

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

<b>Reference No:</b> HGY/2021/0441	<b>Ward:</b> Northumberland Park
<b>Address:</b> Nos. 807 High Road, N17 8ER.	
<b>Proposal</b> - Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical/health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works	
<b>Applicant:</b> Tottenham Hotspur Football Club (THFC).	
<b>Ownership:</b> Private	

**2 RECOMMENDATION**

**Section 106 Heads of Terms:**

New (12) Percival Court: To implement approved surface improvements to the section of Percival Court in its ownership and use reasonable endeavours to work with adjoining landowners to secure a scheme of surface improvements to land outside the applicant's ownership prior to first occupation.

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**6. LOCAL REPRESENTATIONS**

6.4 The number of representations received from neighbours, local groups etc in response to both rounds of consultation were as follows:

No of individual responses: ~~3~~ **2**

Objecting: **None**.

Supporting: 1 individual.

Ward Cllr: A comment was received from Cllr Bevan.

**Appendix 4: Internal and External Consultee Representatives**

The objection by GIM Property (noted twice, in digital and hard copy), freeholder of Nos. 803-805 High Road has been withdrawn.

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## **7.0 ASSESSMENT OF REVISIONS TO PROPOSED DEVELOPMENT AS REVISED**

### **Impact on Amenity of Future Residents and Adjoining Occupiers**

7.33 ... The current License (as varied in January 2021) allows for **the bar in** the pub garden to be **used open** until 10.00pm (Monday to Sunday) **(with consumption in the pub garden ending at 11.00pm as before)** and the internal bar and other areas **open** up to **12.30am Sunday to Thursday** and **01.30am on Friday and Saturday**.

<b>Reference No:</b> PPA/2020/0025	<b>Ward:</b> Tottenham Hale
<b>Address:</b> 29-33 The Hale, N17 9JZ	
<b>Proposal –</b> Demolition of existing buildings and construction of a part 7, part 24 storey building to provide 600sqm retail floorspace (Class E uses) accommodation at base; and 473 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above; ancillary uses to student housing at ground level, with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and disabled drop off)	
<b>Applicant:</b> Jigsaw Assets	
<b>Agent:</b> Turley	
<b>Ownership:</b> Private	

## 1. Description Correction

The description of development has been amended so that it reads as follows:

“Demolition of existing buildings and construction of a part 7, part 24 storey building to provide 600sqm retail floorspace (Class E uses) accommodation at base; and ~~435~~ 473 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above; ancillary uses to student housing at ground level, with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and disabled drop off)”

- The report incorrectly stated that there would be 435 rooms of accommodation. The actual figure proposed is 473.

Also under section **4. PROPOSED DEVELOPMENT** para 4.1 - 435 was stated as the proposed number of purpose-built student accommodation rooms. This should also be 473.

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## 2. PLANS AND IMAGES

The images are not shown in the agenda. They are as follows:

- Site Plan



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- Proposed Design



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- 1st floor plan

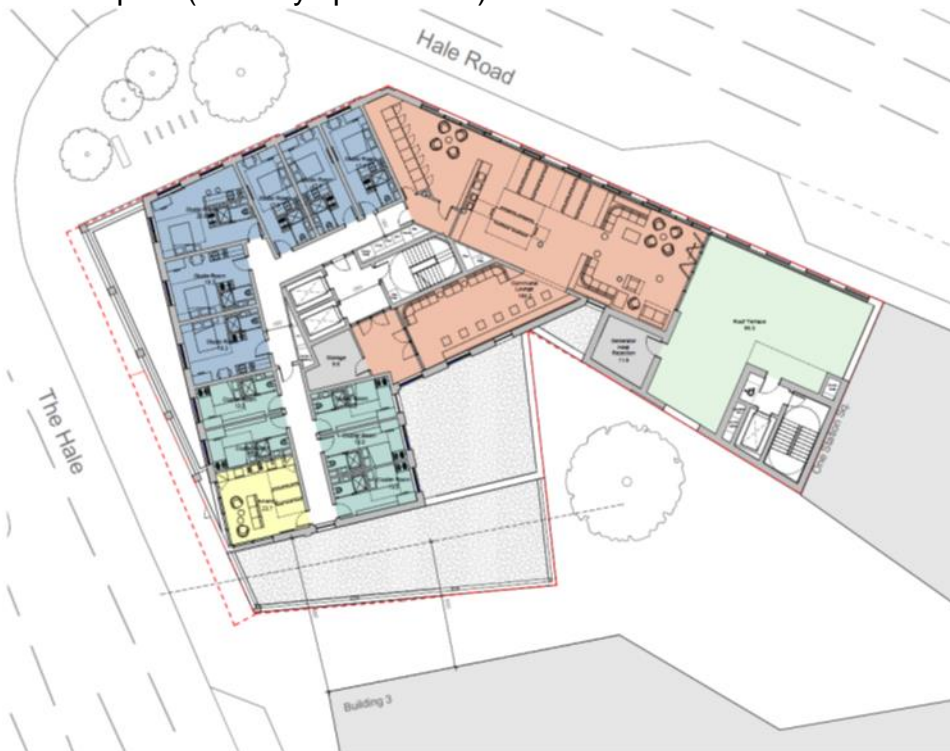


- Typical lower floor plan



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- 7th floor plan (amenity space level)



- Typical upper floor plan



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### **3. APPENDICES**

- Appendix 1 which details the full QRP response was not included in the agenda. It is shown in the pages below:



## Appendix 1

**CONFIDENTIAL**



### **Haringey Quality Review Panel**

#### **Report of Formal Review Meeting: 29-33 The Hale**

Wednesday 16 December 2020

Video conference

#### **Panel**

Peter Studdert (chair)  
Martha Alker  
Phil Armitage  
Stephen Davy  
Tim Pitman

#### **Attendees**

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

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

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Ian Pinamonti-Hyde	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 Formal Review Meeting  
16 December 2020  
HQRP104\_29-33 The Hale

**1. Project name and site address**

29-33 The Hale, Tottenham, London, N17 9JZ  
LBH pre-application reference PRE/2020/0132

**2. Presenting team**

Ryan McGarry	Jigsaw Assets Limited
James Hindle	Jigsaw Assets Limited
Mike Jamieson	Tate Hindle Limited
Guita Gharebaghi	Tate Hindle Limited
Alberto Noib	Tate Hindle Limited
Alex Christopher	Turley
Craig Slack	Turley

**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 within an allocated site in the Tottenham Area Action Plan (TH4 – Station Square West). Much of the allocation and wider area is undergoing comprehensive redevelopment. The wider masterplan consists of the development of five sites: Ashley Road West, Ashley Road East, Welbourne, Ferry Island and North Island. The application site is in a prominent and important strategic location at the junction of Hale Road and The Hale, at the northern apex of North Island. It is a highly accessible site (PTAL 6a) and sits near to Tottenham Hale station to the east. It is at the confluence of key routes in the new District Centre and within the Tottenham Hale Growth Area.

The site is 0.09 Ha and contains three properties, two of which are currently unused. It presents a major opportunity for a high-quality development, providing a mix of new town centre uses and residential accommodation. There are many constraints on development, including the size, shape and location of the plot, adjacent low-rise homes to the north and west of the site, and proximity of permitted buildings to the south. Officers seek the panel's consideration of the design quality of the proposals, including the form and massing of the development, the quality and amenity of the co-living accommodation and of the public realm proposals, as well as comments on servicing, parking, accessibility and sustainability.



## 5. Quality Review Panel's views

### *Summary*

The panel welcomes the opportunity to consider the proposals for 29-33 The Hale. The significant amount of research and design development work undertaken to date is commended; as a result, the panel feels that the proposals are very impressive, and will complete the corner of the North Island site successfully.

The panel broadly supports the massing and three-dimensional form of the building, the materiality of the proposals, and the layout of individual co-living units. As design work continues, it would encourage further consideration of the design of communal areas and the clustering and hierarchy of co-living rooms, as well as the scheme's architectural expression and its approach to microclimate modification. The visual impact and articulation of the gable ends should also be revisited. At a detailed level, scope for improvement also remains within the landscape scheme, and the energy and sustainability proposals.

As the design of the scheme progresses, the panel would be happy to give warm support to the proposals, subject to resolution of the detailed comments provided below.

### *Scale and massing*

- The proposed development will sit comfortably within its location, and the massing – of a seven storey 'shoulder' with a taller element rising above – seems appropriate.
- The panel feels that further consideration should be given to the detailed three-dimensional profile of the tower element, in consultation with Haringey officers.
- The panel would also welcome the inclusion of the remaining crescent-shaped plot of land at the north of the site into the scheme, if this is possible. The addition of this land would facilitate exploration of different architectural approaches (eg. a 'flatiron' development), or of additional landscape and public realm.

### *Scheme layout*

- The panel welcomes the level of research and detail underpinning the floorplans of the individual co-living units. An understanding of space standards and liveability issues is extremely important within this emerging typology, where the policy approach is still at an early stage.
- The generosity of rooms and storage provision will be critical to the quality and success of the scheme, and in terms of how the accommodation is marketed.



The panel understands that the design team aim to exceed the space standards found within other co-living schemes.

- The panel would encourage further consideration of how these units relate to each other, and to the communal areas and circulation spaces: these spaces could feel institutional or like a hotel without careful design and arrangement. Exploration of clusters and hierarchies of rooms within the scheme layout could also help to foster the social community within the development.
- Further consideration of the location of the main entrance at ground floor - and how it relates to the primary circulation of the building - would also be supported.
- The panel would encourage discussion with Argent to establish whether it might be possible to access the communal space within the centre of the North Island – part of the adjacent Argent development – from the rear of the building at ground floor.
- The panel is not convinced that the current cycle storage provision is generous enough, or convenient and secure. Opportunities exist for cycle storage closer to the individual rooms, on different floors. If cycle storage is at basement level, then a second layer of security will be necessary, for example lockable cages.

#### *Architectural expression*

- The architectural expression and materiality of the proposal seems well-considered and durable. The brickwork, articulation, bays and tonal qualities of the external fabric is all supported.
- The panel would encourage further consideration of the return/gable walls of the upper wings of the development, as these are the least convincing parts of the exterior, especially as seen on approach from The Hale and Hale Road. It would like to see additional fenestration and articulation in these areas, where this is possible (given the constraints of neighbouring buildings). Ideally, the co-living rooms at each end of these wings could benefit from a dual aspect.

#### *Public realm and landscape design*

- The panel questions whether the level of sunlight to the outdoor spaces and green roofs located at the lower floors of the building will be adequate, given that they will be heavily overshadowed by tall buildings to the south. Careful design and specification of plants suitable for shaded locations could help to achieve a resilient landscape.
- The provision of amenity spaces at roof level is very positive. However, they will limit the opportunities for urban greening within the site. One solution could be the inclusion of vertical planting within the scheme's elevations.





- The inclusion of a 'garden room' at the lower terrace could work really well.
- Careful consideration of the parapet details and the location of planters will be required, to ensure that people can't climb up onto the parapets. The depth of soil within planters and the method of irrigation will also be important to ensure that planting is resilient.
- The hedge against the rear/courtyard wall of the development seems likely to be in rain shade, so will require irrigation. It is very tight against the boundary with the Argent courtyard space, so may also be difficult to maintain.

#### *Sustainability and microclimate*

- Each of the elevations faces different microclimate issues. The southwest façade may suffer from extreme overheating, while the northeast may enjoy a much more comfortable microclimate. The panel welcomes the external shading on the communal spaces but highlights that microclimate control through the design of the building's fabric will also be very important for the individual co-living rooms. A careful balance should be achieved between glazing and solar gain; achieving this through responsive articulation on the different facades would be supported.
- Comfort, as well as climate resilience, will be important throughout the whole lifespan of the building. The panel would like more information on how the design and control of the building will respond to increasing annual temperature parameters in the future.
- The panel would also like to know more about the approach to noise mitigation in relation to the surrounding roads, and how this will be balanced with the need for – and control of – ventilation.
- Connection into the anticipated low carbon heat network will be a great opportunity for the proposed development. However, as completion of the network may lag behind completion of the building, the panel would encourage the design team to consider a non-gas alternative heat source for the interim period, which may be lengthy.

#### *Next steps*

- The panel highlights a number of action points for consideration by the design team, in consultation with Haringey officers, but is otherwise happy to give the proposal its support.





**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.

