

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2020/0124

Ward: Bounds Green

Address: Partridge Way, London N22 8DW

Proposal: Demolition of the existing garages and redevelopment of the site to provide a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats (all for Council rent), with amenity space, associated bin stores, cycle stores and disabled and visitor parking, and provision of play space and landscape improvements in the vicinity of the site.

Applicant: Haringey Council

Agent: Unit One Architects Ltd.

Ownership: Haringey Council

Case Officer Contact: Conor Guilfoyle

2. BACKGROUND

- 2.1. The proposed development is a pre-application and is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee. The applicant has been recently engaged in pre-application discussions with Haringey Officers.
- 2.3. The proposed development forms part of the portfolio of sites under Haringey's new Council homes delivery programme.

3. SITE AND SURROUNDINGS

- 3.1. The site is an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road. It has two main frontages facing these roads.
- 3.2. Trinity Road is a frontage road which runs parallel to Bounds Green Road. Owing to the proximity of the junction of these two roads with Bounds Green Road to the immediate south-west, and the orientation of that street, the site is highly visible

when travelling along Bounds Green Road. The east of site abuts the end of a terrace of two-storey mid-twentieth century houses.

- 3.3. The site is currently occupied by a row of garages fronting Partridge Way. Paving slabs cover the remainder of the site, up to the adjacent houses.
- 3.4. The site is not in a conservation area and does not affect the setting of any locally or statutorily listed building. It is not subject to any notable planning designations.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal comprises demolition of the existing garages and redevelopment of the site to provide; a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats including 2 fully accessible wheel chair homes; associated amenity space, bin stores, cycle stores and disabled and visitor parking; provision of play space and landscape improvements in the vicinity of the site.
- 4.2. All homes would be for Council rent.

5. PLANNING HISTORY

- 5.1. None

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant is yet to undertake pre-application public consultation prior to submission.

6.3. Quality Review Panel

- 6.4. An initial design of the proposal was assessed by the Quality Review Panel (QRP) on 18th March 2020. The QRP's report is attached as **Appendix 1**.
- 6.5. Following the QRP review the applicant amended the scheme. The QRP were in support of the redevelopment of the current site and considered that a high-quality building would transform the perception of the wider area. However, they recommended further refinements to the northern façade (more articulation, now achieved) and the storey link element to the adjoining terrace (now omitted). They supported the use of brick within the façade.
- 6.6. The latest iteration was recently assessed by the Quality Review Panel on 26th August 2020. The Panel were again very supportive of the approach and architectural treatment including the plinth. The Panel however requested that the

type and colour of the brickwork and the detailed treatment of the plinth be carefully explored. They also suggested that the space between the proposed building and neighbouring terrace be considered carefully to ensure its effective use and suggested that the cycle store entrance on the front be omitted for security reasons. Further details of this will be reported to the Committee at the meeting.

- 6.7. The submission of a full planning application will follow, with timescales to be confirmed.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Council's initial views on the development proposals are outlined below:

7.2. Principle of Development

- 7.3. A residential development on this site would be acceptable in land use planning policy terms.

7.4. Design and Appearance

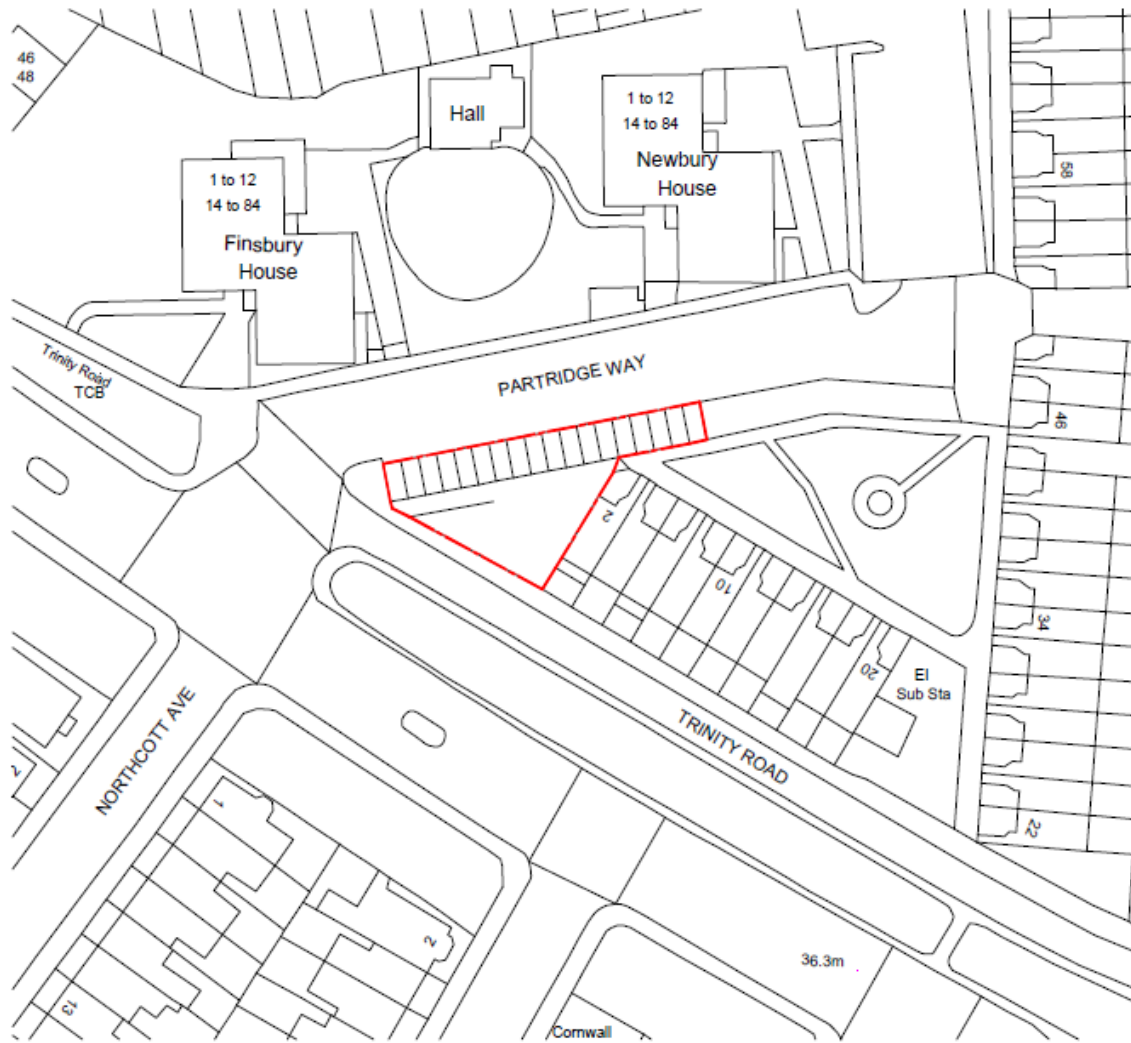
- 7.1. The proposal would replace existing garages and paving with a nine-storey building. The surrounding context is mixed in character, with taller (15 storeys) and broader 'tower blocks' opposite and post-war two storey terraced housing adjacent (Nos 2-20 Partridge Way). The generous spacing between the front and rear of surrounding post-war housing development is typical in this respect.
- 7.2. The older housing stock on Bounds Green Road is set back a considerable distance from the site. Open green spaces are notable in this area and provide a sense of openness and setbacks which allow for a taller building in this location.
- 7.3. The height of the building and its overall massing and form was not objectionable during the previous QRP and is supported by Officers given the above context. It would be noticeably smaller than the older adjacent blocks on Partridge Way.
- 7.4. The design has taken on board comments from the previous QRP and includes detailed articulation of all facades. Following several design considerations, the balconies are proposed to be integrated with the building, rather than cantilevered structures which would add to its visual complexity.
- 7.5. The ground floor area and the stair and core layouts are unusually large in footprint because of the unusual plot layout and constraints in accommodating the units. All units meet or exceed relevant space standards.
- 7.6. The 'plinth' of the lower two floors is supported by Officers as a design solution which would provide visual interest to this part of the building, particularly the

non-residential ground floor. It would reference the adjacent terraces of similar scale.

- 7.7. The site is located between two conservation areas (but not within one) therefore 'views to and from the conservation areas' are being discussed with the council's conservation officer.
- 7.8. The proposal would be finished in brick. The type of brick has not yet been chosen.
- 7.9. There is very limited space for viable on-site landscaping. Details are still being explored at this time, including the possibility of landscaping on adjacent Council owned green spaces.
- 7.10. *Residential Unit Mix and Affordable Housing*
- 7.11. The development would provide 14x1 bed flats and 9 x 2 bed flats.
- 7.12. While 3 bedroom units are not proposed, across the wider Council house delivery programme the Council is seeking to provide a range of unit sizes to address need. This includes such larger family-sized accommodation in accordance with the Housing Strategy and planning policy.
- 7.13. In this instance, the unit mix is considered acceptable in this area due to the constraints of the site and limited buildable area, coupled with the need to optimise the number of Council homes built.
- 7.14. The site has the potential to make an important contribution the 1000 Council homes Haringey has committed to deliver through the Council Housing Delivery Programme.
- 7.15. All the homes would be let at Council rent levels.
- 7.16. *Density*
- 7.17. The appropriate density range within an urban setting with PTAL 4-6 for the site would be between 200-700 habitable rooms / hectare, and between 200 – 350 habitable rooms / hectare in a suburban site.
- 7.18. The site is 0.48 hectares in size. The 29 units would result in density of 115 habitable rooms per hectare. In this context, a larger building would not be appropriate on design or amenity grounds. The density is acceptable.
- 7.19. *Transportation and Parking*

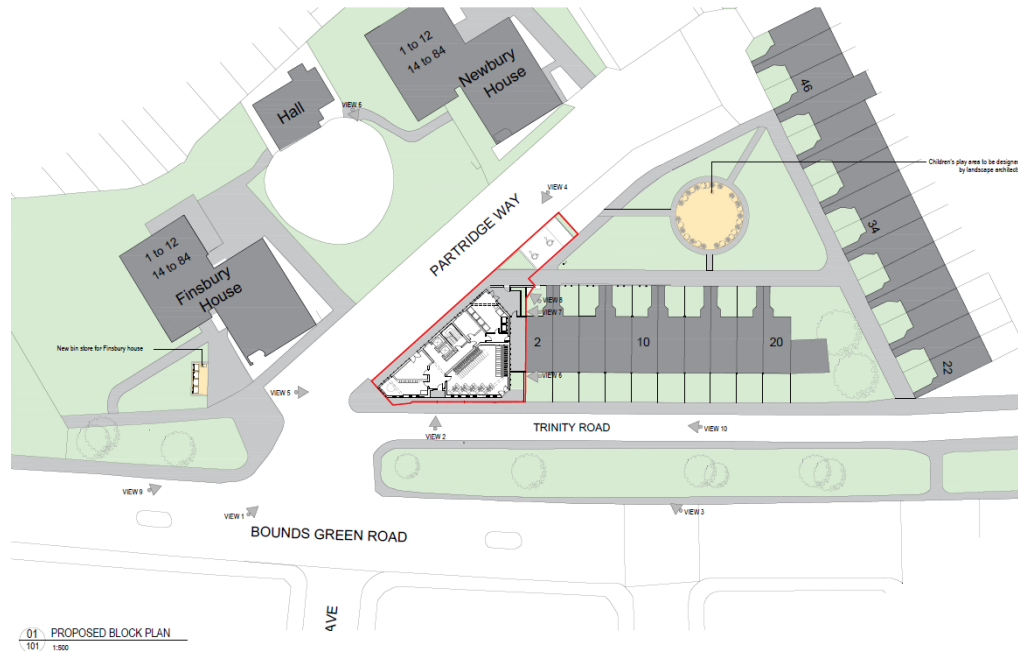
- 7.20. The site lies between Bounds Green and Wood Green underground stations, bus routes pass Bounds Green Road and Wood Green town centre is nearby.
- 7.21. The site has a PTAL score of 4 and 6a, with 6a covering the majority. This provides very good public transport accessibility. Therefore, no on-site resident parking will be provided and this is supported by Officers.
- 7.22. 10% 'blue badge' accessible parking spaces (two provided on Partridge Way) will be required and provided. One adjacent visitor parking space is also proposed.
- 7.23. *Impacts on Amenity of Surrounding Residents*
- 7.24. The planning application would be required to comply with BRE guidelines and ensure that there are no material adverse impacts on the amenity of neighbouring residents and occupiers in terms of access to daylight, sunlight, and overshadowing impacts.
- 7.25. Although tall, the building footprint (front and rear) respects that of the adjacent terraced houses, particularly No.2 immediately adjacent. It would extend deeper than their rear gardens, but this would not cause a detrimental loss of daylight, sunlight, or detrimental overshadowing of those properties or their rear gardens.
- 7.26. Officers are aware that the height, depth, and proximity of the building would be felt most from the rear elevation and garden of No.2 Partridge Way. Here, the building would be angled from their garden to reduce its visual impact from that perspective.
- 7.27. The primary view from the balconies nearest to No.2 would be to the south towards Trinity Road, rather than obliquely overlooking their rear gardens. To avoid a detrimental sense of overlooking, louvered vertical panels would feature on this side of the balconies to deflect views south towards Trinity Road. Officers consider this would successfully overcome amenity concerns.
- 7.28. Due to the location of the site and the distance from nearby buildings, amenity harm is not considered to arise to any other neighbouring property.

PLANS AND IMAGES

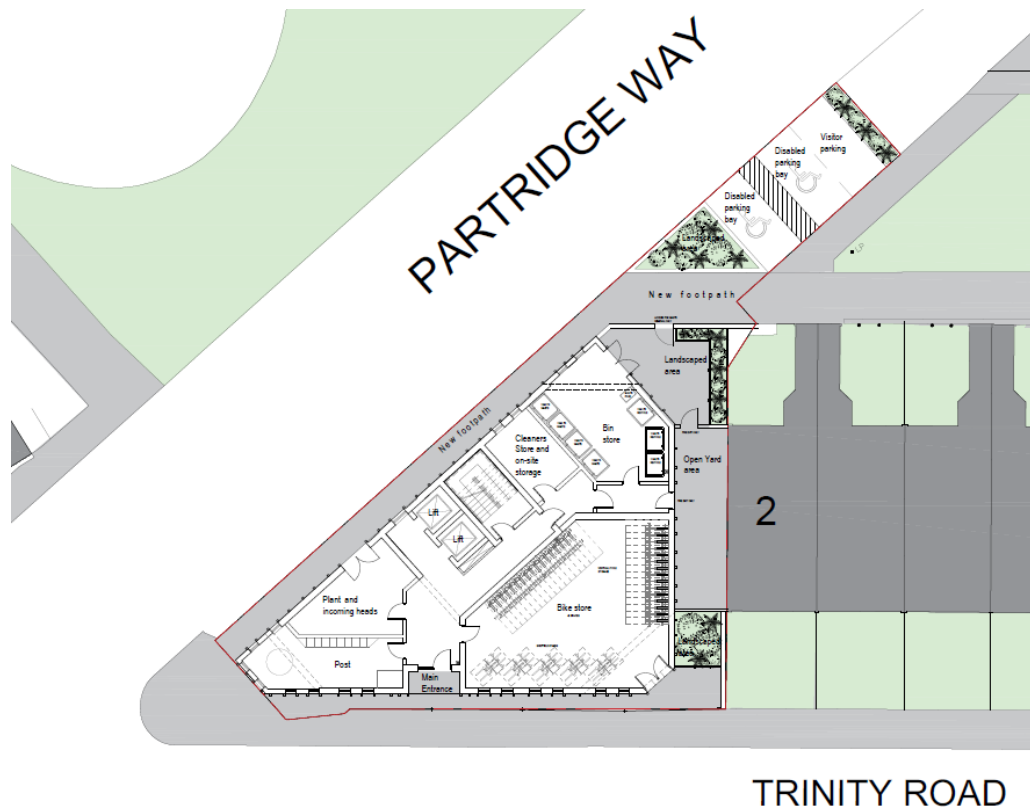


01 EXISTING LOCATION PLAN
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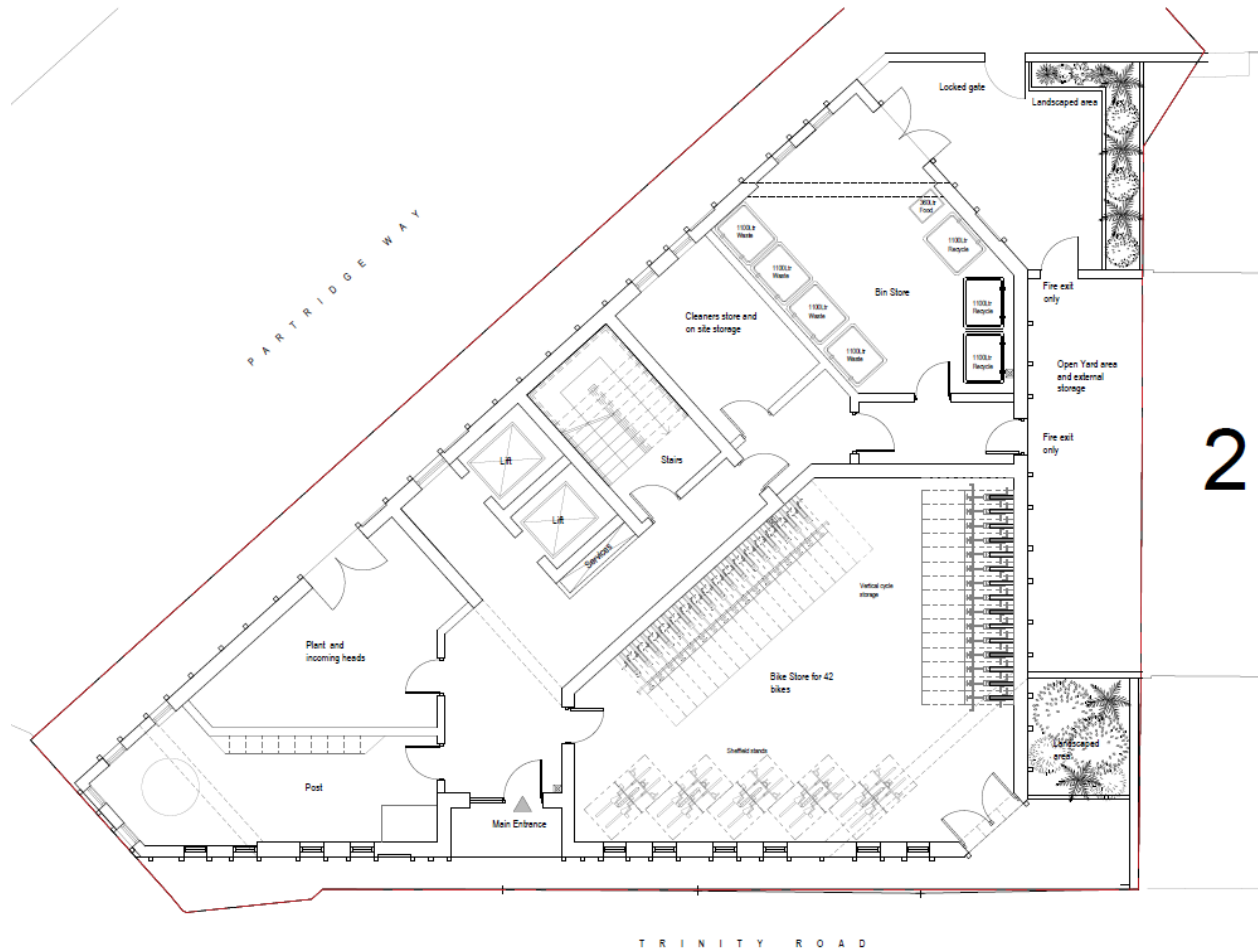
Proposed block plan



Proposed site plan

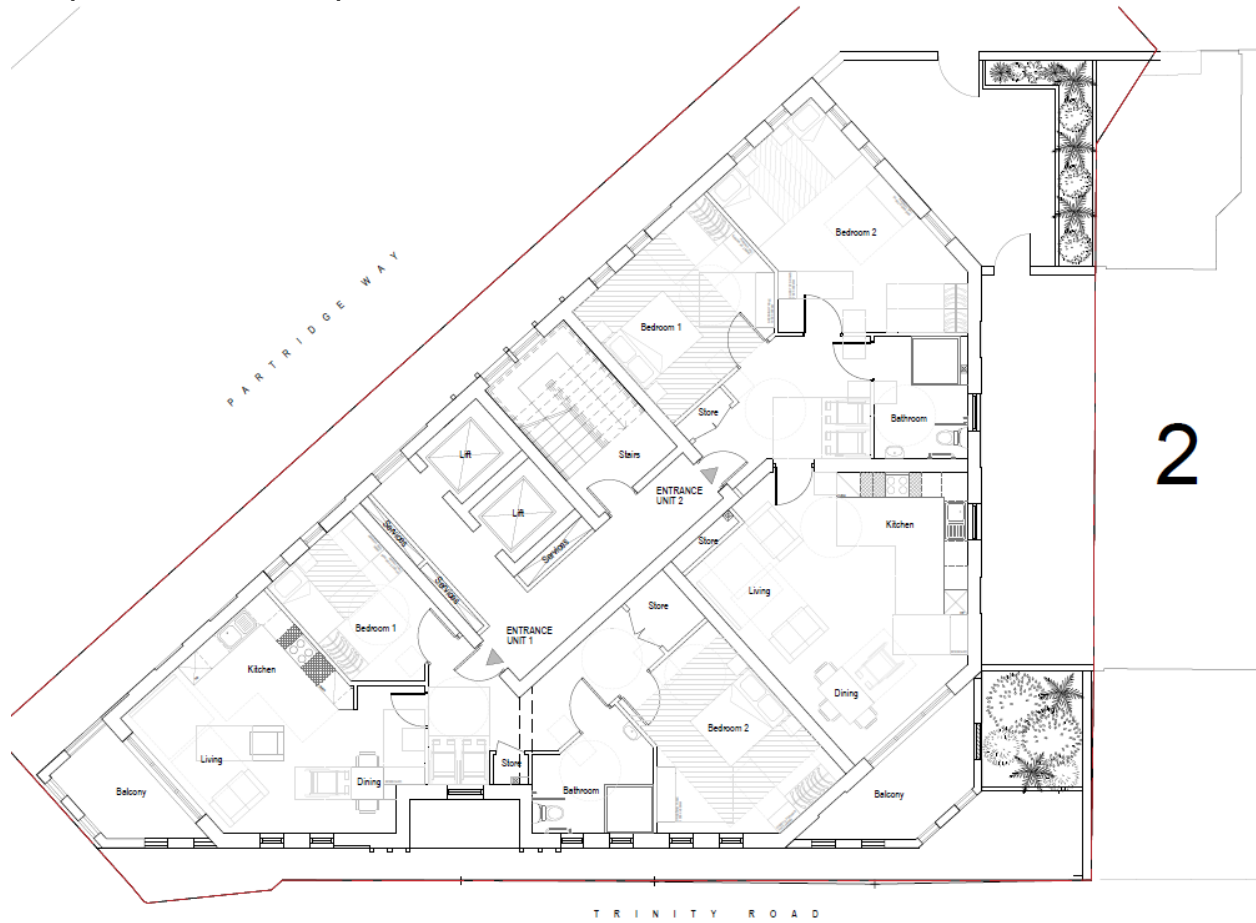


Proposed ground floor plan

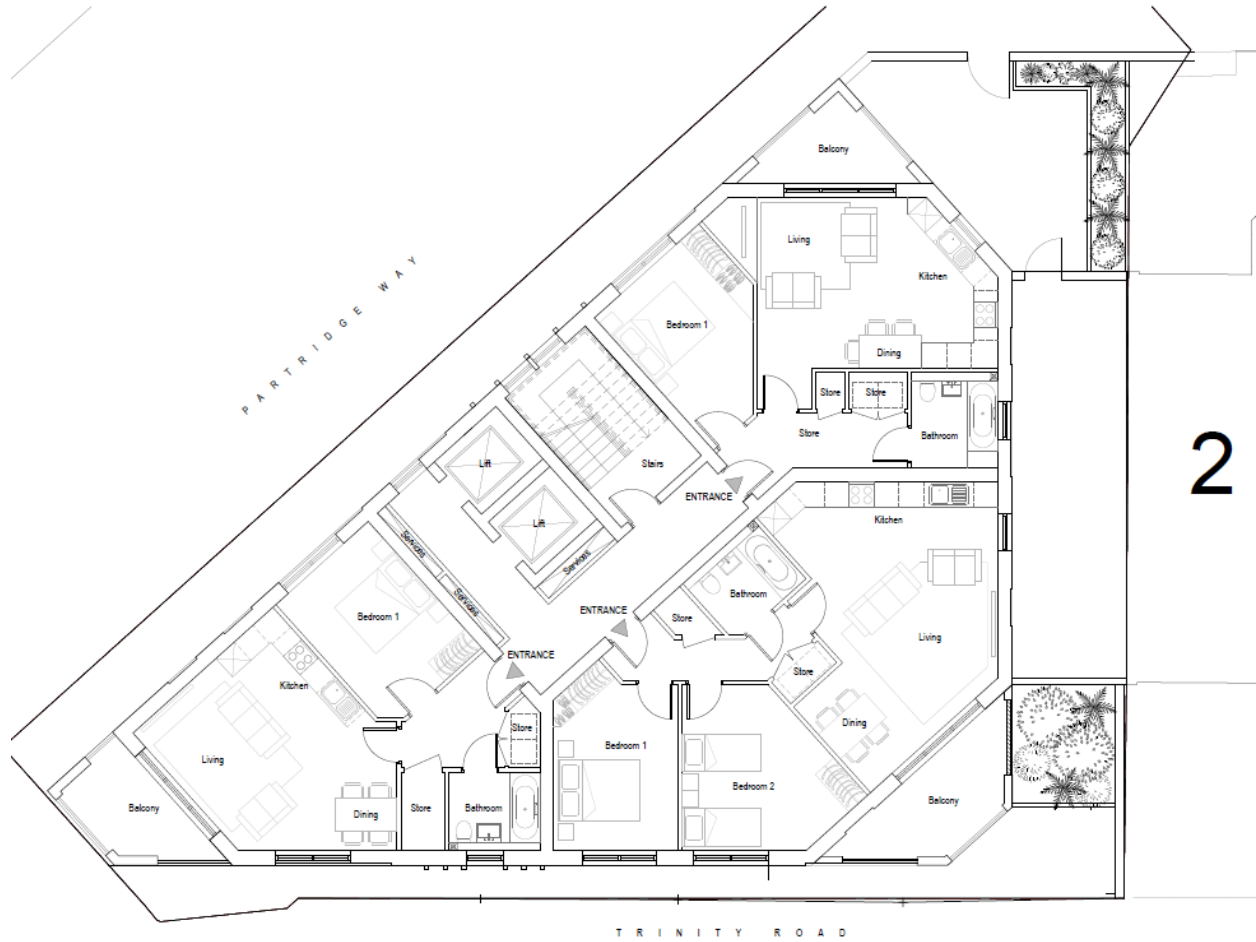


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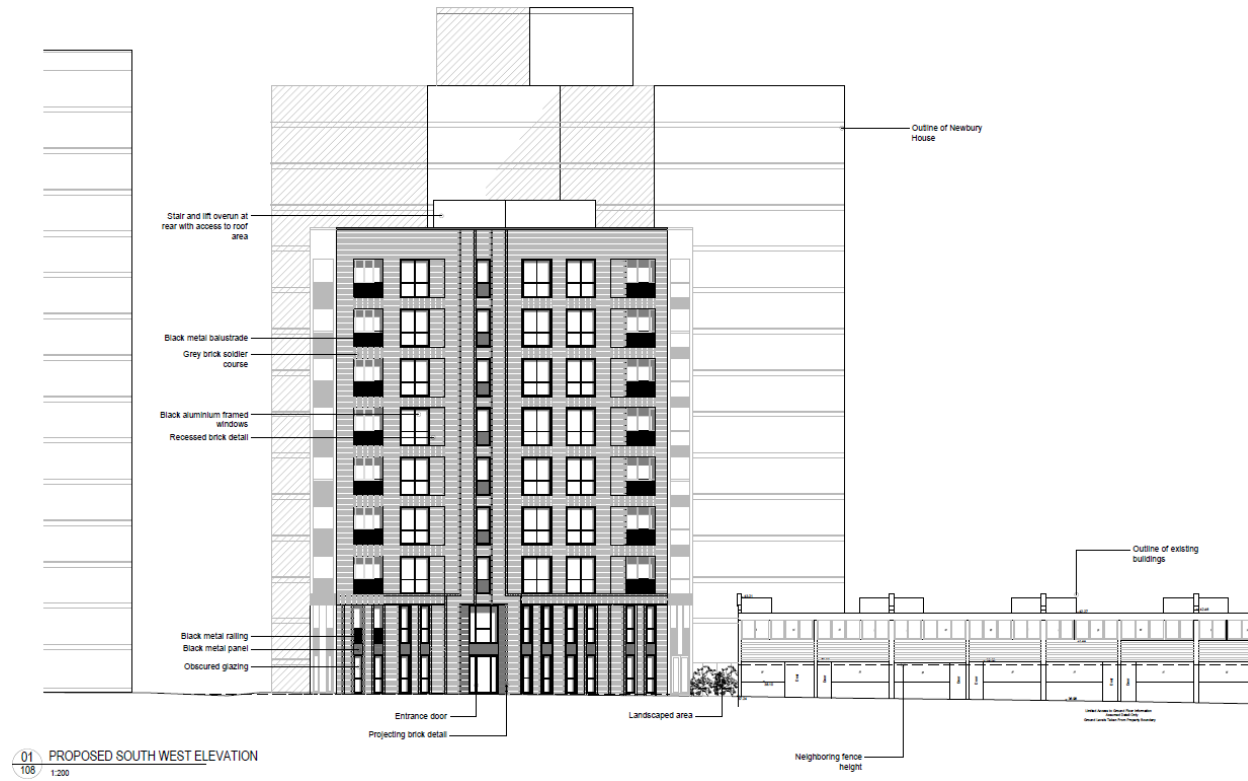
Proposed first floor plan



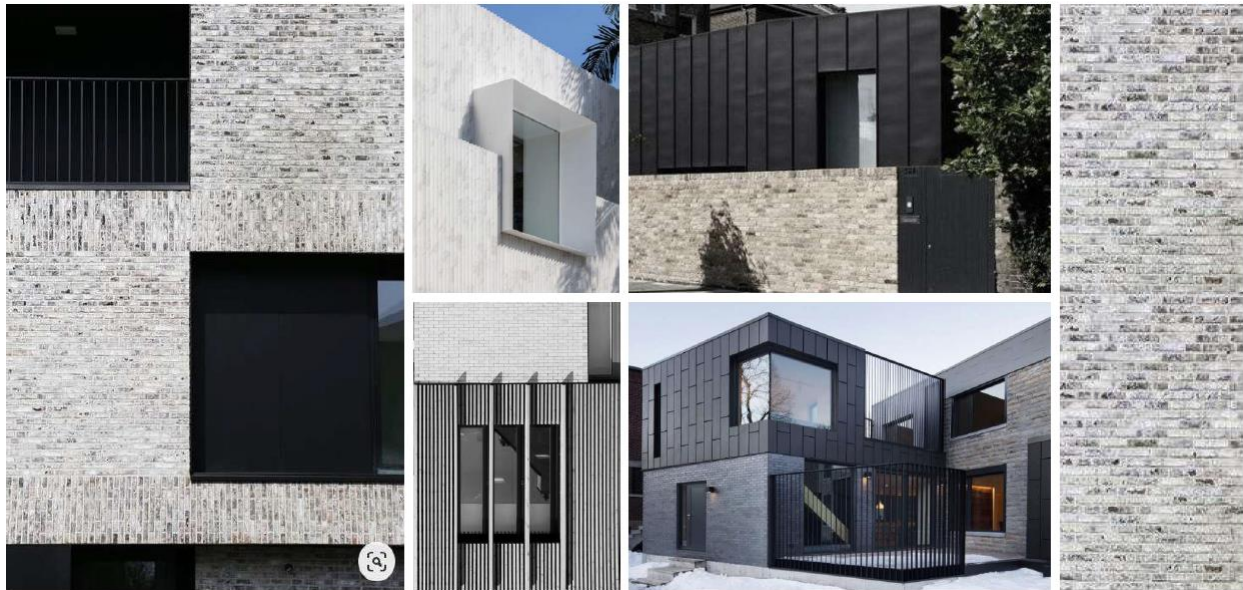
Proposed second to eighth floor plan



Proposed south-west elevation



Indicative proposed materials



Proposed visualisations





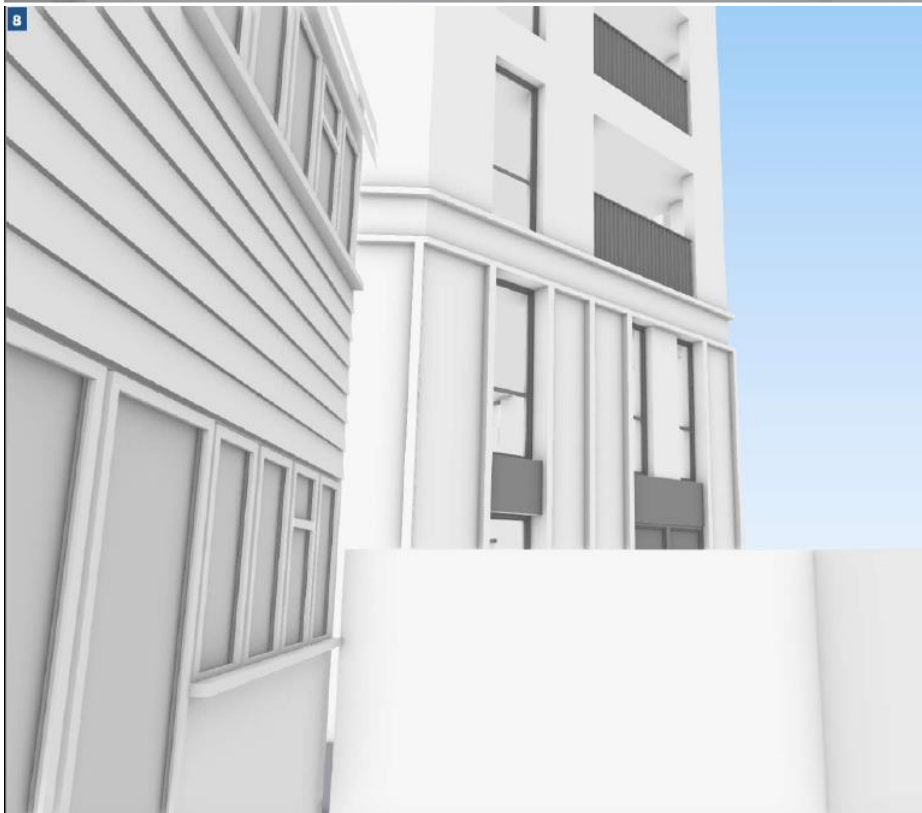


Image of window louvres deflecting views away from rear garden of No.2



APPENDIX 1 – First QRP – March 2020

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Partridge Way

Wednesday 18 March 2020
video conference

Panel

Peter Studdert (chair)
Marie Burns
Tim Pitman
Wen Quek
David Ubaka

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Conor Guilfoyle	London Borough of Haringey
Ishen Stewart-Dowding	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.

Report of the Haringey Quality Review Panel Meeting
18 March 2020
HQR96_FR_Partridge Way

1. Project name and site address

Partridge Way, London N22 8DW

2 Presenting team

Anna Blandford	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Christian Pinchin	Unit 1 Architects Limited
Vejay Lal	Unit 1 Architects Limited

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 an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road, which runs parallel to Bounds Green Road. It has two main frontages facing these roads. The proximity of the junction to Bounds Green Road to the immediate south-west, and the orientation of that street, results in the site being highly visible when travelling along Bounds Green Road. The east of the site abuts the end of a terrace of two storey mid twentieth century houses.

The site is currently occupied by a row of garages fronting Partridge Way, with paving slabs running up to the adjacent houses. It is not in a conservation area, does not affect the setting of a listed building, and is not subject to any notable planning designations. In terms of parking and transport impacts, the site has a PTAL score of 4 and 6a, with 6a covering the majority. Aside from the requirement to provide 10 per cent 'Blue Badge' parking (which could be provided on-street nearby, dependent on parking stress), development with limited or no on-site car parking will be supported.

The site is one of several that the Council is seeking to develop for council housing. The building design has gone through several iterations, most notably in terms of how to accommodate and treat the balconies. The design also seeks to deal appropriately with the ground floor landscaped area and entrance area underneath the building overhang. The ground floor area and the stair and core layouts are unusually large in footprint because of the unusual plot layout and constraints in accommodating the units. All units meet or exceed relevant space standards. Officers welcome the panel's views on the scheme's design quality.



5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to comment on the evolving proposals for development at Partridge Way. It supports the broad principles of the scheme, subject to some improvement and refinement. The increase in height of the main block to nine storeys is appropriate to the location. While the panel generally supports the approach taken to the architectural expression, it feels that scope for improvement remains within the northern façade and the two storey link element. Further consideration of the scheme layout – to improve liveability, quality and efficiency – would also be supported.

The panel notes that the proposals are resource intensive, as there are typically only two flats per floor. However, it considers that the existing site is an eyesore and that developing a high quality building will help to transform the perception of the wider area. The panel would encourage the design team to explore how the context might change in the future through further development to ensure that the current proposals are robust and adaptable, while not precluding any future redevelopment options.

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

Massing and development density

- The panel supports the proposed increase in building height of the main block up to nine storeys, as this will mediate well between the scale of the existing 15 storey towers on Partridge Way and the two storey houses on Trinity Road.
- Breaking the overall massing down into a primary tower and two storey linking element abutting the existing terraced houses is supported. However, to be successful, the new linking element should be visually expressed as part of a two storey plinth to the tower that extends out to meet the existing houses, rather than as an extension of the terrace.
- The panel would encourage removal of the proposed free-standing cycle store at the north of the site, located between Partridge Way and the landscaped open area adjacent to the existing houses. An alternative location - within the footprint of the main building - for overspill cycle storage would be supported (see below).

Place-making, public realm and landscape design

- The panel thinks that the proposals could be a catalyst for future place-making. The existing site is an eyesore and developing a high quality building in this location will help to transform the perception of the wider area.



- Consideration of the design of the public realm and landscape features immediately beyond the red line site boundary is encouraged. The panel would support work to ensure that the public realm has coherence within the immediate vicinity.

Scheme layout, access and integration

- The scheme is potentially resource intensive, due to the shape and scale of the site, which limits accommodation to two flats per floor in the current configuration.
- The panel encourages the design team to reconsider the scheme layout and explore options to adjust the configuration both to improve the quality of accommodation and also to potentially improve the efficiency of the floor plans. Options to explore include shifting the circulation / lift cores towards the north elevation, to 'open up' the living accommodation to the south.
- At a detailed level, the panel would also encourage the design team to remove the second entrance at ground level, and use this space to expand cycle storage to accommodate overspill cycle provision (removing the need for a separate free-standing cycle store). The panel would encourage the creation of secure access to the cycle store from the entrance lobby, to enhance security and liveability.

Architectural expression

- The panel supports the use of brick within the façade; high quality materials and design details will be essential for the architectural expression to be successful. It would like to know more about the contextual references that have influenced the chosen palette of materials.
- The panel considers that the inclusion of cantilevered balconies within the 'prow' of the main building could be successful. It would create a striking dynamic at a prominent corner, and also within views of the building from surrounding streets - both at short range and further afield. It would also allow greater light penetration within living areas, while enabling an open outlook from the balconies.
- Greater articulation of the northern façade of the block would be supported; inserting windows within the kitchen areas overlooking Partridge Way could potentially help to contribute a level of activity into these elevations.
- The panel would encourage the design team to reinforce the concept of a strong two storey plinth within the overall architectural expression of the development. As outlined above, the two storey linking element should adopt



the architectural language of the main block, and should be expressed as part of this plinth.

- Care should be taken with the detailed design and integration of plant at roof level to avoid unsightly intrusions in the roofline; the building is in a very prominent location and will be seen in many long views.

Design for inclusion, sustainability and healthy neighbourhoods

- The panel supports the approach taken to car parking and welcomes the commitment to provide a good level of resident cycle storage.
- The panel would encourage the design team to explore how the site's context might change in the future through further development, to ensure that the current proposals are 'future-proofed', robust and adaptable, while not precluding any future redevelopment options.

Next steps

The Quality Review Panel is confident that the project team will be able to address the points above effectively, in consultation with Haringey officers. It would be happy to consider the revised proposals at a Chair's Review, if required.



