

Kodi Sprott, Principal
Committee
Coordinator

020 8489 5343

kodi.sprott@haringey.gov.uk

17 July 2024

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Wednesday, 17th July, 2024

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. HGY/2024/0692 807 HIGH ROAD, TOTTENHAM, LONDON, N17 8ER (PAGES 1 - 10)

Proposal: Full planning application for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.

10. PPA/2024/0023 25-27 CLARENDON ROAD N8 0DD (PAGES 11 - 18)

Proposal: Redevelopment of the site consisting of the demolition of existing buildings and the construction of a mixed use scheme comprising workspace and co-living accommodation

Yours sincerely

Kodi Sprott, Principal Committee Coordinator

Principal Committee Co-Ordinator

Planning Sub Committee: Wednesday, 17th July 2024, 7.00 pm

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2024/0692	Ward: Bruce Castle (Northumberland Park opposite)
Address: 807 HIGH ROAD, TOTTENHAM, LONDON, N17 8ER	
Proposal: Full planning application for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.	
Applicant: High Road West (Tottenham) Ltd. [Tottenham Hotspur Football Club (THFC)].	
Ownership: Private	

1. A change has been made to Section 106 Heads of Terms item number 3 “Affordable housing” on Page 4 of the Public reports pack “the pack”. The change is as follows (the as published is followed by the amended wording with changes underlined and in **bold**):

3) **Affordable housing:**

- at least 35 per cent of the accommodation secured as affordable student accommodation / affordable housing, to be provided on-site or off-site.
- To be provided as affordable student accommodation on-site, or alternatively as affordable housing at a ratio compliant with London Plan provisions (2:5 student = 1 residential) within Site Allocation NT5.
- Affordable accommodation residents to have access to the same communal amenity as the market accommodation.
- To accord with relevant London Plan Policy, its supporting text, and the relevant parts of the Mayor’s Affordable Housing and Viability SPG.
- Should off-site residential affordable housing provision be delivered, unless otherwise agreed this would be provided at 60% intermediate and 40% affordable rented in accordance with the provisions of Policy AAP3 of the Tottenham Area Action Plan. The associated housing mix shall be confirmed through an Affordable Housing Scheme secured by the S106 Agreement.
- **In the event that off-site provision of affordable housing is secured but does not come forward in a timescale agreed with officers then an equivalent payment in lieu of on/off site affordable housing shall be secured.**

- 1.1. The change to the head of term has been proposed in order to deal with the unlikely scenario where off-site provision is secured but does not come forward in an agreed timeframe. In this eventuality a payment in lieu would be sought in order to prevent any delay in the affordable housing benefits of the scheme coming forward.
- 1.2. Whilst every effort would be made to secure on site provision or off site in NT5 this additional provision allows for a fallback should unforeseen circumstances occur and enable a payment to be secured within an agreed timescale.
2. A change has been made to Section 106 Heads of Terms item number 10 “Initial Carbon Offset Contribution” on Page 7 of the pack. The change is as follows:

10) Initial Carbon Offset Contribution: Amount to be determined in further revised Energy Plan & Sustainability Statement based on connection to DEN (**50%** payable upon commencement **and 50% payable pre-occupation**) plus 10% management fee.

- 2.1. The change to the head of term has been proposed in order to bring the payments of the initial carbon offset contribution in line with the approach which has been established through the agreed S106 for the Printworks (HGY/2023/2306) which is the development under construction near to the site to the north at 819-829 High Road.
- 2.2. The structure in the Printworks is for 50% of the carbon offsetting contribution to be paid on commencement of the development (termed as the “Base Carbon Offsetting Contribution” and captured in para. 8.5 in the Printworks S106) with the remainder (including any adjustment from the sustainability review) being due on completion/occupation (termed as the “Carbon Offsetting Contribution” in the Printworks S106).

3. A change has been made to Condition 18 ‘Energy Strategy’ on Page 56 of the pack following receipt of additional information relating to energy matters. The applicant has submitted a revised Energy & Sustainability Statement (dated 8th July 2024) as well as GLA Carbon Emission Reporting Spreadsheets, heating system diagram, a plan of mechanical and public health services at roof level, and other relevant supporting documents.
 - 3.1. The Carbon Management Team have reviewed the additional information and provided comments (See Appendix 1 – Carbon Management Response 16/07/2024). As part of their comments, they have recommended a change to Condition 18.
 - 3.2. The Energy Strategy includes some clarifications requested under previous comments. Whilst the previous position was supported, the revised energy strategy identifies improvements that are closer to policy compliance which have been secured in the revised condition below. The applicant should explore more options to improve the fabric energy efficiency aiming to 15%

reduction under Be Lean and maximise on-site renewable energy generation under Be Green scenario.

18) Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy & Sustainability Strategy by P3R (dated ~~19 February 2024~~ **8 July 2024**) delivering a minimum 86.5% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, a single point of connection for a future heat network, and solar photovoltaic (PV) array generating a minimum 4,320 kWh/year; and a minimum ~~45%~~ **16%** improvement with a communal heat pump system.

(a) Prior to above ground construction (excluding demolition), details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of the necessary fabric efficiencies **aiming** to achieve a minimum ~~40%~~ **15%** reduction;
- Improvement in the Fabric Energy Efficiency;
- Methodology and calculation of the space heating demand and energy use intensity, demonstrating how the GLA benchmarks are being met;
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- How the VRF heat pump system is compatible with the DEN;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation **occupation** and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation

statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

4. Members should also be aware that at paragraph 7.108 on page 39 of the pack the report identifies that the assessment of the current application against the Council's legal duties and development plan policies remains as set out in the officer report to Planning Sub-Committee on 12 October 2020 (Which can be found in Appendix 6 to the committee report). Since this date, the revisions to the NPPF mean that the paragraph numbers have changed. However, the assessment remains the same in terms of conserving and enhancing the historic environment.

Appendix 1 – Carbon Management Response 16/07/2024

In preparing this consultation response, we have reviewed:

- Energy & Sustainability Statement prepared by P3R (dated 8th July 2024)
- GLA Carbon Emission Reporting Spreadsheets for DEN and ASHP scenarios
- Ref. 1949/M/1000 Schematic Diagram for Heating System
- Ref. 1949-C-8140 Combined Mechanical and Public Health Services at Roof Floor Plan
- Relevant supporting documents.

Summary

The Energy Strategy includes some clarifications requested above. The applicant should explore more options to improve the fabric energy efficiency aiming to 15% reduction under Be Lean and maximise on-site renewable energy generation under Be Green scenario.

Appropriate conditions have been recommended.

Energy Strategy – Overall

Revised carbon reduction tables are included below.

Site wide	DEN scenario			ASHP scenario		
	Total regulated emissions (Tonnes CO ₂ / year)	CO ₂ savings (Tonnes CO ₂ / year)	Percentage savings (%)	Total regulated emissions (Tonnes CO ₂ / year)	CO ₂ savings (Tonnes CO ₂ / year)	Percentage savings (%)
Baseline	53.6			14.6		
Be Lean	53.0	0.6	1%	13.5	1.7	12%
Be Clean	7.82	45.2	84%	12.9	0	0%
Be Green	7.22	0.6	1%	12.28	0.6	4.1%
Cumulative savings		46.38	86.5%		2.27	16%
Carbon shortfall to offset (tCO₂)	7.22			12.28		

Energy Use Intensity (EUI) / Space Heating Demand (SHD)

The reported EUI and SHD are as follows:

	Proposed Development		GLA Benchmark
	DEN	ASHP	
Building type	Student / Commercial	Student / Commercial	Hotel/All other non-residential
EUI	237.89 kWh/m ² /year	113.17 kWh/m ² /year	Does not meet GLA benchmark of 55 kWh/m ² /year (eq. to hotel)
SHD	27.19 kWh/m ² /year	8.23 kWh/m ² /year	ASHP strategy meets while DEN strategy does not meet the GLA benchmark of 15 kWh/m ² /year
Methodology used	Part L2 - SBEM & none	Part L2 - SBEM & none	

Actions:

- The Energy use intensity is double in the case of ASHP scenario and four time higher than the GLA benchmark. It is recommended to explore measures to reduce this and aim for the GLA benchmark.
- Please provide proper justification on why the proposed building fabric and heating system results into different EUI and SHD for two different scenarios, which is very high than the GLA benchmark.

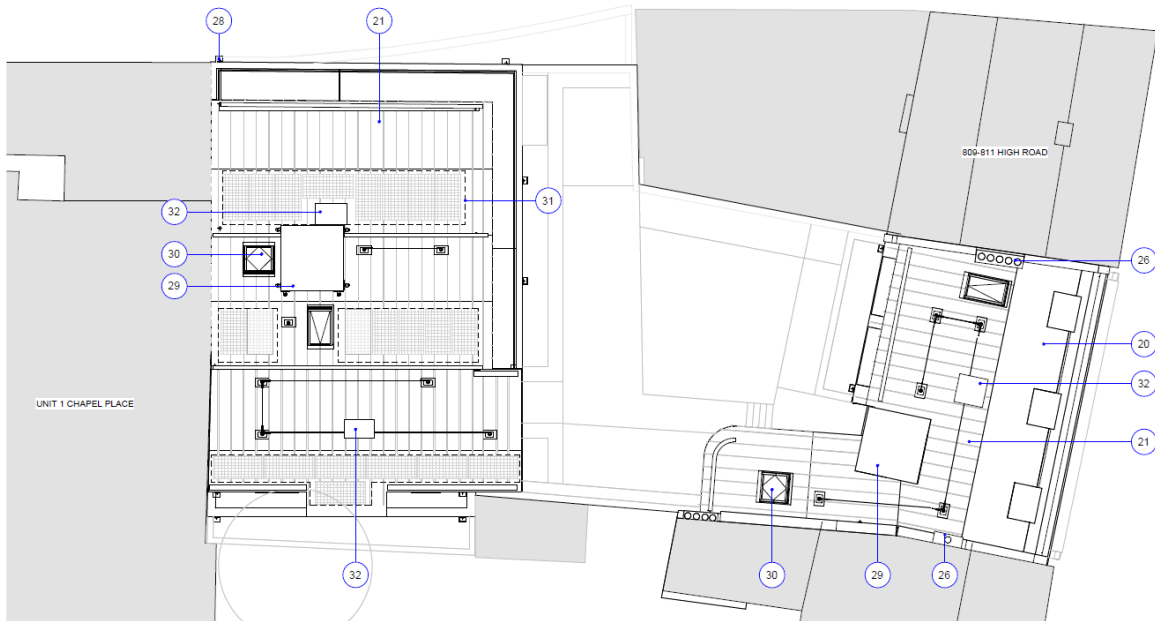
Energy – Lean

The applicant has proposed a saving of 1% in carbon emission under DEN scenario and 12% under ASHP scenario. This goes against the Energy Hierarchy and the requirement to take a fabric first approach in line with London Plan Policy SI2 and Local Plan Policy SP4. However, it is understood that it is challenging for non-residential developments to reach the minimum 15% requirement against new Part L 2021. Therefore, the development is required to maximise improvement in building fabric parameters as much as possible.

Energy – Green

As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4. The proposed renewable energy generation results in only 4.1% carbon reduction for ASHP scenario and 1.1% for DEN scenario which is not policy compliant. The development must use all the available roof space to maximise on-site renewable energy generation.

The proposed solar PV as follows (31):



Actions:

- Policy SP4 requires all new development to achieve a minimum 20% reduction from on-site renewable energy generation and Policy SI2 requires all new development to maximise on-site renewable energy generation as much as possible. The proposed roof plans shows some available space for solar PV installation. Please provide some commentary on how the available roof space has been maximised to install solar PV.
- What is the peak output of the PV array and assumed inverter capacity?
- How will the solar energy be used on site (before surplus is exported onto the grid)?

Planning Conditions

Revised wording for energy strategy.

Energy Strategy

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(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies **aiming** to achieve a minimum ~~40%~~ **15%** reduction;
- Improvement in the Fabric Energy Efficiency;
- Methodology and calculation of the space heating demand and energy use intensity, demonstrating how the GLA benchmarks are being met;
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- How the VRF heat pump system is compatible with the DEN;
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- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

Reference No: PPA/2024/0023

Ward: Noel Park

Address: 25-27 Clarendon Road N8 0DD

Proposal: Redevelopment of the site consisting of the demolition of existing buildings and the construction of a mixed use scheme comprising workspace and co-living accommodation

Agent: Mr Richard Quelch, Q Square

Ownership: Private

Case Officer Contact: Valerie Okeiyi

QRP report

As noted in para 6.9 of the report the second QRP meeting took place on 3rd July. The notes have now been provided and are attached at Appendix 2.

Appendix 2 QRP Notes.

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FRAME PROJECTS

London Borough of Haringey Quality Review Panel**Report of Formal Review Meeting: 25-27 Clarendon Road**

Wednesday 3 July 2024

AH Level 8 Collaboration Space, Alexandra House, 10 Station Road,
London N22 7TY**Panel**

Esther Everett (chair)
Gavin Finnan
Neil Matthew
Craig Robertson
Ann Sawyer

Attendees

Daniel Boama	London Borough of Haringey (observing)
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Bryce Tudball	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.

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1. Project name and site address

25-27 Clarendon Road, Wood Green, London N8 0DD

2. Presenting team

Chris Blamey	RGP (online)
Alan Harries	Integration UK (online)
Robert High	PRP
Craig Sheach	PRP
Jim Kelly	Match (online)
Richard Quelch	Q Square
Andrew Sissons	AND (online)
Mike Calder	J Group
Sarah Christie	J Group

3. Planning authority briefing

The site is located at the southern end of Clarendon Road and north of Turnpike Lane. It currently contains a single L-shaped industrial building, which is two storeys to the front of the site and single storey to the rear. It is neither listed nor within a conservation area. Clarendon Road runs along the eastern perimeter of the site, providing vehicular and pedestrian access. The adjoining sites are the Alevi Cultural Centre to the south and the Election Centre to the north. The railway is to the west.

The site is within the southernmost part of the Clarendon Road South Site Allocation (SA23). This seeks to 'realign Clarendon Road and create employment-led mixed-use development to compliment the Clarendon Road Square development site and the emerging Wood Green Area Action Plan Site Allocation'. The site is suitable for a tall building in line with Development Management Policy DM6. The site is also designated as an ecological corridor and an area of archaeological importance.

The applicants propose redevelopment of the site, including demolition of the existing building, to provide a mixed-use co-living and workspace scheme.

Officers broadly support the principle of the proposed uses. The Greater London Authority's guidance on 'Large-scale Purpose-built Shared Living' will be a fundamental policy document for assessing the proposed land uses.

Officers have requested the panel's views on how well the proposals fit into the wider context, and on the quality of the design in relation to the panel's previous comments.



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4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel commends the significant improvements made since the last review, and is now largely supportive of the co-living and workspace development at 25-27 Clarendon Road. The panel urges the project team to address its remaining concerns, and to ensure that the intended level of quality is fully embedded in the design.

The panel asks that the massing of the two blocks is broken up more. This could be achieved by reducing the eastern block sufficiently and decreasing overall the number of units, or by increasing the height of the western block and decreasing the height of the eastern block, to create a clearer distinction between the blocks without adding more co-living studios. The enlarged public realm is welcome, and the panel encourages the project team to develop the landscape character of the pocket park, drawing on the site's industrial history. The external and internal amenity spaces relate well to one another. Further work on sunlight, shading and soil depths should inform the planting mix.

The panel thinks that the workspace and co-living uses can successfully co-exist, but that the internal layout should be refined. The circulation spaces should be more generous, especially around the ground floor entrance area and first floor shared amenity spaces. The panel suggests that an internal route to the bicycle store would feel safer and be more inclusive. The project team should investigate whether the upper floor layout can be reconfigured to create a simple 'L'-shaped corridor, to improve natural light. As the scheme evolves, neurodivergent needs could be considered through the provision of calmer, more intimate communal spaces, particularly as the typical studios are not wheelchair accessible. All communal facilities and entrances must be fully accessible.

Adjustments to the elevations may be required to meet the scheme's ambitious sustainability targets. A detailed overheating study should be carried out for each studio type and location. The architectural detail is not yet sufficiently developed. Studies should be completed to refine the expression of internal functions in the external façades, and the articulation of the bays.

Height and massing

- The panel reiterates its view that the desire for the building to remain under 30 metres tall – at which point it would become referral to the Greater London Authority – is placing an artificial constraint on the scheme.
- While the panel appreciates the changes made to articulate the two blocks, it is still difficult to differentiate them. A greater contrast in height would help to break up the massing by creating two distinct volumes.
- The panel asks that the height of the western block overlooking the railway line is increased by a few storeys. If this is possible, then the eastern block



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should be decreased in height to create a distinction between them, and to ensure that more co-living studios are not added to the development, as the pressure on the shared amenity spaces is already high.

- Alternatively, the same result could be achieved by decreasing the eastern block sufficiently, reducing the number of co-living studios overall.

Landscape

- The panel welcomes the work to envision a wider future masterplan that this development could fit into. The idea of extending the pocket park across Clarendon Road is beneficial for the site opposite. The panel encourages the local authority to make this a requirement of any future scheme coming forward on that site.
- As the ground floor public realm space has been enlarged, it can now be considered a pocket park, and successfully continues the pattern of pocket parks established by the recently built Clarendon Road masterplan.
- While the pocket park is large enough to work, it is nevertheless constrained. The space along the eastern frontage of the building is too narrow to be usable. The project team is encouraged to find opportunities to increase the size of the pocket park further, perhaps by removing another metre or so from the gym. As the elevational details develop, care should be taken that the façade line does not intrude into the pocket park space.
- The panel encourages the project team to continue to develop a more meaningful character for the pocket park landscape design. This could draw on the site's industrial history, perhaps through a more natural planting palette.
- The lighting ideas for the pocket park are promising, but the public art screens may take up too much space. The panel suggests instead integrating public art into the lighting design, and elevating it to frame the space while allowing for circulation and gathering. This strategy could be replicated on the podium garden level, linking the two spaces in street views.
- A signage strategy should be developed, ensuring clarity on the different entrances, and that the hierarchy is coherent.
- The project team should obtain advice on the distances of planting from façades. There could be issues for fire safety with planting so close to the façade on the podium level, and a sterile zone may be required in front of the substation at ground floor level.
- The panel enjoys the way the external and internal amenity spaces relate to one another. This will help to generate spill-out activity and ensure that the external spaces are well-used. The podium garden layout is well considered.



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- Soil depths, and structural implications, should be checked to ensure that trees are deliverable at podium level. The panel also recommends further work on sunlight and shading to inform the choice of plant species throughout the landscape design, ensuring that they will thrive in their location.
- The greenery of the scheme could also be improved by adding balustrade edge planting to the upper-level outdoor spaces. It may be possible to provide more diversity of species and to soften the edges of the parapets through planting that only requires a low depth substrate.

Ground floor layout and servicing

- Small changes to the internal layout would allow views through to the outside as residents enter the building. This would be consistent with the creation of views on the first floor.
- There is concern about women's safety and user experience in relation to the bicycle store. At night, the alleyway to the north of the building may not feel safe, even if it is gated, and it may be difficult and unpleasant to pass the bin store with a bicycle if rubbish or bins are blocking the route.
- The panel suggests introducing a robust internal access route instead, as is common with many student accommodation buildings.
- The panel understands that the bin store layout has evolved and that it will be managed, but there are also concerns that the space is too tight. Further work is required to check that there will be sufficient space for people to access the bins and to rotate them as needed.

Internal layout

- The panel commends the post-occupancy evaluation work by the project team on a previous co-living scheme. 25-27 Clarendon Road can learn from the useful occupant feedback, as well as the team's experience, for example on the distribution of amenity spaces throughout the scheme.
- The communal spaces are improved since the previous review. It is good to see that events and programming have been considered, but that the spaces do not hinge on these being delivered, as they are flexible enough to work well when no events are happening.
- The visualisations of the evening terrace are very promising. The project team should ensure that it can be used separately when the cinema room is occupied. The panel also assumes that the panels in the cinema room can be removed to provide natural light when the room is not used for screenings.
- The addition of natural light to the ends of the straight corridors on the upper floors is a significant improvement. However, the corridors towards the eastern side of the building do not benefit from this and take a convoluted route



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around the stair and lift core. The project team should investigate whether the upper floor layout can be reconfigured to create a simple 'L'-shaped corridor, perhaps by moving the stair, to improve views and natural light.

- On the first floor, it would also help to add more generosity to the circulation spaces, especially between the cinema and communal kitchen spaces where it could get congested at the start and end of screenings. The panel recommends designing a larger, squarer lobby area.
- The project team should continue to refine the studio layout. For example, the hob and the sink could be switched in the kitchenette so that residents do not look directly at their sink when sitting on the sofa.

Accessible and inclusive design

- The visual connections from the corridors into the communal internal spaces, and splitting the kitchens into smaller sub-divided areas, are positive features.
- While the corridor space in front of the cores and accessible studios has been slightly increased, the corridor widths are still too narrow to facilitate incidental encounters. The panel asks again that opportunities are taken to encourage social interaction through the design.
- The typical studio layout has a gap of only half a metre between the wall and the end of the bed. The panel understands that this layout has been informed by post-occupancy feedback, but notes that wheelchair users will not be able to visit friends in these studios.
- In the panel's view, this increases the need for more variety in the size and type of shared meeting spaces, allowing friends to meet outside their studios on a more intimate scale. It would also help if the beds were not fixed, so residents have the option to rotate them 90 degrees, making their studio wheelchair accessible.
- It is essential that all communal facilities are accessible. This should include varied working heights in kitchens, and outdoor furniture that is not fixed so wheelchair users can sit at the tables.
- The panel also recommends changing the main entrance door, as revolving doors are not accessible, so that everyone can use the same entrance.
- The project team is encouraged to address neurodivergent needs as the design develops to the next stage of detail. As well as the need for variety in the scale of spaces, the use of colour, contrast and materials should be considered in the provision of some calmer spaces. The Greater London Authority's co-living guidance has a small section on this.
- The panel again advises checking that enough Blue Badge parking spaces are provided, both for now and for possible future needs.



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Sustainable design

- The scheme's sustainability targets are welcome, but the panel is concerned that they will be difficult to meet if mechanical cooling is required. This could create reputational risk and have an impact on the success of lettings.
- The panel is not yet convinced by the overheating strategy. It is challenging to meet the current building regulations with a co-living typology, particularly at night when the building's thermal mass is released. The panel acknowledges the work to mitigate this, but asks for a detailed study of overheating relative to solar gain and ventilation panel sizes.
- The panel thinks that this may require adjustments to the elevations, such as deeper window reveals and vertical or horizontal shading fins, depending on orientation, to mitigate evening solar gain.
- This should be checked for all co-living studio types and locations, but especially for the west-facing studios which are most susceptible to overheating.
- There is also a southeast-facing accessible studio on each of the typical upper floor plans which only has one small window and no space for a side ventilation panel. This studio type should be scrutinised to ensure it will deliver good quality of living.
- The project team's ambitions on circular design and longevity of equipment are positive. The panel encourages the local authority to find a planning mechanism to ensure that the ambitions are delivered.

Architecture

- The architectural detail is not sufficiently developed. Further detail is required to ensure that high quality results will be delivered, as some of the ideas described are not yet evident in the drawings. For example, careful should be given to the articulation of bays, and the brickwork where the two blocks meet.
- The scheme could also be improved by further work on how the internal functions are expressed in the external façades. Studies should inform a different architectural treatment for the base and top of the building where there are shared amenity spaces. The windows should be expressed differently where natural light is brought to internal corridors, and the entrances should be celebrated through their architectural treatment.

Next steps

The Haringey Quality Review Panel is confident that the remaining issues can be resolved in collaboration with officers. 25-27 Clarendon Road does not need to return to the panel again.



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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.

