

Appendix 6 – Quality Review Panel Reports

Panel Review 1

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Ashley Road Depot

Wednesday 29 September 2021
Zoom video conference

Panel

Hari Phillips (chair)
Mitch Cook
Irène Djao-Rakitine
Louise Goodison
Dieter Kleiner

Attendees

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Reema Kaur	Frame Projects

Apologies / report copied to

Deborah Denner	Frame Projects
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1. Project name and site address

Ashley Road Depot, London, N17 9AZ

2. Presenting team

Mark Stallard	London Borough of Haringey
Bruno Bridge	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Geertje Kreuziger	London Borough of Haringey
Jo McCafferty	Levitt Bernstein
Vinita Dhume	Levitt Bernstein
Li Duanjuan	Levitt Bernstein
Andrew McKay	Levitt Bernstein
Chris Lomas	Levitt Bernstein
Jamie Sullivan	Iceni Projects
Sophie Heritage	Iceni Projects
Thomas Lefevre	Etude

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

Ashley Road Depot is a broadly rectangular site of approximately two hectares located at the northern end of Ashley Road, to the north of Tottenham Hale. It is currently a council waste collections depot. The site is bounded by the Park View Road to the north and west, Down Lane Park to the south and a secondary school to the east. The site is currently surrounded by a brick wall. The Depot forms part of Ashley Road North Site Allocation (TH7) in the Tottenham Area Action Plan, which identifies the site for new residential development that complements Down Lane Park. The site allocation also requires the extension of Ashley Road to connect to Park View Road (without providing a through route for vehicles). The site is located within the Lee Valley Opportunity Area, the Tottenham Hale Housing Zone and a designated Growth Area. A small corner of the site is currently a safeguarded waste use. The adjacent park is a Site of Importance for Nature Conservation. The maximum public transport accessibility level rating of the site is 5. The area surrounding the site is characterised predominantly by two storey residential properties, a park and two nearby schools (one in a former low-rise office building). There are no conservation areas or listed buildings close to the site – the nearest locally listed building is located 350 metres to the south.

The proposed development would provide approximately 275 dwellings within three main blocks, with heights ranging from four to thirteen storeys in height. Two new north-south routes would be provided between the blocks – the route to the east would extend Ashley Road and enable vehicle access to the development from the north and south (but no through road), and the other route in the centre of the site would be for pedestrians and cycles only. A commercial unit would be provided on the south-west corner of the development. 50 percent of the homes would be social rented accommodation, with two thirds of those units including at least three-bedrooms. 41 car parking spaces are proposed, enabling wheelchair accessible parking to be provided along with additional parking to support the family-sized social housing. Officers seek the panel's views on scale, massing and building heights, residential layout, the relationship with the park, the re-provision of the existing waste capacity, car parking, sustainability and landscape design.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to consider the proposals for the Ashley Road Depot as they continue to evolve. It congratulates the Haringey team on their aspirations for the site in terms of tenure mix, housing size, typology mix and sustainability. If these aspirations can be achieved, it will be an exemplar development. The panel also congratulates the project team on their comprehensive presentation, analysis and work done to date, and thinks that the proposals have the potential to set a benchmark for Haringey developments in the future.

The site – while challenging – presents a fantastic opportunity to improve local access to Down Lane Park, and to create a stronger link to the wider Lea Valley to the east. In the context of the challenges that the development must address, the panel supports many of the strategic decisions that have been made to date, including the broad layout, the network of routes and connections beyond the site, the hierarchy of streets and spaces and the configuration of the housing. While some promising work has been undertaken on the design of the edges of the park, some further thought is needed.

The panel broadly supports the increase of building heights on site beyond the existing six storey limit; however, taller buildings will need to be of a very high quality and will need to be justified through comprehensive massing and overshadowing analysis. The landscape design is promising, but the panel would encourage further consideration of issues such as surface water attenuation, biodiversity, and wayfinding. Options to retain heritage links within the site should be explored, and there is scope for further refinement of the scheme's architectural expression. The panel would also welcome a further opportunity to consider the elevational treatments across the whole site at a greater level of detail at the next review.

The panel welcomes the adoption of Passivhaus and LETI targets and would like to know more about the strategic and detailed approach to sustainable design. Further details on the panel's views are set out below.

Panel's post-review note on massing

The panel considers that the height and scale of the proposals is potentially acceptable, subject to further evaluation and discussion of the anticipated overshadowing and daylight impacts, in addition to a detailed exploration of the distribution of mass within the site and the relationship between taller elements. While it understands that there is an established limit of six storeys for development within the site, it considers that it would be acceptable in principle for development of greater than six storeys on site, subject to the quality of the proposals.

Building heights

- At a detailed level, it would like to see further scrutiny of the height, massing and roofline of the courtyard blocks to minimise overshadowing and allow good sunlight penetration into the courtyard spaces.
- The panel considers that the seven storey blocks at the south of the site provide a strong frontage to Down Lane Park.
- It is not yet convinced by the massing of the southeast section of the site and would like to see further exploration of the visual relationship between the taller buildings, the micro-climate and overshadowing implications.

Place-making, public realm and landscape design

- The landscape proposals are ambitious and have the potential to be of a high quality. There is a lot of detail in the design of the streets and spaces, but the panel notes that there needs to be a focused approach to the landscape strategy, with an emphasis on robustness, in terms of both planting and hardscape.
- The panel highlights that the management strategy, maintenance arrangements and ongoing budget should be established to ensure the long term success of the public realm proposals.
- Understanding who will live in or visit the development could help to inform a more 'people-focused' landscape strategy. This should include wayfinding and should identify opportunities to support active lifestyles and positive health outcomes.
- The proposals will create much-improved access to Down Lane Park for local residents to the north and northwest of the site.
- The panel welcomes the proposal for a low traffic neighbourhood and would encourage the project team to ensure that this is reinforced within the design

of the streets and spaces at a detailed level, in collaboration with highways officers.

- The design of the edges of the site and their relationship to the wider context is generally successful. However, the eastern edge would benefit from further greening / planting, at ground or roof level, to improve the relationship with the Harris Academy.
- The improvements to Park View Road are welcomed, including the creation of a park way, retaining the existing mature plane trees. The panel notes that adequate allowance needs to be made for the substantial root balls within the building layout along the northern boundary of the site.
- The panel would like more information on the biodiversity strategy for the site, and it encourages the project team to use native species within the planting proposals.
- The site is located within the flood plain of the Lea Valley, so serious flood risks should not be overlooked. The panel suggests that small swales will not be adequate to attenuate surface water run-off within the site, and the inner courtyards may need to be used as attenuation ponds to compensate for the built surface area of the development. The scheme should be able to attenuate all of the site's surface water run off within the boundary of the site itself.
- The narrative of the topography and landscape could be used to reinforce the development's location within the Lea Valley, along with improving access to the valley and the marshes.
- The depot wall forms part of the local heritage of the site and options for retaining parts of the wall could be explored, provided this does not become a visual or physical barrier at the edge of the site. For example, the route of the wall could be reflected in the design of the hard landscaping and its bricks could be reused within the landscape.

Scheme layout and access

- The creation of the north-south route and the extension of Ashley Road are very positive aspects of the scheme's layout.
- As the design work progresses, particular attention should be given to the interface between the site and the park and to the thresholds between spaces within the scheme.
- The configuration of the housing is generally successful, and the panel is pleased that the scheme does not rely on podium gardens for open space. It

would like to see the scheme become an exemplar within the borough, building on the good progress that has been made already.

- The residential lane is potentially very attractive, but this may be compromised by the bin storage, cycle storage and plant that occupies much of the frontage. Relocating the plant – for example on the roof or in a free-standing pavilion within the courtyard – would allow for greater generosity in the plan at ground floor level.
- Options should be explored to retain the Victorian lodge at the southwest corner of the site. If this could be achieved without the loss of a significant number of homes, it might give depth and character to the scheme and mark the north-western entrance to the park.

Architectural expression

- The panel is encouraged by the initial architectural response of the proposals. As design work continues, it would like to see further refinements to the architectural expression, especially in terms of the visual language of the blocks fronting onto Down Lane Park. This would benefit from greater coherence and calmness, and an approach that is less referential to adjacent residential languages.
- Large areas of full-height glazing within the building facades will make the accommodation vulnerable to overheating, and the panel would encourage further work to mitigate this.
- The panel questions the distribution of tenures within the scheme, with market housing in the 'marker' buildings and social rent in the deck access buildings and questions whether this aligns with aspirations for a 'tenure blind' development.
- The panel highlights that the quality of materials and construction details of the balconies will be very important, not least in achieving a good balance between openness and screening / privacy in their enclosures.

Community consultation

- The panel would like to see further thought given to ways in which regeneration can drive other positive impacts for the local community, through involving local residents and helping to grow new community networks, even before the new buildings are occupied.
- The panel feels that the proposals can offer much-improved direct access into the park, which can go some way towards mitigating other impacts of development.

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.
- Consideration of embodied energy within the existing structures and elements will be a good starting point; exploration of possible reuse of existing building materials would be welcomed.
- Consideration of the 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. Utilising renewable energy sources, natural light, cross ventilation, and nature will also form part of this work. Careful consideration of how to integrate blue and green roofs and grey water reuse would also be welcomed.
- The panel understands that the development anticipates connection in the future into a district heat network; it notes that the interim solution may need to be in operation for some time, and it would encourage the project team to explore an all-electric system in the meanwhile.

Next steps

- The panel would welcome a further opportunity to review the proposals. They highlight some 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.

Panel Review 2

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Ashley Road Depot

Wednesday 19 January 2022

Zoom video conference

Panel

Peter Studdert (chair)

Louise Goodison

Dieter Kleiner

Craig Robertson

Lindsey Whitelaw

Attendees

Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Joe Brennan	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects
Adela Paparisto	Frame Projects

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4. Planning authority briefing

Ashley Road Depot is a broadly rectangular site of approximately two hectares. Currently a council waste collections depot, it is located at the northern end of Ashley Road, to the north of Tottenham Hale. The site is bounded by Park View Road to the north and west, Down Lane Park to the south and a secondary school to the east. The site forms part of Ashley Road North Site Allocation (TH7) in the Tottenham Area Action Plan, which identifies the site for new residential development that complements Down Lane Park; it is located within the Lee Valley Opportunity Area, the Tottenham Hale Housing Zone and a designated Growth Area. A small corner of the site is currently a safeguarded waste use.

The area surrounding the site is characterised predominantly by two storey residential properties, two nearby schools (one in a former low-rise office building). The adjacent park is a Site of Importance for Nature Conservation. There are no conservation areas or listed buildings close to the site – the nearest locally listed building is located 350 metres to the south. The maximum public transport accessibility level rating of the site is 5.

The proposed development would provide approximately 275 dwellings within three main blocks, with heights ranging from four to thirteen storeys in height, and two new north-south routes. New commercial units would be provided on the south-west corner of the development and at the southern end of the extended Ashley Road. 51 per cent of the dwellings would be social rented homes (64 per cent by habitable room).

Officers seek the panel's views on scale, massing and building heights, residential layout, the relationship with the park, the re-provision of the existing waste capacity, car parking, sustainability and landscape design.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to consider the proposals for the Ashley Road Depot as they continue to evolve. The panel thanks the project team for their comprehensive presentation and the work done to date. It supports the aspirations for the site, in terms of tenure mix, housing size, typology mix and sustainability, and thinks that the proposals have the potential to become an exemplar for future development within the borough. It welcomes the response to the comments made at the previous review and thinks the improvements to the plan have been very successful. The panel is broadly supportive of the current proposals but would encourage further refinements to give greater distinctiveness to key buildings. It feels that the ambitions for sustainability are laudable and would like to see mechanisms in place to ensure that these ambitions are delivered in practice. Further details of the panel's views are provided below.

Building heights and massing

- The panel supports the approach to massing and building heights as revised from the previous presentation.
- It welcomes the reduction of Building B1 from five storeys to four storeys fronting onto Park View Road (north), and notes that the shift to a pitched / mansard roofline will also improve the relationship with the street.
- It supports the massing of the taller buildings, Building B2 (13 storeys) and Building C2 (10 storeys), and welcomes the elegant proportions of both. However, comprehensive testing of the microclimate effects of these buildings will be required, along with appropriate mitigation measures, such as tree planting.

Place-making, public realm and landscape design

- The panel feels that the work undertaken on the public realm and landscape design has been successful and has the potential to create an important asset

for residents and neighbouring communities. It feels that facilities like table tennis tables would further enhance the landscaped spaces.

- The landscape proposals rely heavily on herbaceous planting; consideration of what the landscape will look like in winter may suggest inclusion of some more robust species. In this regard, indigenous evergreen 'marker' plants could also be used to articulate character areas.
- Shadow diagrams should also be used to inform the landscape strategy at a detailed level.
- The panel welcomes the inclusion of rain gardens and is pleased to hear that management strategies are being carefully considered, as these can become unkempt and littered.
- The panel would support greater clarity on the hierarchy of entrances and accesses to the buildings and courtyard spaces, to ensure that natural desire lines are defined and reinforced.
- Opportunities for horticulture and community growing should be explored; establishing management systems so that the community is in control of the growing spaces would be welcomed.
- At a detailed level, there may be potential to strengthen parts of the landscape by grouping some of the smaller planting areas together, for example in the front garden areas of adjacent dwellings.
- The panel welcomes the decision to avoid having waste and recycling bins in front gardens.
- As there are pedestrian-only streets within the development, a management strategy will be needed to allow access for essential vehicles, such as removal vans, to all parts of the new neighbourhood.
- The panel also notes that the western blocks of accommodation are at a distance from the parking provision, and it would encourage the design team to ensure that there is equitable access to parking and car club provision from all parts of the development.
- The panel feels that the design of the pedestrian and cycle-only route at the southern boundary of the site, adjacent to Down Lane Park, should mitigate potential problems with security and surveillance. It highlights that generous pathways, effective lighting strategies, good levels of surveillance and overlooking from adjacent flats, and avoiding the creation of hiding places are key ingredients of safe places.

Architectural expression

- The panel welcomes the approach to the architectural expression throughout the scheme. At a detailed level, it highlights some opportunities for further refinement.
- It feels that there is scope to introduce greater differentiation in the architectural character of key buildings within the scheme, such as buildings A4 and A1. A more distinctive design for Block A4 would celebrate the corner and bookend the view from the park, while Block A1 plays an important role in closing the view down Havelock Road.
- The panel accepts that it is not possible to retain the Victorian park keepers' cottage at this important corner location and would encourage the design team to explore how Building A4 can be further refined to elegantly turn the corner as a 'marker' building while also reflecting and referencing the nearby Victorian streetscape.
- Building A5 might benefit from some further consideration of the upper floors, which currently look weak and apologetic when set against the strong colonnade below.
- The panel would also encourage greater differentiation between the balconies and access decks that sit next to each other at the junction of Buildings A1 and A5, to avoid an awkward juxtaposition.

Inclusive and sustainable design

- The panel welcomes the clarity of the analysis and strategic decisions that have been taken so far to integrate sustainable design principles into the design. In particular, it feels that the ambition to achieve an exemplar Passivhaus scheme is laudable.
- It also supports the biodiversity targets proposed, as well as the approach adopted towards sustainable urban drainage.
- The commitment to achieving LETI targets within the scheme is also welcomed, but the panel would encourage the design team to push even harder and aim for the 2030 LETI target of 300 kgCO₂/m².
- While these commitments are all extremely positive, the panel would like to see mechanisms in place to ensure that the identified standards for each individual building are 'locked in' during the onward detailed design and construction phases.

Next steps

- The panel is generally supportive of the scheme and feels that it does not need to see the scheme again unless the proposals change significantly; in which case, it would be happy to offer a further chair's review.

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Appendix 7 – Development Management Forum minutes

Summary of Discussion Topics

- Management of deliveries
- Residential unit aspect
- Management of site area
- Housing typologies
- Loss of cottage dwelling
- Provision of social rent properties
- Highway improvement works
- Tree provision
- Biodiversity net gain
- Urban greening factor
- Community engagement

Appendix 8 – Pre-Application Committee minutes

Summary of Discussion Topics

- Land contamination remediation
- Public realm improvements
- Provision of affordable housing
- Play space
- Reliance on adjacent park
- Waste management arrangements
- Access deck housing layout
- Waste designation
- Shared pedestrian and vehicle areas
- Community facilities
- Allocation of housing units