



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Plot 3, Northumberland Development Project

Wednesday 6 September 2023

Suite 411, Tottenham Stadium, 782 High Road, London N17 0BX

Panel

Esther Everett (chair)

Georgios Askounis

Louise Goodison

Catrina Stewart

Joanna Sutherland

Attendees

Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Rachael Milliner	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Robbie McNaugher	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey

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1. Project name, site address and relevant planning application

Northumberland Development Project, Plot 3, Park Lane, London N17 0HB
HGY/2023/2137 (2023 application) and HGY/2015/3000 (2016 hybrid permission)

2. Presenting team

Anabel Fernandez Rubio	F3 Architects
Ian Laurence	F3 Architects
Richard Coleman	City Design
Sean Bashforth	Quod
Steve Williamson	Buro Happold

3. Planning authority briefing

The application site forms part of the ongoing phased redevelopment of the Tottenham Hotspur Stadium and associated surroundings. This was granted as a hybrid permission in 2016 (HGY/2015/3000). The phased redevelopment includes the Tottenham Hotspur Stadium, Tottenham Experience, a sports centre, and a hotel – the focus of this review – all connected by a shared podium. This site (plot 3) is south-west of the new stadium, adjacent to the North Tottenham Conservation Area. The Grade II Listed Warmington House is to the west and the Corner Pin pub opposite the site is locally listed. The recently approved High Road West redevelopment is located to the west of the site and has permission for substantial masterplan redevelopment.

Plot 3 has been approved as a 22-storey tower to accommodate a 180-bedroom hotel and 49 serviced apartments. A non-material amendment application was approved to allow these 49 apartments to have a more conventional residential use, making it a mixed-use hotel and residential tower. The permission has been implemented and foundations built: this proposal seeks to work from that base. The Extreme Sports Centre has not yet progressed and is expected to remain as per the original approval.

The applicants seek to amend the approved scheme in line with advice from potential hotel / residential operators by increasing the internal layout of the 49 residential units and adding private outdoor amenity space for each unit. The building height has increased to a maximum of 27 metres above that previously approved in 2016, with a greater emphasis on the narrow blade-like appearance.

Officers consider the increase in height to be well thought out and in-line with the aspirations for the landmark blade appearance previously advised by the panel. The detailed Townscape and Visual Impact Assessments are considered favourably, subject to detailed assessment. Officers welcome the panel's thoughts on the success of the tower's crown, how the scheme gives back to the community, materiality, public realm landscaping, and sustainability.

This is now a live application, which Haringey officers are yet to review, but there remains an opportunity to refine the proposals and seek further detail if required.



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4. Quality Review Panel's views

Summary

The panel appreciates the work completed since the previous review to take its comments on board. The scheme is heading in the right direction but could go further, especially in terms of public benefit and distinctive placemaking. The panel understands the complexity of making the public realm work on stadium event days and on normal days; for residents, for the wider community and for tourists; and to meet the servicing demands of a tall building. The building and the public realm must work together more successfully in three dimensions, including entrances and their articulation / prominence, particularly through a commitment to high quality detailing and materials. It is crucial that a clear framework (including phasing) is put in place for the delivery of the public 'town square' connecting the wider development, of which Plot 3 is one part. While there may be interim uses for the podium, this project team should take responsibility for embedding the longer-term plan into the design as soon as possible to futureproof its delivery and contribute more confident placemaking. Artists' briefs should also be fully integrated into the scheme's development, going beyond surface level. These challenges must be addressed imminently if they are to be resolved, especially now that the planning application has been submitted.

The increase in height is acceptable. Further work is needed to refine the crown of the building and ensure that it will work as an elegant wayfinding landmark in townscape views once the emerging towers to the east come forward. Sustainability could be improved through optimisation of the east and west façades, minimising reliance on mechanical ventilation and cooling, and use of regenerative materials.

The panel is disappointed with the lack of creativity in the public realm, landscape and approach to the building at lower level. More biodiversity would help to mitigate the microclimate as well as being more welcoming. The project team and the council are encouraged to work together to address the wider issue of the lack of cycle parking in the public realm. The panel suggests that the building's external appearance would be more welcoming if softened through materiality, greenery and articulated entrances. The panel is concerned that proposals lack a focus on the residential identity of the building, which appears to be an afterthought to the hotel. The building needs to function successfully for both, addressing the external and internal requirements of a residential building.

Public benefit and placemaking

- The panel's previous concerns remain that this scheme is not doing enough to provide public benefit and reflect Tottenham's character.
- At present this scheme feels like a corporate hotel seen in isolation. The panel asks that the project team think deeply about the wide-reaching influence that this development will have, and how its impact on heritage and on the local community is rebalanced.



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- Locals who are not interested in football or the other events that take place at the stadium should still feel welcome. There should be an offer on non-event days for both residents and visitors.
- Central to this is the lack of a framework for the wider development – the entire Tottenham Hotspur Stadium and associated surroundings – of which Plot 3 is one important part of the jigsaw puzzle. It is not yet clear what the future context of the public realm will be, what the strategy is, and how this scheme fits in. Phasing will also have a significant impact.
- The original 2016 hybrid permission for the wider development outlined a vision whereby all plots are connected by shared public realm. This was to be a ‘town square’, with water fountains, seating areas and a sports pitch to create a greater sense of public space and activation of podium-level uses.
- The panel recognises that there are also interim uses for which the podium needs more hard landscaping as it will be used for the construction of other plots. However, there is no sense of a long-term plan to deliver the town square vision. In the panel’s view, the project team for each plot must take responsibility for ensuring that their scheme will not only avoid hindering it, but will help to develop the missing detail of the design.
- The town square design must function for event days with large crowds and for the everyday servicing of the tall buildings, as well as providing an attractive new public space. For this to be possible, it must be a key driver of the scheme from the outset and discussions should begin as soon as possible about how to embed and future proof its delivery.
- Although a planning application has already been submitted, the panel do not think that that it is too late, especially with the same landowner for all plots. On the contrary, this could help the project team to propose more confident placemaking moves and to answer the panel’s questions about public benefit.
- The panel suggest commissioning a physical model to visualise the other emerging plots and show how the public realm stitches the development together. Phasing diagrams with wider context would also be helpful. It should take control of the identity of this building, including its naming, as part of the placemaking strategy.

Artist engagement

- The panel recognises the work completed since the previous review to identify areas where artists could be involved in the scheme. However, it would be more meaningful if this could go beyond surface application.
- For example, artists could inform the scheme’s approach to and narrative around sustainability, the wayfinding strategy, the articulation of entrances, the landscaping design, and the materials palette. The brief could also be less



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prescriptive and physical, allowing artists the freedom to propose ideas that link to the scheme's community engagement programme as well.

- The panel suggests working with Tottenham Hotspur's Business Community Liaison Group to develop an art framework, rather than only to commission artists. This would provide certainty that engagement will not follow construction but will be integrated and successful in creating local ownership.

Height, massing and appearance in key views

- The increase in height to create a more elegant finish to the building's crown, as well as to conceal the rooftop plant equipment, is acceptable.
- The building stands well on its own, but the panel needs further assurance that this will still be the case once the towers to the east emerge, as these could all blend into one solid mass in some townscape views.
- As this building is taller than the Tottenham Hotspur Stadium, it will become a wayfinding landmark and must work in views from many routes. At present, the building looks refined in plan and in night-time views, but not in the most common day-time perspective views.
- The panel encourages the project team to take the external design to the next level of detail, articulating the fins and bringing more delicacy in the changes of material to help the massing to appear less solid and grey.
- In the panel's view, the angled finish of the fins at the top of the tower is lost in views from the south. The project team's diagram explaining where these angles came from is logical, but as it will be seen in perspective, not elevation, the building appears flattened rather than articulated at the crown.
- The panel suggests that the fins are angled to form a more defined, spire-like point when seen from the south. This will better meet the project team's aspirations for an elegant landmark.

Sustainable design

- The project team's work since the previous review on improving the building envelope's U-value and thermal bridging performance is commended.
- The north and south façades respond well to their orientations, particularly the shading to the south. The east and west façades should be optimised, perhaps through further expressing the fins or mullions to create a deeper façade with more shading. The panel encourages this coming together of aesthetic design with functionality wherever possible.
- It is understood that it is challenging to achieve naturally ventilated thermally comfortable spaces in this context as there will be noise from the stadium and pollution from the High Road. The panel asks for more analysis of how often



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mechanical ventilation and / or comfort cooling will be needed. The strategy should focus on adaptation for future hotter weather and minimising reliance on mechanical ventilation and comfort cooling.

- The panel encourages the project team to use regenerative materials as much as possible, going beyond recycled steel and cement replacement, and looking at natural materials such as stone, or those that are aligned with biophilic design.
- It would also like to understand what impact the increase in the building's height has had on embodied carbon calculations for the scheme, and how these have been mitigated or offset.
- It is positive that the energy strategy includes connection to the district energy network. The plant spaces reserved for air source heat pumps in case the energy network is not yet available should be safeguarded. This, and the overall energy strategy, should allow for easy transition with minimum disruption to electric, net zero carbon operation in the future.
- Further work on reducing the energy impact of hot water demand for the hotel would be welcomed. Photovoltaic panels should also be added to the canopy roof to increase renewable energy production.
- The panel urges the project team and the council to work together to address the wider issue of the lack of cycle parking in the public realm. The challenges of crowds and anti-terrorism measures are understood, but cycle parking must feel intuitive for cyclists if Haringey Council are to meet their aims around encouraging active and sustainable travel. In the meantime, the indoor cycle parking for this scheme must be well signposted and easy to access.

Public realm and landscape

- The podium public realm spaces are mostly hard landscaping due to the requirement for robustness for stadium event days. While this is understood, softer landscaping would not only add biodiversity and be more inviting but would also help to create thermally comfortable spaces. More planting, perhaps hardy evergreens, should be introduced to mitigate temperature increases and form a barrier to wind and down drafts.
- The panel is concerned that the landscaping to the front of the hotel onto Park Lane will be underwhelming. It is positive that the project team have worked to reduce vehicular movements here, but a much more creative response is expected for this location and brief.
- The landscaping should help to emphasise the location of entrances, perhaps by using material changes on the ground to indicate their presence.



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- The panel is concerned that the level thirteen residential amenity space facing north-west / north-east will be overshadowed, and therefore not well used. The project team should investigate whether it can be moved to the south.
- The panel encourages the project team to avoid railings wherever possible and instead use planters to enclose areas. A successful precedent is the planters around outdoor seating for the restaurants on Granary Square.

Architecture

- Durable materials are required to cope with high footfall, but this makes the building feel unfriendly on approach at human level. Changes in material, texture or colour to create contrast where the building meets the ground and could be touched would help to bring the softness and articulation that the scheme is missing. This should be safeguarded through value engineering processes to ensure that the quality of the building's look and feel is delivered.
- The entrances are pushed back in shadow and difficult to find rather than celebrated as something special. The project team should look at routes from key public transport nodes and ensure that the entrances are more legible.

Residential user experience

- The project team should demonstrate that the user experience has been fully thought through – especially considering the differences between the hotel guests and the permanent residents, who will have very different needs.
- The panel appreciates the additional opening to the western façade since the previous review but advises finding more opportunities to bring natural light into internal corridors where possible.
- The residential shared outdoor amenity space should be accessible by all residents even if the adjoining function room has been hired for an event.
- The panel suggests allowing more generous width for planting on the overhanging balconies so that residents are not restricted in making their amenity spaces greener. This will also soften the building's appearance in key views from the north and south.

Next steps

The panel would welcome an opportunity to review the scheme again at a chair's review. This review should focus on public realm landscaping, including the long-term masterplan for the public realm across all plots of the Tottenham Hotspur Stadium wider development.



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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.

