



London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: 505-511 Archway Road

Wednesday 19 October 2022

Room 5M1, Clockwise Wood Green, Greenside House, 50 Station Rd, N22 7DE

Panel

Peter Studdert (chair)
Tim Pitman

Attendees

Mark Chan	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Kirsty McMullan	Frame Projects
Joe Brennan	Frame Projects

Apologies / report copied to

Elizabetta Tonazzi	London Borough of Haringey
Suzanne Kimman	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

505-511 Archway Road, Land adjacent 505-511 Archway Road, N6 4HX

2. Presenting team

Martin Cowie	Haringey Council
Jack Goulde	Haringey Council
Geertje Kreuziger	Haringey Council
Ziba Adrangi	Newground Architects
Jordan Perlman	Newground Architects
Anne Roache	KM Heritage
Annika Davies	Markides Associates
Chris Evans	Cream Engineering Services
Glenn Miles	Encon Associates

3. Planning authority briefing

505-511 Archway Road is near the edge of Highgate Conservation Area, with the surrounding area containing mostly residential dwellings of two to three storeys in height. The site fronts onto Archway Road (A1) and Baker's Lane. The junction with Baker's Lane is part of a Red Route gyratory system. There are low-lying car wash structures on the application site and a large petrol station on the neighbouring site. These and the wide traffic routes here are viewed as detractors to the entrance of Highgate conservation area. The site is within 800m of Highgate Tube station and has a PTAL rating of 3.

The London Plan 2021 policy on small sites is relevant to this site. It sets out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3-6 and within 800m of a Tube or rail station. A site allocation at 460-470 Archway Road is also an important consideration, as the nature, height and scale of development may deviate from the existing pattern of development. This states that the site is potentially suitable for a major mixed-use development, including residential and employment use which could be taller than the surrounding three storey buildings. Views of the site from Highgate Woods will also be a key consideration.

The proposal is for the redevelopment of this Council owned site (measuring 914 sqm) to deliver approximately 16 new homes for Council rent. The proposed development would deliver predominantly two bed four-person flats, with two one bed two-person wheelchair homes directly accessed at ground floor, and two standalone two bed four-person houses along Baker's Lane.

Officers have asked for comments on proximity to neighbours, balcony design, materiality, accessibility, contextual response, landscaping and integration into the emerging context.



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4. Quality Review Panel's views

Summary

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.

These comments are expanded below.

Height and massing

- The panel supports the proposed height and massing, which seem appropriate for the site.
- 505-511 Archway Road responds well to its context by dropping down from four storeys to three on the corner of Archway Road and Baker's Lane.
- It is positive that lifts to the upper-level homes have been included. This may render the site particularly attractive for future densification because the lifts will already be in place.
- The panel suggests considering how the design could be futureproofed to ensure that it still works well if there are building height increases.

Ground floor plan layout

- The panel suggests some potential refinements to the ground floor plan.
- Access from the entrance lobby to the stair or lift requires residents to turn back on themselves. Making the wall between the circulation core and the lobby glazed, could make the route to upper levels more instinctive.
- The door of the cycle store on the eastern end of the building is straight onto the street on Baker's Lane. The panel thinks that this store may not be well-used if residents feel that direct access from the street poses a security risk.



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- There appears to be room in the ground floor plan to explore alternative configurations, such as rotating this cycle store 90 degrees to allow an entrance through a 'wet' lobby or through the shared garden.
- The cycle store on the western end appears likely to work well as it is protected by a side gate.
- The panel notes that the overhangs to the ground floor lobby and refuse store entrances create under-croft spaces that may collect rubbish or increase the likelihood of dumping. Although the panel recognises this under-croft is intended to create shelter from the elements, it suggests this is reconsidered.
- The panel encourages the project team to check that fire consultants are completely comfortable with the current arrangement of the open stair, lift and lobby in the core spaces.
- The project team should also consider how deliveries will work, ensuring that the spatial design and collection processes are not overly complicated.

Balcony design

- The project team have investigated screened and open options for the balcony design to test the issue of proximity to existing neighbours.
- Whilst the panel recognises that overlooking can have a significant impact on quality of life, it feels the screened balcony option would be detrimental to the wellbeing of new residents.
- It asks for further work on the balcony design to find a solution that balances the needs of both new and existing residents, for example a combination of railings and screens.
- Designing loggia-like balconies that are closer to a habitable space than projecting balconies could be an approach worth exploring. If these sat within the building line, they may be less of a cause for concern to neighbours.
- A detailed understanding of which existing neighbour's windows are to habitable rooms could allow for refinement of each individual balcony to maximise views whilst minimising overlooking issues.
- For example, the middle and western balconies to the rear of the building, which currently come the closest to neighbouring properties, will be the most problematic. The balconies to the east are unlikely to cause issues as they either have enough separation distance or look onto Baker's Lane.
- The panel encourages the project team to continue their dialogue with existing residents to arrive at a reasonable compromise.



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Architectural language

- The panel feels 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.
- Options to explore could include refinement of the coping detail, taking inspiration from the richness of the existing surrounding housing stock.
- The panel also notes that the success of these views will depend in large part on the brick specification. It recommends a warm, soft textured brick.
- In terms of how the scheme responds to the corner of Archway Road and Baker's Lane, the panel agrees that the angled (as opposed to the curved) option is more in keeping with the language of the rest of the building.

Next steps

The Quality Review Panel supports the proposed development and is confident that the applicant team can address these final refinements in liaison with Haringey officers. 505-511 Archway Road does not need to return to review again.

