrowded with cars and their concerns were that new residents would park on their roads.</p> <p>The team explained that the proposals are above council policy and that there was a level of commercial restriction as new residents will know that there is only one parking space per unit.</p>
Distance from Osier Crescent	<p>Some residents of Osier Crescent raised the distance of the proposals from their buildings and expressed their view that 20m was not sufficient.</p> <p>The team and officers explained that the proposals were above policy.</p>

Other issues raised:

- Impact on the local ecology
- Impact on local services (incl. buses)
- Servicing arrangements
- Impact on traffic levels on Coppetts Wood Road