



**Haringey Quality Review Panel**

**Report of Chair's Review: 29 – 33 The Hale**

Wednesday 12 May 2021

Video conference

**Panel**

Peter Studdert (chair)

Stephen Davy

**Attendees**

Robbie McNaugher	London Borough of Haringey
Phillip Elliot	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects
Kiki Ageridou	Frame Projects
Penny Nakan	Frame Projects

**Apologies / report copied to**

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Ian Pinamonti-Hyde	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.

**1. Project name and site address**

29-33 The Hale, Tottenham, London, N17 9JZ

London Borough of Haringey pre-application reference PRE/2020/0132

**2. Presenting team.**

Jim Hindle	Jigsaw Assets Limited
Ryan McGarry	Jigsaw Assets Limited
Mike Jamieson	Tate Hindle Limited
Guita Gharebaghi	Tate Hindle Limited
Alex Christopher	Turley
Alice Hawkins	Turley

**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 application site is within an allocated site in the Tottenham Area Action Plan (TH4 – Station Square West). Much of the allocation and wider area is undergoing comprehensive redevelopment. The wider masterplan consists of the development of five sites: Ashley Road West, Ashley Road East, Welbourne, Ferry Island and North Island. The application site is in a prominent and important strategic location at the junction of Hale Road and The Hale, at the northern apex of North Island. It is a highly accessible site (PTAL 6a) and sits near to Tottenham Hale station to the east. It is at the confluence of key routes in the new District Centre and within the Tottenham Hale Growth Area.

The site is 0.09 Ha and contains three properties, two of which are currently unused. It presents a major opportunity for a high-quality development, providing a mix of new town centre uses and residential accommodation. There are many constraints on development, including the size, shape and location of the plot, adjacent low-rise homes to the north and west of the site, and proximity of permitted buildings to the south. Officers seek the panel's consideration of the design quality of the proposals, including the form, massing and expression of the development; the quality and amenity of the purpose-built student accommodation and public realm proposals; and the arrangements for servicing, parking and accessibility. Evaluation of the sustainability strategy and wind mitigation measures would be welcomed.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel welcomes the opportunity to review the proposals for 29-33 The Hale as they continue to evolve; it thinks that the scheme is well-considered and sophisticated. The design team has responded very well to feedback from the previous review; refinements to the profile and articulation of the tower have been very successful.

The panel supports the scale and massing of the scheme and the change of use from co-living to student accommodation. It considers that the layout and detail of the student accommodation and communal areas, the architectural expression and the proposals for amenity space and public realm are very well-considered. It will be important to ensure that high quality materials and detailing carry through the detailed design and construction process. At a detailed level, scope remains for further refinements to the design and integration of the wind baffle, and the security and visibility of the cycle parking. The panel gives the proposals warm support, subject to these further refinements, outlined in further detail below.

### *Scale, massing and building use*

- The panel supports the scale and massing of the proposals; the site is at an important junction of key routes through the area, and the scheme will successfully 'close the corner' of the North Island site.
- It is an ideal location for student accommodation.

### *Scheme layout*

- At a detailed level, the layout of the student accommodation, communal areas and circulation seems very well-considered. The amenity spaces and external terraces appear successful.
- The panel would encourage further consideration of the arrangements for cycle parking to ensure that it is convenient, secure and well-surveilled. Achieving a visual link from the office into the cycle store would help to achieve this.

### *Architectural expression*

- The refinements to the architectural expression of the scheme since the previous review have been positive. The views on approach appear very successful, and the panel feels that it will be a distinguished building with a commanding scale and presence.
- Adjusting the building line to reduce the profile of the building has conferred a more elegant proportion to the proposals.



- The panel considers that the reduction in height of the wind baffle to seven storeys is a good approach, which has also improved the building's profile and proportion. The wind baffle also works well to celebrate the entrance to the building. It would encourage some further consideration of the detailed design of the wind baffle, to ensure that it is well-integrated within the façade, avoiding a 'bolted on' appearance. Maintenance issues for the different elements of the baffle will also need to be addressed.
- The improvements to the activation and articulation of the edges and corners of the building are also welcomed; these will have a very positive impact on views at close range and further afield. The panel notes that the view from Down Lane Park is particularly important.
- The panel supports the inclusion of robust materials such as concrete bands and brickwork verticals within the elevational treatment as proposed; the quality of materials and construction will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.

#### *Public realm and landscape design*

- The panel welcomes the applicant's agreement to contribute towards the landscaping of the triangle of land at the northern apex of the Island, which will ensure continuity of paving materials. While it is unlikely that residents will sit in this area due to the major infrastructure immediately adjacent, it will significantly enhance the frontage of the building, and give it a street presence.

#### *Sustainability and microclimate*

- The panel supports the design team's strategic approach to environmental sustainability within the project.
- It notes that microclimate and wind issues will be problematic in the Tottenham Hale area generally. It is impressed by the design team's approach to the mitigation of wind issues, and the evolution of the wind baffle that has been enabled through wind tunnel testing.

#### *Next steps*

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.



**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
  - b Make a positive contribution to a place, improving the character and quality of an area;
  - c Confidently address feedback from local consultation;
  - d Demonstrate how the quality of the development will be secured when it is built; and
  - e Are inclusive and incorporate sustainable design and construction principles.

**Design Standards**

## Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
  - b Form, scale & massing prevailing around the site;
  - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
  - e Rhythm of any neighbouring or local regular plot and building widths;
  - f Active, lively frontages to the public realm; and
  - g Distinctive local architectural styles, detailing and materials.

