



FRAME PROJECTS

## **Haringey Quality Review Panel**

### **Report of Chair's Review Meeting: 867 – 879 High Road**

Wednesday 11 December 2019

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

#### **Panel**

Phyllida Mills (chair)

Joanna Sutherland

#### **Attendees**

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

#### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Graham Harrington	London Borough of Haringey

#### **Confidentiality**

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

Sean Bashforth	Quod
Adrian Ball	F3 Architects LLP
Katie-Hannah Wright	F3 Architects LLP

## 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, a new high-quality public square and an expanded local shopping centre, in addition to an uplift in the amount and quality of open space and improved community infrastructure.

Following two previous pre-application reviews, two separate applications were submitted in October 2019: a listed building consent application for internal and external works; and a hybrid (part outline / part detailed) planning application for development of up to 330 new homes and a small retail /café / restaurant use on the ground floor of Block G. Proposals for the listed buildings and Blocks D and G are submitted in detail. The remainder of the site is in outline, with matters of scale, layout, appearance and landscaping reserved for Blocks A, B and C and details of appearance and landscaping reserved for Block E.

Officers sought the panel's view on whether the amendments to the detailed proposals for blocks D and G have been successful, and their relationship with the wider proposals, including the listed building, Block F.



## 5. Quality Review Panel's views

### *Summary*

The panel is broadly supportive of the planning application, subject to a number of detailed amendments to Block G and Block D, listed below. It welcomes the amendments that have been made to the scheme following the previous review in June 2019 and feels that these have been successful in improving the relationship with the heritage buildings on site (Block F) and improving the townscape qualities of the development. The panel welcomes the reduction in height of parts of Blocks G and E. However, it considers that scope for refinement remains within the architectural expression and detailed layout of Blocks D and G. While the scope of the review was limited to the detailed elements of the hybrid application (Blocks D and G), the panel also reiterates that the parameter plans and design codes within the application will need to be very carefully considered to protect elements critical to the scheme's quality. The language used within the codes will be extremely important to ensure a high quality of design and materiality; for example, the use of the term 'shall be' rather than 'could be'. The panel also highlights that the design and detail of the tower (Blocks A / B), the other buildings in outline, and the landscape design across the whole site will require careful consideration at reserved matters application stage. Further details of the panel's views are provided below.

### *Block D*

- The panel remains supportive of Block D and understands that it has remained largely unchanged since the previous review.
- As at the previous review, the panel supports the approach to the primary elevation, with deep reveals, inset balconies, chamfered brickwork and a dynamic composition that addresses the park to the south. However, it feels that some scope for refinement remains within the architectural expression of the building.
- The panel considers that a greater visual 'solidity' to the main, central section of the elevation would improve the overall composition. In this regard, it would encourage the design team to explore increasing the dimension of the vertical framing elements, in addition to providing a more substantial parapet.
- Increasing the visual 'solidity' of the upstands to the balconies could also give the building a greater visual weight, while also improving the sense of privacy and functionality for the balcony spaces.
- The panel would encourage a further iteration of the design process to interrogate the plan of the accommodation in terms of how it relates to the design of the façade - to ensure that balconies are located off living spaces and that the size and location of window openings is appropriate for each room. It notes a conflict between some of the standard flat types and the



composition of the exterior façade, which has resulted in reduced access to external balconies within some of the flats.

- Maximising views from circulation areas of the block to the communal areas outside would be supported. Doors onto the podium should be wide, and fully glazed - and should include side lights where possible. In addition, windows that offer a view of the communal area from each floor of the stairwell would be welcomed.

#### *Block E*

- The panel welcomes the adjustment to the building height of Block E, that removes the additional storey and reduces the visual dominance of the block, improving its sensitivity to the setting of Block F, a Grade II listed building.

#### *Block G*

- The panel welcomes the partial reduction in height of Block G to step down the storey heights.
- It also supports the inclusion of a more generous floor to ceiling height in the commercial elements at ground floor level and feels that this is now working well.
- There remains scope to improve the design of the main residential entrance, to give it greater presence on the street, while also reducing the visual prominence of the electrical cupboards. Further consideration of the materials proposed for the entrance could help to reinforce its 'special' nature, whether through the inclusion of bronze or timber for example.
- The panel would also encourage the design team to explore options to mitigate any potential nuisance from the commercial waste being wheeled in front of the entrance to the main residential core. Consideration of the detailed layout at ground floor level - and of the proposed management arrangements - could help with this.
- The articulation of the façade fronting onto the open space is working well, and the awnings provide a welcome level of detail and enclosure for the external space.
- The play of the components within the elevations are successful; however, similarly to Block D, the panel would encourage further work to interrogate how the plan relates to the façades, to ensure that balconies are located off living spaces and that the size and location of window openings is appropriate for each room.



- Aligning the window on each floor to sit centrally within the long corridor on the north façade of Block G would also be supported.
- The panel welcomes the set-back upper level, faced with bronze cladding. It highlights that the quality of the cladding finish is critical and expresses concern that if a cheaper cladding material is used this could dilute the architectural quality of the block.

#### *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.
- The proposed increase in height of 3 storeys on Block B from the initial review in March 2019 (at 26 storeys, max +97m AOD) to the current application (at 29 storeys max +103m AOD) could be acceptable if the design code establishes a very high quality of design. Achieving this will require careful definition of materiality, detail, three-dimensional form, roofline and interface of the tower both with Block A and 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 should enable both a certain level of flexibility, whilst at the same time establishing clear objectives and a clear quality standard consistent with Blocks D and G. It would encourage the design team to work closely with Haringey officers on the detailed technical aspects of the design code.

#### *Next steps*

Subject to the resolution of the issues noted above, the panel is broadly supportive of the application. It would welcome a further opportunity to review all of the proposals at reserved matters stage.



**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.

