

London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Florentia Creative Workspace

Wednesday 16 February 2020
Selby Centre, Selby Road, Tottenham, N17 8JL

Panel

Hari Phillips (chair)
Marie Burns

Attendees

Tobias Finlayson	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Deborah Denner	Frame Projects
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	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.

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1. Project name and site address

108 Vale Rd, Harringay Warehouse District, London N4 1TD

2. Presenting team

Carl Turner	Turner Works
Raphael Arthur	Turner Works
Jacob Sandelson	General Projects
Victoria Orbart	DP9

3. Planning authority briefing

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 currently occupied by Storage for London consisting of 130 self-storage units. The site is neither listed nor within a conservation area. It has a PTAL value of two which is considered 'poor' accessibility to public transport services.

The proposal is for the redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works. Officers would welcome the panel's views on the quality of the proposed architecture and materiality, the relationship to the street and wider connections made, and the extent to which the proposals green the site. In addition, comments are sought on the approach to sustainability adopted, particularly with regard to ventilation and overheating.



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4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation, which set out clearly the improvements that have been made to the scheme since the last review. The panel welcomes in particular the changes made to the through-route and yard, including the introduction of greater greenery, as well as the refinement of the architecture. The ambitions for environmental sustainability are positive, but the panel notes that further work is required to ensure that these ambitions are realised. While noting the design team's reassurances, the panel still has some concerns about the relationship with the neighbouring property and it would like to see this rigorously tested.

Landscape design

- The panel welcomes the ambition to introduce greenery in the yard but questions the viability of 'grasscrete' within such a heavily used area and would like to see this tested to ensure it will be a success.
- The use of permeable asphalt, which could be beneficial in terms of surface water management, is also welcomed, but the panel feels that the implications of contaminants from the operation of the yard should be considered fully.
- The ambition to introduce street trees is welcome, but the panel notes that this is beyond the application site. The applicant and local authority should work together to ensure the trees are provided. Alternative streetscape solutions should be considered, if necessary.

Building form and architecture

- The panel feels that the crisp architecture has the potential to be successful, but notes that the specification of materials and high-quality detailing will be critical. It would encourage the planning authority to secure key details within the planning application to safeguard the quality.
- The panel welcomes the provision of smaller units and feels that the introduction of daylighting to the upper units will greatly enhance the working environment.
- The panel feels that the roofscape has improved markedly since the last review.

Connections and boundaries

- The scheme's approach to making connections to and through the wider area is a key strength of the proposals, and the panel is pleased that access to the yard and pedestrian through-routes are to be controlled at night.



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- The panel has some remaining concerns about the relationship to the neighbouring property to the west, and it would like reassurance that the scheme neither compromises the daylight of the current occupant nor prejudices future development on that site.

Sustainable design

- The targeting of BREEAM Excellent is to be commended, as is the ambition to achieve net zero carbon. The panel would like to see lower carbon materials considered, but welcomes the thought given to disassembly as a contribution to a circular economy approach.
- The panel notes that, even though some tenants will choose to take their bikes to their units, the scheme will still need to provide sufficient shared bike stores to be compliant with the London Plan.

Next Steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.



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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.

