

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: High Road West Developments

Tuesday 15 December 2020

Video conference

Panel

Peter Studdert (chair)

Esther Everett

Paddy Pugh

Andy Puncher

Lindsey Whitelaw

Attendees

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Graham Harington	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects
Carolina Eboli	Frame Projects
Penny Nakan	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.

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1. Project name and site address

High Road West, Tottenham. Three interrelated sites within the High Road West local plan allocation comprising:

- The Goods Yard, 36 and 44-52 White Hart Lane, Tottenham
- 867-879 High Road, Tottenham
- 819-829 High Road, Tottenham

2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Adrian Ball	F3 Architects
Alan Carruthers	F3 Architects
Ian Laurence	F3 Architects
James Beynon	Quod
David Liversey	Re-form Landscape Architecture
Mark Shilton	Re-form Landscape Architecture
Edgar Kiviet	Arup
Sophie Cambrun	Arup

3. Planning authority briefing

The proposals relate to three sites owned by Tottenham Hotspur Football Club on the west side of the High Road: Sainsbury / B&Q (798-808 High Road); the Banqueting Suite (819-829 High Road); and the Goods Yard. All are within a Growth Area and Site Allocation NT5 (High Road West) as identified in the Tottenham Area Action Plan.

There are existing planning approvals for the Sainsbury / B&Q site, and for the Goods Yard. The current proposals represent a significant increase in the height and number of tall buildings proposed. They also differ from the High Road West Masterplan Framework, published September 2014, which is undergoing an update process.

The current development proposals include:

- The Goods Yard, 36 and 44-52 White Hart Lane, Tottenham: a residential-led, mixed-use development comprising circa 500 homes within three towers alongside associated commercial uses and public realm, and the retention (including change of use) of 52 White Hart Lane (Station Master's House).
- 867-879 High Road: demolition of the existing buildings and erection of a new residential building of up to circa 39 storeys.
- 819-829 High Road: retention/restoration of the High Road properties, the demolition of the rear buildings/structures and the erection of a residential-led scheme of circa 86 homes.



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Officers asked for the panel's views on the scheme's relationship with and contribution to a wider masterplan approach to the High Road West Area, in terms of its layout, scale, massing, and design quality of the proposed buildings. Comments were also sought on the relationship with the heritage context, the proposed access and street network, and the quality of the open spaces.

4. Quality Review Panel's view

Summary

The panel recognises the complexity of the High Road West development sites, each of which have their own constraints. Nevertheless, the opportunity exists for the three sites to work well both individually and together. However, in the absence of an overall masterplan, the panel has significant concerns about the proposed density and heights. It recommends that these should be reduced to be more closely in accordance with the 2014 High Road West Masterplan Framework and previous planning approvals. The panel's view is that the 29-storey tall building permitted on the 819 - 829 High Road site should not be exceeded. The provision of amenity and open space should be reviewed against the standards required by both the London Plan and by Haringey Council. The panel would also like to see the scheme be better integrated with its historic surroundings and urges the design team to put these assets at the heart of the proposals.

An alternative route may be to work in collaboration with Haringey Council to develop a comprehensive scheme, using land assembly powers to allow the creation of a single masterplan including the Peacock Industrial Estate. If planned as one, there may be potential for density greater than the High Road West Masterplan Framework and existing permissions, supported by generous provision of public realm and green space. This would also provide different opportunities for access and integration with the heritage context.

The panel recommends a thorough review of several strategic issues before detailed design work begins and these issues are set out in greater detail below.

Massing and development density

- The panel does not feel that a convincing case has been made for the density and massing proposed. It notes that the current proposals deviate from the High Road West Masterplan Framework.
- The panel's view is that the 29-storey tall building permitted on the 819 - 829 High Road site should not be exceeded.
- The 39 storeys now proposed would require special justification, such as being located at a major transport interchange such as Tottenham Hale, which is not the case on this site.



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- The sites are in close proximity to existing residential neighbourhoods, and historic buildings along the High Road. It is not yet clear how these have informed the character of the development proposal.
- The panel does not think that the towers permitted as part of the nearby Tottenham Stadium justifies development of the density and height proposed for these sites. Its support for tall buildings adjacent to the stadium was given on the basis of their landmark function, marking an important civic building. This rationale would not apply to the High Road West sites.
- The proposed heights would affect the setting and views of the area's historic assets and would cause significant harm to the setting of the Tottenham High Road Conservation Area. The panel therefore recommends that the existing permission for 29 storeys be regarded as a maximum.
- There needs to be a rigorous investigation of the impact of tall buildings on the character and environment of the area, including sunlight and wind studies.
- The 8-storey building at the back of the site at 819-829 High Road appears detrimental to the historic character of the area and should be rethought to address the more human scale of its context.

Place-making, character, and integration

- The panel would like to see further thought given to the relationship between the scheme and its immediate context. The proposals should integrate with their surroundings, including nearby residential communities.
- The panel welcomes the re-use and repair of the heritage buildings, particularly those along the High Road, and the commitment to understand their history. These heritage assets should underpin the character of the scheme, especially for the 819-829 High Road site, and should inform the buildings' massing.
- Further consideration should be given to the demolition of part of the locally listed building at 823-829 High Road. This extension contributes to the character of the Conservation Area and its removal will impact on the street frontage.
- The scheme should explore ways of enhancing the existing historic alley leading to Brunswick Square, without demolition to widen this to become a street.
- The proposed roof extensions and Herald Yard development on the 819-829 High Road site should be sympathetic to the adjacent heritage buildings. There is not yet enough information to judge how successful this element of the scheme will be.



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- Where tall buildings are proposed, these should start from an understanding both of how people live and work and what the place will feel like. A focus on liveability will help to humanise the proposals.
- The panel welcomes the focus on the pedestrian experience at the southern end and the entrance from White Hart Lane. However, the 18-storey tower next to it will compromise the intended human-scale character.

Layout and amenity space

- The panel would like to see a robust assessment of the amount of amenity space to be provided, to demonstrate that this is compliant with standards set out in the London Plan and by Haringey Council.
- The amenity and open spaces designed should be focused on serving the local neighbourhood areas.
- Given the density of the scheme, the panel is concerned that the mix of uses within the courtyards, such as bike stores and bins, will reduce their capacity to provide sufficient amenity space.
- The panel is concerned that the scheme may currently rely on the possible future redevelopment of the Peacock Industrial Estate to deliver the appropriate provision of amenity and play spaces - and does not think this would be an acceptable approach.
- Relocating the buildings in the Goods Yard site towards the railway line and the road to the east is a positive move. However, careful thought will be needed about how maintenance access alongside the railway is designed, to avoid creating a space that is unused and feels unsafe.

Architecture

- The panel recognises the proposals are at an early-stage and that the architectural expression is yet to be developed.
- It welcomes the quality of the precedents presented but highlights that these are not drawn from contexts in TfL Zone 3 with 100% residential use, as proposed here. It would be helpful to refer to precedents which reflect similar uses, contexts, and scales to the surroundings of the site.

Overall masterplan

- As an alternative to bringing forward planning applications for three independent, yet related, sites - the applicant could work with Haringey Council to develop a comprehensive scheme. Land assembly powers could be used to acquire the adjacent land and allow a single integrated masterplan for the entire area, including the Peacock Industrial Estate.



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- This would enable the proposed increase in density to be better understood, as well as the provision of adequate amenity and open spaces.
- The access strategy for 819-829 High Road site could also be reviewed within an overall masterplan.

Next steps

- The panel would welcome a further opportunity to review the proposals. It 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.