

## Planning Sub Committee 07 November 2022

### ADDENDUM REPORT

#### UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

<b>Reference No:</b> PPA/2022/0002	<b>Ward:</b> Highgate
<b>Address:</b> Land Adjacent 505-511 Archway Road, London, N6 4HX	
<b>Proposal:</b> Redevelopment of existing car-wash site to provide 16 new homes for Council rent comprising a part three, part four-storey apartment building fronting Archway Road, and two houses fronting Baker's Lane with associated refuse/recycling and cycle stores, amenity space and landscaping. Provision of one on-street wheelchair accessible parking space and service lay-by on Archway Road.	

#### **QRP Report of Chair's Review Meeting on Wednesday 19 October 2022**

1. The Quality Review Panel's report following the meeting on Wednesday 19 October 2022 has been received since publication of the Planning Sub-Committee report. The summary of the QRP report states the following:

*The panel finds much to admire in the proposals for 505-511 Archway Road which promise good quality new homes on a difficult site. It suggests some final refinements, which it is confident can be addressed in liaison with Haringey officers. The height and massing of the building responds well to its context. The panel would encourage further work to create a generous arrival sequence, and to ensure that the cycle store feels secure. It also feels that the balcony designs should be reconsidered to allow views out for residents, as well as mitigating overlooking of neighbours. The architectural expression is evolving well, but there remains scope to strengthen the building's detailing to create more interest in long and short views. A warm, textured choice of brick may help. Where different options have been explored for the corner of the building, the panel agrees that the angled design appears most in keeping with the architectural language. The panel has not commented specifically on sustainability, which appears to be broadly developing in the right direction.*

2. The full QRP report is appended to this addendum at Appendix 1.