

Appendix 6 – Quality Review Panel Reports

Panel Review 1

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Broadwater Farm Phase 1 Redevelopment and Urban Design Framework

Wednesday 20 January 2021
Video Conference

Panel

Peter Studdert (chair)
Martha Alker
Hugo Nowell
Tim Pitman
Wen Quek

Attendees

Robbie McNaugher	London Borough of Haringey
Christopher Smith	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Tom Bolton	Frame Projects
Miranda Kimball	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Maurice Richards	London Borough of Haringey
Deborah Denner	Frame Projects

Confidentiality

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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
Patricia Calvino	Karakusevic Carson Architects
Paolo Zanotto	Karakusevic Carson Architects
Andrea Gamba	Karakusevic Carson Architects
Florence Moon	East Architecture Landscape Urban Design Limited
Suzy Gaszczak	East Architecture Landscape Urban Design Limited
Charles Moran	CMA Planning
Oliver Reinhold	London Borough of Haringey
Sarah Lovell	London Borough of Haringey
Thomas Noble	London Borough of Haringey
Nataly Raab	London Borough of Haringey
Shelleyna Rahman	London Borough of Haringey
Rodney Keg	London Borough of Haringey

3. Planning authority briefing

The Broadwater Farm Estate is a large residential estate consisting of twelve different blocks of varying heights (maximum 19 storeys) and close to 1100 dwellings. Most of it was constructed using a large panel system and, following the fire at Grenfell, surveys were undertaken on the Estate which highlighted serious structural issues within two of the blocks – Tangmere and Northolt. Residents have largely been re-housed, and Haringey Cabinet has approved demolition and replacement of these blocks with new homes.

The Estate forms the southern part of Site Allocation SA61 which is identified for 'improvements to its housing stock, overall design, and routes through the area'. The site allocation requires that development is in accordance with a masterplan as part of a Supplementary Planning Document, prepared with the involvement of residents. Due to the urgency of the demolition and replacement works the Council intends to develop an Urban Design Framework in collaboration with residents instead of a masterplan or supplementary planning document.

This proposal is Phase 1 of a longer-term development strategy to be set out in the Urban Design Framework. Phase 1 is expected to provide up to 375 homes, improvements to the public realm, provision of new commercial and community space, new landscaping and play space. The energy centre will be upgraded and relocated. Refurbishment proposals for other blocks nearby were previously reviewed by the Quality Review Panel on 22 January 2020. These have now been brought within the Urban Design Framework and are also expected to be submitted soon. Officers support the Urban Design Framework approach and believe it can achieve the same outcomes as the masterplan required in the Site Allocation, allowing urgent works to take place without prejudicing future development.

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Discussions are at an early stage, so officers asked for the panel's comments in particular on:

- character and context analysis;
- masterplan concept and strategy;
- approach to buildings to be retained, and their refurbishment options;
- identified development opportunities;
- approach to routes and public realm improvements;
- approach to massing and height;
- early ideas on approach to landscape, amenity and de-culverting.

4. Quality Review Panel's views

Summary

The panel acknowledges the challenges of developing a comprehensive Urban Design Framework for Broadwater Farm Estate but is encouraged by the initial work presented. It welcomes the discussions that have already started with the local community design group and encourages the applicant to continue this dialogue to explore the three scenarios presented, which seem to cover a realistic range of approaches illustrating different densities and scales. The panel feels it is of paramount importance to address the estate's relationship and connections to the surrounding area to help unlock an appropriate solution. Improving edges and links will help to inform the architecture and massing for the replacement homes. Approaches could include a tall block as a replacement for the Northolt tower, although the impact on local views and microclimate would need to be carefully considered. It seems sensible to promote Adams Road as a primary frontage for retail and community uses, and this could be critical for the estate's long-term success. The panel encourages the applicant to consider how the project can improve the day-to-day experience of the estate for all residents, not just those who will live in the new blocks. The relocation of the Memorial Gardens to the centre of the scheme will help Willan Road become a new heart for the estate, and a green link from Lordship Recreation Ground all the way through the site is an exciting prospect. The panel also supports further research into deculverting the River Moselle to help introduce landscape character and help improve the public realm. These comments are expanded below.

Urban Design Framework

- The panel did not express a preference for any of the three Urban Design Framework scenarios presented, which it considers requiring further exploration through the community engagement process. However, it feels that the opportunity created by the demolition of Tangmere and Northolt to deliver a new street and new diagonal route through the estate to the former Moselle School site could offer compelling improvements to quality of place.
- The panel encourages the applicant to explore ways to maximise strong building edges and active frontages. The right balance will be needed

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between public and private space, while safely managing permeability through the site and supporting wayfinding.

Placemaking

- It is important that the Urban Design Framework addresses more than just design and architecture. It has the power to improve the day-to-day lives of residents on the estate and to help to generate a sense of pride in the area, by setting objectives intended to improve the quality of place.
- The panel welcomes the engagement with the local community to understand how residents feel about using the estate, including concerns about the safety of public spaces. The Framework should present a solution that will allow everyone to feel safe and comfortable using the public realm and walking through the estate's spaces at all times of day and night.
- Ground floor uses will play a key role in re-defining the character of Broadwater Farm and its place within the wider area. The panel supports moves to introduce ground-floor animation on Adams Road, which is the logical location for commercial and community space, as it is already home to a number of key community facilities.
- The panel understands the need to improve ground floor activation across the estate. However, it encourages the design team to look at where the distinctive pilotis, which create areas of flowing space, can be retained – for example, where new routes connect to Lordship Recreation Ground.
- The introduction of the new buildings, and the way they co-exist alongside the retained buildings, must be carefully considered. Access to open space and courtyards must be managed to ensure the Urban Design Framework improves the day-to-day experience on the estate for residents but does not create new tensions by introducing courtyard spaces that are only accessible to certain residents on the estate. The principal of publicly accessible space is important to the identity of the estate.
- The panel encourages the applicant to interrogate the way the public realm is used (day versus night, public versus private, front versus back) to understand how the scheme can maximise benefits to the wider community.
- The panel encourages the introduction of east-west orientated blocks, to balance the estate's existing north-south orientation and to improve levels of sunlight and daylight.

Access and integration

- The panel recognises the importance of Adams Road and supports the proposal to help improve the site's relationship to the surrounding area by making it the primary location for retail, maximising footfall from the local area.



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- The panel suggests that Willan Road becomes the heart of the estate, with complementary ground floor uses to those on Adams Road. These can combine with the introduction of a green spine running westward from Lordship Recreation Ground through the site, also along Willan Road. Establishing a legible link with Lordship Recreation Ground is vital to the project's success.
- The panel welcomes the initial work to analyse parking and car ownership on the estate. It supports the ambition to remove 50 per cent of parked cars from the estate and to introduce a controlled parking zone on the estate. This will help to mitigate car dominance at street level and create a more attractive and safer pedestrian environment.

Massing and density

- It is understood it is a priority to deliver as many high quality homes as possible on the site. With the demolition of the Northolt tower, the panel is open to the possibility of a replacement tower that replicates its height. There is no need for new buildings to all be lower than the remaining tower (Kenley).
- If the applicant chooses to explore the inclusion of a replacement tower, the panel would like to see viewpoints from further afield to understand the impact of the proposed massing, as well as understanding the impact on the local microclimate.
- The panel suggests a range of densities should be explored in consultation, with a matrix of different densities related to routes through the site, rather than a single density and route configuration.

Landscape design

- The panel recognises the potential local sensitivity towards moving the Memorial Garden from its current location in the south west corner of the estate to the heart of the site, on Willan Road. However, it feels that the benefits of delivering a newly created safe public space will outweigh the challenges of the move.
- The panel encourages the applicant to retain as many mature trees as possible and, if the Memorial Garden relocates, it suggests existing trees could be incorporated into new private gardens.
- The panel encourages the design team to conduct further research into the feasibility of deculverting a section of the River Moselle and integrating it into the estate's landscape. It suggests that the option of connecting the two sections proposed for deculverting into a single, longer section would be a preferable approach.

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Next Steps

- The panel would welcome the opportunity to review the Urban Design Framework again as detailed design develops, following further discussions and input from the ongoing community consultation.



Panel Review 2

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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

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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.

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 3

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Haringey Quality Review Panel

Report of Chair's Review Meeting: Broadwater Farm Estate

Wednesday 16 February 2022
The Selby Centre, Selby Road, London, N17 8JL

Panel

Hari Phillips (chair)
Marie Burns
Tim Pitman

Attendees

Suzanne Kimman	London Borough of Haringey
Christopher Smith	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Joe Brennan	Frame Projects
Cindy Reriti	Frame Projects

Apologies / report copied to

Oskar Gregersen	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Deborah Denner	Frame Projects

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Declaration of Interest

Panel member Hari Phillips, Bell Phillips Architects, has previously worked on other projects with Karakusevic Carson Architects. He is not working with them currently.

1. Project name and site address

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

2. Presenting team

Niall Anderson	Karakusevic Carson Architects
Emma Dochaniak	Karakusevic Carson Architects
Karl Eriksson	Karakusevic Carson Architects
Robert Haynes	Karakusevic Carson Architects
Rodney Keg	London Borough of Haringey
Shelleyna Rahman	London Borough of Haringey

3. Aims of the Quality Review Panel meeting

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4. Planning authority briefing

The Broadwater Farm Estate is a large residential estate consisting of twelve different blocks of varying heights of up to 19 storeys and approximately 1,100 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, in addition to the former Moselle School to the north of the site which has already been demolished, 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 would welcome the panel's comments on the development of the proposals, in particular, the public realm and landscaping, the detailed design of the architecture, and the urban design framework.

5. Quality Review Panel's views

Summary

The panel commends the design team's extensive community engagement and the integration of the community's aspirations into the proposals. It supports the scale and massing of the proposals and finds much to admire in the architecture.

Acknowledging the alignment of the River Moselle establishes a diagonal through-route which is positive, but further consideration should be given to the clarity of the section of the route through the Tangmere block. As the design development progresses, a clear and legible hierarchy of spaces should be established throughout the estate; in particular, greater definition of the civic squares is required. Further information is needed on the scope of the Urban Design Framework, including how the scheme fits into the framework and details on the priorities and timelines for all new and refurbishment projects.

Approach to development and the Urban Design Framework

- The success of the scheme will be heavily reliant on the refurbishment of the remainder of the Broadwater Farm Estate. Further details are needed on the Urban Design Framework, to demonstrate how the scheme fits into it and to give officers confidence that the long-term vision for the estate has been carefully considered.
- As noted in the previous report, more information is needed on how the three work streams – the new build, the pilot project retrofit scheme and the bank of mini projects – will fit together.
- A prioritised list of the retrofit and bank of mini projects and a timeline for their delivery, will give officers confidence that residents will be assured a high quality of life throughout all phases of the works.
- For example, it is crucial that the refurbishment of the existing buildings to the north and west edges of the new public park are given high priority, so that a high-quality open space is assured from the outset.
- The panel had also suggested, in the previous report, that 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.

- Further details are also needed on the hierarchy of streets and spaces, as well as the types of spaces being created and the activities that will be included for all age groups within each of them.
- The Urban Design Framework should include details on circulation and movement including new entrances and lobbies and the location of cycle and bin stores.

Public realm and landscape design

- The panel feels that further work is needed to establish a clear and legible hierarchy of spaces throughout the estate. This should be reinforced by the lighting proposals, to ensure that the estate is safe and accessible for all.
- The nature of the two new civic spaces need greater definition, to clarify the purpose of these spaces within the wider estate and to ensure that they are more positively framed by adjacent buildings and active uses.
- The panel welcomes the new diagonal through-route that follows the path of the Moselle River from Gloucester Road, in the south west, to Adams Road, in the north east. The section of the route through the Tangmere block needs further clarity. One suggestion is that the south-west corner of the block could be opened up to make the route more inviting and to support the design team's aspiration to create a desire line that is used by both residents and the wider public.
- The panel understands that the proposal for the courtyards to be open to the public, with controlled access at night, has been driven by community engagement. It suggests that it would be beneficial to have one clear and consistent strategy for all the courtyards across the estate, including access control and how this is implemented and managed.
- Further consideration should be given to how the Moselle block will address the adjacent school car park and green space.
- Consideration should be given to who will be responsible for the ongoing maintenance of the landscape, in particular, planting defining the defensible space of the ground floor flats.

Architecture

- The panel finds much to admire in the architecture and would encourage the design team to be bolder in their approach. For example, the introduction of characterful buildings or moments in key locations would add richness and variety that would benefit the scheme.

Next steps

- The panel encourages the design team to continue to develop the designs 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:
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Design Standards**Character of development**

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 - 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.

Appendix 7 – Development Management Forum minutes

Summary of Discussion Topics

- Loss of health centre
- Loss of community space
- Loss of green space
- Inappropriate public consultation
- Limited co-production with residents
- Concern relating to construction traffic
- Provision of cycling infrastructure
- Cycle parking
- Provision of shops
- Layout of green spaces

Appendix 8 – Pre-Application Committee minutes

Minutes:

The Committee considered the pre-application briefing for the 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.

The applicant team and officers responded to questions from the Committee:

- Some members noted that the scheme was well designed but enquired about whether there had been a loss of green space. It was commented that the area had some existing areas with a significant amount of hardstanding and it was requested that the proposals did not add to this. The applicant team explained that there would be no loss of open space. It was noted that the design of the park had developed to include more greenery following comments from residents. It was highlighted that the existing site had a number of green spaces that were not well utilised and that the park was designed to be more functional.
- In relation to the design and the connections between blocks, the applicant team noted that lessons had been learned from previous design features and that there would be Secured By Design considerations to minimise potential issues.
- It was enquired whether it was possible to increase the number of family homes. The applicant team explained that the number of family homes had been maximised in the design process. It was highlighted that families did not want accommodation in high rise blocks and so there was a balance between density and maximising family homes. It was noted that the proposal provided good conditions for family homes with lower blocks and access to green space. It was added that there would be 35% family homes which was an increase compared to approximately 13% on existing estates.
- It was enquired how the Nationally Described Space Standards, as referenced in paragraph 7.21 of the report, differed from the previous requirements. The Principal Urban Design Officer explained that nationally prescribed space standards had been introduced approximately four years' ago. It was noted that these standards were slightly better than the previous standards, particularly on storage space.
- It was queried how priority for the homes would operate, particularly for those who had been decanted from the site during building works. The applicant team explained that new homes would be allocated under the New Homes Moves Scheme which prioritised those from Tangmere and Northolt Blocks who had been decanted from the site. It was noted that the next level of priority would go to existing secure council tenants within 250 metres of the estate, then existing residents in the ward, then residents in neighbouring wards.
- It was enquired how community cohesion would be ensured, particularly for those in the old and new blocks. The applicant team noted that there was a wider estate improvement programme which sought to improve the quality of life for

residents. It was explained that residents were highly engaged in this process and that work would continue with key stakeholders to consider how to bring the community together.

- It was enquired whether people who had grown up on the estate would have any form of priority for homes. The applicant team noted that this had been discussed with the community but that the scheme did not allow households to be split as there was a significant list on the housing register.
- It was noted that it was not possible for the applicant to develop outside of the site but it was enquired how the design of the proposal would ensure that the final design of the wider area was functional. The applicant team noted that the surrounding streets within the site would be upgraded and the network of streets in the wider area would connect. It was added that there was also an Urban Design Framework for the wider area.
- The Committee noted that it would be important to ensure that green spaces, private gardens, and thoroughfares should be designed to avoid creating divides in the community and to ensure public safety. It was commented that the current strategy was to have spaces open in the day and closed in the evenings and that it may be prudent to consider the routes through the site.

The Chair thanked the applicant team for attending.