



Haringey Quality Review Panel

Report of Chair's Review Meeting: Northumberland Terrace

Tuesday 8 September 2020

Panel

Hari Philips (chair)

Paddy Pugh

Attendees

Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Graham Harrington	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

John McRory	London Borough of Haringey
Elisabetta Tonazzi	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

Northumberland Terrace Phase 3
 Land to the rear (east) of 790-814 High Road, Tottenham, N17 0DH
 Planning application reference: HGY 2020 1584 and 1586

2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architecture and Interiors

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

Emerging proposals for land owned by Tottenham Hotspur Football Club on both the east side of High Road (Northumberland Terrace and land to the rear) and the west side (807 High Road) were considered by the panel on 6 November 2019. This briefing focuses solely on proposals for the east side of High Road. Planning and listed building consent applications for the proposed cultural quarter around Northumberland Terrace are being brought forward in two tranches. The current applications relate to 798 to 808 High Road (excluding number 796) and land at the rear. Proposals for 790-794 High Road (including Dial House) are to be the focus of subsequent applications.

The current application site is approximately 38 hectares. Numbers 804-808 are within Tottenham High Road North Local Shopping Centre. Most of the site is within North Tottenham Conservation Area (but not the eastern edge). The High Road properties are listed as follows: 798 to 802 (even) - Grade II and number 808 - Grade II*. Numbers 804 to 806 are not listed but are identified as making a positive contribution to the conservation area. The site is within a Growth Area as identified in the Tottenham Area Action Plan. Policy SP1 requires that development in Growth Areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding communities, including necessary infrastructure. It also forms part of Site Allocation NT7 (Tottenham Hotspur Stadium).

Officers sought the panel's views on the scale, massing and design of the proposed new buildings, and extensions to Northumberland Terrace and their relationship to the surrounding heritage assets; the proposed alterations and extension to the listed Northumberland Terrace buildings; and the use and site layout of the courtyard space.



5. Quality Review Panel's views

Summary

The Quality Review Panel supports the approach and aspirations of the project at Northumberland Terrace (798-808 High Road), and feels that the proposals will provide an exciting and distinctive counterpoint to the stadium. It welcomes the ambition to refurbish and improve the existing terrace and introduce creative uses that will activate the area each day throughout the year. The panel also supports the improvement of the quality of the environment at the rear of the terrace by the removal of later additions, and through the insertion of a new building to screen the car parking. It feels that the height and massing of the proposals seems appropriate for the location; and notes that the architectural expression of the linear building is now working well.

The panel supports the planning application, subject to a number of minor amendments, which include: refinement of the detailed design and materiality of the extensions to the rear of 798-808 High Road; the reduction of the perceived visual 'bulk' of the massing of the extension to the rear of 804-806 High Road; refinement of the landscape design, and submission of further details regarding the design of boundaries, fences and gates.

The panel would strongly encourage the project team to address and resolve the comments concerning the rear extensions prior to the scheme being considered by the Planning Committee, and to submit revised or additional drawings and details as amendments to the planning application. It also feels that details of the railings, gates and other boundary treatments - in addition to planting and landscape details - require further 'fleshing out' and refining, either via amendments to the application, or through planning conditions. The panel also notes that the quality of materials and construction details for the alteration, extension and new-build elements of the scheme will be essential to the success of the completed development, and it would support planning officers in also securing this through planning conditions.

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

Massing and development density

- The panel is supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.

Place-making, public realm and landscape design

- The panel welcomes the site sections across the courtyard space, presented at the review. It feels that the broad principles for the design of this courtyard area are working well; however, it recommends further work to 'flesh out' some of the planting and landscape details.



- It would encourage submission of additional drawings clarifying the detailed design and materiality of some of the key ‘thresholds’ within the site; for example, the fences, gates and other boundary treatments.

Northumberland Terrace (798 to 808 High Road)

- The panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the removal of later built additions to the rear elevation.
- The panel notes that the interiors of the historic buildings are significant elements of these heritage assets. It therefore advises that alterations and additions to these should be described as fully as possible in the planning application.
- The panel supports the ‘quiet and restrained’ approach to the design of the extensions to the rear of 798 to 808 High Road, but feels that the current proposals for the extensions lack a level of refinement, and would benefit from some further consideration. This could involve using different materials (rather than brick) to express where the new additions have been made to the listed buildings. Alternatively it may just require a different approach to the composition of the facades, alongside additional texture and detail within the brickwork - for example, reveals and header courses.
- The panel would also encourage the design team to reduce the perceived visual bulk and massing of the extension to the rear of 804-806 High Road (the two-storey performance space), for example through a ‘lighter’ approach to the design of the balustrade.
- The quality of materials and construction for the extensions, the new studio block and the public realm will be essential to the success of the completed scheme. This will include the quality and type of bricks used in addition to the brickwork details. It would support planning officers in securing this through planning conditions.

Studio block to the rear of Northumberland Terrace

- The panel also supports the concept of screening the car park area to Lilywhite House with a new block to the rear of the Northumberland Terrace, which will provide a stronger edge to the courtyard.
- Refinements to the architectural expression of the linear studio block are also welcomed; this part of the scheme now works very well.
- The good provision of cycle parking within the ground level of the studio block will help support the aspiration for healthier neighbourhoods.



- The cycle storage areas will provide ventilation to the undercroft car park of Lilywhite House. It feels that the proposed adjustments to the configuration of the ground floor accommodation as presented at the review (e.g the spill-out space for the café, and the proposed retail) will provide some activity and vitality to this elevation.

Next steps

The panel highlights a number of action points for consideration by the design team, in consultation with Haringey officers.

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.

