



Haringey Quality Review Panel

Report of Formal Review Meeting: 22 - 42 High Road

Wednesday 15 November 2017

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Phyllida Mills

Tim Pitman

David Ubaka

Lindsey Whitelaw

Attendees

John McRory	London Borough of Haringey
Adam Flynn	London Borough of Haringey
Wendy Robinson	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Nairita Chakraborty	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.

1. Site address

22 - 42 High Rd, Wood Green, London, N22 8HQ

2. Presenting team

Dan Burr	Sheppard Robson Architects
Jenna Fife	Sheppard Robson Architects
Caroline Keane	Gerald Eve LLP

3. Aims of the Quality Review Panel meeting

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

4. Planning authority's views

The development site falls within Wood Green Town Centre, and within a Primary Shopping Area with a Primary Frontage in the Local Plan Proposals map. The location of the site on the High Road close to Turnpike Lane Station, makes it important for the wider regeneration of the Wood Green area, as well as being suitable for mixed use redevelopment. The comprehensive redevelopment of the site and creation of a residential led mixed use scheme would meet the long-term land use vision and aspirations for the site, and would be in accordance to the strategic land use designations in the Site Allocations DPD and emerging Area Action Plan for Wood Green. It would also be supported by Local Plan Policies SP2 and SP10 and London Plan Policy 3.3 which respectively seek to maximise the supply of housing to meet London and local housing targets.



5. Quality Review Panel's views

Summary

The Quality Review Panel is generally supportive of the proposals for 22-42 High Road, which promise high-quality development for a key site in Wood Green. The panel supports the mix of uses and the proportion of affordable housing. Scope remains to refine the massing, to improve the relationship with neighbouring houses as well as views both locally and further afield. As design work continues, the panel would encourage further exploration of: the bulk and massing of the development as it steps back from the High Road frontage; the architectural expression; location and nature of the play space; and quality of internal circulation. Further details on the panel's views are below.

Massing and development density

- The panel supports the scale of the development on the High Road frontage, but would encourage a greater stepping down in the massing towards Bury Road at the rear, to create a more neighbourly relationship with the houses opposite and the adjoining Conservation Area.
- Whilst articulation can help to reduce the visual impact of the development at the rear of the site, the panel feels that a reduction in proposed building heights of one storey (behind the High Road frontage) may be necessary in order to reach an acceptable scale at the rear of the site.
- In particular, the long view of the proposals approaching the site along Westbeech Road would be that of a 'wall' of development, and would feel like an encroachment of the scale of the High Street into the domestic scale of the Conservation Area, and this should be mitigated both by some reduction in scale and more articulation of the silhouette of the development.

Place-making and landscape design

- The scheme seems to successfully integrate into the existing context of the High Road.
- The courtyard represents a potentially successful extension of the 'laneways' concept (as outlined in the AAP), and has potential to become a high-quality space, offering welcome respite from the busy High Road.
- The panel would like further clarity in the nature of the uses, types of commercial occupant and activity in the courtyard, which will be critically important to the success of the scheme.
- Establishing a clear vision for the look and feel of the courtyard will help to inform decisions about its design.



- It may be necessary to adopt a pro-active approach to attract businesses that will help create a strong 'brand' for the development – for example through rent subsidies and curating the mix of commercial occupants.
- The panel would encourage further thought about the provision and location of play space.
- Child densities for the affordable housing are likely to be higher than for the market housing, and this should influence the location and design of play spaces - to maximise their value to families, whilst minimising potential noise issues or conflicts between different tenure groups.
- The current proposal to have the main play space at first floor level right next to market housing may therefore need to be reconsidered.
- Play facilities for the ground level courtyard should be carefully integrated with landscape design that provides visual amenity. Robust maintenance plans will be needed to ensure that this courtyard is a successful shared space.
- The panel notes that there are plane trees on the opposite side of the High Road, and would encourage planting of additional plane trees to complement these.
- Adjusting the scale of the opposing openings to the central courtyard, with a larger entrance off the High Road could reflect the greater numbers of people that will use that entrance. The panel feels that the courtyard should not be gated, if this can be avoided. Lighting strategies can be utilised to discourage anti-social behaviour.

Configuration and scheme layout

- The panel supports the disposition of the different parts of the development across the site. The proposed location of the hotel seems sensible.
- The panel agrees with the off-set locations of the opposing entrances into the courtyard. However, it notes that an opportunity has been missed to adjust the orientation of the entrances, to better frame views, as their locations are governed by phasing.
- Currently the entrance onto Bury Road is aligned to the middle of the terrace of houses, and would have been better located aligned with the handsome corner building at the end of the terrace at Westbeech Road.
- The panel welcomes the location of the residential entrances within the courtyard, but suggests that some further thought is required to ensure that cycle parking is conveniently located near each core. Further thought is also needed to resolve conflicts between servicing requirements (with particular reference to bin storage and access), wheelchair access and parking.



- Access to cycle storage from the residential cores can be achieved through the provision of 'wet' lobbies, with appropriate and robust finishes that can withstand the passage of cycles.
- The panel notes that there are currently a significant number of dark corridors within the residential accommodation. It would encourage the design team to rethink the circulation, and provide windows into the cores and corridors.

Architectural expression

- The palette of materials proposed for the High Road frontage has appropriate richness and contrast. There is scope for refinement to ensure that the façade carries enough civic 'weight' and solidity.
- There is also scope for the elevational treatment to 'celebrate' entrances into the courtyard.
- The panel suggests that the upper levels of the hotel should be designed as a lighter element, that could 'float' within the roofscape, creating a marker within the streetscene.
- However, the panel also notes that future development of the corner site (not within the curtilage of the current proposals) could reduce the visibility of the hotel from the High Road.
- It would encourage some further consideration of the Bury Road residential frontages, to avoid 'boxlike' elevations. For example, individual units could be articulated more clearly; the maisonettes and apartments currently seem to look like three-storey townhouses.
- The panel would welcome further information about the 'internal' courtyard elevations, and how these will shape and support the activity within the courtyard.
- For example, projecting balconies, or a projecting façade, at first floor level could create a sheltered space at the edge of the courtyard.

Next Steps

- The panel would welcome a further opportunity to review the proposals at a Chair's Review, as the details of the proposal are refined further.



Appendix: Haringey Quality Charter**Policy DM1 Delivering High Quality Design**

All development is required to be of a high standard of design and compatible with, and contributing to, the distinctive character and amenity of the local area. The Council expects proposals to be design-led, and will support proposals for new development that:

- a) make a positive contribution to a place, improving the character and quality of an area;
- b) relate positively to neighbouring structures, new or old, to create a harmonious whole;
- c) confidently address feedback from local consultation;
- d) demonstrate how the quality of the development will be secured when it is built; and
- e) is inclusive and incorporates sustainable design and construction principles.

Haringey Consultation Draft Development Management Policies DPD (2015)

