

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: PPA/2022/0012	Ward: Tottenham Hale
Address: 'Berol Quarter', Berol Yard, Ashley Road, Tottenham Hale, N17 9LJ	
Proposal: Berol House - Refurbishment of Berol House (c. 3,300sqm) for a mix of flexible commercial & retail floorspace with 3-storey extension (c. 2,200sqm) at roof level.	
2 Berol Yard - Comprising a part 6, part, part 18, part 25, part 29, part 30 storey building with lift overrun core incorporating c. 210 Build to Rent (BTR) homes with a mix of flexible retail & commercial floorspace at ground floor level with community floorspace and enabling works for a bridge connection over Watermead Way & the railway line to the east. The BTR accommodation will include 35% affordable housing by habitable room including homes let at London Living Rent (LLR) and Discount Market Rent (DMR). The proposal would include associated public realm works and landscaping within the quarter which would include a public square.	

QRP Report of Formal 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's comments at this review focused primarily on the newbuild proposals for 2 Berol Yard. It is broadly supportive of this and feels a case has been made for a tall building on this site, subject to continuing refinement of the architecture, public realm, and a robust strategy to facilitate delivery of the pedestrian bridge across Watermead Way. The rationale for a tall building on this site, marking key public infrastructure nodes, is convincing. This height must be justified by public benefit, provided by substantial public realm improvements that can support a new community of this scale. This should include the bridge over Watermead Way that would facilitate access to the Lea Valley Park. Berol Square will be the heart of the scheme, and the public realm design should be extraordinary, creating an attractive destination. The architecture needs further work to protect residents from the hostile Watermead Way environment, increase legibility from outside to inside, celebrate the entrance experience, and define the activity and character of the shared gardens. The commercial strategy is welcome, and the panel encourages the project team to refine the details of this for each area, as an integral part of the public realm.

The panel supports the proposal for Berol House and urges safeguarding of the quality through to delivery. The materiality and detailing should be refined to ensure that the building has a clear hierarchy and looks convincing at night. The panel questions the permeability of the ground floor plan beyond the central access route and suggests focusing on the activation of spaces around Berol Square.

2. The full QRP report is appended to this addendum at Appendix 4.