

Addendum

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Planning Sub Committee 07 November 2022

ADDENDUM REPORT

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

Reference No: PPA/2022/0002	Ward: Highgate
Address: Land Adjacent 505-511 Archway Road, London, N6 4HX	
Proposal: Redevelopment of existing car-wash site to provide 16 new homes for Council rent comprising a part three, part four-storey apartment building fronting Archway Road, and two houses fronting Baker's Lane with associated refuse/recycling and cycle stores, amenity space and landscaping. Provision of one on-street wheelchair accessible parking space and service lay-by on Archway Road.	

QRP Report of Chair's Review Meeting on Wednesday 19 October 2022

1. The Quality Review Panel's report following the meeting on Wednesday 19 October 2022 has been received since publication of the Planning Sub-Committee report. The summary of the QRP report states the following:

The panel finds much to admire in the proposals for 505-511 Archway Road which promise good quality new homes on a difficult site. It suggests some final refinements, which it is confident can be addressed in liaison with Haringey officers. The height and massing of the building responds well to its context. The panel would encourage further work to create a generous arrival sequence, and to ensure that the cycle store feels secure. It also feels that the balcony designs should be reconsidered to allow views out for residents, as well as mitigating overlooking of neighbours. The architectural expression is evolving well, but there remains scope to strengthen the building's detailing to create more interest in long and short views. A warm, textured choice of brick may help. Where different options have been explored for the corner of the building, the panel agrees that the angled design appears most in keeping with the architectural language. The panel has not commented specifically on sustainability, which appears to be broadly developing in the right direction.

2. The full QRP report is appended to this addendum at Appendix 1.

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FRAME PROJECTS

London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: 505-511 Archway Road

Wednesday 19 October 2022

Room 5M1, Clockwise Wood Green, Greenside House, 50 Station Rd, N22 7DE

Panel

Peter Studdert (chair)

Tim Pitman

Attendees

Mark Chan	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Kirsty McMullan	Frame Projects
Joe Brennan	Frame Projects

Apologies / report copied to

Elizabetta Tonazzi	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey

Confidentiality

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1. Project name and site address

505-511 Archway Road, Land adjacent 505-511 Archway Road, N6 4HX

2. Presenting team

Martin Cowie	Haringey Council
Jack Goulde	Haringey Council
Geertje Kreuziger	Haringey Council
Ziba Adrangi	Newground Architects
Jordan Perlman	Newground Architects
Anne Roache	KM Heritage
Annika Davies	Markides Associates
Chris Evans	Cream Engineering Services
Glenn Miles	Encon Associates

3. Planning authority briefing

505-511 Archway Road is near the edge of Highgate Conservation Area, with the surrounding area containing mostly residential dwellings of two to three storeys in height. The site fronts onto Archway Road (A1) and Baker's Lane. The junction with Baker's Lane is part of a Red Route gyratory system. There are low-lying car wash structures on the application site and a large petrol station on the neighbouring site. These and the wide traffic routes here are viewed as detractors to the entrance of Highgate conservation area. The site is within 800m of Highgate Tube station and has a PTAL rating of 3.

The London Plan 2021 policy on small sites is relevant to this site. It sets out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3-6 and within 800m of a Tube or rail station. A site allocation at 460-470 Archway Road is also an important consideration, as the nature, height and scale of development may deviate from the existing pattern of development. This states that the site is potentially suitable for a major mixed-use development, including residential and employment use which could be taller than the surrounding three storey buildings. Views of the site from Highgate Woods will also be a key consideration.

The proposal is for the redevelopment of this Council owned site (measuring 914 sqm) to deliver approximately 16 new homes for Council rent. The proposed development would deliver predominantly two bed four-person flats, with two one bed two-person wheelchair homes directly accessed at ground floor, and two standalone two bed four-person houses along Baker's Lane.

Officers have asked for comments on proximity to neighbours, balcony design, materiality, accessibility, contextual response, landscaping and integration into the emerging context.



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4. Quality Review Panel's views

Summary

The panel finds much to admire in the proposals for 505-511 Archway Road which promise good quality new homes on a difficult site. It suggests some final refinements, which it is confident can be addressed in liaison with Haringey officers. The height and massing of the building responds well to its context. The panel would encourage further work to create a generous arrival sequence, and to ensure that the cycle store feels secure. It also feels that the balcony designs should be reconsidered to allow views out for residents, as well as mitigating overlooking of neighbours. The architectural expression is evolving well, but there remains scope to strengthen the building's detailing to create more interest in long and short views. A warm, textured choice of brick may help. Where different options have been explored for the corner of the building, the panel agrees that the angled design appears most in keeping with the architectural language. The panel has not commented specifically on sustainability, which appears to be broadly developing in the right direction.

These comments are expanded below.

Height and massing

- The panel supports the proposed height and massing, which seem appropriate for the site.
- 505-511 Archway Road responds well to its context by dropping down from four storeys to three on the corner of Archway Road and Baker's Lane.
- It is positive that lifts to the upper-level homes have been included. This may render the site particularly attractive for future densification because the lifts will already be in place.
- The panel suggests considering how the design could be futureproofed to ensure that it still works well if there are building height increases.

Ground floor plan layout

- The panel suggests some potential refinements to the ground floor plan.
- Access from the entrance lobby to the stair or lift requires residents to turn back on themselves. Making the wall between the circulation core and the lobby glazed, could make the route to upper levels more instinctive.
- The door of the cycle store on the eastern end of the building is straight onto the street on Baker's Lane. The panel thinks that this store may not be well-used if residents feel that direct access from the street poses a security risk.



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- There appears to be room in the ground floor plan to explore alternative configurations, such as rotating this cycle store 90 degrees to allow an entrance through a 'wet' lobby or through the shared garden.
- The cycle store on the western end appears likely to work well as it is protected by a side gate.
- The panel notes that the overhangs to the ground floor lobby and refuse store entrances create under-croft spaces that may collect rubbish or increase the likelihood of dumping. Although the panel recognises this under-croft is intended to create shelter from the elements, it suggests this is reconsidered.
- The panel encourages the project team to check that fire consultants are completely comfortable with the current arrangement of the open stair, lift and lobby in the core spaces.
- The project team should also consider how deliveries will work, ensuring that the spatial design and collection processes are not overly complicated.

Balcony design

- The project team have investigated screened and open options for the balcony design to test the issue of proximity to existing neighbours.
- Whilst the panel recognises that overlooking can have a significant impact on quality of life, it feels the screened balcony option would be detrimental to the wellbeing of new residents.
- It asks for further work on the balcony design to find a solution that balances the needs of both new and existing residents, for example a combination of railings and screens.
- Designing loggia-like balconies that are closer to a habitable space than projecting balconies could be an approach worth exploring. If these sat within the building line, they may be less of a cause for concern to neighbours.
- A detailed understanding of which existing neighbour's windows are to habitable rooms could allow for refinement of each individual balcony to maximise views whilst minimising overlooking issues.
- For example, the middle and western balconies to the rear of the building, which currently come the closest to neighbouring properties, will be the most problematic. The balconies to the east are unlikely to cause issues as they either have enough separation distance or look onto Baker's Lane.
- The panel encourages the project team to continue their dialogue with existing residents to arrive at a reasonable compromise.



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Architectural language

- The panel feels the architectural expression is evolving well, but there remains scope to strengthen the building's detailing to create more interest in long and short views.
- Options to explore could include refinement of the coping detail, taking inspiration from the richness of the existing surrounding housing stock.
- The panel also notes that the success of these views will depend in large part on the brick specification. It recommends a warm, soft textured brick.
- In terms of how the scheme responds to the corner of Archway Road and Baker's Lane, the panel agrees that the angled (as opposed to the curved) option is more in keeping with the language of the rest of the building.

Next steps

The Quality Review Panel supports the proposed development and is confident that the applicant team can address these final refinements in liaison with Haringey officers. 505-511 Archway Road does not need to return to review again.



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UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: PPA/2022/0012	Ward: Tottenham Hale
Address: 'Berol Quarter', Berol Yard, Ashley Road, Tottenham Hale, N17 9LJ	
Proposal: Berol House - Refurbishment of Berol House (c. 3,300sqm) for a mix of flexible commercial & retail floorspace with 3-storey extension (c. 2,200sqm) at roof level.	
2 Berol Yard - Comprising a part 6, part 18, part 25, part 29, part 30 storey building with lift overrun core incorporating c. 210 Build to Rent (BTR) homes with a mix of flexible retail & commercial floorspace at ground floor level with community floorspace and enabling works for a bridge connection over Watermead Way & the railway line to the east. The BTR accommodation will include 35% affordable housing by habitable room including homes let at London Living Rent (LLR) and Discount Market Rent (DMR). The proposal would include associated public realm works and landscaping within the quarter which would include a public square.	

QRP Report of Formal Review Meeting on Wednesday 19 October 2022

1. The Quality Review Panel's report following the meeting on Wednesday 19 October 2022 has been received since publication of the Planning Sub-Committee report. The summary of the QRP report states the following:

The panel's comments at this review focused primarily on the newbuild proposals for 2 Berol Yard. It is broadly supportive of this and feels a case has been made for a tall building on this site, subject to continuing refinement of the architecture, public realm, and a robust strategy to facilitate delivery of the pedestrian bridge across Watermead Way. The rationale for a tall building on this site, marking key public infrastructure nodes, is convincing. This height must be justified by public benefit, provided by substantial public realm improvements that can support a new community of this scale. This should include the bridge over Watermead Way that would facilitate access to the Lea Valley Park. Berol Square will be the heart of the scheme, and the public realm design should be extraordinary, creating an attractive destination. The architecture needs further work to protect residents from the hostile Watermead Way environment, increase legibility from outside to inside, celebrate the entrance experience, and define the activity and character of the shared gardens. The commercial strategy is welcome, and the panel encourages the project team to refine the details of this for each area, as an integral part of the public realm.

The panel supports the proposal for Berol House and urges safeguarding of the quality through to delivery. The materiality and detailing should be refined to ensure that the building has a clear hierarchy and looks convincing at night. The panel questions the permeability of the ground floor plan beyond the central access route and suggests focusing on the activation of spaces around Berol Square.

2. The full QRP report is appended to this addendum at Appendix 4.

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FRAME PROJECTS

London Borough of Haringey Quality Review Panel**Report of Formal Review Meeting: Berol Quarter Phase 4**

Wednesday 19 October 2022

Room 5M1, Clockwise Wood Green, Greenside House, 50 Station Rd, N22 7DE

Panel

Peter Studdert (chair)

Tim Pitman

Esther Everett

Louise Goodison

Andy Puncher

Attendees

Richard Truscott London Borough of Haringey

Philip Elliot London Borough of Haringey

Rob Krzyszowski London Borough of Haringey

Robbie McNaugher London Borough of Haringey

John McRory London Borough of Haringey

Emily Read London Borough of Haringey

Deborah Denner Frame Projects

Kirsty McMullan Frame Projects

Joe Brennan Frame Projects

Apologies / report copied to

Elizabetta Tonazzi London Borough of Haringey

Suzanne Kimman London Borough of Haringey

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1. Project name and site address

Berol Quarter, Ashley Road, London, N17 9LJ
Hybrid planning permission reference: HGY/2017/2044

2. Presenting team

Jonathan Carkeet	Berkley Square Developments
Paul Eaton	Allies and Morrison
Aidan Potter	John McAslan + Partners
Ben Kelway	Lichfields

3. Planning authority briefing

Tottenham Hale is an area earmarked by the GLA to deliver 1,965 homes and is a Tall Building Growth Area and a Local Employment Area: Regeneration Area. It is within the site allocation Ashley Road South for the creation of an employment-led mixed-use quarter, creation of a new east-west route linking Down Lane Park and Hale Village, enhanced public realm and residential use. It falls within Flood Zone 2.

The Berol Quarter site sits within the Ashley Road South Masterplan and covers an area of 1.02ha. A hybrid planning permission has been partially built out with residential building 'The Gessner' completed and occupied since 2021. There are a number of relevant emerging nearby tall buildings, such as the approved 38 storey Tottenham Hale Island Site building.

A new full planning application at the Berol Quarter site (phase 4) is now proposed comprising comprehensive refurbishment and extension of Berol House, alongside a new mixed-use building, 2 Berol Yard. This scheme will complete the Ashley Road South masterplan. It will deliver 210 Build to Rent homes and approximately 620 sqm of retail and 160 sqm of community floorspace at 2 Berol Yard, alongside the refurbishment of approximately 3,300sqm of existing commercial floorspace and 2,000sqm new employment space at Berol House, plus associated public realm and landscaping. Allies and Morrison are designing 2 Berol Yard, John McAslan & Partners are designing the refurbishment and extension works at Berol House, and Churchman Thornhill Finch are leading the landscape design and public realm to connect the two buildings.

The panel reviewed the original hybrid scheme for the Ashley Road Masterplan in January 2017 and a joint reserved matters application for the detailed design of Berol House and 'The Gessner' in September 2017. A separate reserved matters application for the detailed design of Berol House was reviewed in November 2019. Most recently, a former iteration of the current proposal was reviewed in August 2022.

Planning officers asked for the panel's comments on 2 Berol Yard and the surrounding public realm, including: height and massing; microclimate impacts on the public realm and surrounding buildings; landscaping; and architectural expression.



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4. Quality Review Panel's views

Summary

The panel's comments at this review focused primarily on the newbuild proposals for 2 Berol Yard. It is broadly supportive of this and feels a case has been made for a tall building on this site, subject to continuing refinement of the architecture, public realm, and a robust strategy to facilitate delivery of the pedestrian bridge across Watermead Way. The rationale for a tall building on this site, marking key public infrastructure nodes, is convincing. This height must be justified by public benefit, provided by substantial public realm improvements that can support a new community of this scale. This should include the bridge over Watermead Way that would facilitate access to the Lea Valley Park. Berol Square will be the heart of the scheme, and the public realm design should be extraordinary, creating an attractive destination. The architecture needs further work to protect residents from the hostile Watermead Way environment, increase legibility from outside to inside, celebrate the entrance experience, and define the activity and character of the shared gardens. The commercial strategy is welcome, and the panel encourages the project team to refine the details of this for each area, as an integral part of the public realm.

The panel supports the proposal for Berol House and urges safeguarding of the quality through to delivery. The materiality and detailing should be refined to ensure that the building has a clear hierarchy and looks convincing at night. The panel questions the permeability of the ground floor plan beyond the central access route and suggests focusing on the activation of spaces around Berol Square.

These comments are expanded below.

2 Berol Yard

Height and massing

- Considering the wider emerging context, the panel agrees that a case can be made for height on this site to complete the triangle cluster of tall buildings, marking Tottenham Hale station and the green link. However, justification for height will depend on the public benefit that the scheme can offer and continuing refinement of the massing at a detailed level.
- The panel recommends further testing and adjustment of heights to ensure the different faceted elements of the building relate positively to the emerging context.
- In the panel's view Berol Walk does not feel like a balanced, two-sided street because its western face risks feeling overbearing, compromising the quality of public realm at ground floor level.
- The panel would encourage a significant reduction in height to the element directly facing Berol House and a lesser reduction in height to the element fronting Berol Square, both to improve the street life of the public realm.



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- This will help to create more difference between the tallest element and the shoulder elements of the building lower down. The panel supports the height of the tallest element, on the basis that this forms part of a cluster of tall buildings around the station. It should, however, read as subservient to the tallest building in the centre of the cluster facing the station.
- The ground and mezzanine floor facing Ashley Road step out beyond the building line, and the panel asks that this is reconsidered, to avoid constricting the width of the street.
- The panel welcomes the move to rotate the building, which resolves its' previous concerns about proximity to other buildings.
- The panel agrees with the decision to angle the tallest element towards the River Lea and Lea Valley open space nearby.
- The panel notes that a carefully resolved servicing strategy will be essential to minimise impact on public realm around the building. It would welcome further information on this at a future review.

Public benefit

- In the panel's view, the acceptability of a building of up to 30 storeys will depend in large part on the public benefit it offers. This must come from the delivery of more than high-quality new homes; it must deliver extraordinary and substantial public realm to support a new community of this size and create a new destination.
- Key to this will be a robust strategy for delivery of the bridge over Watermead Way, to increase pedestrian and cycle connectivity. The panel does not think that merely providing a bridge landing as part of the scheme is sufficient and encourages the applicant and the Borough to establish a more robust delivery strategy. Ideally the bridge over Watermead Way should be an integral part of the planning application and secured by a Section 106 agreement to which the Borough, as Highway Authority, would also be a party.
- The panel agrees that the second notional bridge (over the railway lines) could be delivered at a future stage because this is subject to as yet unknown requirements for Crossrail 2. However, the design of the Watermead Way bridge should include a landing point for the future bridge over the railway.
- The project team should also consider where public art might be best placed to help with placemaking and wayfinding. The panel suggests that this could help to reinforce the green link, as well as Berol Square.



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Public realm and landscaping

- In the panel's view the heart of the scheme will be Berol Square, rather than the streets around Berol House as shown in diagrams.
- Most people are likely to arrive from the direction of Tottenham Hale station, taking them through Berol Square first. Berol House may also be less permeable than the drawings suggest, making the surrounding public realm more challenging to activate.
- Further thought is needed to ensure that Berol Square is the civic space demanded by this new piece of city. The landscape design and surrounding uses will be key to the success of the scheme as a whole.
- The panel also suggests that the green link should be more than a series of trees and benches. The design should extend across the new bridge and integrate with public artworks to create a place that people will want to visit.
- The public realm feels urban, and the panel thinks that families with children should be considered more in its design. Whilst there is a park nearby, this scheme should provide social spaces for all.
- The panel advises carrying out studies 'day-in-the-life' studies of future residents and visitors of varying demographics. This will help the project team to understand the user experience, developing the public realm and private amenity spaces such as the rooftop gardens to the next level of detail.
- Across the scheme greater attention should also be given to how the public realm welcomes and caters for cyclists.

Architecture

- This scheme will create a large number of homes next to Watermead Way, a busy and hostile road environment.
- The panel encourages the project team and London Borough of Haringey to work on ways that design can temper the impact of the road over the long-term for a better quality of life for the residents.
- The external envelope of the building, which is expressed as a series of buildings with different materiality, looks promising. The panel would support simple and consistent details, as a basis for the changing material colour/tone.
- The panel encourages the project team to continue this idea inside the building to create legibility. The external material could wrap inside the communal areas, allowing people to 'read' the building volumes internally too.
- The cladding of the exposed core currently feels rather dark and monolithic, and the panel asks for further thought about its materiality and detailing.



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- The panel urges the project team to give careful attention to the design of the north-eastern servicing corner at ground floor level. Accessibility, views, signage, greenery and functionality for cyclists should be considered.

Internal layout

- Approximately 700 people will be using the entrance lobby, which should be designed with appropriate generosity. Currently the entrance route creates a 'bottle neck' between the lobby and the stair/lifts. This route is not instinctive and is likely to become congested at peak hours.
- The entrance should also be more celebratory both outside and in, perhaps making a design feature of the staircase at ground floor level. As part of this process, options to provide a stronger link between the residential entrance and the adjoining retail unit could be explored.
- The residential core has the potential to connect to all the rooftop garden spaces, to allow views at the end of corridors, and to bring natural light into the circulation spaces. This aspiration should be protected as the project team develops the detail of each floor and should be informed by the 'day-in-the-life' studies discussed earlier.
- The panel welcomes the project team's ambitions regarding dual aspect homes and providing a range of external shared spaces.
- The gardens could be designed with defined characters, uses and programmes of activity. This will help the spaces to feel accessible and welcoming, creating a cohesive community.
- The project team's learnings about which rooftop spaces have been well-used in the completed buildings nearby should inform the designs here.

Commercial strategy

- The commercial strategy is well thought through. It is positive to see this being considered at an early stage and the commitments are welcomed.
- The panel encourages the project team to now focus on the next stage of curation, continuing to develop the commercial strategy alongside the design.
- Key focal points should be identified, and the project team should zoom in and refine the individual strategy for each. The retail strategy will be key to the success of the public realm. The green link, Berol House, Berol Square and the Watermead Way bridge should all be focal points for active uses.
- The panel emphasises that a substantial amount of creativity will be required to find the right tenants for the commercial space to support a thriving public realm.



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Berol House

- The panel thinks that the proposals for Berol House promise a successful re-use of this locally listed building. The materials and detailing of the new elements will be crucial to carry the quality of the design through to delivery.
- The panel suggests the façade designs could emphasise a tripartite hierarchy, with the original Berol House building as the heavier base, the additional full length two storeys as the Piano Nobile levels, and the setback rooftop element as a pediment.
- The terracotta cladding on the exterior of the 'Piano Nobile' could have a more reflective quality than the existing brickwork below. This may help to ensure that the base 'reads' as the primary element, with lighter elements on top.
- The building's appearance at night will be influenced by its materiality, as well as lighting, and merits further exploration.
- The panel understands that as a minimum, a single public route through the ground floor of Berol House will be provided – and that additional routes cannot be guaranteed as part of the commercial strategy.
- For this reason, the panel suggests that the concept of permeability through all sides of the building should not be overplayed, and the project team should focus on Berol Square as the primary civic space that requires activation.

Next steps

The Haringey Quality Review Panel would like to see the proposals for 2 Berol Yard again when the scheme has developed in response to the comments above. This should be a full review to allow time to cover sustainability, public realm strategy, landscape design, bridge delivery/design and architectural expression.

It is confident that the applicant team will be able to address its minor comments on Berol House in liaison with planning officers, but any updates on the design should be provided as context for the next review of 2 Berol Yard.



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