



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Haringey Warehouse District

Wednesday 17 August 2022

Clockwise Wood Green, Greenside House, 50 Station Road, London N22 7DE

Panel

Peter Studdert (chair)
Louise Goodison
Dieter Kleiner
Craig Robertson
Joanna Sutherland

Attendees

Richard Truscott	London Borough of Haringey
Philip Elliott	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Adrian Harvey	Frame Projects
Joe Brennan	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects

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

Gateway to the Haringey Warehouse District, 341A Seven Sisters Road,
London N15 6RD

2. Presenting team

Chris Horn	ProveWell
David Storrington	Morris+Co
Funmbi Adeagbo	Morris+Co
John Hodges	Dakota
Ruth Campbell	Campbell Cadey
Jennifer Ross	Tibbalds

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 site is located on the junction of Seven Sisters Road and Eade Road, at the southeast corner of the Haringey Warehouse District, and forms an important gateway to the district as a whole. The site also includes a small parcel of neighbouring land, consisting of an end of terrace property fronting Seven Sisters Road and a former garage / breakers yard behind it, fronting Tewkesbury Road. This is separated from the rest of the site by a steep, narrow alleyway / flight of steps, and improvements to this will be an important part of the proposals.

The Warehouse District contains a collection of warehouse and industrial buildings of varying age, size and quality, many of which have, over the last 10-15 years, been gradually occupied by a form of communal living and working, which has become known as 'warehouse living'. ProveWell, the largest landowner within the district, propose an incremental approach to developing the area, to retain the existing community and to allow the renewal of existing buildings alongside new infill development. ProveWell have been working on a Framework for the wider site, alongside their site-by-site discussions.

Officers would welcome feedback on the proposed heights and massing, the architectural treatment, and whether the approach to these early proposals build constructively on earlier proposals. In addition, comments are sought on the approach to daylight/sunlight, and wider microclimate effects.



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5. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and offers its support for the approach taken within the proposals. It also welcomes the strategic overview contained within the framework for the wider Haringey Warehouse District, especially as this relates to landscape and public realm considerations. This is a challenging scheme, seeking to purposefully recreate the organic character of warehouse living that has arisen informally through the reuse of existing buildings: the proposals represent an encouraging response to this challenge. Further detail is required, however, to demonstrate that the scheme can be delivered in a way that ensures the affordability of the units to the intended residents.

The proposed scale and form are broadly appropriate, but there is scope for the buildings to make a greater contribution in townscape terms. This could be a significant gateway building and be a positive addition to Seven Sisters Road, and the panel would encourage the design team to be bold in their architectural approach, especially of the corner building. Further refinement of the internal arrangement of the units would be beneficial, to enhance the opportunities for communality and to ensure that they provide a comfortable environment for residents. In particular, thorough testing of overheating risks needs to be undertaken, with mitigation measures put in place where necessary. The panel would also like to see specific and quantifiable targets established for the scheme's environmental performance.

Strategic approach and viability

- The panel welcomes the ambition of the scheme to formalise the informality of warehouse living and feels that the proposals represent a good attempt at achieving this.
- The proposed framework is positive and will be essential to ensuring that the wider site is successful, as individual plots are brought forward.
- The panel questions the location of the residential entrances on the street, since moving through the sequence of communal spaces is fundamental to the principles underpinning the framework for the wider site. It feels that locating entrances on the yards and courts within the Warehouse District could also help to activate these spaces.
- The panel notes that there are significant challenges to the scheme's viability which need to be resolved as early as possible, to ensure that the proposals can be delivered in practice and be affordable. The panel notes in particular the intention to relocate the substation, but it also feels that discussions with the Highway Authority should be prioritised, as the proposals for Tewkesbury Road are critical to the success of the scheme and need to be delivered.



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Scale, massing and townscape

- The proposed volumes appear to be developing well, but the panel would like to see further illustrations of how the scheme sits within its context. Given the significance of the corner building, signifying the entry point to the wider site, the panel feels that there is scope for it to work harder in townscape terms.
- The panel feels that the language of a gateway is a positive metaphor but that this is not currently delivered by the scheme, with the actual gateway pushed to the side, between the two buildings, rather than being focused on the steps. The panel questions whether the access to the top of the steps could be relocated to fall between the two buildings, to form an actual gateway.

Landscape and public realm

- The needs-based analysis that underpins the landscape strategy is encouraging and this should be embedded within the framework to ensure that the aspirations for site-wide permeability and wayfinding are realised from the outset.
- The panel welcomes the ambition to widen the steps to a minimum of three metres, but it would like to see the generosity of this clearance tested. This is the key public benefit of the scheme and the panel would like reassurance that this space will be as good as it can be.
- The function of the courtyard between Cara House and the Eade Road building needs clarifying if it is to be truly valuable.
- The scope for introducing a platform lift within the gated courtyard behind the Eade Road building should be explored, to enhance the accessibility of the site. By locating it here, rather than in the public space at the top of the steps, many of the concerns about security and maintenance could be mitigated.
- The panel feels that there are some discrepancies between the visualisations and the plan, which appears to show that the key ground floor façade fronting onto the steps is blank. This would have significant implications for the animation and overlooking of this critical space, and the panel would like reassurance that this will not be the case.
- The frontage to Eade Road is currently largely inactive, dominated by bin stores and cycle parking, and this should be considered further.

Internal layout

- The panel would like to see options explored for linking the two buildings, as this could mean that one of the stair cores could be removed, creating the potential for a more generous internal layout.



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- The geometry of the corner building could be exploited to create more interesting circulation spaces than the proposed corridors to the bedrooms.
- The panel questions the rationale for arranging the entrance to units in the Eade Road building through the bedroom corridor, rather than the communal living space (as in the corner building). If it is not possible to rearrange the entrance sequence, then opportunities for fostering communality will need to be created in other ways.
- The panel questions the proximity of the bathroom doors to some bedroom doors, as this could create significant disruption to those residents. It would rather that these entrances faced out onto the corridor to create greater separation.
- The panel notes that, in the absence of a goods lift, there is unlikely to be substantial making at the upper storeys of the building, and it would like to see further thought given to the kinds of activities that might be associated with these units, with this reflected their design.

Sustainable design

- The scheme's energy strategy needs further development, with specific and quantifiable targets set for the scheme's environmental performance. It feels that these targets should go beyond a 35 per cent improvement on Part L and should instead target the LETI Guide on embodied and operational carbon.
- The panel has concerns about the potential for overheating in the residential units, particularly given the levels of noise and air pollution related to Seven Sisters Road. It would therefore like to see these issues fully and rigorously tested.
- To mitigate the risks of overheating, the south elevation of both buildings will need dynamic façades to manage solar gain.

Architecture and materials

- The panel recognises that the proposed reflective metallic façades reference the industrial, maker character of the wider site, but it would like to see options explored for a softer materiality, perhaps including planting and greening.
- The panel would like to see flexibility designed into the façades to allow for personal expression here, as well as in the internal spaces.

Next steps

- The panel would welcome the opportunity to see the scheme again for a further Formal Review.



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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.

