

DM Forum for Berol Quarter 6th October 2022 at half 7 PM

Council Officers:

- Robbie McNaugher - Head of Development Management and Enforcement Planning (RMc)

Applicant team:

- Aidan Potter - John McAslan + Partners (AP)
- Paul Eaton - Allies and Morrison (PE)
- Ben Kelway – Lichfields (BK)
- Jonathan Hoban – Lichfields (JH)
- Malcolm Lea – Berkeley Square Developments (ML)

RMc – Introduced the meeting

- Introduced the purpose of the meeting and the speakers.

ML – Introduced the proposals

- Introduced the scheme and showed the site context and images of the existing permission and the proposed site.
- Noted that BSD have built 20% of homes in TH.
- Explained that BSD want Berol to be a new heart for TH.
- Looking to create new connections and permeability to promote pedestrian flow and activity.
- Looking to create a new square.
- Noted the amount of commercial uses at ground floor in the vicinity.

AP – Talked about Berol House

- 90% of building to be retained albeit with new entrances and openings introduced.
- 2 storey addition
- With 5th floor that is set back
- 5th elevation – the roof
- Much more activity at ground floor
- Replacement of windows but sympathetically
- 2 storey extension in terracotta cladding with glazed recessed addition above.
- Inherently flexible floorplate
- Opportunities for natural ventilation

PE – Talked about 2 Berol Yard

- Residential and tall building proposed

- The design seeks to relate to the immediate and distant context through form and materials
- Stepped form with 5 blocks around a central core
- Blocks of 5 storeys, 18 storeys, 25, and 30.
- The site/building seeks to mark the green link from the high road to the river lea and vice-versa.
- Would enable a bridge over Watermead Way and the railway to the east – by securing a raised access within the 5 storey building that lines the green link/Ashley link
- The building steps out to attempt to provide strong active retail frontages.
- The enabling works run alongside a community space.
- Inset balconies
- Solar roof as well as green roofs (biodiverse), some with amenity
- 2 fire stairs and 2 sets of separate firefighting access lifts
- Retail animating the west, south and part of the east elevations
- Shaded windows to deal with overheating
- Lowered forms on south/west elevations to minimise heat gain
- Functional hard landscapes that are also loaded with greenery – designed by Churchman Thornhill Finch

ML – summed up the numbers

- Proposed number of homes:

Tenure	Studio	1 Bed	2 Bed	3 Bed	
Private	20	48	76	6	150
DMR			26	16	42
LLR			12	6	18
Totals			114	28	
Total affordable					60
O/a total homes					210

- Proposed number of affordable homes by habitable room:

Tenure	Hab rooms	% overall	% affordable housing
DMR	142	25%	70%
LLR	60	11%	30%
Totals	202	35%	

- BSD retain retail and commercial space in order to curate it. The residential elements are sold on to specialist operators
- They are seeking to create a place that does not currently exist in Tottenham Hale
- Scheme benefits:

Scheme Benefits

- **New active commercial quarter and centre for Tottenham Hale**
- **New public realm**
- **New high-quality iconic architecture**
- **New connections**
- **Highly sustainable development**
- **Sensitive renovation of Berol House**
- **c. 3,300sqm refurbished commercial space at Berol House**
- **c. 2,200sqm additional commercial floorspace at Berol House**
- **210 BtR Homes**
- **202 affordable habitable rooms (35%)**
- **c.£3.9 million in CIL**
- **Over £1 million towards community improvements in S106 costs**
- **Contribution towards public art**

RMc – Highlighted a question from Cllr Peacock in the chat

- AP sought to explain that the pediment will stay on both elevations provided the one to the rear remains – and could be reinstated.

Question from Jack

- Accessibility of the access to the bridge for wheelchair users and cyclists.
- PE explained that a ramp with an acceptable gradient would be too long and would not be practical given the height they need to clear on the road.

Question from Martin

- Likelihood of bridge being built.
- ML explained that the land for the bridge is outside of their site and control – but the bridge would be enabled alongside a community asset.
- The bridgehead in Hale Village is there but it remains a question mark given the need to include network rail and the cost implications.

Question from Cllr Gordon

- Supports proposals for Berol House but concerned about the height of the tower proposed for 2 Berol Yard.
 - Local residents will feel hemmed in – So would like to see floors taken off.
 - Dormitory town and overcrowding – number of studios is high.
 - Affordability – the amount of affordable.
 - Mitigation of pollution – liveable wall or green features that help with this.
 - Commitments on rent levels? – would there be affordable workspace?
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- PE explained the site is in a tall building growth area and in a pocket of high density next to a major transport node.
 - They have been careful to step the building so that it does not take away light and sky in the same way as a larger block.
 - They will look into greening that will remove particulate matter as well as green walls but will make sure this lasts and can be maintained.
 - ML explained that retail and commercial is needed to attract people (critical mass) so it will be aimed at creative trades and businesses.
 - BK explained 35% meets LP21 targets – with 70% DMR and 30% LLR.
 - 20 studios are acceptable given the district centre location.

Question from Cllr Peacock

- Concerned about Tottenham people being priced out.
- ML explained the Gessner is fully let and there is a waiting list.
- BK – no detail at this stage on income caps and rent levels, will look to follow the LP21 and Mayor's housing strategy.

Question about foreign sales

- The block would not be sold – it would be protected as rented accommodation for the long term in link with LP21 policy on BTR.

Question about cycling

- PE/AP - Will meet cycle standards and will improve connectivity when the bridge is delivered.
- PE explained flats would have space for mobility vehicles in accessible accommodation.
- ML noted that Ashley Road will eventually become one-way (with contraflow cycle route and raised tables for crossing).
- PE noted they would support cycling access improvements around the site where this would be reasonable
- PE noted that parking and charging space is required under the standards for mobility vehicles and will be incorporated into the scheme.

Question about construction logistics

- ML explained that there is a loading bay on Watermead Way which would be used for just in time deliveries as Ashley Road is restricted.
- At least a couple of years away in starting construction.

Question about the Berol House proposals

- ML explained that Berol House has permission for relatively large maisonette units. The change to commercial brings flexibility in terms of potentially bringing in a HQ for a local business.
- AP explained how the proposal would be sensitive given the radical changes in the area. The proposals develop the extant permission and re-present and reposition what is an important historic building.

RMc brought the meeting to a close. Explaining that a statutory consultation will take place if a formal application is submitted and notes of the meeting will be appended to any Officer report.