

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0026

Ward: Seven Sisters

Address: Florentia Clothing Village Storage Park, Vale Road, N4 1TD

Proposal: Provision for five new blocks of light industrial floor space (GEA equates to circa 9,880sqm)

Applicant: Florentia Property Unit Trust/General Projects RE Limited

Agent: Victoria Orbart, DP9

Ownership: Private

Case Officer Contact: Tobias Finlayson

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the 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 in the first quarter of 2022. The applicant has engaged in pre-application discussions with Council Planning Officers as well as presenting the scheme to the Quality Review Panel (QRP).

3. SITE AND SURROUNDINGS

- 3.1. The existing Florentia Clothing Village campus sits to the south of Vale Road and comprises a mix of low-rise industrial buildings currently used for a variety of creative and start-up businesses comprising light industrial, studio workspace and residential uses. The application site sits to the west of the existing village and is occupied by 'Storage for London' consisting of 130 self-storage units.
- 3.2. The site is within a Locally Significant Industrial Site (LSIS), the Harringay Warehouse District, a Creative Enterprise Zone (CEZ), and an Area of Change (Seven Sisters Corridor).

4. PROPOSED DEVELOPMENT

- 4.1. The proposal is for provision for four new blocks of light industrial floor space (GEA equates to circa 9,880sqm).

5. PLANNING HISTORY

- 5.1. The adjacent Florentia Clothing Village itself has been subject to a number of different applications. However, the storage pre-application site itself has no relevant planning history.

6. CONSULTATIONS

Public Consultation

- 6.1. This scheme is currently at pre-application stage and therefore, the Local Planning Authority has undertaken no formal consultation at this stage.

Applicant's Consultation

- 6.2. Officers have advised the applicant of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI), which set out that a developer should engage with and consult the local community in planning and development issues on major developments prior to submitting an application.
- 6.3. The applicant has engaged with local groups and councillors and will be holding public consultation events. Feedback/comments resulting from the applicant's own consultation will be included within its SCI submitted with any forthcoming planning application.

Development Management Forum

- 6.4. The proposed development is not of such size as to necessitate a Development Forum (DMF). Furthermore, the applicant's own engagement is considered to be sufficient to allow local people to understand and provide feedback on this proposal.

Quality Review Panel

- 6.5. The Quality Review Panel (QRP) reviewed the proposal on 29 September 2021 with the report attached at **Appendix 2**. The summary of the QRP views is:

The panel feels that this has the potential to be an exciting scheme, within a distinctive and characterful area. It appreciates the Council's ambition for high quality, sustainable and biodiverse warehouse-style development within this unique part of London, and it welcomes the principles outlined by the design

team in their presentation. However, it feels that further work, at both a strategic and detailed level, is required if its potential is to be realised.

While the panel supports the general typology, scale and height of the proposals, it feels that there is more work to do to integrate the scheme into the wider context (including Florentia Clothing Village), in terms of how it functions as a piece of urbanism and as part of a larger masterplan for the local area. This should include further analysis of views, legibility, townscape, connections, routes, and links to wider networks. This analysis should feed into the next iteration of design, including the configuration, distribution, layout and three-dimensional design of the new buildings, routes and spaces within the site.

Sustainable design principles should be embedded at the heart of the proposals and should inform early strategic decision-making, as well as the detailed design. This should include decisions about orientation and form, retention / re-use of materials and elements, and the adoption of a fabric-first approach to the design of the building envelope. The panel would encourage the appointment of a landscape architect to the project team at an early stage, to contribute to the strategic and detailed work on the scheme's landscape design and approach to biodiversity.

7. MATERIAL PLANNING CONSIDERATIONS

7.1. Officers' initial views on the development proposals are outlined below:

Principle of Development

- 7.2. Within Locally Significant Industrial Sites proposals for the intensification, renewal and modernisation of employment land and floorspace are supported subject to certain criteria being met (see London Plan Policy E7, Development Management DPD Policy DM37 and Local Plan Strategic Policy SP8).
- 7.3. The proposal is likely to result in a significant increase in employment through an increase in potential jobs (circa 455) and floorspace; (circa 9,880 sqm).
- 7.4. The whole Warehouse District is currently included within the Tottenham Creative Enterprise Zone, 1 of 6 CEZs across London designated by the Mayor to support and enhance affordable creative workspace in the capital alongside the role and presence of artists, makers and creators.
- 7.5. The proposal has been designed to meet the specific need for SME and creative space within the CEZ and is therefore strongly supported in principle. Where viable affordable workspace at rents maintained below the market rate will be secured in accordance with the requirements of Policy E3 of the London Plan.

Design and Appearance

- 7.6. The proposal has been presented to the Quality Review Panel (Appendix 2), which was broadly supportive, as summarised at section 6.5 above. Officers are confident that the design approach presented, with further refinement, will result in an overall design that is acceptable and can be supported, particularly when considered in the context of the surrounding environment, which is comprised of mostly utilitarian buildings and the type of use proposed (light industrial). Officers acknowledge that the applicant has designed a scheme that recognises the need for buildings that provide visual interest whilst meeting the wide range of occupiers' needs.

Impacts on Amenity of Surrounding Residents

- 7.7. The design and scale is unlikely to result in a significant impact on residential uses within the Florentia Clothing Village adjoining the site and the separation distance to the residential terraces to the north along Hermitage Road, are substantial.
- 7.8. The applicant has been advised to consider the impact of any likely night-time weekend activities or events and prepare a management plan for consideration, to ensure these can be accommodated without affecting neighbouring properties. This can then form part of the proposal to provide confidence such activities can be managed appropriately.

Transportation and Highways

- 7.9. As this is a major redevelopment proposal, any forthcoming planning application will require a Transportation Assessment. The key transportation issues are sustainable travel, access, improvements to connectivity, and parking and servicing demands from within the site, and minimising the impacts of the construction process.
- 7.10. The applicant is currently working with officers on ensuring these and other transport and highways matters are appropriately addressed within a Transport Assessment.

Landscaping

- 7.11. The site currently comprises hardstanding and no soft landscaping. Although the proposal is for continuation and intensification of light industrial uses, officers agree with the QRP that the proposal presents an opportunity to 'green' the site. This is particularly important given the London Plan requirements relating to Urban Greening Factor and securing net biodiversity gain (policies G5 and G6). The site lies within a Critical Drainage Area and therefore needs to reduce the overall level of flood risk (see Policy DM26 of the Development Management DPD) through Sustainable Urban Drainage Systems such as soft landscaping and permeable surfaces. To this end, officers expect the applicant to discuss

these matters in further detail and for these matters to be appropriately addressed in a landscaping plan.

Sustainability

- 7.12. The applicant is currently working with officers on ensuring carbon reduction and overheating targets are met. These matters will be detailed further within the detailed Energy and Sustainability statements required to be submitted with any forthcoming planning application.

Conclusion

- 7.13. Officers consider that the principle of the proposed development is acceptable and that it will unlikely result in undue harm to neighbouring residential amenities. In addition, subject to further detailed design and assessment in conjunction with ongoing discussions with officers, matters such as design, transport, sustainability and landscaping will likely be satisfactorily addressed should a planning application be forthcoming.

Appendix 1: Plans and Images

Location plan



'Bird's eye' view of existing site looking south



Proposed block plan



'Bird's eye' view looking south with proposed indicative blocks shown



Massing to Vale Road



Vehicular entrance to Vale Road



Pedestrian entrance to Vale Road



Typical inner courtyard view with external walkways



View from upper walkway



Appendix 2: Quality Review Panel Report

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Vale Road Creative Workspace

Wednesday 29 September 2021
Zoom video conference

Panel

Hari Phillips (chair)
Phil Armitage
Irène Djao-Rakiline
Louise Goodison
Dieter Kleiner

Attendees

Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Reema Kaur	Frame Projects

Apologies / report copied to

Rob Krzyszowski	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.

Declarations of interest

Dieter Kleiner is a Director at RCKA and panel member of the Haringey Quality Review Panel. RCKA and Turner Works, who are part of the design team on the Vale Road Creative Workspace project, are both independently appointed by Ebbsfleet Development Corporation to collaborate on their cultural co-location plans in the region.

Report of Formal Review Meeting
29 September 2021
HQR116_Vale Road Creative Workspace

1. Project name and site address

Vale Road Creative Workspace, Storage Park, Vale Road, N4 1TD

2. Presenting team

Jacob Loftus	General Projects
Jacob Sandelson	General Projects
Samantha Whellams	General Projects
Carl Turner	Turner Works
Raphael Arthur	Turner Works
Simon Cadle	Turner Works
Abdul Thahid	Quartz
Tom Horne	DP9
Victoria Orbart	DP9

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 proposal is for an extension to the existing Florentia Village, comprising five new light industrial blocks (Use Class E). The site is located to the south-eastern side of Vale Road, within the Haringay Warehouse District, adjacent to the Florentia Clothing Village site. It has a public transport accessibility level value of 2, which is considered 'poor'. The existing Florentia Clothing Village campus sits to the south of Vale Road and comprises a mix of low-rise industrial buildings currently used for a variety of creative and start-up businesses, including light industrial, studio workspace and residential uses. The application site sits to the west of the existing village and is currently occupied by Storage for London, which consists of 130 self-storage units. The site is neither listed nor within a conservation area. However, it is within an Area of Change (Seven Sisters Corridor) as well as within a Creative Enterprise Zone (CEZ). These designations acknowledge that the area is suitable for growth and intensification in order to facilitate renewal and regeneration, but seek to protect and nurture existing industries, particularly the creative industries such as those based around fashion that have blossomed in this area.

The site is also designated as a Locally Significant Industrial Area within which proposals for the intensification, renewal and modernisation of employment land and floorspace are supported. The use proposed (light industrial) is appropriate within this location and, given the existing use is storage, would make a demonstrable improvement in the use of the site for employment purposes through an increase in



jobs and floorspace. The proposal also meets a need for small and medium-sized enterprises and creative space. Officers seek the panel's views on the design quality of the proposals, the approach to sustainability and landscaping, and how well the development will integrate with neighbouring buildings and routes.

5. Quality Review Panel's views

Summary

The panel feels that this has the potential to be an exciting scheme, within a distinctive and characterful area. It appreciates the Council's ambition for high quality, sustainable and biodiverse warehouse-style development within this unique part of London, and it welcomes the principles outlined by the design team in their presentation. However, it feels that further work, at both a strategic and detailed level, is required if its potential is to be realised.

While the panel supports the general typology, scale and height of the proposals, it feels that there is more work to do to integrate the scheme into the wider context (including Florentia Clothing Village), in terms of how it functions as a piece of urbanism and as part of a larger masterplan for the local area. This should include further analysis of views, legibility, townscape, connections, routes, and links to wider networks. This analysis should feed into the next iteration of design, including the configuration, distribution, layout and three-dimensional design of the new buildings, routes and spaces within the site.

Sustainable design principles should be embedded at the heart of the proposals and should inform early strategic decision-making, as well as the detailed design. This should include decisions about orientation and form, retention / re-use of materials and elements, and the adoption of a fabric-first approach to the design of the building envelope. The panel would encourage the appointment of a landscape architect to the project team at an early stage, to contribute to the strategic and detailed work on the scheme's landscape design and approach to biodiversity. Further information on the panel's views is provided below.

Massing, height and building uses

- In general terms, the panel broadly supports the scale and height of the development, in addition to the building use proposed.

Place-making, public realm and landscape design

- The panel would encourage the project team to appoint a landscape architect at the earliest opportunity.
- The development site represents an incredible opportunity to reinforce and develop connections across the area. A wider urban and landscape strategy is needed; the panel would like to see a masterplan that includes the urban and



landscape approach, alongside pedestrian and cycle links into, through and beyond the site. The site should be considered as a part of a district rather than a campus, as it will have a significant impact on the surrounding area.

- Further analysis is needed of the site's relationship to the wider environment in terms of open and green space networks, and the drainage network. It would like to see a diagram showing the diversity of open space typologies across the site and beyond, including streets, squares, plazas walkways and parks.
- The panel notes that an 'industrial' design approach can also be very green and landscaped, so it would encourage the project team to evaluate the proposal's urban greening factor.
- Green / living walls should be avoided as they require intensive irrigation if plants are to thrive. The panel feels that creating porosity through planting within the ground and roof planes would be a better approach to 'greening' the site.
- As there is no basement, an opportunity exists to incorporate areas of soft landscaping and sustainable drainage systems (SuDs). Avoiding large areas of concrete slab would be welcomed.
- The proposed roofscape will cover a significant proportion of the site area and the inclusion of green roofs (up to a 30% slope) should be considered.

Scheme layout and access

- The panel welcomes the principles of achieving greater permeability and openness for the development and it would like to see more detail on how routes and views through the new development from the existing Florentia Clothing Village will be integrated into the scheme. This should include analysis of how the existing workshop area functions.
- The panel notes that there are long warehouses with alleyways running alongside, and it questions whether these routes will be perceived as safe. Locating building entrances at the ends of alleyways could help with natural surveillance and activity.
- The panel would like to see further consideration given to the nature of all the pedestrian routes through the site, along with greater clarity on how smaller routes meet the larger courtyard spaces. The panel notes that revisiting how the routes and spaces will integrate within and beyond the site may result in adjustments to the footprint and configuration of the proposed buildings.
- The panel feels that there is an opportunity to 'celebrate' the courtyards more, rather than just utilise them for servicing access, and it would like to see



further work undertaken to enhance their nature and role.

- The panel would encourage further analysis of the unit typologies and configurations. It is not convinced that there is demand for large warehouse space and it has concerns that the smaller workshops (located in the upper storeys of the development) will become divorced from the activity at ground level. Bringing some smaller units down to ground level and encouraging footfall to upper levels, for example through programming events and the design of stairs / lifts, would help to create a more vibrant sense of place. This will be especially important if the business model for the workshops includes 'opening up' to the public for sales.
- The panel questions the level of provision of cycle storage, and feels that 64 spaces, and 10 short stay spaces, will be inadequate to serve the 354 people working within the site.

Inclusive and sustainable design

- The panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme. Following its Climate Emergency Declaration in 2019, Haringey Council adopted the Climate Change Action Plan in March 2021, which identifies a route map to enable the borough to become Net Zero Carbon by 2041. All new development coming forward should have regard for these requirements to avoid the need for retrofitting later; proposals should demonstrate how they comply with these targets.
- A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve. The proposals presented do not reflect this approach to development; the panel would like to see sustainable design principles embedded within the design process.
- BREEAM targets were mentioned within the presentation; the panel considers that these standards are not challenging enough in terms of current aspirations towards low / zero carbon in light of the climate emergency. Further strategic and detailed work in collaboration with the sustainability consultants would be supported.
- Consideration of the embodied energy within the existing buildings is an important starting point; embodied carbon represents a significant proportion of the lifetime carbon measure – equivalent to 15-25 years of operational carbon. The panel would like to see detailed analysis of a development approach that seeks to retain or reuse building elements or materials, to identify opportunities and inform the choice of materials. The existing concrete slab across the entirety of the site presents a significant challenge in this regard.



- Consideration of the operational energy requirements should start with a 'fabric first' approach – optimising the orientation, form, performance and design of the building envelope, components, and materials to achieve sustainable and energy-efficient design. Utilising renewable energy sources, natural light, cross ventilation, and nature will also form part of this work.
- The site is very quiet, with high levels of solar access. Careful consideration of the detailed design of the north and south-facing facades will be necessary. These should respond to their specific microclimatic conditions to minimise overheating, while achieving good daylight levels.
- The orientation and design of the roof should be optimised, to allow for the installation of PV panels, either immediately or in the future.
- The panel highlights that the floor plans are very deep and will have limited daylight penetration, due to the configuration and stacking of units. It would encourage the project team to revisit the configuration of the buildings, to optimise daylight levels and achieve quality working environments, perhaps through offsetting or pulling out parts of the plan.
- The thermal performance of the external fabric should strike a good balance between the level of daylighting and heat loss. The panel thinks that polycarbonate panels as proposed will not offer adequate thermal properties.
- The inclusion of air source heat pumps will have specific space and design requirements, which need to be accommodated within the plans at the earliest opportunity.

Next steps

- The panel would welcome a further opportunity to review the proposals. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability, if required.



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.

