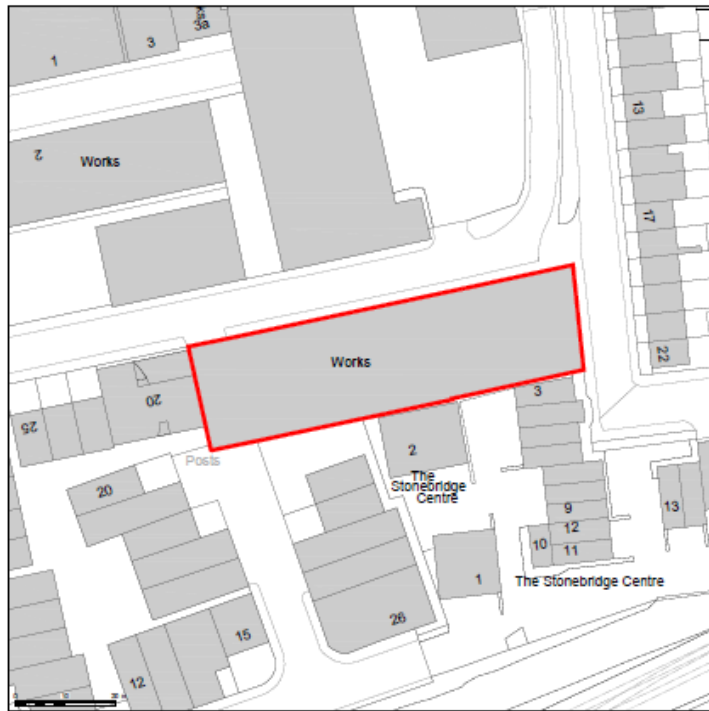
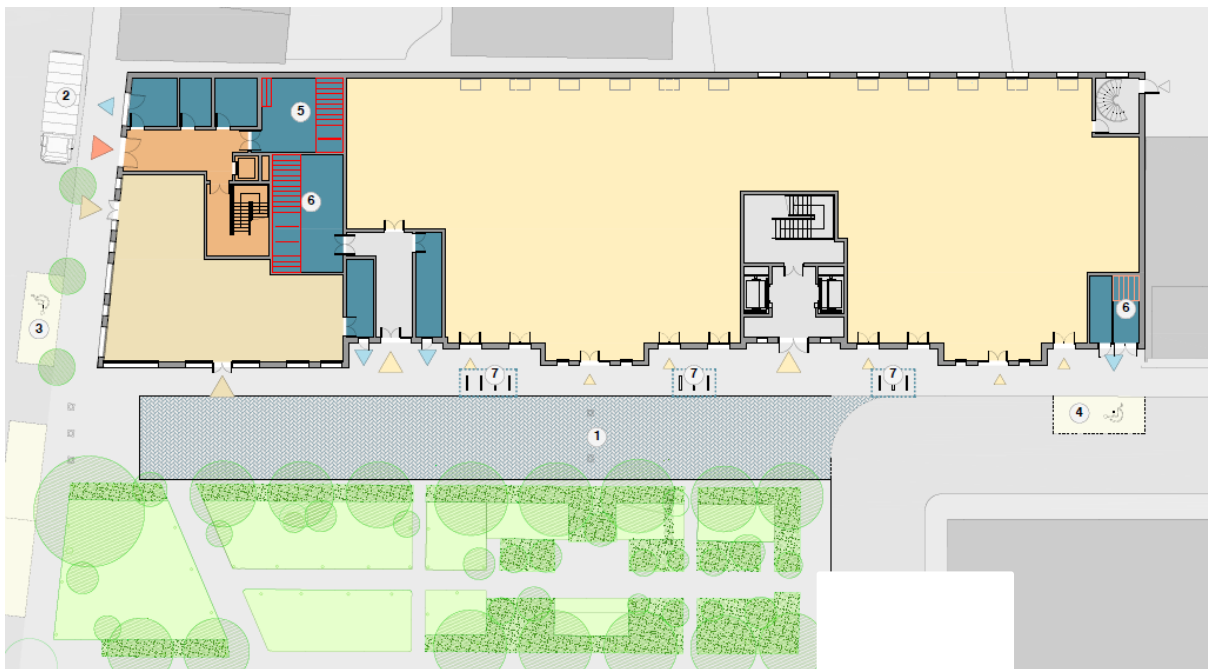


Appendix 2: Plans and Images

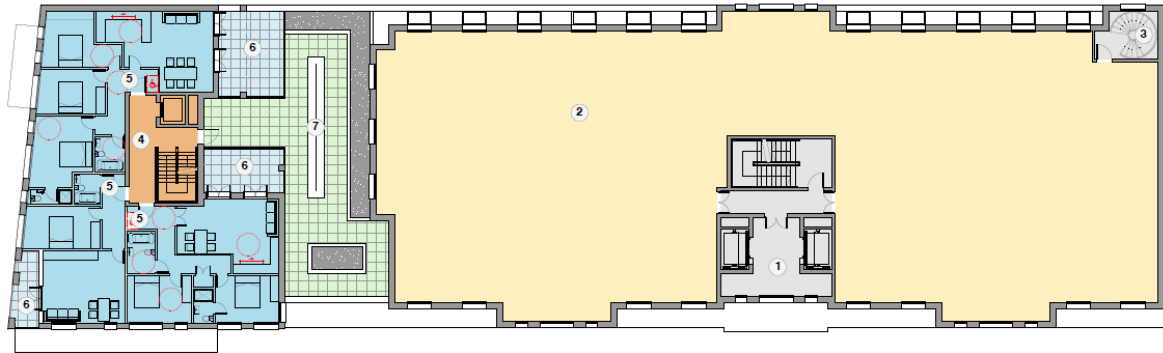
Existing Site Location Plan



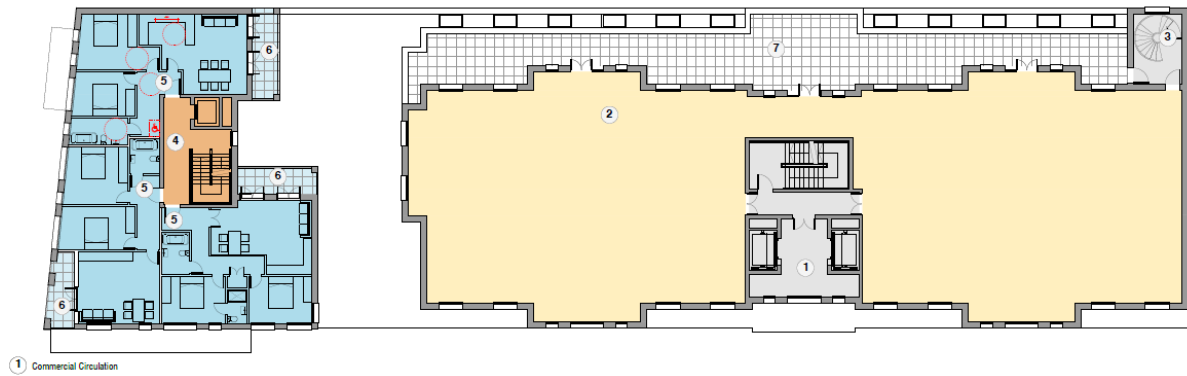
Ground Floor Layout and Public Realm Plan



First Floor Layout Plan



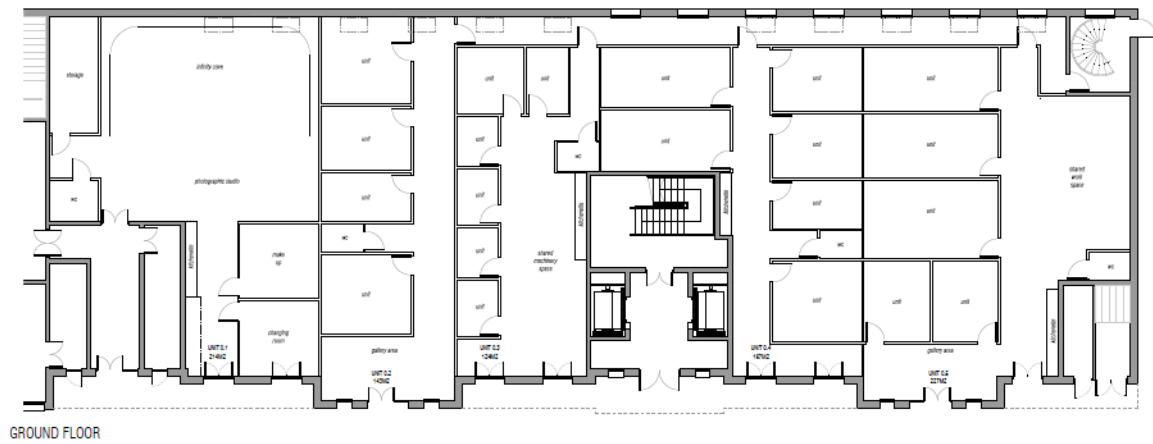
Second Floor Layout Plan



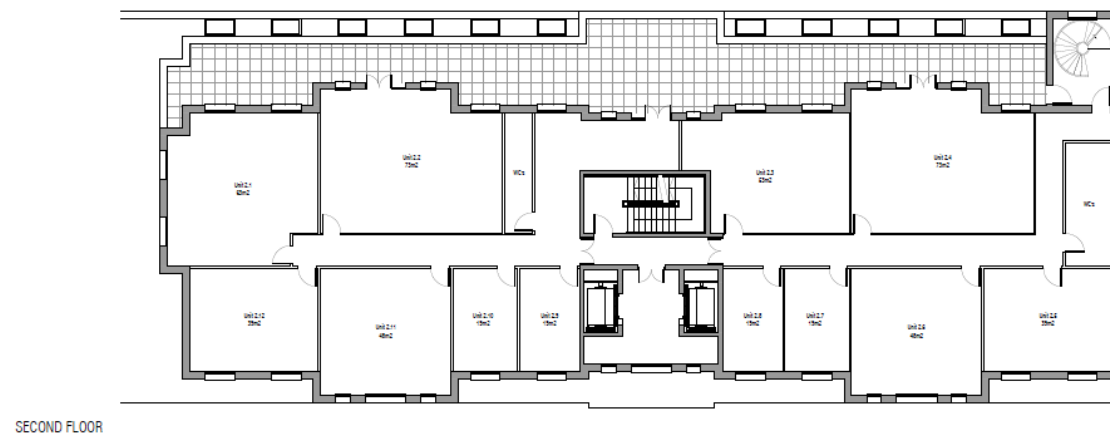
Front (North) Elevation Plan



Indicative Ground Floor Commercial Layout Plan



Indicative Second Floor Commercial Layout Plan



View from the north on Ashby Road



View from the south on Ashby Road



View from the north (outside approved Bernard Works development)



Appendix 3: Quality Review Panel Response

12th May 2021

Haringey Quality Review Panel

Report of Chair's Review Meeting: 19 Bernard Road

Wednesday 12 May 2021

Video conference

Panel

Peter Studdert (chair)

Phyllida Mills

Attendees

Robbie McNaugher	London Borough of Haringey
Christopher Smith	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Kiki 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
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.

1. Project name and site address

19 Bernard Road, London N15 4NE

Planning application reference: HGY/2019/1490

2. Presenting team

Tim Gebhard Gebhard and Goodwin
Malene Oddershede Bach PJR Creative

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 approximately 0.18 hectares in size in an east-west alignment and is located on the southern side of Bernard Road. It is occupied by a fire-damaged former industrial building currently occupied by a range of creative businesses. The site is surrounded by a mix of commercial development on Norman Road and Herbert Road to the north and on Enterprise Row to the south and west. Two-storey residential terraces are located on Herbert Road and Ashby Road. The site is located within the Upper Lea Valley Opportunity Area and the Tottenham Hale Growth Area. It is a designated Local Employment Area – Regeneration Area (Rangemoor / Herbert Roads) and is located within Site Allocation TH12 (Herbert Road) of the Tottenham Area Action Plan, which identifies that the site is suitable for employment-led, mixed-use redevelopment. The South Tottenham area has been identified by the Greater London Authority as a Creative Enterprise Zone.

To the north of the site, a development known as Bernard Works was approved in July 2018 (reference HGY/2017/3584) for a seven-storey mixed-use development comprising 2446.9 sqm of commercial space designed for creative businesses and 99 residential units. Planning permission (reference HGY/2019/1490) was recently granted at 19 Bernard Road for a six-storey mixed-use development featuring three commercial units (352 sqm floor area) and 45 residential units which was reviewed by the Quality Review Panel in July 2019. The current applicant is seeking to replicate the form and massing of the previous proposal but is pursuing a workspace-led proposal of approximately 3,000 sqm of small-scale industrial and creative commercial space, a café / gallery space and nine residential units. Officers seek the panel's views on the approach to scale, bulk and massing; the quality of the proposal's detailed design, floor plans and public realm; and the scheme's relationship to existing and recently approved buildings in the area.



5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to review the scheme as it continues to evolve, and it commends the project team for their work. The proposals promise high quality development that, with some further refinements, will enhance the character and vitality of the regeneration area.

The scheme is progressing in the right direction, and the panel supports the general principles. It thinks the proposals for the workspaces are exciting and it welcomes the adjusted configuration to the overall building. The overall scale and massing of the proposals are ambitious and are at the maximum that the site can accept.

Scope for improvement remains within the residential block at the eastern end of the site. The panel considers that the design of this block should relate more closely to the residential neighbourhood opposite, rather than continue the industrial aesthetic of the workspace block. In addition, the floor plans need rethinking to ensure that the accommodation is of high quality and liveable. This should include a focus on the entrance areas, to increase the generosity and visual differentiation of the primary entry doors from the bin store doors. The sustainability strategy also needs further detailed work, at an early stage, so that it can be fully integrated within the detailed design of the building. Further details on the panel's views are provided below.

Massing and development density

- The panel welcomes the reconfiguration of the building volume and envelope to create a primarily residential block at the east end of the site adjacent to Ashby Road, linked to a larger commercial workspace block at the west end of the site.
- The panel considers that the three-dimensional scale and massing of the current proposals remains at an acceptable maximum.

Commercial accommodation

- The panel welcomes the increase in commercial workspace within the current proposals, alongside the project team's detailed understanding of local need for workspace. The proposals have the potential to be an attractive destination and further exploration of how these opportunities could be maximised would be supported.
- The architectural expression of the commercial workspace section of the building is evolving well, with good proportions and rhythms. The inclusion of Crittall windows is very positive.



- Scope remains to introduce texture, colour, lightness and 'fun' into the elevations, which could reflect the activity and creativity within the building.
- The panel notes that all bin stores, entrances and glazing appear similar within the current proposals. The visual prominence of the bin store should be reduced, for example by removing its external glazing, to better highlight the main entrance.
- Further consideration of way-finding around and within the building would be supported, through the creation of a legible entrance sequence to help visitors to the commercial units.
- Tenants of the ground floor units of the commercial block may want to have external signage or display space, which may require a deeper fascia. Consideration of the nature of this signage, and what the requirements of individual units might be, would be useful to establish at the design stage, to avoid clutter on the façade.
- Clarity on arrangements for cycle storage for the commercial units would be welcomed. The current cycle store is inconveniently located, so workspace tenants may bring cycles up to their units in the service lifts. Convenient and secure provision – whether distributed on different floors or centrally located – should be incorporated at an early stage, to avoid potential problems and conflicts with fire regulations due to cycles being left in corridors.

Residential accommodation

- The panel welcomes the reconfiguration of the scheme into a visually separate residential block and a larger commercial block, linked at ground level. This works very well, as the four-storey block of primarily residential accommodation acts as a buffer between the proposed commercial block and the existing terrace of neighbouring houses on Ashby Road.
- However, it recommends a fundamental re-think of the treatment of this residential block at the east end of the site, to give it a softer, more 'domestic' architectural expression that is sympathetic to the character of the adjacent houses, rather than continuing the industrial aesthetic of the commercial building..
- The site is proportioned well for residential accommodation, with good opportunities for achieving dual aspects within all flats. However, the panel wonders whether the residential part of the scheme has been designed from the 'outside in', with the design of the exterior driving the interior layout, resulting in problematic flat plans and amenity spaces. It would encourage the design team to revisit the configuration of the residential accommodation from the 'inside out', to improve the quality, liveability and amenity of all the flats.
- This should include reconfiguring layouts to remove currently awkward spaces and to 'flip' bedrooms and living spaces, so that attractive terrace spaces are



accessed from living areas. Consideration of how the homes will be furnished and used would also be encouraged; potential locations of wardrobes, storage, radiators and televisions are very important factors in terms of the liveability and amenity of a dwelling. The panel notes that floor-to-ceiling glazing can be problematic in residential settings, as it significantly constrains the location of furniture and radiators.

- Further work on the design of the residential entrance and bin store would also be supported, to ensure that there is visual – and physical – differentiation and separation. Giving greater visual prominence to the main entrance alongside increased generosity within the foyer and onward circulation would also be welcomed, to improve the liveability of the scheme and enhance the entry sequence into the building.
- The panel questions whether the ground floor of the residential block will have a higher floor-to-ceiling height than the other floors, as there is a café and gallery at ground level. Early consideration of the depth needed for a fascia including signage for the café and gallery is very important.
- Further information about the landscape and public realm proposals, including arrangements for servicing, access and car parking would also be welcomed.

Sustainability strategy

- The panel would like to know more about the sustainability strategy for the scheme. It is important to commission a sustainability consultant as soon as possible; the sustainability strategy should be a fully integrated part of the design proposals as the scheme continues to evolve.
- The first principle of sustainable design is to use the building envelope itself to reduce the environmental impact of the scheme. Input from a sustainability consultant at an early stage in the process can help to inform key design decisions, while also avoiding inadvertent 'designing in' of problems, for example within the configuration of the façade.
- The panel notes that the fenestration design is the same on different facades of the building, regardless of orientation. It would encourage the design team to adapt the design of fenestration to respond to the different orientations, in particular to minimise overheating on the southern elevation.
- If heat pumps are specified, the location of these will need to be considered at an early stage to ensure that all technical requirements are satisfied. For example, this may necessitate amending the design of the terraces.
- The panel questions the efficiency of the proposed photovoltaic panels (PVs) at roof level as they are likely to be overshadowed by the lift core, so may operate at only 20% efficiency. PVs need converters and cylinders, and these will also need to be accommodated within the plan, which will impact upon proposed layouts.



Next steps

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers. However, it will be happy to review the scheme again if required.
- It also offers a focused chair's review on the approach to low carbon design and environmental sustainability.