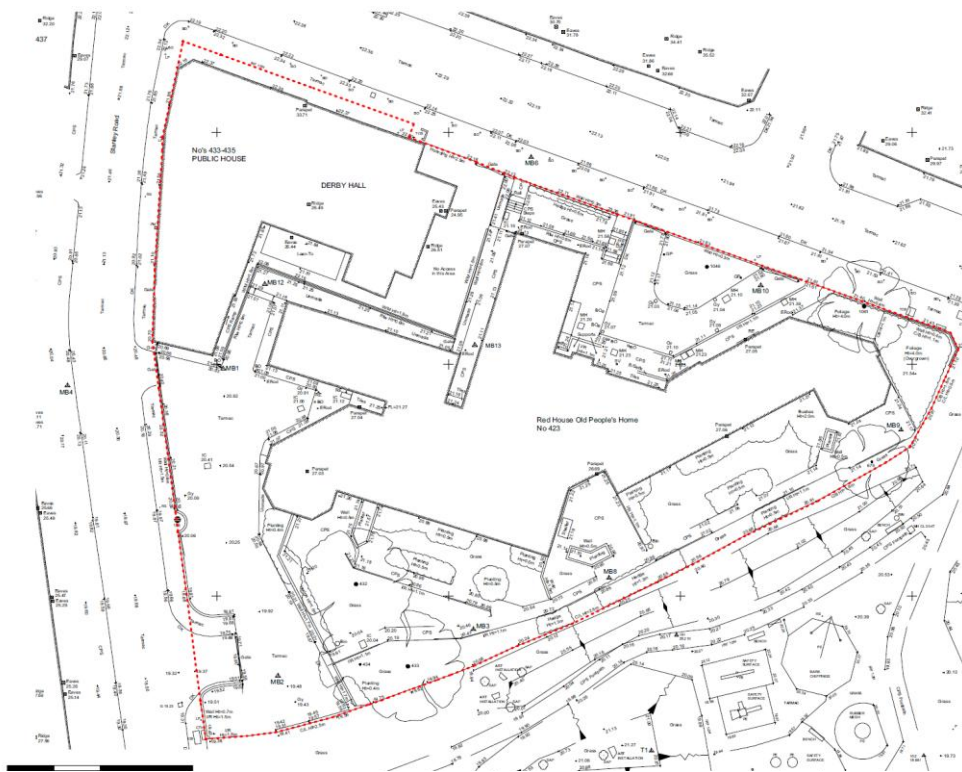


Appendix 2: Plans and Images

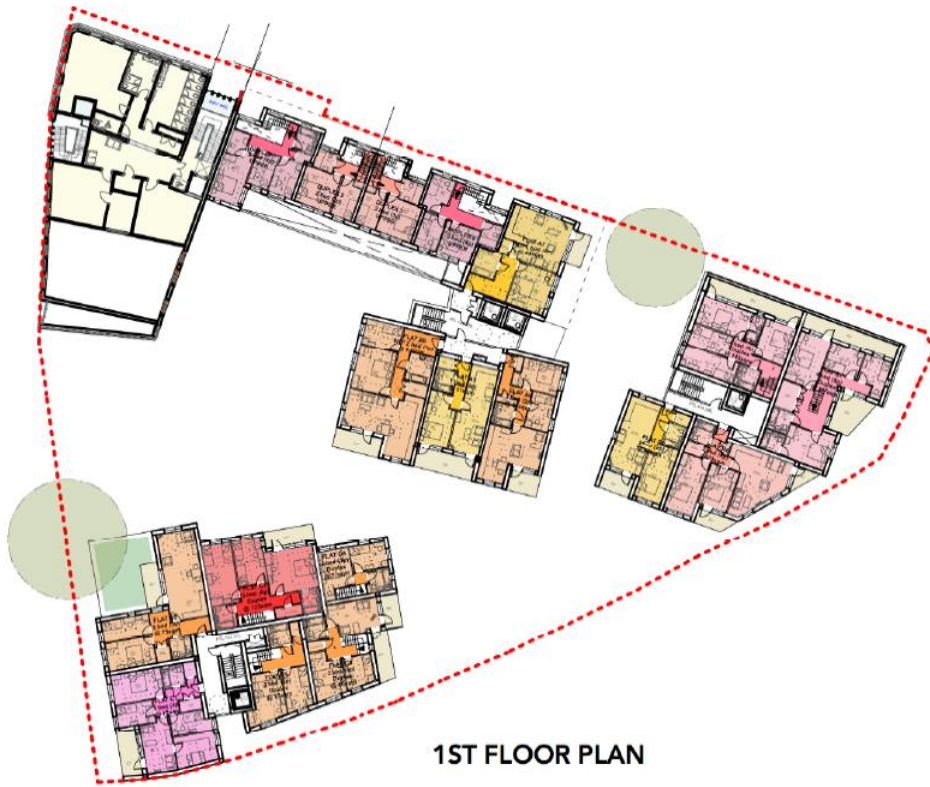
Existing Site Location Plan



Ground Floor Layout Plan



First Floor Layout Plan



1ST FLOOR PLAN

Second Floor Layout Plan

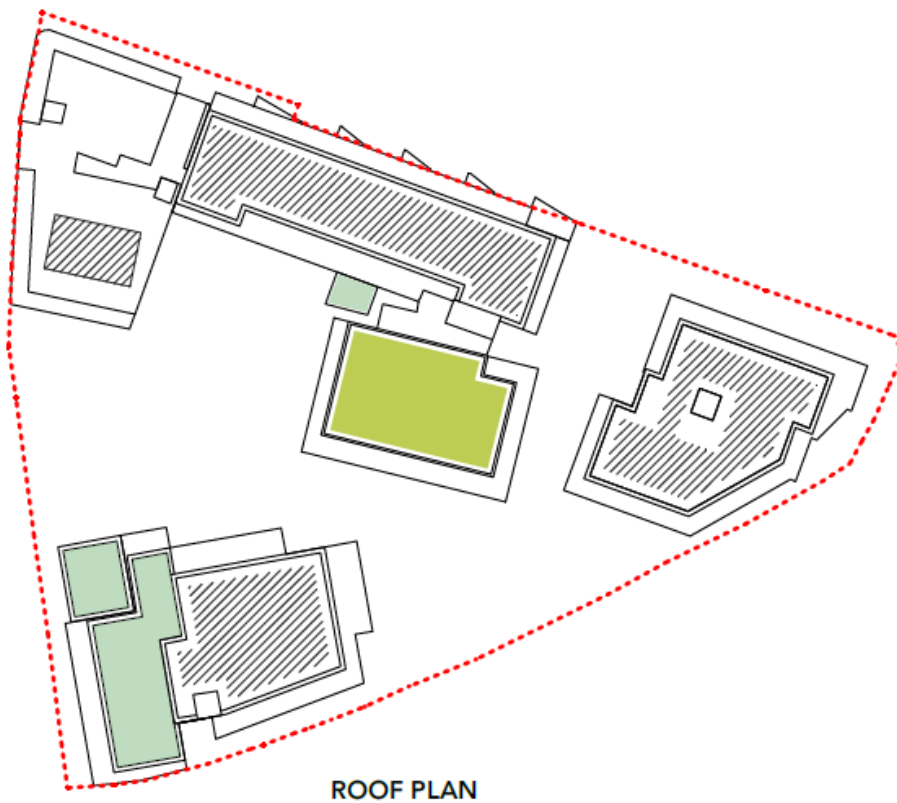


2ND FLOOR PLAN

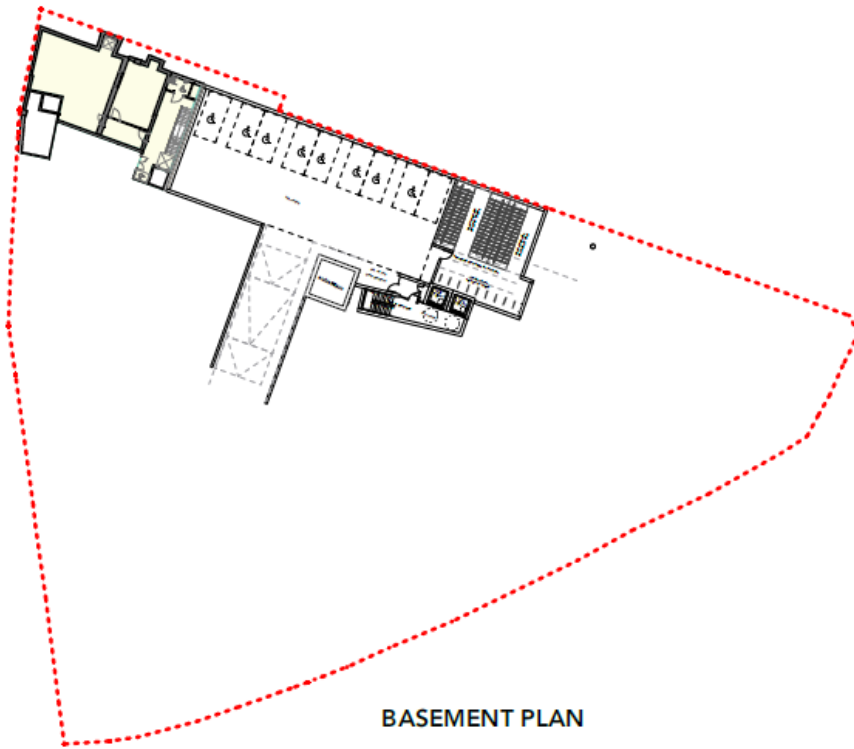
Fifth Floor Layout Plan



Roof Layout Plan

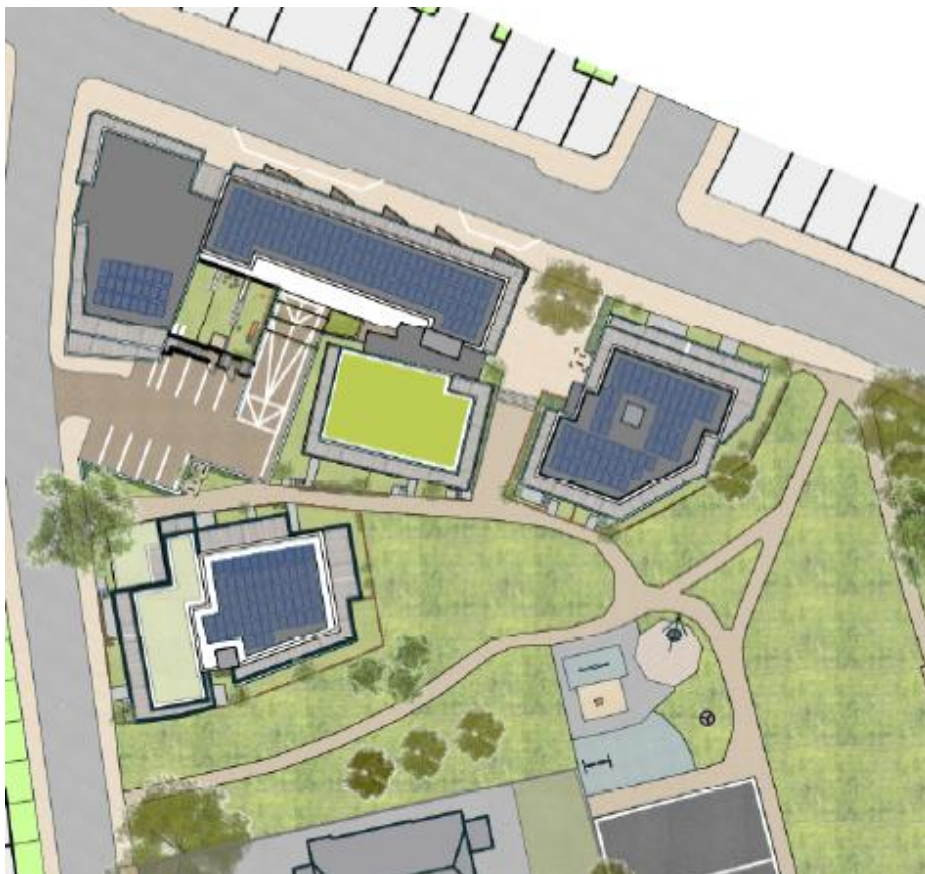


Basement Layout Plan



BASEMENT PLAN

Park Masterplan



View from East on West Green Road



View from West on West Green Road towards Junction with Stanley Road



View from South within Stanley Culross Open Space



Appendix 3: Quality Review Panel Reports

First Review – 17th May 2017

Summary

The Quality Review Panel understands that the development of the site presents some difficult challenges, and they don't yet feel that the scheme (as proposed) is as convincing as it could be. They would encourage the design team to explore some different options for the layout of the buildings and uses on site, and feel that there is also scope for improvement within the design of the open spaces within the development. They question whether additional retail / commercial frontage onto West Green Road is viable; and note that a more relaxed approach to the uses on this primary frontage may open up other possibilities for the layout elsewhere. Whilst the panel supports the principle of locating the church premises in the existing public house, they suggested refinements to its design. In particular, the panel raised concerns about the quality of nursery accommodation, associated with the church, and think this element of the scheme would benefit from further thought. The design, massing and density of the residential accommodation also requires further consideration to ensure the creation of high quality new homes; a T-shaped configuration potentially creates very awkward and compromised flat plans, and an undercroft parking area will increase the risk of anti-social behaviour. Further details on the panel's views are provided below.

Massing and development density

- The panel express concerns about the scale and quantum of development as currently proposed; they feel the constraints of the site will make it difficult to accommodate the scale of development proposed successfully.
- They note that the plot ratio seems very high, considering the configuration of the blocks with the parking court in the middle of the site.
- A reduction in the quantum of development could relieve pressure on the layout, enabling significant reduction in the numbers of single aspect flats, and an improvement in amenity, quality and outlook of the units.
- The panel notes that historically, the public house on the corner would have been a landmark; the tallest element of the urban block. The proposed massing of the new build elements rises above the existing public house, and presents an uncomfortable relationship with the historic building.

Place-making and landscape design

- The panel would encourage the design team to retain the mature tree on West Green Road, as a positive feature of the existing site, alongside the locally listed public house building. They note that the majority of open space within the red-line area is given over to vehicle circulation and parking, which in tandem with an open

undercroft area (also for parking) would create an unpleasant inner courtyard. There is also a risk this would foster anti-social behaviour.

- They would encourage the design team to explore alternative site layouts, to increase the amount and quality of amenity space - rather than giving space to the park as currently proposed.
- Separating the residential parking from the community parking could also help to reduce the dominance of parking, and could enable the introduction of a courtyard garden for residents.
- The design approach of providing a good 'edge' to the adjacent park, that provides good levels of vitality and surveillance, could potentially be of great benefit to the quality and nature of the park, without necessarily transferring additional land over to the park.
- They note that Y-shaped parks can be very successful, as they can appear much larger than they actually are. Mature, simple landscape proposals can work very well in this type of setting, whilst play space should preferably not be located at the nexus of the Y.

Scheme layout

- The panel would strongly encourage the design team to step back from the current proposals and explore alternative site layouts, to achieve a higher quality, more coherent development.
- The panel also questions whether additional commercial units in this location would be successful, as the existing units on the other side of the street appear to be very marginal.
- A more relaxed approach to the uses appropriate on the West Green Road frontage, for example with community uses or homes with front doors, could be more appropriate.
- This would also potentially enable the development to be set back behind a small landscaped strip, allowing retention of the existing mature tree on the frontage.
- The panel support the decision to locate the church and nursery together, but feel that extra thought is required in order to make both parts of the building work well. Further thought is needed to avoid blank elevations and improve the quality of accommodation for the nursery.
- The panel also notes the small nursery courtyard, as currently designed, would be a dark and inhospitable external space. The residential accommodation is currently configured as a T-shaped block, which results in awkward planning, and compromised circulation and light levels within residential layouts, as it creates a lot of internal corners.

- The panel would encourage the design team to evaluate the proposed apartments against housing quality guidelines, to ensure that appropriate standards are being met.
- The residential access decks are also not ideal; despite being open at the ends they are neither internal or external spaces.
- The panel notes that breaking the residential accommodation into separate buildings may be more successful.

Architectural expression and detailed design

- The panel would encourage the creation of a more generous and prominent entrance to the residential units on West Green Road; retention of the existing mature tree could help create a pleasant threshold space.
- The panel feels that some of the emerging details of the design of the church could be very positive (for example, the 'spire'), and they welcome the proposal to restore some of the lost details from the public house.
- They would encourage some further refinement of the architecture, to achieve high quality building, for this important community use.
- They would also encourage a simpler approach to the massing of the church building, with a less stepped profile, which would improve circulation, and reduce construction costs.
- The panel express concerns about inconsistencies in the detailed design. More thought is needed to resolve technical elements such as service risers, to ensure buildability.

Next steps

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

Second Review – 18th March 2018

Summary

The Quality Review Panel welcomes the detailed and helpful presentation, and feels that the design team has responded well to the comments from the previous review. The panel considers that the proposals have the potential to deliver high quality development. It broadly supports the revised layout and the changes to the configuration of the blocks, and feels that the reduction in commercial accommodation is a positive response to the local context. However, it considers that a final iteration of the design is required (as outlined below), in order to fine-tune some of the detailed aspects of the scheme. In this regard, it highlights scope for refinement within: the design and activation of the ground plane of the development,

including the robustness of the public realm; the architectural expression of the different buildings on the site; and the quality and amenity of some of the residential accommodation. Further details on the panel's views are provided below.

Massing and development density

- The panel generally supports the emerging massing and configuration of the development.
- The panel supports the principle of breaking the development into smaller elements that allow public routes through to the park behind – but recommends careful thought about the edges of the blocks fronting onto the park, to ensure a good level of informal surveillance and activity.
- The panel considers that the residential block at the south of the site at Stanley Road would work better if it was configured similarly to the other residential blocks. A single set-back storey at roof level fronting onto the open space of the park would present a much more comfortable proportion than the two set-back storeys as currently proposed, whilst retaining the same overall number of building storeys.
- With regards to the question of whether an additional storey of accommodation would be achievable above the new church building, the panel does not rule it out, but considers that an argument could be made for it if it was of exceptional design quality, perhaps with an intriguing geometry.
- Other issues to consider would be that any increase of height in the accommodation above the church would be visible in local and distant views, and that the impact of the proposed contemporary 'spire' would be lost.

Place-making and landscape design

- The panel welcomes the appointment of a landscape architect. A carefully considered landscape design could unlock the potential of the spaces being created within the development, whilst supporting and reinforcing activity, surveillance and safety within and around the site.
- The design of the public realm should help to reinforce the park edge as the 'heart' of the scheme, and should focus activity in this location, to avoid an anti-social behaviour hot-spot.
- The panel welcomes the move to retain the existing mature tree on West Green Road, as this will allow the scheme some 'breathing space', as well as signifying the start of the park, which is located behind the buildings.
- It would encourage a detailed survey of the existing trees to be retained on, or immediately adjacent to the site, in order to establish whether there is any risk of damage to root zones during the construction. Measures should be taken to protect tree roots; the massing or configuration of the development adjacent should be adjusted where necessary to achieve this.

- A stronger tree-planting strategy for the site as a whole could help improve the quality of some of the secondary external areas, for example the car park.

Scheme layout

- The panel generally supports the scheme layout, whilst noting some areas in which this could be fine-tuned.
- The design and configuration of the interface of the development with the park to the south requires very careful consideration. Re-locating the larger 'family' duplex apartments to this location will enable provision of individual front doors, giving a good level of informal surveillance.
- Duplexes in this location would also enable bedrooms to be located at first floor level; ground floor bedrooms fronting onto the park should be avoided.
- The design of the public realm at this interface should seek to maximise the 'eyes on the street', in addition to activity levels, footfall, and views through from the street into the quieter areas beyond.
- Care should be taken to avoid the creation of private gardens at the park edge that could in time be bounded by tall fences limiting natural surveillance and the perception of safety.
- The reduction of commercial accommodation onto West Green Road is welcomed, as being a more appropriate response to the local context.
- The bin store is located at a very prominent corner onto West Green Road. The panel would encourage relocation of the bin store away from this primary frontage. A more public-facing function, i.e. a retail/commercial or community use, would be more appropriate in this location. The panel notes that the design of the church has not changed significantly since the previous review. It feels that the contemporary 'spire' could be very successful.

Architectural expression

- Scope remains to refine and enhance the architectural expression of the proposals. The panel would encourage the design team to explore a greater exuberance within the architecture of the different elements of the development as a whole.
- It notes that the predominant architectural context of West Green Road includes both oriel and bay windows, and there are virtually no 'flat' buildings.
- Well-detailed, high quality brickwork will be very important to ensure the success of the development, in place-making terms; both within the context of West Green Road, and also as a back-drop and setting for the park.
- In addition, the materiality and design of the balconies within the development could be explored further to add richness and detail to the building elevations.

- The panel considers that the configuration and design of the (thinner) middle block of accommodation onto West Green Road holds further potential for refinement. It suggests inclusion of bay windows and / or winter gardens, instead of inset north-facing balconies. This could help add a more intricate layer of detail to the elevations, as well as enhancing the quality and amenity of the accommodation.
- The solid brickwork band of the setback above ground floor level at the eastern block of development fronting onto West Green Road currently appears visually heavy. The panel think this detail should be refined – for example by introducing a more vertical rhythm within the brickwork of this band, that references the scale and verticality of the townhouses.
- The panel feels that the street elevation along West Green Road could be very successful if the two new residential blocks could each be visually more distinct from the other, and from the new church and nursery (within the existing public house building).
- Different treatment of all of the blocks in the development would be supported. It will be important for all of the buildings to have a common 'language' and shared principles, but potential exists to further refine and explore the distinct personalities of the different blocks.

Next Steps

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

Appendix 4: Development Management Forum 22nd March 2018 – Briefing Note

Attendees

Three members of the public were present.

Overview

The Forum was advertised to residents by Haringey Council via A4 notices posted by the site and in the local area. The Forum was held at West Green Primary School.

The Forum was led by the Head of Development Management.

Generally, the discussion was robust and attendees had the chance to raise any concerns or questions and have them answered by officers, the applicant, their architects or other representatives.

Issues

Issues raised broadly covered the following areas:

- Nursery layout
- Underground parking arrangements
- Park layout, play space and size increase
- Non-church related community facilities
- Proposed uses
- Cycle parking
- Affordable housing provision and property tenure
- Refuse storage
- Solar panel provision
- Height and canyon effect
- Sound proofing
- Sustainability
- Material finish

These matters will be discussed in detail in the case officer's committee report.