

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0017

Ward: White Hart Lane

Address: 313-315 The Roundway and 8-10 Church Lane, London, N17 7AB

Proposal: Demolition of existing buildings and erection of a three to five storey building with new retail and workspace at ground floor and 76 dwellings plus new landscaping, car and cycle parking.

Applicant: Hillview (London) Ltd

Agent: Simply Planning

Ownership: Private

Case Officer Contact: Christopher Smith

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable Members to view it ahead of the submission of a full planning application. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that a planning application, once received, would be presented to the Planning Sub-Committee in June 2022. The applicant has engaged in pre-application discussions with Council Planning Officers over the last few months.

3. SITE AND SURROUNDINGS

- 3.1. The 0.32ha site is predominantly derelict and is covered by vehicle garages and yard areas most of which are vacant. It is currently a visual blight on the local area and surrounding sensitive heritage assets including the neighbouring Bruce Castle and Tower listed buildings, Bruce Castle Conservation Area and Peabody Cottages Conservation Area.
- 3.2. The S-shaped site has The Roundway to the west and Church Lane to the east. Immediately to the north of the site is the Shell petrol station on The Roundway and the Rising Stars nursery on Church Lane. Immediately to the south of the site is the Spurz Autos vehicle garage on Lordship Lane and an electrical sub-station.



Fig 1: Existing site

- 3.3. The wider surroundings are characterised by their heritage designations, which includes the Grade I Listed Bruce Castle and its adjacent Tower, plus the Grade II Listed Southern and Western Walls (all located to the east), and the Bruce Castle (east) and Peabody Cottages (west) Conservation Areas. There are also locally listed buildings nearby, including the existing nursery building to the north. The site itself is only partially within the Bruce Castle Conservation Area.
- 3.4. The site is located centrally within Site Allocation SA63 (The Roundway) of the Site Allocations DPD 2017, which allocates this site for employment-led mixed-use development. The site is within Flood Risk Zone 1 (low risk). In addition to the conservation and listed building designations referenced above, the site is also adjacent to Metropolitan Open Land, Historic Park and Gardens, and a Grade II Site of Importance for Nature Conservation (SINC).

4. PROPOSED DEVELOPMENT

- 4.1. The proposal is for the demolition of the existing buildings and erection of a three to five storey development of 76 dwellings and 600sqm of retail and workspace at ground floor level.
- 4.2. The scheme would also include car and cycle parking spaces on-street, a new pedestrian route through the site, landscaping and public realm improvements.

5. PLANNING HISTORY

- 5.1. The site has no relevant planning history.

6. CONSULTATIONS

6.1. Public Consultation

6.2. The applicant will present to a Development Management Forum towards the end of February 2022. The applicant has also commenced its own public consultations.

6.3. Quality Review Panel

6.4. An earlier version of the proposal was assessed by the Quality Review Panel (QRP) on 13th October 2021. The QRP's report is attached as **Appendix 1**.

6.5. The Panel expressed strong support for the proposed land use principles, the height, scale and massing of the development, the stepping of the building frontages and the provision of a through-route.

6.6. Detailed design work is ongoing to ensure that these buildings are of a high-quality external appearance and internal layout supported by a high-quality public realm environment. The proposal is expected to be reviewed again by the QRP in early March 2022.

7. MATERIAL PLANNING CONSIDERATIONS

7.1. The Planning team's initial views on the development proposals are outlined below.

7.2. *Principle of Land Uses and Masterplanning*

7.3. The proposed development is largely acceptable in principle in land use terms as this site is identified for mixed-use commercial and residential development by Site Allocation SA63 of the Site Allocations DPD and the development would meet this requirement. The development would make a substantial contribution to the Council's housing target (1,592 dwellings per annum) and would replace the existing derelict and vacant commercial uses with 600sqm of new retail and work space. The retail provision outside of a town centre will need to be justified in a future planning application.

7.4. The proposal is for the redevelopment of a central part of the larger SA63 Site Allocation. The applicant has approached adjoining landowners and they do not wish to bring forward development on their sites at the present time. In accordance with the requirements of Policy DM55 of the Development Management DPD the applicant has therefore submitted an indicative masterplan that shows this site can be developed as proposed without prejudicing the aims and objectives of Site Allocation as a whole.

7.5. *Scale, Massing and Detailed Design*

- 7.6. The proposed development would be three to four storeys in height on Church Lane and five storeys (including a recessed roof level) on Roundway and Lordship Lane. The building would address the corner with Roundway and Lordship Lane in an elegant manner with a distinctive chamfered corner. The commercial uses at ground floor level would bring an active frontage onto the Roundway. Church Lane would have a lower scale and more domestic appearance with no ground floor commercial uses. Both elevations would be finished in red brick and surrounded by new high-quality landscaping. The two buildings would be separated by a route through the site into a new landscaped courtyard amenity area.



Fig 2: View from the south-west

- 7.7. Officers consider there is the potential for the proposal to be of a high-quality contemporary design with stepped building lines and heights that contribute to an appropriate height, massing and scale. The buildings will be finished with a robust suite of materials that could ensure the building appears as a positive contemporary addition within the surrounding area.
- 7.8. Further development of the design is expected as discussions are ongoing.
- 7.9. *Heritage Impact*
- 7.10. The buildings have been analysed in detail in respect of their impact on key local views to ensure that the development in terms of scale and massing strikes the right balance between fulfilling the potential of the site and preserving heritage.

The Council's Conservation Officer has provided detailed feedback on the emerging designs in order to ensure their heritage impact is minimised. The proposal also has broad support from Historic England.

- 7.11. The height, scale and massing of the proposals have been reduced during discussions with the Planning team. The proposal would regenerate a derelict site and is expected to be acceptable in terms of its impact on the significance of local heritage assets, including the Grade I Bruce Castle and Tower and local Conservation Areas. Further development of the design in respect of heritage considerations is expected as discussions are ongoing.
- 7.12. *Affordable Housing and Housing Mix*
- 7.13. Policy DM13 of the Development Management DPD states that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on private mixed-use schemes with more than ten dwellings, with regard to specific site characteristics and development viability, amongst other considerations.
- 7.14. The development proposal would include 76 new residential units as build to rent. The applicant has recently estimated that approximately 23% of these dwellings may be provided as affordable housing in a split of 60% affordable rent and 40% intermediate rent. Detailed viability information has not yet been provided to be assessed. An independent review of the viability will be carried out once an application is submitted, to ensure that the maximum reasonable amount of affordable is provided.
- 7.15. 12% of the total number of proposed dwellings would be family-sized. There would be 60% one-bedroom properties and 28% two-bedroom properties.
- 7.16. *Layout and Public Realm*
- 7.17. The dwellings would meet the Nationally Described Space Standards and would each have a private amenity space that meets the standards set by the Mayor's Housing SPG. There would be additional communal amenity areas at ground floor and at roof level, which would include the provision of play space. 80% of the dwellings would be dual aspect.
- 7.18. The dwellings will be designed with careful consideration of the amenity impacts from nearby roads and the adjacent businesses including the petrol station. Design solutions are still being sought in this regard, which may include the provision of winter gardens on elevations where the potential amenity impacts are greatest.
- 7.19. The development would retain and improve the large, landscaped areas around the site and would also provide new tree planting and soft landscaping and

includes a new publicly accessible route through the centre of the site which would connect Roundway and Bruce Castle Park (a requirement of Site Allocation SA63).



Fig 3: Ground floor layout

7.20. *Amenity of Nearby Residents*

7.21. The development would be located at least 20 metres from any existing residential property. The development is not expected to create any significant noise, light or air quality issues and should improve local amenity for existing residents.

7.22. *Transportation and Parking*

7.23. The site has excellent public transport connections (PTAL of 5). It is within a short walk of Bruce Grove train station and several bus routes. Policy DM32 supports car free development in areas with this level of public transport connectivity. As such, this development would not provide any parking other than for disabled occupiers. This restricted approach to car parking is supported in this location. Secure cycle parking spaces for 140 bicycles will be provided in locations throughout the site.

PLANS AND IMAGES

Existing Site Plan



Ground Floor Layout Plan



Aerial View of Proposed Development from South-West



Aerial View of Proposed Development from North-East



APPENDIX 1

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: The Roundway

Wednesday 13 October 2021

Zoom video conference

Panel

Peter Studdert (chair)

Phil Armitage

Martha Alker

Phyllida Mills

David Ubaka

Attendees

Kevin Tohill	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paporisto	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	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.

Declarations of interest

Quality Review Panel member Phil Armitage is currently working on a project which is currently on site, in which Glenn Howells Architects are also involved.

1. Project name and site address

The Roundway, 313-315 The Roundway, London, N17

2. Presenting team

Holly Mitchell	Simply Planning
Lee Fitzpatrick	Lindhill
Luke Ttakoushis	Lindhill
David Henderson	Glenn Howells Architects
Alex Smith	Glenn Howells Architects
Issy Spence	Glenn Howells Architects
Chris Horn	Chris Horn Associates.co.uk
Franca Carassai	Campbell Cadey
Ruth Campbell	Campbell Cadey
Jacob Friedman	The Bellview Group

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 development site is a 0.32 hectare angular plot of land located within an 'island site' created by Lordship Lane, Church Lane, All Hallows Road and The Roundway. It has a substantial frontage onto both The Roundway and Church Lane, as well as fronting onto Lordship Lane. The site has a PTAL of 5. The majority of this 'island' location is designated as Site Allocation SA63, which includes the development site, the petrol station on Roundway, an electricity sub-station on Church Lane and other nearby vehicle garages. The Allocation identifies the site for mixed-use employment-led development, and also requires an east-west cycle connection.

The site is located in close proximity to several heritage designations including Bruce Castle and Tower (Grade I Listed) and its adjacent boundary wall (Grade II Listed), the Bruce Castle and Peabody Cottages Conservation Areas, and several locally listed buildings, including the nursery to the north and The Elmhurst public house to the south. The site is also within an Archaeological Priority Area. Adjacent to the site are two Historic Parks, Metropolitan Open Land, a Grade II SINC, a Local View Corridor (no. 19 unfolding view of Alexandra Palace from Bruce Castle) and a Critical Drainage Area. The character of the surrounding area is unique and varied.

The scheme is car-free and has elements ranging from three to five storeys. It would be predominantly finished in red brick with dark grey cladding to the roof element. The

brief includes 77 dwellings, including 18 per cent family-sized units and 23 per cent affordable housing (with 60 per cent affordable rent units). 525sqm of commercial space in the form of workspace and a retail unit is also included. The scheme is supported by a masterplan which considers potential future development options for all land within the site allocation area.

Officers seek the panel's views on the scale and massing of the proposals on Lordship Lane and Church Lane, the detailed design and materiality, heritage impact, detailed layout, sustainability, and parking.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to review the proposals for The Roundway, and thanks the project team for the comprehensive presentation. It is a very difficult site and the panel commends the project team for their work to date. The proposals have clearly evolved over the last month and are beginning to resolve some of the challenges seen in earlier scheme drawings.

The panel thinks that the current proposals represent a good starting point for the development, but there is still a great deal of design work required to address some outstanding problems, particularly in relation to the three-dimensional form, the detailed layout, the architectural expression and the landscape proposals. Further work is also needed to improve the quality of accommodation generally and to ensure that the scheme does not have a negative visual impact on heritage assets locally, either from nearby or within longer views. It would also encourage the project team to inject some elegance and distinctiveness at the prominent corner on Lordship Lane.

Further details on the panel's views are provided below.

Massing and development density

- The panel feels that a proposed scale, with four storeys plus one set-back at roof level on The Roundway and three storeys plus one set-back on Church Lane, is a sensible starting point for analysis and testing of the visual impact of the proposals within the heritage setting. However, until such analysis and testing are undertaken, it is not possible for the panel to definitively assess whether the current scale is acceptable.
- The primary corner of the site at Lordship Lane requires further consideration. The panel would like to see the height reduce to four plus one set-back storey rather than five full storeys, and the building itself visually turn the corner with a less strident and more elegant architectural language.
- The panel notes that the additional structures at roof level – including plant, photovoltaic panels, and balustrades or raised parapets – could result in the

perceived massing being a storey higher than proposed, which is not currently shown within drawings.

- At a detailed level, the three-dimensional modelling and articulation of the proposals should respond more to the elegant and richly detailed forms of the surrounding buildings, rather than adopting the more 'generic' approach shown in the presentation.

Heritage issues

- The site is surrounded by important heritage assets, and a more thorough analysis of the visual impact of the proposals will be needed from a variety of viewpoints, both locally and further afield. As part of this work, the panel would like to see views over the houses from the conservation area. It notes that views showing the visual impact in winter – when the trees have no canopies – will be important.

Commercial uses

- The panel is not yet convinced by the workspace allocations within the proposals, in terms of use and location. Designation of the ground floor as Class E may be the best approach, so that the future use can respond to market conditions.
- The panel agrees that avoiding residential development on the ground floor of The Roundway is sensible.

Scheme layout

- Due to the configuration of the site, there are some difficult challenges in terms of how the development will relate to the existing uses adjacent: the panel notes that there is no guarantee that the remaining plots of land within the urban block will come forward for redevelopment, so the proposals should be able to stand upon their own merits as a separate development. In this regard, the panel is not yet convinced by the southern section of the scheme.
- Regard should be given to the parts of the proposals that are located very close to existing non-residential uses, to ensure that the floorplans and building footprints are adjusted where necessary to achieve a greater separation.
- The panel welcomes the variation in building lines along Church Lane, where the new development steps back to align with the nursery, and steps forward to align with the substation.
- The little courtyard in the centre of the site looks very promising.

- Removing the building entrance at the northern end of the courtyard would enable more generosity in the entrance off Church Lane, which would also reinforce Church Lane as the address of this section of development.
- The panel welcomes the creation of the east-west pedestrian route through the site but would encourage further exploration of the scale of the opening between the buildings, in addition to consideration of how it will connect to local desire lines.
- The panel would encourage further consideration of the planform of the proposals, to improve the liveability and generosity of circulation spaces and the interiors of flats. It highlights that the current proposals include long corridors and rooms, with low light levels. Improving the configuration at a detailed level will have a significant effect on the basic layout of the scheme, so this exercise needs to be undertaken at the earliest opportunity.
- Further consideration should also be given to the entrance lobbies and entrance experience, in terms of how residents and visitors will access secure cycle parking, and where the post-boxes and parcels will be located. The panel notes that the cycle storage is quite peripheral and it feels that this should be better integrated and more convenient to access.
- The work is also required to improve the quality of the accommodation. The proportion of single aspect flats is too high, with a number of them south-facing, so vulnerable to overheating, while others are located very close to relatively 'unfriendly' uses like a petrol filling station or a car wash. More work is needed to adjust the floorplans and detailed configuration, to reduce the number of single aspect units and to optimise the design of the facades to achieve shading and cooling.

Architectural expression

- Given the scheme's location among some significant heritage assets, the architectural expression should be not only be visually 'polite' but should also add something special to the townscape. An approach that seeks to achieve simple but delicately wrought buildings would be supported by the panel.
- The setting is close to several heavily trafficked roads and will likely be a noisy environment. The panel would like to see the design of the elevations respond to – and mitigate - the constraints of noise and air quality.
- The panel is not yet convinced by the overall architectural expression of the proposal and would welcome more analysis to inform the design of the facades, so that they can better reflect the rich detailing and expressiveness of significant local buildings.

- Balcony enclosures should be carefully detailed, to ensure a good balance between openness and screening. Balcony details also provide opportunities for bespoke and distinctive craftsmanship.

Public realm and landscape design

- The panel welcomes many of the ideas within the public realm proposals and thinks that the ramp and the pedestrian route through the centre of the site hold a lot of promise. It would encourage the project team to undertake wider analysis to establish how the route fits in with wider routes, informal crossings and places of safety, bus stops and the loading bay, and to ensure that all of these elements and routes into, through and out of the site are in the correct place.
- The panel notes that the urban greening factor requirement for the site is 0.4, not 0.3 (as proposed), so 30% more greening will be required, which will have a significant impact upon the landscape and floor plans of the development.
- The panel would like to know more about the arrangements for access to and maintenance of the gardens – at grade and at roof level – including how communal access will be controlled, who will maintain the gardens, and what equipment will be required.
- The panel highlights that the microclimate of the gardens at grade and at roof level will impact upon how active and populated they are: if they are windy or shady then people will not want to spend much time there.
- Lift overruns should be shown on the drawings, as these will have an impact on the microclimate at roof level.
- An increase in the amount of greening at roof level would be welcomed.
- The panel questions how secure the ancillary spaces will be, and notes that landscaped frontages and railings might be a sensible addition.

Inclusive and sustainable design

- 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 panel would like to see a target driven approach to sustainable design adopted.
- Noise from Lordship Lane and the roundabout will have a significant impact on the scheme, and the panel would like to see how the proposals will mitigate traffic noise, especially in the more exposed areas of the development.
- Consideration of operational energy requirements should start with a 'fabric first' approach – optimising the performance and design of the building envelope, components, and materials to achieve sustainable and energy-

efficient design. Making use of renewable energy sources, natural light, cross ventilation, and nature will also form part of this work.

- Recessed balconies are a useful mitigation element, but the panel would encourage the project team to further optimise the glazing, shading and ventilation of all facades. It notes that some of the elevations look the same but will have very different needs in terms of the microclimate.
- The panel notes that the top floor of the development does not look as well-protected from the sun as other floors.
- Careful management of trees over the long term can help to strike a delicate balance between achieving a good level of shading, while allowing adequate daylight penetration into dwellings.
- The panel welcomes the adoption of an all-electric approach to heat generation. However, it notes that the needs of air source heat pumps are very different to gas heating, and this should be anticipated and accommodated within the design of the dwellings at an early stage.
- The panel would like to know more about the design of the roof area, especially in terms of the provision of photovoltaic panels (PVs). It notes that there can be a tension between the use of roofs for amenity and for PVs and careful consideration is required to strike a successful balance.

Next steps

- The panel would welcome a further opportunity to review the proposals at a chair's review. It highlights 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.