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10 February 2020

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Monday, 10th February, 2020

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

- 8. PRE/2019/0212 - (A) NORTHUMBERLAND TERRACE (NOS. 790 TO 794 AND NOS. 798 TO 808 HIGH ROAD, N17) AND LAND TO THE REAR AND (B) NO. 807 HIGH ROAD N17 (PAGES 1 - 6)**

Appendix 2(b)

Yours sincerely

Felicity Foley, Acting Committees Manager

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CONFIDENTIAL

FRAME PROJECTS

Haringey Quality Review Panel**Report of Formal Review Meeting: Northumberland Terrace**

Wednesday 6 November 2019

River Park House, 225 High Rd, Wood Green, London N22 8HQ

Panel

Hari Philips (chair)

Marie Burns

Dieter Kleiner

Iris Papadatou

Paddy Pugh

Attendees

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Graham Harrington	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

807, 790-814 (Northumberland Terrace) High Road, Tottenham, N17 0DH and to the rear (east) of Northumberland Terrace.

2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architecture and Interiors
Alan Carruthers	F3 Architecture and Interiors

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The proposals relate to land owned by Tottenham Hotspur Football Club on either side of the High Road. Both are within a growth area as identified in the Tottenham Area Action Plan. The Northumberland Terrace, on the east side of the road forms part of site allocation NT7 (Tottenham Hotspur Stadium) and building number 807 on the west side of the road is within site allocation NT5 (High Road West).

Redevelopment of 807 High Road to accommodate the existing Co-operative Funeral Care business from 806 High Road will enable a more comprehensive proposal for the Northumberland Terrace site. A large number of the buildings within the Northumberland Terrace are listed or locally listed.

807 High Road comprises a three-storey building (vacant former night club/church with residential above) and two-storey out-buildings at the rear. The site includes part of Percival Court and backs on to unit one of Chapel Place (accessed from White Hart Lane).

Officers asked for the panel's views on the overall ambition of the proposals, on the scale, massing and design of the new buildings and extensions to the Northumberland Terrace, and of any impact on the heritage assets within the site and locally. Consideration by the panel of the nature, use and design of the proposed courtyard space was also requested.



5. Quality Review Panel's views

Summary

The Quality Review Panel broadly supports the approach and aspirations of the project at Northumberland Terrace (807, 790-814 High Road), and feels that the proposals could provide an exciting and distinctive counterpoint to the stadium. It welcomes the ambition to refurbish and improve the existing terrace and introduce uses that will activate the area each day throughout the year. The panel also supports the improvement of the quality of the environment at the rear of the terrace by the removal of later additions, and through the insertion of a new block to screen the car parking.

The panel feels that there remains scope to refine the architecture of the proposals, in particular the elevations of the studio building, and the performance and gallery spaces. It would also encourage the design team to explore options to demolish and replace the front façade of 807 High Road, and the rear façade of 790 High Road, to better accommodate the uses proposed, showcase the cultural uses within the rear courtyard, and define a stronger gateway into Paxton Place.

Further refinement of the soft and hard landscape within the courtyard would also be supported, to ensure that the space will support a variety of different uses. In addition, the panel would like to know more about the detailed design of some of the key 'thresholds' and gateways within the site. Further details on the panel's views are provided below.

Massing and development density

- The panel is broadly supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.

Place-making, public realm and landscape design

- The courtyard space needs to function well across a variety of usage levels, for example in an everyday setting, or on a market day, or during a festival. It would encourage further thought about how the landscape design could support these different activities.
- Clarity around the level changes across the site would be welcomed. Drawing cross-sections through the courtyard space could help to inform the three-dimensional design of the different spaces and routes within the central area of the site.



- The panel would like to know more about the detailed design of some of the key 'thresholds' within the site; for example, the gated entrances to the courtyard, and the eastern edge of the site adjacent to Lilywhite House.
- Consideration of 'secured by design' principles should help to inform the design of these gateways, to avoid the creation of places lacking in surveillance. Bringing the location of gates adjacent to the High Road forward to remove potential hiding places might be an option to explore.
- The panel would also like more information about the proposed lighting throughout the scheme. The design of lighting within the courtyard will be very important and help to define whether the space will be perceived as public or as private, while also evoking a sense of 'theatre'.

Northumberland Terrace (790–814 High Road)

- The panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the approach towards visual simplification of the rear elevation, which includes the removal of later built additions.
- Consideration of exactly what uses are proposed within the existing buildings of Northumberland Terrace will help to inform the nature and detail of the refurbishment. This will be essential to resolve the technical issues of inserting new uses into heritage buildings.
- There is an opportunity to create a strong visual gateway adjacent to 790 High Road, marking the transition between the stadium and Paxton Place. Replacing the existing rear / side extension to 790 High Road could help open up the entrance to the courtyard and showcase the cultural uses. The panel thinks this could be more successful than retention of the existing fabric, and the insertion of a living wall as currently proposed.
- The panel thinks that the proposed gallery space and performance venue to be the rear of the Northumberland Terrace would be very positive additions to the locality, helping to give the area a distinctive identity.
- The architecture of the new gallery space and performance venue would benefit from further thought, to create a design that reflects or reveals the uses contained within.
- The panel notes that a three-storey gallery extension has the potential to be visually very exciting within the streetscape, and could host exhibitions of artwork that require a larger volume of space.



Studio block to the rear of Northumberland Terrace

- The panel supports the concept of screening the carpark area to Lilywhite House, with a new block to the rear of the Northumberland Terrace providing a stronger edge to the courtyard.
- This block reflects some of the rhythms of the Northumberland Terrace within its façade, but the panel questions whether this is successful and would encourage further thought about how the architecture of the studio block responds to the existing terrace and expresses its use. A less domestic appearance could be appropriate.
- Issues of safety and perception of safety should also inform the detailed design of the entrances to the residential accommodation.
- Further engagement with local businesses and community groups could also help to inform the detailed design of the studio block, ensuring that it responds well to local economic need.
- The panel welcomes the provision of cycle parking within the ground level of the studio block, which will help support the aspiration for healthier neighbourhoods within Haringey.
- However, cycle storage areas providing ventilation to the undercroft car park of Lilywhite House leave little space for active frontage. Options that could be explored to address this include adjusting the location of the café to allow spill-out space at the sides, or adjusting the relationship and location of the different areas of cycle parking.

807 High Road

- In the panel's view the existing façade of 807 High Road is not significant enough to merit retention, which is a very costly and complex technical process. It would encourage the design team to instead invest those resources in the creation of a high-quality new building for 807 High Road. Exploration of either a contemporary architectural approach or a contextual approach would be supported.

Next steps

The panel would welcome a further opportunity to review the proposals. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.



Appendix: Haringey Development Management DPD
Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

