

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2020/0012

Ward: West Green

Address: Tangmere and Northolt blocks, Stapleford North block, Enterprise Centre, Medical Centre, former Moselle School and surrounding public realm areas, Broadwater Farm Estate, Tottenham, N17

Proposal: Redevelopment of part of the Broadwater Farm Estate including demolition of existing buildings and the erection of buildings of up to nine storeys in height to provide 294 new homes; improvements to the public realm; provision of replacement and new commercial and community space; new landscaping and play space; and provision of an Urban Design Framework for the wider Estate.

Applicant: London Borough of Haringey

Agent: Karakusevic Carson Architects

Ownership: Council

Case Officer Contact: Christopher Smith

2. BACKGROUND

- 2.1. The proposed development is being reported to the 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 the planning application, once received, would be presented to the Planning Sub-Committee in September 2022. The applicant has engaged in pre-application discussions with Council Planning Officers and the Greater London Authority planning service over recent months.

3. SITE AND SURROUNDINGS

- 3.1. The Broadwater Farm Estate is a large residential estate consisting of twelve different blocks of up to 19 storeys and close to 1100 dwellings. It was first occupied in the 1970s. The area surrounding the Estate is predominantly residential consisting of terraced and semi-detached family housing. There is a school and community centre immediately to the north of the Estate and Lordship Recreation Ground is immediately to its west. Lordship Lane is a short walk to the north and the commercial area of Bruce Grove is to the east.

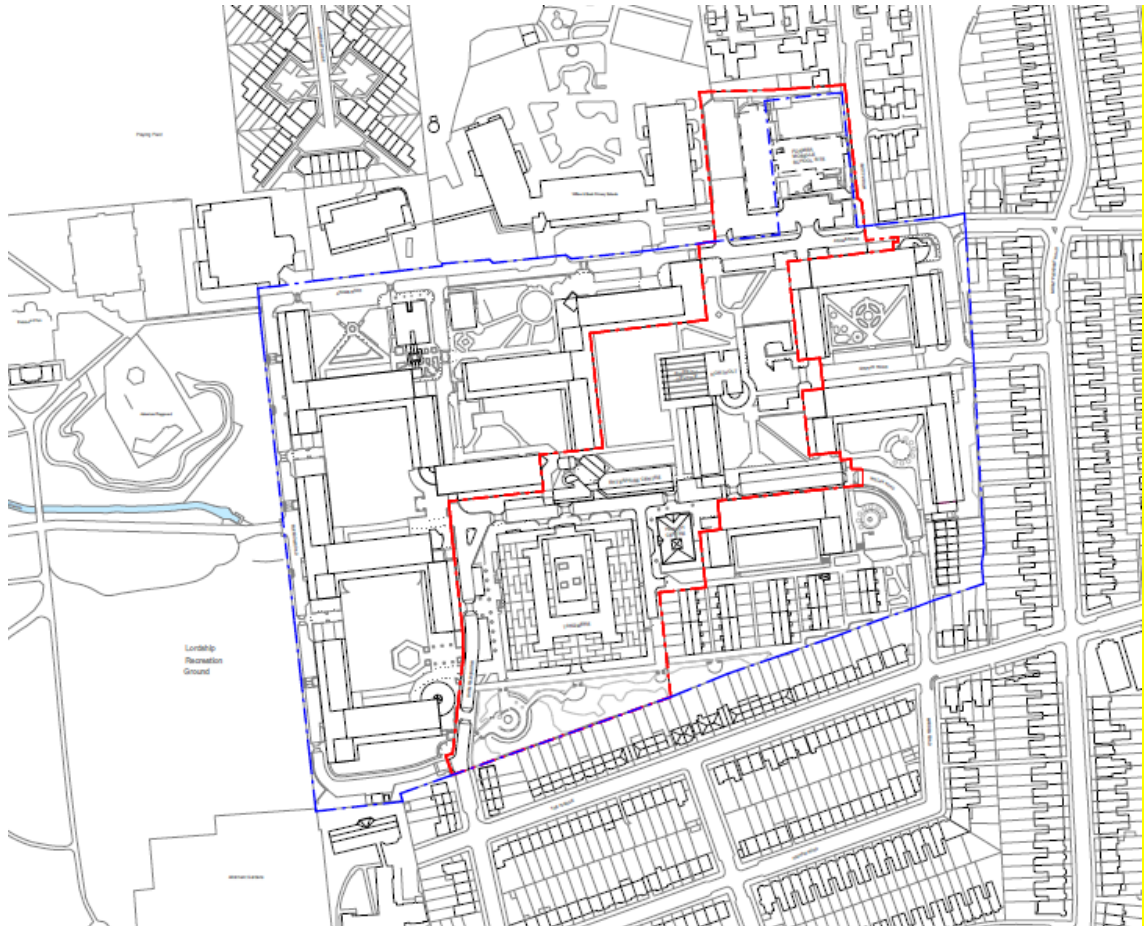


Image 1: Application site (red line) and applicant land ownership (blue line)

- 3.2. The Estate is located within the southern part of Site Allocation SA61 which has been identified for improvements to its housing stock, its design and routes through it. The site is also subject to the Blue Ribbon Network (the culverted Moselle Brook runs underneath the estate) and Flood Zone 2 (which affects the western end of the estate) policy designations.

SA61: BROADWATER FARM AREA



Image 2: Site Allocation boundary (red line)

- 3.3. The adjacent Lordship Recreation Ground is Metropolitan Open Land and a Site of Importance for Nature Conservation. The Estate has a low PTAL rating of 1b-2.
- 3.4. The Estate is not located within a conservation area, nor does it contain any listed or locally listed buildings. The Tower Gardens and Peabody Cottages Conservation Areas are located a short walk to the north and the Bruce Castle/Bruce Grove Conservation Areas are nearby to the east. There are several listed and locally listed buildings within the Bruce Castle and Bruce Grove Conservation Areas, including the Grade I listed Bruce Castle.
- 3.5. The Tangmere and Northolt buildings have been found to have significant structural issues that cannot viably be addressed and therefore must be demolished. The demolition of these blocks is expected very soon. The nearby former Moselle School has already been demolished.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed development is for the removal of several buildings on the site including Tangmere block, Northolt block, Stapleford North block, the Enterprise Centre and the Medical Centre (the former Moselle School has already been demolished) and provision of circa 294 dwellings in buildings up to nine storeys in height, provision of 1,282sqm of non-residential uses including the replacement

of the existing business and medical facilities and the provision of a retail unit and improvements to the public realm.

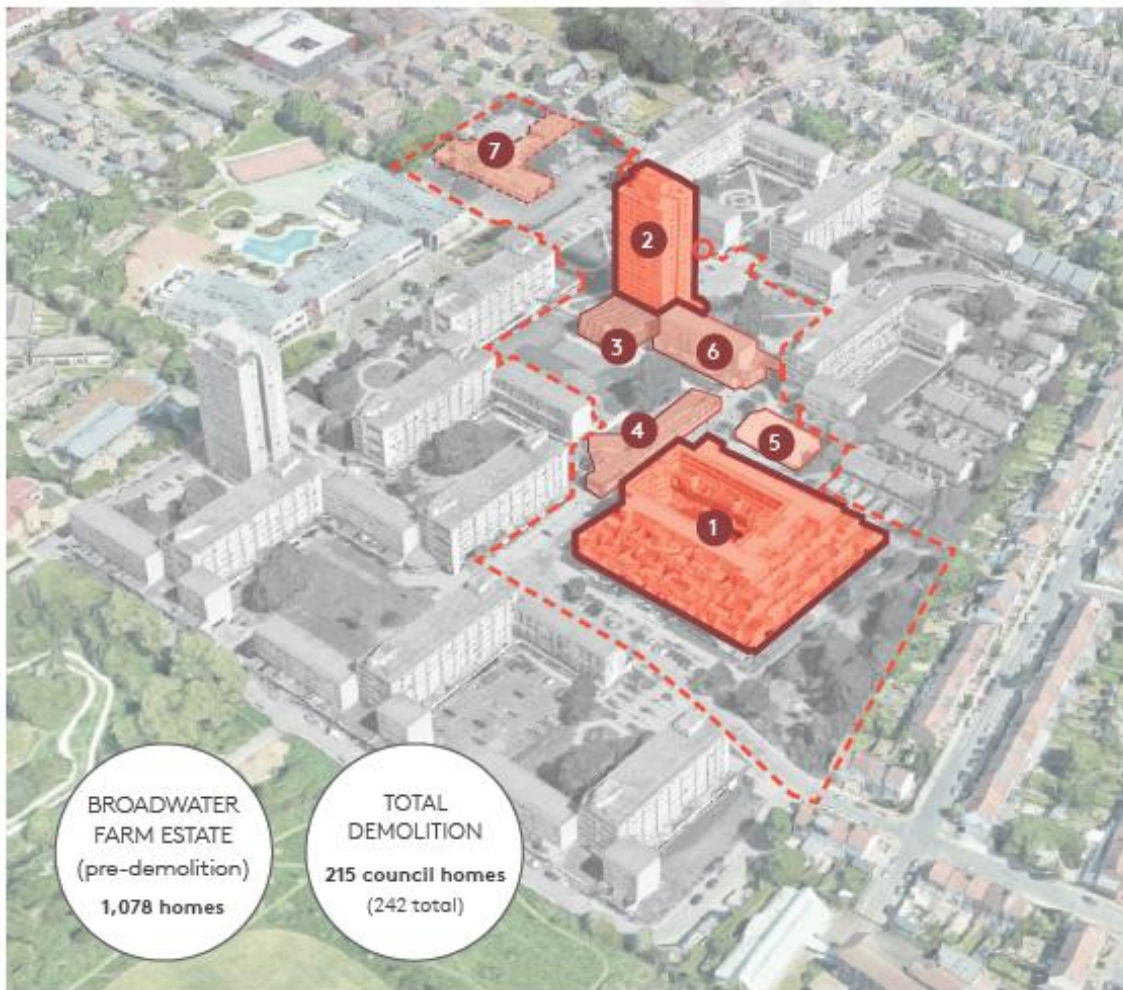


Image 3: Buildings for demolition

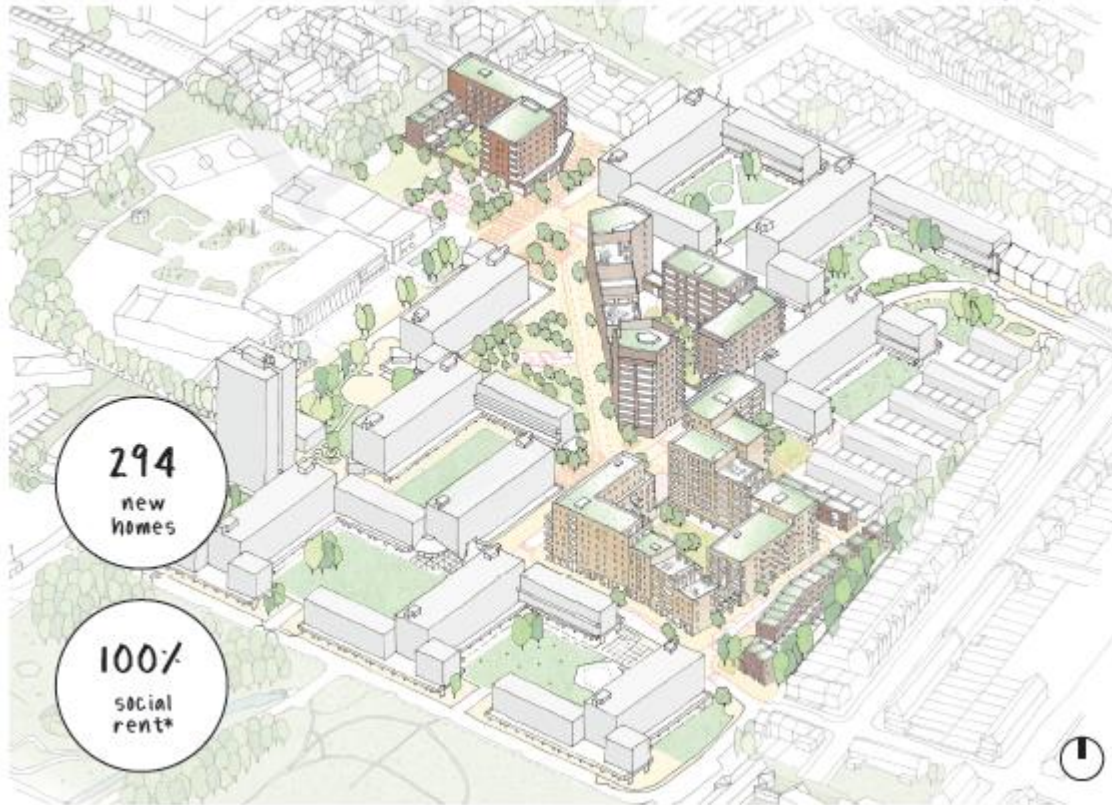


Image 4: Development proposals

- 4.2. All new residential properties provided within the development would be Council rented homes. 35% of the new homes would have three or more bedrooms. 10% of the homes would be wheelchair accessible. All dwellings would be dual aspect.
- 4.3. The development would create a new diagonal route through the centre of the site adjacent to a new public open space provided at its heart.
- 4.4. 91 car parking spaces would be provided within the application site, with secure cycle parking provided in communal stores and within individual flats.
- 4.5. To address the site allocation requirement to look at development comprehensively the proposal is supported by an Urban Design Framework for the wider Estate and relevant adjoining land parcels, which is intended to provide a guide for future development. The UDF will include a set of urban strategies and projects that, alongside this development proposal, create an overall development vision for the Estate.

5. PLANNING HISTORY

- 5.1. The Broadwater Farm Estate has an extensive planning history mostly relating to the ongoing management and upkeep of the Estate. There have been no recent

large-scale planning applications on the Estate. Prior approval for the demolition of some of the buildings within the site area have already been approved and are referenced below:

5.2. *Former Moselle School*

5.3. HGY/2021/1835. Prior notification: Demolition. Prior Approval Issued 23rd July 2021.

5.4. *Tangmere Block*

5.5. HGY/2021/0742. Prior notification for demolition of the existing 6- storey residential block (Tangmere). Prior Approval Not Required 1st April 2021.

6. **CONSULTATIONS**

6.1. **Public Consultation**

6.2. The applicant has undertaken its own public consultations in the form of a wide-ranging engagement programme with residents of the Estate over more than 18 months for this proposal. Comments received during these consultations have influenced the design of the final development.

6.3. A ballot of eligible residents on the estate was undertaken from 11 February to 7 March 2022 on the question “Do you support the redevelopment proposals within the Broadwater Farm Estate as set out in the Landlord Offer?”. The result was announced on 8 March 2022: on a turnout of 55% of eligible voters, 85% supported the proposal.

6.4. A Development Management Forum is scheduled for 16th March 2022.

6.5. **Quality Review Panel**

6.6. Earlier versions of the proposal have been assessed by the Quality Review Panel (QRP) on 20th January and 15th September 2021, and on 16th February 2022. The QRP’s report from the latest review is not yet available. This will be attached as an addendum to the Committee agenda. The QRP’s report from the September 2021 review is attached in **Appendix 1**.

6.7. The Panel supports the overall high-quality of the development including its scale, massing, layout and the provision of the diagonal route. The creation of a new street pattern within the estate is supported as are the public realm improvements and the provision of new and replacement non-residential uses. The architectural approach and use of contrasting brick materials is also supported.

- 6.8. The applicant is undertaking further design work to ensure that the detailed design of the buildings, their relationship with adjacent public spaces and landscaped areas, management of courtyards and the proposed relationship with the wider Urban Design Framework proposals are of a very high standard.
- 6.9. The submission of a full planning application is anticipated before the end of March 2022.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Planning team's initial views on the development proposals are outlined below.
- 7.2. *Site Allocation Requirements*
- 7.3. Site Allocation SA61 of the Site Allocations DPD identifies the Broadwater Farm Estate for improvements to its housing stock, its design and routes through it.
- 7.4. The site allocation requires any development to be provided in accordance with a masterplan that has been prepared with the involvement of residents. The site allocation further requires that the optimum quantum of development is provided, affordable residential floorspace is replaced, and the development is of a high quality and in accordance with its surroundings, amongst other objectives.
- 7.5. Engagement with the local community has been ongoing for more than 18 months with the first public consultation event taking place in August 2020 and community design group meetings commencing in November 2020. Seven public consultation events and 13 design groups have taken place since the public engagement process commenced.
- 7.6. Policy H8 of the London Plan states that any existing housing lost should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. It also states that social rent housing should be replaced with social rent housing that facilitates the right of return for existing residents.
- 7.7. The supporting text to Policy H8 states that all estate regeneration schemes should be delivered with existing and new residents and communities in mind and to achieve this aim should take into account the requirements of the Mayor's Good Practice Guide to Estate Regeneration, which includes the requirement for a ballot of residents (where funding from the Mayor of London is sought and where proposals involve demolition). In order to ensure compliance with best practice a ballot has been undertaken.
- 7.8. The proposed development would meet the site allocation requirements by providing a residential-led mixed-use development that would provide

replacement and additional residential accommodation with a high-quality design and layout. The development would also provide supporting non-residential facilities including a new well-being hub, replacement enterprise centre and new retail unit. New routes through the site would improve the quality, legibility and safety of the public realm as described in the sections below.

- 7.9. The application would be supported by an Urban Design Framework (UDF) that has been prepared in consultation with local residents. The UDF sets out how the development would comply with the requirements of the site allocation on an estate-wide basis, describes clear principles to guide future development of the wider Estate and ensures that the proposed development has been considered as part of a long-term holistic plan.

7.10. *Taller Buildings*

- 7.11. The London Plan Policy D9 states that buildings over six storeys in height should be considered tall buildings and also states that Councils should define what is considered a tall building within their Local Plan. The London Plan sets a range of visual, functional, environmental and cumulative impacts that must be taken into account when planning for a tall building.
- 7.12. The Council's Development Management DPD defines 'tall' buildings as those of ten storeys or greater. This development would not include any buildings above nine storeys in height. Policy DM6 of the Development Management DPD states that 'taller' buildings are those that would be two or three storeys higher than the prevailing building heights in the surrounding area, and also states that proposals for taller buildings must be justified in urban design terms, should be of a high standard of architectural quality and supported by high quality public realm and should preserve important local views.
- 7.13. The proposed buildings would range from three to nine storeys in height. The tallest parts of the development would be significantly lower in height than both the current Northolt block and the Kenley block, which is the tallest building on the Estate at 19 storeys.

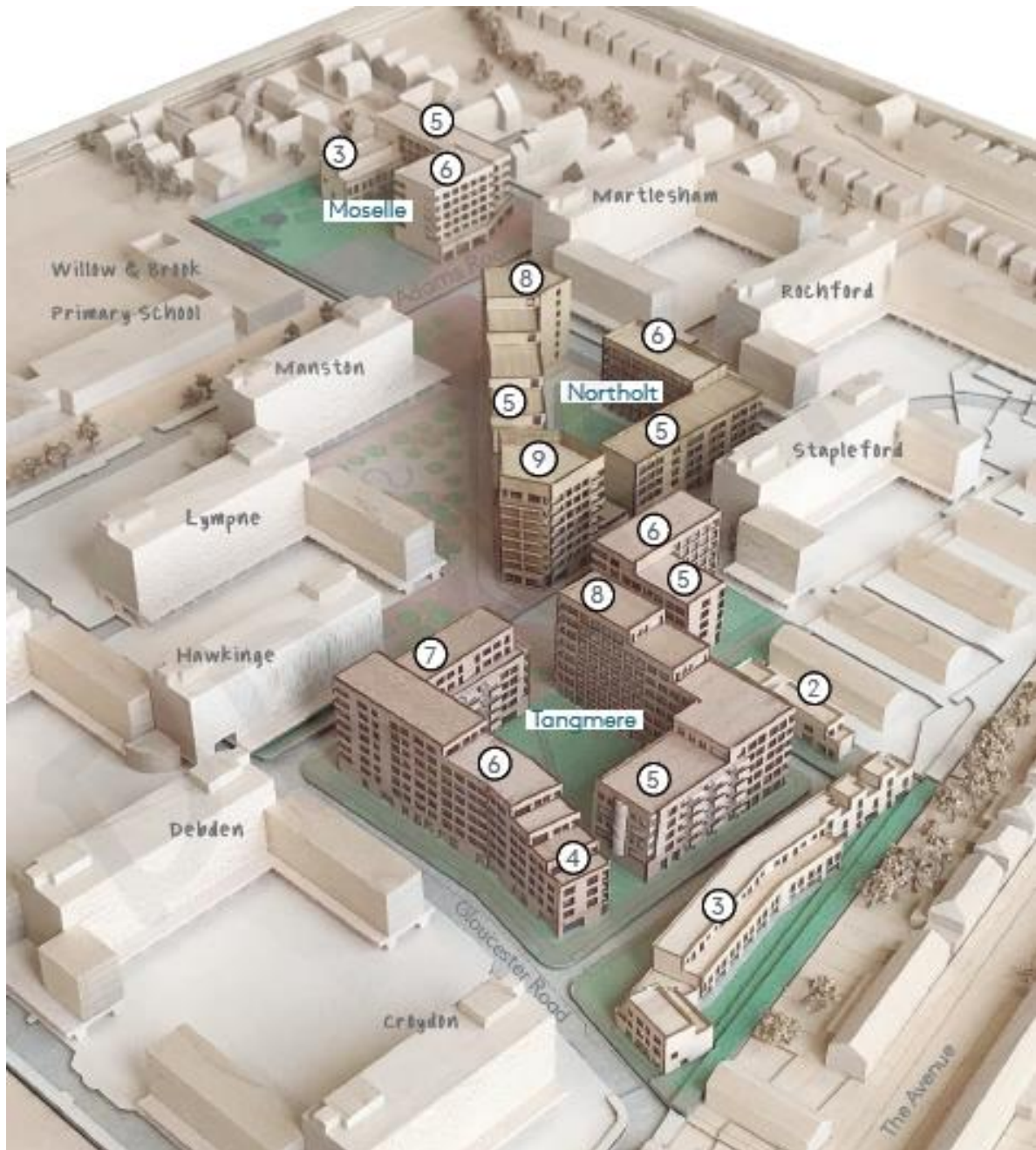


Image 5: Block heights

7.14. The tallest building proposed would be positioned in the centre of the site in place of the existing nineteen storey Northholt block and adjacent to the new public open space and civic square. The proposed storey heights throughout the new development are generally not significantly greater than adjacent existing buildings. Where new buildings are located close to existing residential properties outside of the Estate, they step down to reflect the neighbouring building heights of these. For example, this has been reflected in a significant stepping down of building heights towards the existing two storey houses on The Avenue or Moira Close.

- 7.15. The proposed buildings would be located within the designated Locally Significant View corridor no. 20. (Watermead Way to Alexandra Palace). The applicant has undertaken an analysis of this view and found that the significant height and scale of existing buildings on the Estate means that this protected view would not be significantly altered by the proposed development.
- 7.16. The applicant has also undertaken a wind and microclimate study to inform the design and it is expected that there would be a negligible impact on local street conditions from the proposed new buildings.
- 7.17. As such, the provision of tall (as per the London Plan) or taller (as per the Local Plan) buildings on this site is acceptable in urban design terms and therefore is supported in principle, subject to their final detailed design being of a high-quality and subject to further detailed analysis of their impact on residential amenity.
- 7.18. *Character, Appearance and Layout*
- 7.19. The buildings would be of an appropriate scale and massing and a high-quality contemporary design. They would be finished with a robust palette of brick materials and concrete that provides a visual connection to both the existing estate and surrounding residential neighbourhood.
- 7.20. The Estate was originally designed as an example of a new way of living following modern standards. However, the separation of pedestrians from the streets through the integration of raised decks proved to be unsuccessful. The streets within the Estate are currently dominated by on-street and undercroft car parking areas and there is an excessive number of potential routes through the estate. There is very little natural surveillance onto the streets of the estate due to the absence of residential units at ground floor. There is a low number of family homes (13%) on the Estate at present and as such many of the smaller units suffer from overcrowding.
- 7.21. The buildings would be laid out to create a legible street pattern for pedestrian movements and sizable public squares and to maximise the quality of the residential accommodation. All units would meet the internal space requirements of the Nationally Described Space Standards. There would be a low number of units per residential core, with communal block entrances clearly identified on the new streets. All units would be dual aspect. The new homes have been designed to be spacious, light and flexible which were key expectations established through engagement with residents on the Estate. Homes will be well-insulated to keep energy bills low.
- 7.22. Family homes would be provided throughout the site. These would mostly be located on lower floors of the proposed buildings with front doors onto the street where possible. All homes would have ample private amenity spaces in the form

of gardens, terraces or balconies with these supplemented by communal courtyards.

7.23. *Affordable Housing and Housing Mix*

7.24. All of the proposed residential units would be Council rented homes. 242 existing Council homes would be re-provided with an improved layout and residential quality with 52 additional new Council homes also being provided within the application site area. Eligible Broadwater Farm secure tenants will have priority access to these new homes.

7.25. 35% of the homes would have three or more bedrooms (14% of the total number of homes would have four or more bedrooms). This is a substantial increase on the proportion (13%) of family homes currently available on the wider Estate, which has resulted in many of the smaller existing units being overcrowded.

7.26. *Public Realm and Landscaping*

7.27. The UDF includes a range of urban strategies including those aimed at providing safe and healthy streets, inclusive and welcoming open spaces and active ground floors. It aims to develop a clear street hierarchy through the site, simplify and prioritise key pedestrian routes, and to create a greener local environment.

7.28. The development proposal would replace the existing undercroft parking areas with a new clear, safe and logical street pattern, with active frontages maximised and an improved environment for pedestrians provided in the form of wider pavements and street planting. There would be a new diagonal route through the centre of the site connecting the existing east-west routes on Willan Road and Adams Road. This new route would be supplemented by a new public open space in the centre of the site, which would have water features, play equipment and new planting. This open space would replace the existing Memorial Garden. The applicant has consulted residents of the Estate and the Metropolitan Police on this matter and the relocation of the Memorial Garden to the centre of the site is supported. At the northern and southern ends of the diagonal routes would be two new civic squares that would be enlivened with non-residential uses and planting.



Image 6: Proposed layout and greening

- 7.29. The buildings replacing Tangmere and Northolt blocks would have internal landscaped courtyards accessible to the public during the daytime with access closed off at night to ensure these spaces are adequately secure but retain the open character of the estate which engagement has identified as important to residents. This courtyard management arrangement is supported by the Metropolitan Police Designing Out Crime Officer.
- 7.30. The provision of several landscaped areas would ensure that there is no net loss of open space, a net increase in biodiversity, and an appropriate provision of play space that would complement the facilities nearby in Lordship Recreation Ground.
- 7.31. *River Moselle*
- 7.32. Policy DM28 of the Development Management DPD states that developments must protect, restore, open or enhance culverted watercourses as appropriate. The applicant has considered a range of options for de-culverting the Moselle Brook, which passes underneath the Estate, and found that it is not currently feasible for health and safety reasons, and because it would prejudice several other positive aspects of this development for relatively little visual amenity benefit. The Environment Agency has been consulted on the proposals to retain

the watercourse in its culvert and supports this design option. The Moselle Brook would instead be referenced in the public realm, including through the integration of water features, and alternative options for de-culverting are being considered as part of the long-term UDF proposals.

7.33. *Amenity of Nearby Residents*

7.34. The protection of the amenity of existing residents on the Estate has been a key consideration in the design of the development from an early stage. Existing residents have influenced the approach to building heights, scale and layout throughout the design process. As such, the smaller scale buildings would be located towards the site boundaries which would minimise the impact of the new development on existing residents on The Avenue, Moira Close and other adjacent streets.

7.35. Most windows around the new buildings would meet the BRE requirements for sunlight and daylight.

7.36. As such, no significant adverse impact on the amenity of existing residents is anticipated.

7.37. *Sustainability*

7.38. In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy. The existing homes on the Estate are heated by a communal heating system. Centralised gas boilers within the energy centre circulate hot water around the estate through a network of pipes. The energy centre needs to be re-located to optimise the provision of new Council homes and to make space for the new diagonal route through the site.

7.39. The proposal would include air source heat pumps within a new energy centre to provide heating and hot water to the new development. This energy centre would connect to the existing Estate-wide energy system. The Council's preferred long-term energy strategy is for the whole of the Estate to connect to a wider District Energy Network (DEN). The new energy centre will be designed to ensure this can be achieved in the future once the wider DEN is available.

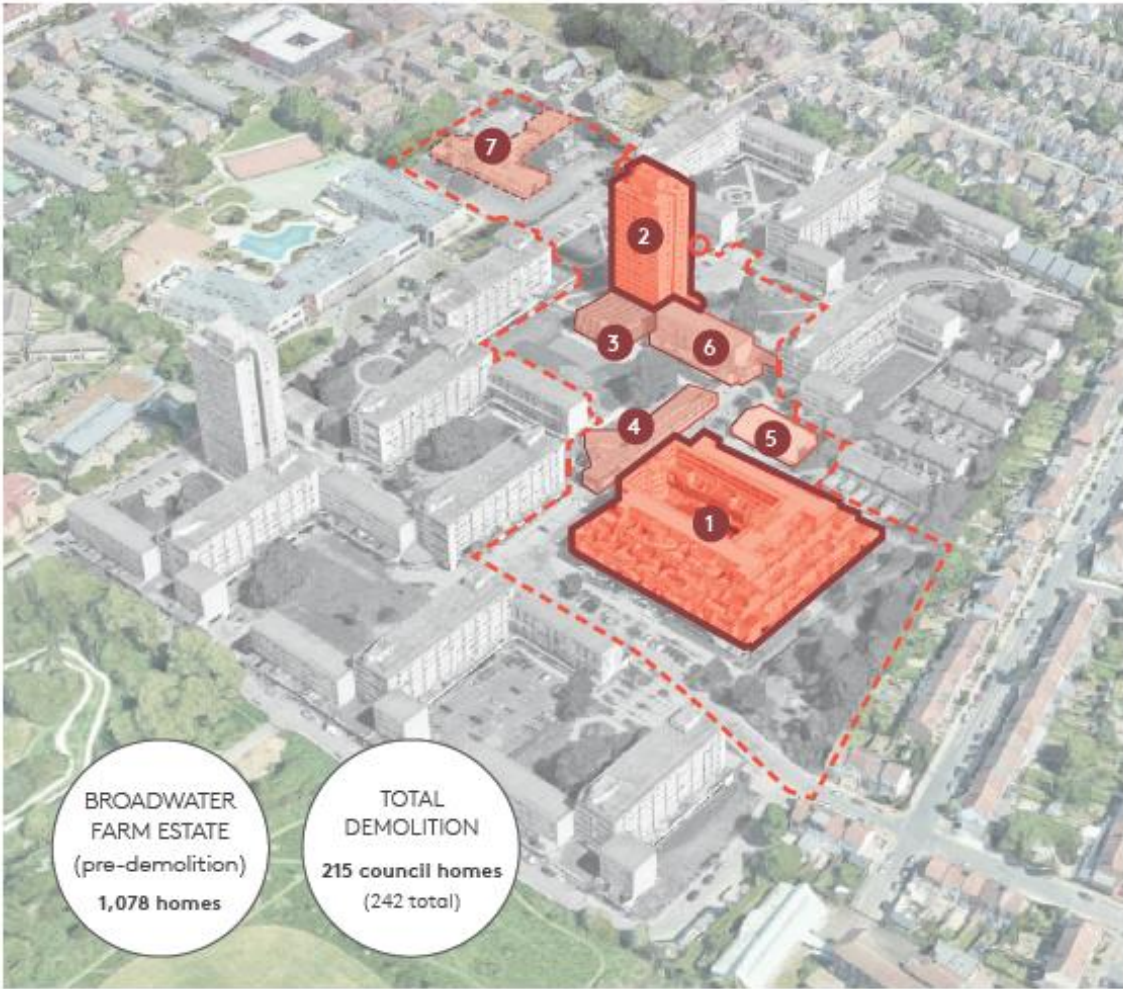
7.40. *Transportation and Parking*

7.41. Site Allocation SA61 states that there is a need to improve the transport accessibility of the site including public transport, cycling/walking and alterations to the road network.

- 7.42. Although the Estate has a low PTAL rating of 1b-2, the W4 bus route does run through the southern part of the site and the local bus network can be accessed on Lordship Lane a short walk to the north.
- 7.43. Undercroft parking at the ground level of every building, in addition to large areas of on-street parking, has a significant detrimental impact on the quality of the public realm and the sense of security within the Estate. The parking within the site area has been rationalised to improve the quality of local streets and the general pedestrian experience on the Estate. A reduction in car parking within the boundaries of the application site is proposed. 91 car parking spaces would be provided within the site for the new development, which is a ratio of 0.3 per dwelling. This is below the current level of car ownership on the estate which has been estimated at 0.74 per dwelling. Parking spaces would be managed through the issuing of permits. Wheelchair-accessible parking would be available for 3% of dwellings.
- 7.44. High-quality cycle parking storage facilities, both within communal stores of a good size and layout and within individual residential properties (at the request of residents), would support the anticipated reduced car ownership levels within the proposed development. Improved accessibility for walking through the local Low Traffic Neighbourhood and connectivity to local cycle networks, including Cycle Superhighway 1, is also expected as part of the UDF proposals.

PLANS AND IMAGES

(1) Existing Site Plan and Buildings to be Removed from Site (in red)



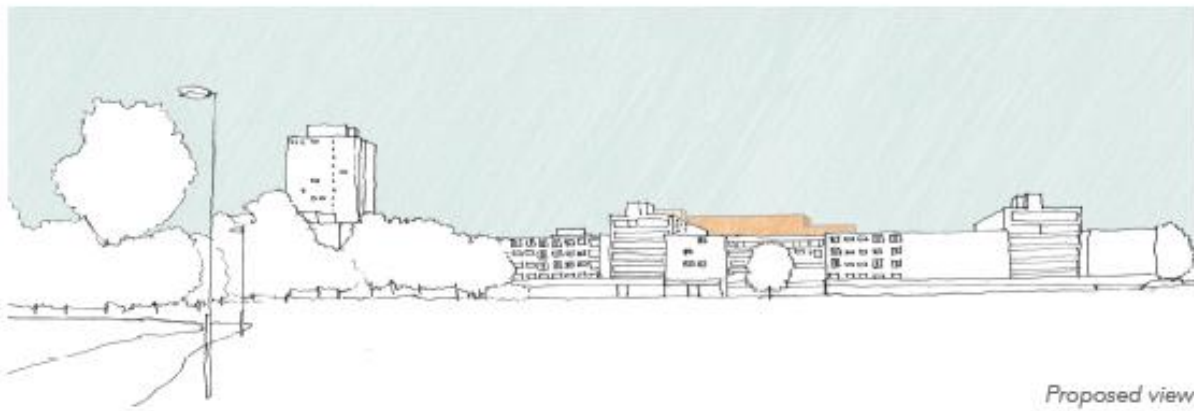
(2) Proposed Development Layout Plan



(3) Estate from Lordship Recreation Ground Before and After Development



Existing view



Proposed view

(4) View from South on Gloucester Road



(5) View from Within Courtyard of Replacement Tangmere Block



(6) View of Proposed Development from Willan Lane



(7) View of Proposed Development from Adams Road



APPENDIX 1

CONFIDENTIAL



FRAME PROJECTS

Haringey Quality Review Panel

Report of Formal Review Meeting: Broadwater Farm Estate

Wednesday 15 September 2021

Zoom video conference

Panel

Peter Studdert (chair)

Marie Burns

Leo Hammond

Tim Pitman

Wen Quek

Attendees

John McRory London Borough of Haringey

Christopher Smith London Borough of Haringey

Richard Truscott London Borough of Haringey

Sarah Carmona Frame Projects

Marina Stuart Frame Projects

Apologies / report copied to

Rob Krzyszowski London Borough of Haringey

Robbie McNaugher London Borough of Haringey

Elisabetta Tonazzi 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

Broadwater Farm Estate, Willan Road, Tottenham, London N17 6BF

2. Presenting team

Abigail Batchelor	Karakusevic Carson Architects
Karl Eriksson	Karakusevic Carson Architects
Niall Anderson	Karakusevic Carson Architects
Dann Jessen	EAST Architecture Landscape Urban Design Ltd
Daniel Barker	London Borough of Haringey
Sarah Lovell	London Borough of Haringey
Shelleyna Rahman	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey

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 Broadwater Farm Estate is a large residential estate consisting of twelve different blocks of varying heights (maximum 19 storeys) and approximately 1100 dwellings. The area surrounding the estate is predominantly residential and comprises terraced and semi-detached family housing. There is a school and community centre immediately to the north of the estate and Lordship Recreation Ground is immediately to its west. Lordship Lane is a short walk to the north and the commercial area of Bruce Grove is further to the east. The estate forms the southern part of Site Allocation SA61, which is identified for improvements to its housing stock, routes through the area, and its overall design quality. It is also subject to the Blue Ribbon Network (the culverted Moselle Brook runs underneath the estate) and Flood Zone 2 (which affects the western end of the estate) policy designations.

Following the Grenfell disaster, surveys were undertaken on the estate which highlighted structural issues within two of these blocks – Tangmere and Northolt. Tangmere block is a seven storey 'ziggurat'-style building, while Northolt block is a 19-storey tower that adjoins the estate's energy centre. The proposal is to demolish the Tangmere and Northolt blocks, as well as the former Moselle School to the north of the site and replace them with contemporary development that meets the latest design and quality standards. This proposal is Phase 1 of a longer-term development strategy. Phase 1 is expected to provide up to 300 homes, improvements to the public realm, provision of new commercial and community space, landscaping and play space. The energy centre will be upgraded and relocated. A minimum of 30 per cent

family housing is proposed, and most dwellings are expected to be dual aspect. A new diagonal route, a park and an urban square would form part of the proposals. Refurbishment proposals for other blocks nearby are also expected to be submitted soon. An urban design framework is being developed for the estate. Officers seek the panel's views on building heights, residential and commercial layout, design detailing and materiality, in addition to proposals for car parking, landscaping and the river culvert.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to review the proposals for the redevelopment at the Broadwater Farm Estate. It thanks the project team for the very comprehensive presentation, and was pleased to hear how the project has progressed. The panel thinks that the consultation with residents has been exemplary. The project is hugely important, both locally and nationally, and is perhaps overdue.

The panel offers warm support on the progress made so far, and feels that there are lots of good ideas that will help the development succeed. It welcomes the approach to scale, massing, and broad layout of the scheme, and thinks that the diagonal route could be very successful. As design work continues, some refinement could be made to the landscape proposals, to enhance wayfinding, views and passive recreation. The detailed three-dimensional form of the Tangmere site building could also be refined, and further development of the architectural expression of the buildings would be beneficial.

As the scheme progresses, several challenges will need to be addressed, which include achieving greater integration, creating active streets and enabling residents to assume 'ownership' of the courtyard spaces. Further details on the panel's views are provided below.

Approach to development and the urban design framework

- The panel understands that there are many challenges and issues facing the redevelopment of the Broadwater Farm Estate, but it notes that there are also some opportunities including the river, the recreation space, and the distinctiveness of the existing buildings.
- The urban design framework will be an important document. It would be helpful to collate the different layers of information into a single drawing, reinforcing the new routes across the site, and setting the scheme within that context.

- The panel would like to see more information on how the three work streams – the new build, the pilot project retrofit scheme and the bank of mini projects – will fit together.
- The bank of mini projects could be prioritised to reinforce the green link to the Lordship Recreation Ground, in addition to testing out and improving lighting solutions across the estate.

Massing and development density

- The panel supports the scale of the proposals and feels that keeping building heights up to a maximum of seven or eight storeys - with a single taller building at eight to ten storeys - is the correct approach and will give the development a much-needed human scale.
- At a detailed level, the panel would encourage some further refinement of the three-dimensional form of the Tangmere site building, to achieve a stronger – and less apologetic – visual reference to the existing Tangmere block.

Placemaking and landscape design

- The panel highlights opportunities for the buildings to reinforce the green link through the site, through the incorporation of hanging gardens or green roofs.
- A greater emphasis on a formal way-finding strategy throughout the site would be supported, as both the estate and the individual built forms are large.
- Street tree planting could also help to emphasise key routes and provide a contrast with the recreational spaces.
- The panel would like to see further consideration given to the way in which the buildings and landscape features frame and capture views through the estate, in terms of how a pedestrian would experience the new links and spaces. There may be opportunities to tighten up and reinforce views, and to manipulate the visual stops to enhance the experience of moving through the site.
- The panel applauds the landscape proposals and welcomes the good provision of play space. It would encourage further thought on open space for other types of residents, including older people or those without children, and more space for passive recreation would be welcomed.
- Community consultation has identified that residents would like to have accessible courtyard spaces to enable social interactions across the estate. Providing gated access to the Tangmere site could allow the courtyards to be freely accessible during the day and then closed at night, with fob access for residents if security becomes an issue.

- The panel feels that the new relationships that will be created within the estate between public and private space will start to change the feel and perception of the groundscape, as well as existing residents' attitudes towards the open spaces on site.
- There will be a loss of car parking, and the panel questions how the existing residents feel about this.
- The panel would like to know more about the arrangements for cycle routes and cycle parking within the proposals.

Scheme layout, access and architectural expression

- The panel feels that the general approach to the layout of the new blocks on site is convincing, and it welcomes the work done to establish order and clear distinctions between the 'front' and 'back' of the new development.
- The diagonal through-route has the potential to become an exciting promenade, if the mix and type of non-residential uses at ground floor are curated and managed well. Attracting a good supermarket would be of immense benefit to the scheme.
- The panel would welcome further exploration of the range of different uses that could also be introduced into the estate to give the area activity and vitality, both during the week and at weekends.
- The existing buildings form a concrete-dominated estate, surrounded by suburbs. Making sense of – and bridging the gap between – the system-built blocks and the warm brickwork of neighbouring terraces will be a real challenge. The use of contrasting brick tones could be beneficial in this.
- While the visualisations within the presentations look compelling, the panel thinks that some further refinement is needed to ensure that the architectural expression of the new blocks has depth, interest and distinctiveness. In particular, the architecture will need to be well detailed.

Design for inclusion, sustainability and healthy neighbourhoods

- Integrating the new community with the existing community will be a very important part of the project.
- The panel wonders whether introducing a mix of tenures within the scheme would help to improve the diversity of the development, while breaking down barriers with adjacent neighbours and reducing a perceived 'social island' effect.

Next steps

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