

# Addendum

This page is intentionally left blank

## Addendum Report

Planning Sub Committee 08 September 2020

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.8

<b>Reference No:</b> HGY/2018/3205	<b>Ward:</b> Highgate
<b>Address:</b> Former Newstead Nursing Home Denewood Road N6 4AL	
<b>Proposal:</b> Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development.	

[To note the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report]

## 2. RECOMMENDATION

### Section 106 Heads of Terms

[S106 contribution updated]

1. Affordable Housing provision
  - £287,654 towards the provision of affordable housing off-site
4. Carbon Mitigation
  - Post-occupation Energy Statement review
  - Contribution for carbon offsetting (£55,980), or more if required by Energy Statement review

All other contributions remain as per the main report.

## 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Amendments

In September 2020 further additional plans and additional information were submitted

## 5. LOCAL REPRESENTATIONS

Two further objection received since publish of main report.

An Objection from the Highgate Society and 1 local resident was received.

- The replacement trees may have a detrimental visual effect
- The replacement trees may be detrimental to local ecology
- Concerns with the protection of existing trees during construction and excavation of the basement
- The existence of TPO trees on site is ignored
- Potential damage up to category 2 in respect of basement development is not acceptable
- A vibration assessment is required at this stage

## Addendum Report

Procedural matters were also raised. All responses are available in full on the public planning portal

<http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=351917>

## 6. MATERIAL PLANNING CONSIDERATIONS

### ‘Housing Provision and Affordable Housing‘

#### *Viability Review*

[Paragraph 6.3.6 is altered to include the revised surplus contribution]

The applicant’s *Affordable Housing & Viability Statement* (AHVS) was independently assessed by District Valuer Services (DVS) and it was found that the scheme can provide a surplus contribution of £287,654 towards affordable housing.

[Paragraph 6.3.7 is altered to include the revised surplus contribution]

The applicant has agreed to pay the revised surplus contribution of £287,654 that was found by District Valuer Services (DVS). This contribution would be pooled to contribute towards the provision of social rented homes within Haringey. This brings the total contributions (S106 and CIL) to £1,644,258.50 and is the maximum amount the development can contribute and remain viable.

### ‘Basement Development‘

The applicant has agreed by letter to a condition to ensure that no effects beyond category 1 impacts of the Burland Scale are experienced with the basement construction. Condition 16 (iii) and 17 (iii) have been amended to reflect this.

### ‘Sustainability and Biodiversity‘

[Paragraph 6.12.3 is altered to include the carbon offset contribution]

The shortfall will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1). The estimated carbon offset contribution is £55,980 subject to the detailed design stage. This figure of £55,980 would be secured by legal agreement should consent be granted.

### ‘Section 106 Heads of Terms‘

[S106 contributions updated]

1. Affordable Housing Provision  
£287,654 towards the provision of affordable housing off-site
4. Carbon Mitigation  
Post-occupation Energy Statement review  
Carbon offsetting (£55,980), or more if required by Energy Statement Review

## 7. CIL

[CIL figure updated]

Based on the information given on the plans, the Mayoral CIL charge will be £175,949.92 (2950.2sqm x £59.64) and the Haringey CIL charge will be £1,092,547.57 (2950.2sqm x £370.33). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.

---

## ALTERATIONS TO CONDITION

[Condition 2 is altered to include additional drawing numbers in relation to the proposed basement and site levels].

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

### Drawing number of plans:

1621-PL-000 Rev P6, 1621-PL-000A Rev P6, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P4, 1621-PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P.02 Rev A, 1621-PL-060 Rev P5

### Supporting documents also assessed:

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment-prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14<sup>th</sup> April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush Ecology dated December 2016, Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report & Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020

## Addendum Report

Reason: In order to avoid doubt and in the interests of good planning

---

[Condition 19 is altered to include revised energy strategy condition from the Carbon Management Team]

(a) Prior to the commencement of construction works, a revised Energy Strategy must be submitted with Design Stage SAP worksheets. This strategy will demonstrate how it will aim for a zero-carbon development, increasing its carbon emission savings on site from 30.6% to a minimum 35% over 2013 Building Regulations Part L with SAP10 carbon factors. A revised calculation of the carbon offset contribution will also be provided. This shall be prepared on the basis of improving the Energy Statement (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2.

(b) Prior to construction, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;
- evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;
- roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures for all dwellings facing east, west or south:

- Openable windows by 70 degrees or more;
- Fixed internal blinds with white backing;
- Window g-values of 0.67 or better;
- Hot water pipes insulated to high standards.

(d) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

---

[Condition 16 (iii) is altered to ensure that no effects beyond category 1 impacts of the Burland Scale are experienced with the basement construction]

No development shall take place, excluding any works of demolition, until a detailed basement design is submitted to and approved in writing by the Local Planning Authority.

## Addendum Report

The basement design should indicate that the following will be mitigated throughout construction and operation;

- i) Groundwater above the proposed basement floor level;
- ii) Obstruction to the natural flow of ground water;
- iii) No affects beyond category 1 impacts of the Burland Scale to ensure that the basement construction does not cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

[Condition 17 (iii) is altered to ensure that no effects beyond category 1 impacts of the Burland Scale are experienced with the basement construction]

No development shall take place, including any works of demolition, until a detailed construction management plan is submitted to and approved in writing by the Local Planning Authority to demonstrate how the contractor will mitigate the following;

- i) Groundwater above the proposed basement floor level;
- ii) Obstruction to the natural flow of ground water;
- iii) No affects beyond category 1 impacts of the Burland Scale to ensure that the basement construction does not cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

---

[Condition 5 (j) is altered to include details of how the tree planting integrates with the basement]

Prior to the commencement of the development hereby approved (excluding investigative and demolition works) full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- f) Planting plans;

Addendum Report

- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- i) Implementation and management programmes
- j) Full details of how the tree planting integrates with the basement

The soft landscaping scheme shall include detailed drawings of:

- k) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

[additional condition 26]

26. Prior to occupation of the development hereby approved, 20% of car parking spaces provided shall be provided with electric vehicle charging infrastructure, with all the car parking allocated for 'passive provision'.

Reasons: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2016 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

#### ALTERATIONS TO INFORMATIVE

[CIL informative figures updated]

Based on the information given on the plans, the Mayoral CIL charge will be £175,949.928 (2950.2sqm x £59.64) and the Haringey CIL charge will be £1,092,547.57 (2950.2sqm x £370.33). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.



## Appendix 1: Late Consultation Responses received.

Stakeholder	Question/Comment	Response
INTERNAL		
Carbon Management	<p>Additional Carbon Management Response (03/09/2020)</p> <p>On 21/08/2020, the applicant sent a revised carbon emission reduction table based on SAP10 carbon factors</p> <p>This confirms that the scheme <u>does not</u> meet London Plan Policy 5.2 and Intend to Publish London Plan Policy SI2 requiring a zero-carbon development with a minimum 35% reduction in carbon emissions. It also does not meet Local Plan Policy SP4, requiring a zero-carbon development. A revised planning condition has therefore been proposed below to reflect the need for the applicants to improve their proposed development to reduce a further 4.4% of carbon emissions as a minimum.</p> <p>The carbon offset contribution will therefore be confirmed at the Design Stage prior to commencement of development. However, as an indication, a contribution of £58,710 would currently be due (20.6 tCO<sub>2</sub>/year x 30 x £95/tCO<sub>2</sub>). If the 35% minimum is achieved (10.4 tCO<sub>2</sub> saving), a contribution of £55,005 would be due (19.3 x 30 x £95).</p> <p><u>Energy Strategy</u></p> <p><i>(a) Prior to the commencement of construction works, a revised Energy Strategy must be submitted with Design Stage SAP worksheets. This strategy will demonstrate how it will aim for a zero-carbon development, increasing its carbon emission savings on site from 30.6% to a minimum 35% over 2013 Building Regulations Part L with SAP10 carbon factors. A revised calculation of the carbon offset contribution will also be provided. This shall be prepared on the basis of improving the Energy Statement (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2.</i></p> <p><i>(b) Prior to construction, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:</i></p> <ul style="list-style-type: none"> <li>- <i>efficiency and location of the proposed Mechanical Ventilation and Heat</i></li> </ul>	<p>Comments noted. Condition was amended to reflect this.</p>

	<p><i>Recovery (MVHR), with plans showing the rigid MVHR ducting;</i></p> <ul style="list-style-type: none"> <li>- <i>evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;</i></li> <li>- <i>roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.</i></li> </ul> <p><i>(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.</i></p> <p><i>(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures for all dwellings facing east, west or south:</i></p> <ul style="list-style-type: none"> <li>- <i>Openable windows by 70 degrees or more;</i></li> <li>- <i>Fixed internal blinds with white backing;</i></li> <li>- <i>Window g-values of 0.67 or better;</i></li> <li>- <i>Hot water pipes insulated to high standards.</i></li> </ul> <p><i>(d) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.</i></p> <p><i>Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.</i></p>	
<b>Stakeholder</b>	<b>Question/Comment</b>	<b>Response</b>
<b>NEIGHBOURING PROPERTIES</b>		
<b>2 FURTHER LETTERS RECEIVED FROM HIGHGATE SOCIETY AND 1 LOCAL RESIDENT.</b>	<p><b>Environment and Public Health</b></p> <p>Concerns with the protection of existing trees during construction and excavation of the basement</p> <p>The existence of TPO trees on site is ignored</p>	Objections and issues already addressed in main officers committee report

Addendum Report

	<p><b>Basement development</b></p> <p>Potential damage up to category 2 is not acceptable</p> <p>A vibration assessment is required at this stage</p>	<p>The applicant has confirmed by letter that a condition can be imposed to ensure that no effects beyond category 1 impacts of the Burland Scale are experienced with the basement construction</p> <p>Condition 16 (iii) and 17 (iii) have been amended to reflect this.</p> <p>Issue already addressed in main officers committee report</p>

## Addendum Report

<b>Reference No:</b> PRE/2020/0124	<b>Ward:</b> Bounds Green
<b>Address:</b> Partridge Way, N22  <b>Proposal:</b> Demolition of the existing garages and redevelopment of the site to provide a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats (all for Council rent), with amenity space, associated bin stores, cycle stores and disabled and visitor parking, and provision of play space and landscape improvements in the vicinity of the site.	

### 6.3 Quality Review Panel

A second QRP review has taken place and the note of the meeting published since publish of the main report. The note of the meeting is copied below.

**CONFIDENTIAL**



#### Haringey Quality Review Panel

Report of Chair's Review Meeting: Partridge Way

Wednesday 26 August 2020

#### Panel

Peter Studdert (chair)  
Tim Pitman

#### Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Conor Guilfoyle	London Borough of Haringey
Kyriaki Ageridou	Frame Projects
Sarah Carmona	Frame Projects

#### Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Anna Blandford	London Borough of Haringey
Deborah Denner	Frame Projects

#### 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.

**CONFIDENTIAL**

2

**1. Project name and site address**

Partridge Way, London N22 8DW

**2 Presenting team**

Peter Exton	London Borough of Haringey
Ishen Stewart-Dowding	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Christian Pinchin	Unit 1 Architects Limited
Malcolm McPherson	Martin Arnold Limited

**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 briefing**

The site is an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road, which runs parallel to Bounds Green Road. It has two main frontages facing these roads. The proximity of the junction to Bounds Green Road to the immediate south-west, and the orientation of that street, results in the site being highly visible when travelling along Bounds Green Road. The east of the site abuts the end of a terrace of two storey mid twentieth century houses. The site is currently occupied by a row of garages fronting Partridge Way, with paving slabs running up to the adjacent houses. It is not in a conservation area, does not affect the setting of a listed building, and is not subject to any notable planning designations. In terms of parking and transport impacts, the site has a PTAL score of 4 and 6a, with 6a covering the majority. Aside from the requirement to provide 10 per cent 'Blue Badge' parking (which could be provided on-street nearby, dependent on parking stress), development with limited or no on-site car parking will be supported.

The site is one of several that the Council is seeking to develop for council housing. The building design has gone through several iterations; and since the previous QRP the scheme has evolved in response to feedback received, particularly in terms of the overall footprint, number - and layout - of units per floor, and the layout of the ground floor, while the exterior has also seen adjustments. All units meet or exceed relevant space standards. Officers sought the panel's views on the scheme's design quality, and the adjustments that have been made to the layout and expression of the proposals.

Report of the Haringey Quality Review Panel Meeting  
26 August 2020  
HQR96\_FR\_Partridge Way



**CONFIDENTIAL****5. Quality Review Panel's views***Summary*

The Quality Review Panel welcomes the opportunity to comment on the evolving proposals for development at Partridge Way. The panel offers warm support for the scheme, subject to further refinement of a number of detailed points. It welcomes the adjustments to the layout and form of the proposals and feels that the scale of the proposals is suitable for the location. Adjusting the footprint and layout of the tower in order to accommodate three units per floor – rather than two as previously proposed – is very successful. The removal of the proposed two-storey terrace and the adjusted location of the tower – pulled away from the adjacent housing – are also supported.

Some scope for further improvement remains within the function and nature of the proposed new yard (between the tower and the adjacent terrace), and the security and access arrangements for the bicycle store. The architectural expression is generally working well, and the panel feels that the scheme will now work well when seen 'in the round'. However, some further consideration of the fenestration at first floor level (within the double-height plinth) would be beneficial, to increase natural light within the accommodation, in addition to an improved outlook. The use of a high-quality brick that will provide texture, 'life' and enable a contrast with the fenestration will be extremely important.

Further details on the panel's views are provided below.

*Massing, form and layout*

- The panel supports the proposed height of the tower at nine storeys, as it will mediate well between the scale of the existing 15 storey towers on Partridge Way and the two storey houses on Trinity Road. The site is very prominent; and the panel feels that the building will successfully stand up to scrutiny from all angles.
- The creation of a simple block achieved by the removal of the previously proposed two-storey terrace and the adjustment to the tower's footprint and location – now separate from the adjacent housing – works very well. This simplified form will also allow a greater level of flexibility within any future potential redevelopment options.
- The panel feels that the design team has also been very successful at adjusting the footprint and configuration of the floor plans, which has enabled the scheme to accommodate three units in a typical floor, rather than two units as in the previous proposals. This has resulted in a more efficient use of circulation space, improved viability, and an improved three-dimensional form,





**CONFIDENTIAL**

4

which will work well when seen 'in the round', compared to the more constrained and angular block form of the previous scheme.

- Whilst the layout of the adjusted proposals is now generally working well, the panel notes that at a detailed level, scope for improvement remains within the bicycle storage at ground floor level. The panel feels that currently the access arrangements are not secure enough, with the store accessed from a door leading from the pavement. It would encourage the design team to adjust the layout in order to accommodate two layers of secure entry.
- The panel highlights that the new yard located between the tower and the adjacent houses should also be very carefully considered, to avoid the prospect of it becoming an informal residents' waste/storage area. This consideration should extend to the materiality, function and detailed design of the yard.
- It wonders whether one option might be to locate the external entrance to the bike store off the secure yard, thereby achieving two layers of secure entry, while at the same time providing purpose, footfall and natural surveillance of the yard.

*Place-making, public realm and landscape design*

- The panel thinks that the proposals could be a catalyst for future place-making. The existing site is an eyesore and developing a high-quality building in this location will help to transform the perception of the wider area.

*Architectural expression*

- The panel supports the use of brick within the façade; high quality materials and design details will be essential for the architectural expression to be successful. The panel notes that the brickwork within the precedent images looks good; however, the brickwork shown within the rendered images of the actual scheme looks much flatter and 'gloomy'. It will be critically important to use a high-quality brick that will provide texture and will visually 'lift' the elevation – while providing a contrast with the fenestration.
- The panel feels that the visual proportions of the scheme look good, while the design of the parapet and the 'flatiron' corner are successful.
- It welcomes the inclusion of a strong, two-storey plinth at the base of the development and feels that this is a positive visual device for the overall scheme, giving both verticality and height to the base. At a detailed level, it would encourage the design team to explore the design of the elevation within the plinth at first floor level and would support adjustments to the double-order visual device to allow the inclusion of larger glazed elements in order to



**CONFIDENTIAL**

5

achieve good levels of daylight within the apartments at this level, alongside a more open and generous outlook.

*Design for inclusion, sustainability and healthy neighbourhoods*

- As at the previous review, the panel supports the approach taken to car parking and welcomes the commitment to provide a good level of resident cycle storage.
- The panel questions whether Mechanical Ventilation with Heat Recovery (MVHR) will be incorporated within the scheme; and notes that considering the details of how to get air in and out at a very early stage of the design process will be very important, as all of the elevations of a tower are visually important. An option to explore includes careful integration within the soffit detail.
- The panel also suggests early consideration of how boiler flues may be integrated within the elevations in the future, in the event that there is a shift within the approach to services.

*Next steps*

The Quality Review Panel is confident that the project team will be able to address the points above effectively, in consultation with Haringey officers.