

Appendix 6: Quality Review Panel Report

Most recent (Chair's review – 12/02/2020)

CONFIDENTIAL



Haringey Quality Review Panel

Report of Chair's Review Meeting: Caxton Road

Wednesday 12 February 2020

Unit D, 199 Eade Road, Harringay Warehouse District, London N4 1DN

Panel

Peter Studdert (chair)
Hari Phillips

Attendees

Richard Truscott	London Borough of Haringey
Tobias Finlayson	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
Rodney Keg	London Borough of Haringey
John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey

Confidentiality

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Report of Chair's Review Meeting
12 February 2020
HQR91_Caxton Road

1. Project name and site address

Caxton Road, Wood Green, London N22 6TN

2. Presenting team

Luke Cadman	Aitch Group
Craig Sheach	PRP LLP
Yiling Wang	PRP 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 briefing

The site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by the vehicle ramp serving the Wood Green Mall car parking. The site is currently vacant; a petrol filling station (last use on site) was removed several years ago.

The site is neither listed nor within a conservation area. However, it is within the southernmost part of the Wood Green Library site allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. Although a relatively small part of the overall site allocation, the proposed scheme takes into account both the Council's future ambitions as well as how a wider masterplan for the site allocation would still be achievable. In terms of parking, the site is PTAL 5 and therefore, aside from the requirement to provide 10 per cent Blue Badge spaces on site, development with limited or no on-site car parking will be supported.

The current proposal is for redevelopment of the vacant site to provide a residential led mixed use development comprising approximately 75 C3 units and 1,000sqm of commercial floor space within a varied block form of a maximum nine storeys.

Subject to meeting other material planning considerations, officers generally support the approach to redevelopment of the site to create a mixed use development, while not prejudicing the wider aims and objectives of the site allocation. However, officers highlight the need for development heights on parts of the site directly opposite the residential buildings on Caxton and Mayes Roads to respect their residential amenity.



5. Quality Review Panel's views

Summary

The Quality Review Panel feels that the design team has addressed many of its comments from the previous review in December 2019 and that, subject to some further small refinements, the scheme now promises high quality development.

The panel supports the approach taken to the massing and distribution of accommodation and uses, and welcomes inclusion of deck access to improve the quality and liveability of residential units. While the general approach is supported, the panel feels that scope for further refinement remains within the architectural expression of the proposals, and within the design of the main residential entrance onto Caxton Road. Further details of the panel's views are provided below.

Massing and development density

- The panel welcomes the adjustments to the distribution of the massing, and considers that locating the tallest element to mark the termination of the view down Brook Road is appropriate.
- It also supports the approach to visually break up the mass into simpler elements, and feels that this is particularly successful at the frontages onto Caxton Road and Mayes Road.
- Creating a more uniform scale for the development fronting onto Caxton Road, as currently proposed, helps to establish a positive relationship to the existing houses opposite.

Place-making

- The panel welcomes the wider masterplan, outlined to provide the immediate context of this development, in order to anticipate some of the future possibilities. It feels that the proposed scheme is a sensible and pragmatic response. Future links into the market hall and north east towards the library and the centre of Wood Green would be very desirable.
- It supports the clarity of the nature and roles of Caxton Road and Caxton Mews / New Road. The makers' space in the yard area seems well considered.

Layout of residential accommodation

- The panel commends the design team's work to minimise single aspect residential units.
- It also supports inclusion of generous deck access circulation, and considers that pulling the deck away from critical windows as proposed could

Report of Chair's Review Meeting
12 February 2020
HQRP91_Caxton Road



significantly mitigate privacy issues. The deck is also likely to have amenity value as a space to watch over children playing in the courtyard below. This could be accommodated in the detailed design of the deck.

- The panel would encourage further work to unify the existing residential entrances by bringing the external stair inside, within the lobby area. This would create a single entrance, which could be very generous and glazed to allow light inside and views through - and up the stairs - to the landscaped courtyard beyond.

Architectural expression

- The panel supports the simpler approach to the architectural expression and the articulation of the different block-forms within the proposals.
- It welcomes the use of a lighter brick within the courtyard area. However, it would encourage the design team to wrap the edge of the outer façade of darker brick round into the courtyard, rather than the lighter brick wrapping onto the outer façade, as currently proposed.
- A more generous glazed residential entrance onto Caxton Road would be encouraged, as suggested above.
- The panel asks whether a more muted colour scheme should be used for balconies and window frames rather than black, which would result in quite a stark contrast.
- In addition, the detailed design of the parapets and balconies could strike a better balance between achieving openness on the one hand and privacy and screening on the other.
- Further consideration of how the relationship between the residential entrance on Caxton Road and deck access circulation above might be perceived would also be welcomed, in order to resolve any visually awkward juxtaposition in the elevation.
- The quality of materials and construction, for example the bricks used, and the detailed design of the deck access, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.

Next steps

The Quality Review Panel supports the proposals for development at Caxton Road, subject to some minor adjustments and refinements as outlined above.



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.



Most recent (Full review – 04/12/2019)

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Caxton Road (rev A)

Wednesday 4 December 2019
River Park House, 225 High Road, Wood Green, London N22 8HQ

Panel

Hari Phillips (Chair)
Edward Jarvis
Hugo Nowell
Andy Puncher
Lindsay Whitelaw

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

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Revisions

A revised section of text has been introduced in order to clarify or expand upon the text in the 'Planning authority's views' section of the report (page 2). The amended paragraph of text is prefaced by **.

Report of Formal Review Meeting
4 December 2019
HQR91_Caxton Road_revA

Project name and site address

Caxton Road, Wood Green, Haringey, N22 6TN

1. Presenting team

Luke Cadman	Aitch Group
Craig Sheach	PRP LLP
Jessica Rust	PRP LLP
Sunny Desai	DP9 Ltd

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 site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by a vehicle ramp serving the Wood Green mall car parking. The site is currently vacant with the petrol filling station (last use on site) having been removed several years ago. It is not in a conservation area, but, is within the southernmost part of the Wood Green Library Site Allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. As such any proposals for the site will need to give consideration to the Council's future ambitions and the masterplan for the site allocation over the medium to long term. The site is PTAL 5 and aside from the requirement to provide 10 per cent 'blue badge' spaces on site, a development with limited or no on-site car parking will be supported.

The proposal is for the redevelopment of the site to provide a residential led mixed use development comprising 77 new homes and approximately 1000 sqm of commercial floor space within a varied block form of a maximum nine storeys.

**Subject to the meeting of other material planning considerations, officers are broadly supportive of the approach to redevelopment of the site to create a mixed use development, particularly as it gives appropriate consideration to and does not prejudice the wider aims and objectives of the site allocation. Officers would welcome the panel's views on the scheme's design quality.



5. Quality Review Panel's views

Summary

The Quality Review Panel feels that the Caxton Road site holds significant potential to create a high-quality scheme that will reinforce key links between Wood Green and Haringey Heartlands. The panel welcomes the depth of thinking that underpins the proposals presented. As design work continues, it will be essential to clarify how the ground floor uses relate to the public realm and pedestrian routes - and how these might evolve over time within the context of the wider masterplan. While the overall scale of the scheme is acceptable, the panel recommends some adjustment in the location of the tallest elements. A simpler approach to the three-dimensional form of the development and the roofscape would also be supported. At a more detailed level, the panel would encourage further thought about the residential layouts, to minimise single aspect units, and simplify internal circulation. Scope for refinement of the architectural expression also remains. While the panel recognises the care that has been taken in developing an architecture that is respectful of the Victorian terraces nearby, it would however advocate a simpler approach that was less constrained by the visual cues of adjacent houses. The panel would welcome an opportunity to consider the scheme in greater detail as the proposals evolve. Further details of the panel's views are provided below.

Massing and development density

- The panel feels that the overall scale and massing of the development terms is broadly acceptable for the location.
- However, it would encourage the design team to reconsider where the tallest element of the scheme should sit within the site, from a townscape perspective.
- An approach that shifts the mass to use the taller elements to mark important corners would be supported. Exploring options to redistribute, model and test the massing could also result in a greater generosity for the central space.
- At a detailed level, there is scope to refine the three-dimensional modelling of the roofscape. A simpler approach to the upper levels of accommodation could improve both the internal layout and visual qualities of the scheme.

Place-making

- As the design of the proposals evolve further, the panel would encourage the design team to explore in greater detail what the future vision for the wider masterplan might look like. This could help to inform key decisions about the distribution of uses at ground level, and key routes within and beyond the site boundary. In this regard, it highlights that much greater clarity is needed over the nature and roles of Caxton Road and Caxton Mews.



- It considers that the aspiration to provide two pedestrian routes lined with retail frontages is unrealistic. It would encourage the design team to focus on creating an active residential frontage on Caxton Road (to the west of the site), and commercial frontage along Caxton Mews (to the east of the site, adjacent to the indoor market). Mayes Road is a busy thoroughfare, so may also be able to support some retail activity.
- The active residential frontage onto Caxton Road could include maisonettes with individual front doors, and the primary residential entrance.
- On Caxton Mews, the panel understands direct linkages may become possible to the indoor market, the shopping mall, and to the north towards the library. Any proposals for Caxton Mews need to be robust enough so that they can accommodate a range of scenarios both within the current context and as the area transforms.
- One approach would be to design accommodation on Caxton Mews that could be occupied by creative businesses and maker spaces in the short-term and be converted to retail use over the longer-term - if it becomes part of the primary pedestrian route from Wood Green to the Heartlands. The panel agrees that office space is less likely to be viable in this location.
- Caxton Mews could also benefit from meanwhile uses, to enable the creation of a more vibrant street in the short-term. An example of successful meanwhile use is Blue House Yard in Wood Green.
- The panel supports the aspiration for a car-free development, and expresses concern about the area of undercroft disabled person parking within Caxton Mews, as it may foster anti-social behaviour. It asks if these disabled person parking spaces could be accommodated on street instead and suggests that this approach could be more flexible in response to need.

Layout of residential accommodation

- The panel highlights that further work is needed to minimise the number of single-aspect residential units. North-facing single aspect units are not best practice - and south-facing units can be equally problematic due to overheating. It considers that a slight offset in building line that enables windows coupled either side of a corner does not result in dual-aspect accommodation.
- Possible solutions to explore include reconfiguring the circulation and core locations, and the provision of dual aspect duplex units. In addition, deck access can also work well in this regard if it is generously proportioned and carefully designed to mitigate privacy issues.



- Further work to simplify and reduce the length of corridors, make the primary residential entrance more prominent and improve the entrance sequence, would also be encouraged.
- In terms of the roof terraces, the panel welcomes the move to provide perimeter planting beds. The potential exists to increase the width of these beds to provide a greater sense of enclosure and protection, alongside increased biodiversity.
- Where roof terraces are in private ownership, these deep perimeter beds could be maintained as part of the property management service, to ensure they are well-maintained.

Architectural expression

- A simpler approach to the architectural expression and the detailed massing of the proposals would be supported. The panel feels that the site should be seen as part of the 'town centre', as Caxton Road (bounding the west of the site) represents the natural boundary between the residential streets to the west, and the town centre blocks to the east and north. The proposal should express greater confidence in its own architectural language and not be too deferential to the adjacent residential context.
- The panel does not feel it is necessary for the development to match the adjacent terraced housing in terms of scale or the proportions of windows.
- However, full-height glazing may not be ideal, due to overheating, lack of privacy, and making it more difficult to arrange furniture.
- The panel would welcome an opportunity to consider the architectural expression in greater detail as the scheme evolves further.

Design for inclusion, sustainability and healthy neighbourhoods

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole. It would also welcome information on how the scheme will meet the aspirations of the 'heathy neighbourhoods' agenda, alongside enabling inclusion and diversity.

Next steps

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



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