

Planning Sub Committee 14th September 2021

ADDENDUM REPORT FOR ITEM

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.11

Reference No: PRE/2021/0011	Ward: Tottenham Hale
Address:	
Proposal: Proposals seek to deliver 30 new homes in five buildings fronting Lansdowne Road at Arundel Court and Baldewyne Court.	
Applicant: London borough of Haringey	
Ownership: Council	

Quality Review Panel Comments attached for committee attention



Haringey Quality Review Panel

Report of Formal Review Meeting: Arundel Court and Baldewyne Court

Wednesday 25 August 2021
Zoom video conference

Panel

David Ubaka (chair)
Marie Burns
Tim Pitman
Craig Robertson
Wen Quek

Attendees

Kevin Tohill	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kwaku Bossman-Gyamera	London Borough of Haringey
Sarah Carmona	Frame Projects
Zainab Malik	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Ian Pinamonti-Hyde	London Borough of Haringey
Deborah Denner	Frame Projects

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.

Declaration of interest

Tim Pitman (panel member and Director of Pitman Tozer Architects) has advised that Pitman Tozer Architects has collaborated with BPTW in the past, and a number of Pitman Tozer Architects' staff have previously been seconded to BPTW. This is not considered a material conflict of interest and therefore does not affect Tim's participation in the review.

1. Project name and site address

Arundel Court and Baldewyne Court, Lansdowne Road, N17

2. Presenting team

David Doherty	Haringey Council
Rashida Hussain	Haringey Council
Martin Cowie	Haringey Council
Geertje Kreuziger	Haringey Council
Andrea Hilton	BPTW
Melisa Villar	BPTW
Dominic Kilbey	BPTW
Mike Luszczak	ME Landscape Studio
Andrew Sturt	Silcock Dawson & Partners 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 briefing

The application site relates to Arundel Court and Baldewyne Court, which are two estates facing Lansdowne Road, in North London. The plot of land is currently in use in part as a car park and part non-designated open space. The existing brick buildings on site are three storeys, constructed in the 1970s, with associated garages and storage areas.

The proposal is to provide high-quality new council housing on under-utilised land currently occupied by parking, pram sheds and garages, the loss of which will have to be fully justified as part of the planning application. The existing street frontage for these developments is considered very poor and inward looking. There is one access point for both pedestrians and vehicles.

It will be important for the proposal to deliver a high-quality design, that respects the setting of the surrounding buildings and the locality. Officers would welcome the panel's views on the proposed massing and scale of the buildings, the design quality of the development and its contribution to the street scene.



5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity for early review of the proposals for Arundel Court and Baldewyne Court.

The panel feels that a good start has been made: the massing seems appropriate for the context, and the approach to development – that of inserting simple blocks into the frontage of each site – could be very successful, if the issues of scheme layout and the relationship with the existing buildings adjacent are resolved. Local authority schemes should be exemplars, to set the standard for private schemes within the borough. In this regard, the panel would encourage further refinement of the scheme layout, the architectural expression and the landscape design to enhance the quality, liveability and longevity of the proposals.

As part of this work, it will be important to establish key environmental analysis data, and use this to inform the evolving design, especially in terms of the different elevations. Further details on the panel's views are provided below.

Massing

- The massing of the current proposals – at three storeys - seems sensible. However, the panel notes that if the viability of the scheme was an issue, or if re-distribution of some of the accommodation is required, then massing of up to three-plus-one storeys would be possible, providing that the visual emphasis of the primary three storeys was dominant.

Public realm, landscape design and parking

- The panel likes the garden courts created by the densification of the original sites. It would encourage the project team to identify and facilitate more space for passive recreation across both sites for informal play and socialising.
- The panel questions whether the allocated width/depth of the planted buffer zones is adequate to establish and sustain the proposed density of planting - if the planting fails then this could result in a very harsh exterior realm. The panel also questions the degree to which fencing will be required. It would therefore welcome further detail on these important boundaries and buffer zones.
- Careful consideration of the arrangements and detail of new street trees will also be required; the panel notes that achieving longevity with street trees is always challenging.
- The panel would like clarification of who will be able to access the new landscape features and growing boxes, along with how this will be managed.



- It notes that play provision for teenagers is not provided within the site, and would like to know more about the analysis of safe walking routes to the local offsite provision. It questions whether extra infrastructure will be needed, to make these routes safer or improve the provision for teenagers at local parks.
- The parking proposals are acceptable, given the proximity of multiple bus routes. It would however encourage the project team to allow infrastructure for electric car charging, and to explore options for a car club on site.

Scheme layout

- The panel welcomes the development approach that seeks to transform two garden courts through framing them with simple buildings. Providing a positive frontage to Lansdowne Road will also contribute greatly to an enhanced streetscape. While five additional blocks seem an appropriate aspiration, it thinks that further work is required to ensure that the new accommodation is of a high quality, both internally – in terms of liveability – and externally.
- The scheme layout is most successful when the central circulation core of a new block is aligned with the gable end of the existing building adjacent to it, as in the Baldewyne Court site. This helps to reduce issues of poor outlook, overlooking and overshadowing, as each dwelling either side of the central circulation core can gain access to daylight and views from beyond the adjacent block.
- In the Arundel Court site, however, misalignments of the cores with the gables result in poorer quality accommodation with inadequate outlook and access to daylight and sunlight: some bedrooms are only 2.5m away from the blank gable walls adjacent, which the panel finds unacceptable. Canted bays will not be sufficient to overcome these issues and the panel would strongly encourage the project team to revisit the scheme layout here to reconfigure the blocks so that the circulation cores align to the existing buildings.
- Alternative arrangements for access and parking may need to be considered to allow the proposed blocks to move into a better alignment. Accommodation on the Arundel Court site will also have issues with overshadowing, which will also need to be considered and mitigated as far as possible.
- As design work continues, it would be helpful for the project team to consider the liveability of the proposals – the human experience of living there on a day-to-day basis - to ensure that the aspiration of a joyous, sociable and comfortable place is fully realised.

Architectural expression

- While the panel welcomes the simplicity of the proposed additional blocks, it feels that the scheme would benefit from more articulation and detail, to enliven the architectural expression and make the proposals more joyful. In



particular, more attention needs to be given to the gable ends of the scheme, as these are very prominent elevations.

- The panel welcomes the detail of the wider contextual analysis but feels that this analysis should inform the evolving architectural expression of the proposals to a greater extent, rooting the proposals more firmly in the local area. For example, some local examples of Victorian dwellings have qualities within the front elevations, with certain roof pitches, panels, bays and pairing of elements giving a strong vertical accent, and some of the 1960s-1970s blocks in the area have responded to this verticality.
- Entrances could provide opportunities for delight, to enhance the ground plane, and this could be achieved through the introduction of lighter brickwork to denote entrance areas.
- The panel would welcome further consideration of the fenestration. It understands why smaller windows have been specified but would encourage greater generosity where possible. For example, the inclusion of shorter, wider windows would improve daylight levels, ventilation, and aid cleaning, while also providing more interest and delight.
- Combining bay windows together to form vertical bays across the first and second floor would help to improve the continuity of the building envelope, reducing thermal bridging.

Inclusive and environmentally sustainable design

- The panel notes that the blocks are designed without lifts. While lifts are necessary for wheelchair accessible flats, they also support long-term occupation by tenants, including those at different life stages, including young families with pushchairs. The panel therefore urges the design team to consider introducing lifts to the scheme; deck access circulation may be beneficial in this regard as it can save on space through reducing lobby areas.
- If it is not possible to incorporate lifts, then other measures should be adopted, including wider stairs and lower stair risers (150mm).
- In terms of energy use and the low-rise typology, the development has the potential to be a very low lifecycle carbon scheme. However, the panel notes that environmental sustainability has not informed the design process thus far, and this may limit the success of the scheme.
- In particular, environmental analysis data (for example daylight, sunlight and overshadowing studies) should inform the architectural response of the different elevations, especially those orientated north or south. Currently the north and south elevations of the scheme are very similar, but it is likely that



the north elevation will require a larger area of fenestration to meet internal daylight requirements.

- The panel questions why shading measures have been adopted for some windows but not others within the same elevations. It also notes that brise soleil located on west elevations have limited value, as the angle of sunlight is lower.

Next steps

- The panel would welcome a further opportunity to review the proposals.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability.



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.

