



Haringey Quality Review Panel

Report of Formal Review of 867-879 High Road

Wednesday 19 June 2019

River Park House, 225 High Rd, Wood Green, London N22 8HQ

Panel

Peter Studdert (chair)
David Ubaka
Joanna Sutherland
Chris Twinn
Wen Quek

Attendees

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paparisto	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
John McRory	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Fred Raphael	London Borough of Haringey
Matthew Maple	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.

1. Project name and site address

867 – 879 High Road, Tottenham, London N17 8EY

2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Sean Bashforth	Quod
Adrian Ball	F3 Architects LLP
Katie-Hannah Wright	F3 Architects LLP
Dmitri Yasenev	F3 Architects LLP
Eike Sindlinger	Arup
David Livesey	Re-form

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's views

The application site is 1.2ha and primarily contains a large format retail unit (trading as a B&M Store) and surface car park. The site also includes a Grade II listed building (867 and 869 High Road) within the eastern site boundary, together with a row of five small retail units towards the south of the site. It lies within a wider strategically allocated parcel of land (NT5 - High Road West), pursuant to the Tottenham Area Action Plan (AAP). A masterplan (adopted in 2014) is in place for the area (the High Road West Masterplan Framework. The NT5 site allocation for the wider area calls for a masterplanned comprehensive development, creating a new residential neighbourhood and a new leisure destination. It also envisages a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure. Site requirements indicate that the applicant's development should accord with the principles set out in the most up to date council approved masterplan.

The application is a hybrid application, with full planning permission sought for Blocks G and D; and building works to the listed building at 867-869 High Road. Details of the development for the remainder of the site will be submitted in outline, with matters of scale, layout, appearance and landscaping reserved in relation to Blocks A, B, C and details of appearance and landscaping reserved in relation to Block E.

Planning officers seek the panel's view of the applicant's proposals at both a strategic level and at a detailed level in terms of the indicative buildings, circulation and access, open space proposals, parking, and the relationship to existing context. They would also welcome comments on the scope and approach of a design code for the scheme.



5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to comment on the evolving scheme at the pre-application stage. The panel feels generally positive about the way that the proposals are evolving, and welcomes the inclusion of Block D as a detailed component of the hybrid planning application, following feedback from the previous review.

It understands that certain buildings within the masterplan have seen the addition of extra storeys of accommodation within this most recent iteration of the design. It feels that the proposed increase within Blocks B and C could be acceptable, subject to the quality and detail of the design codes. However, the panel does not support an increase in height to Blocks G and E.

The panel welcomes the evolving proposals for Block D. However, it feels that scope for improvement remains within the elevational treatment of Block G, and the expression and three-dimensional nature of Blocks A and B (the tower). The panel feels that the strategic elements of the landscape design of the site will be successful.

In general terms, the parameter plans and design codes will need to be very carefully considered in order to control the key elements that will establish the scheme's quality. In particular, the panel notes that the detail of the tower (Block B), in addition to the landscape design of the whole site, will need to be very carefully pinned down in the design code.

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

Massing and development density

- The panel understands that as the scheme has evolved since the last formal review in March 2019, some of the building heights have increased.
- In general terms, the panel feels that the increased heights identified within Block B and Block C could be acceptable, subject to a high level of detail within the design code that ensures the blocks are extremely well-designed. However, it considers that increasing the heights of Blocks G and E is not appropriate.
- The panel understands that the move to increase the building heights within the current site is being justified through the increased scale of the open space proposed at the centre of the site. In this regard, it notes that as the open space narrows to the site immediately south, it would expect the scale of the development in this part of the masterplan to reduce accordingly.



- Detailed comments on these adjustments are included in the sections on the individual blocks below.

Public realm and landscape design

- The panel feels that the strategic elements of the landscape design of the site will be successful.
- It notes that there is a good balance of parking, and open space, and the interface between public and private realms has been well-considered, especially with regards to the provision and design of defensible space.
- It welcomes the key principles of the design of the public realm, and supports the way that the entrance areas into the development have been given better definition and enclosure, and a sense of arrival, through the introduction of very robust signage elements.
- The panel notes that the design of Brook House Yard is an outline part of the application, and suggests that the success of the space will be highly dependant upon the management regimes in place.
- Pickford Lane is now a very strong element within the public realm design of the site.
- It highlights that as the landscape design is a reserved matter, the Design Code will need to be very clear and robust about the detail and quality of the landscape and public realm.

Blocks F/G

- The panel feels that the increase in height of Block G (as proposed in the current drawings) is not justifiable because of its overbearing impact on the listed buildings on the High Road.
- The panel would like to see a more generous floor to ceiling height in the commercial elements at ground floor in this section of the masterplan. With the removal of the additional floor above, this would then provide a good basis for developing a well-proportioned elevation to the square.
- The panel would support the principle of Block G having a unique identity within the square, given that it is a mixed use building rather than being purely residential. The current faceted approach to the design of the frontage to the square shows considerable promise and should be developed further.
- The panel questions whether the microclimate of the block has been assessed in terms of amenity, especially with regard to potential wind effects on the café and seating area near the corner of the block.



Block E

- The panel expresses concern about the proposals to increase the height of Block E. It considers that the scale of the buildings within the masterplan should step down from Block D towards the High Road, resulting in a reduced height for Block E.
- It would encourage the design team to consider this section of the masterplan further, in collaboration with Haringey officers.

Block D

- The panel supports the evolution of the architectural expression of Block D. As the detailed design of this element of the scheme progresses, the panel would encourage close collaboration with Haringey officers to ensure that this importantly-located building fulfils its obvious potential.
- It welcomes the dynamism and distinctiveness of the primary façade that addresses the proposed park, and feels that the deep chamfered elevational treatment could be very successful.
- As the geometry of Block G could potentially relax (as outlined above), the visual relationship with Block D would change. The panel welcomes the distinct personality of the proposed expression of Block D.
- The panel supports the inclusion of 1.5m balconies, as this will provide good private amenity for the residents.
- The inclusion of deep reveals within the balconies and window openings which provide good levels of solar shading are welcomed, as a response to the south-facing orientation of the primary façade.
- The two-storey base could be a very positive part of Block D; the panel considers that locating maisonettes at the ground level (as proposed) will help to enhance the privacy and amenity of the residential units.

Block C

- The panel supports the evolving design of Block C, and feels that the increased height (of one complete storey plus an additional part storey above) as proposed could potentially be acceptable, subject to a well-considered design code that enables a high quality building, in terms of the design of the accommodation, the architectural expression and the interface with - and design of – the public realm immediately adjacent.

Blocks A/B (the tower)

- The panel reiterates its previous view that it has serious concerns about the use of outline permissions for towers of this scale and sensitivity.



However, if the authority is able to specify a detailed design code for Block B that guarantees a high standard of design, then this may be acceptable.

- In particular, the proposed increase in height of 3 storeys on Block B could be acceptable if the design code establishes a very high quality of design in the materiality, detail, three-dimensional form, roofline and interface of the tower with the public realm at ground level. The tower should have a special character, with high quality materials and details.
- The panel considers that the design code for Blocks A and B needs to enable both a certain level of flexibility, whilst at the same time establishing clear objectives. It would encourage the design team to work closely with Haringey officers on the detailed technical aspects of the design code.
- The panel feels that there is scope for further refinement in the detailed design of Blocks A and B, and in particular the junction between these two elements. It would like to see a more dynamic and elegant approach to the built form, which avoids the creation of a monolithic structure within the masterplan.
- It would encourage the design team to further explore the three-dimensional form of the tower in greater detail, to both enhance the visual qualities of the roofline, but also in terms of a sculptural response to minimise over-shadowing, maximise access to sunlight in the immediate area, and mitigate wind issues locally.
- In this regard, the panel wonders whether the approach to managing the microclimate around the tower does need to be more robust; it questions whether 5m trees will mitigate wind issues in both summer and winter.

Next steps

The Quality Review Panel would welcome the opportunity to consider the detailed aspects of the proposals at a further Chair's review, when more detailed information is available, with particular reference to Blocks D and G.



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.

