



London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Northumberland Development Project Hotel

Wednesday 18 October 2023

Collaborative Space, Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)
Georgios Askounis

Attendees

Rachael Milliner	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
John Kaimakamis	London Borough of Haringey
Joshua O'Donnell	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Tom Bolton	Frame Projects
Esther McKinney	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Kirsty McMullan	Frame Projects

1. Project name and site address

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

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architects
Anabel Fernandez Rubio	F3 Architects
Sean Bashforth	Quod
Steven Williamson	Buro Happold
Lise Bellinghen	Arup

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 a narrow blade-like appearance.

Officers asked for thoughts on how the detailed design has evolved, as well as commentary on proposed materials, junctions, landscape and public realm. Officers also welcomed the panel's thoughts on the success of the tower's crown, how the scheme gives back to the community, materiality, public realm/landscape, and sustainability. This is now a live application, under review by Haringey officers.

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4. Quality Review Panel's views

Summary

The panel thinks that the proposals have improved significantly since the previous review, and makes comments intended to ensure landscape, public art, local engagement and public space are delivered to the highest standards. Changes to the building's crown, articulation and materials make the design more elegant, and improve the quality of apartments. Public realm at ground floor and podium is also significantly improved, but the panel asks for further thinking on creating a unified public space outside the hotel entrance.

The proposed increase in the building's height can be justified through the delivery of greater public benefit. The panel therefore emphasises the importance of safeguarding the concept of a 'town square', and protecting future public access. The panel asks for guidelines on signage, planting and seating to prevent future operators compromising public realm quality. The panel also asks for the development of an arts and public engagement strategy, to help ensure the character of the area has a genuine influence on the project.

The panel encourages the applicant to set higher sustainability ambitions for the scheme, including reducing embodied carbon in materials, and exploring material reuse and circular economy principles.

These comments are expanded below.

Design development

- The panel thinks that the changes made to the crown of the tower since the last review work well. The articulation of the fins and the changes of material help the massing appear less solid, creating a more elegant form in townscape views.
- The changes to the crown design have also enabled better balcony provision and better aspect and amenity for the residential accommodation, and are welcomed by the panel.
- The panel is pleased to see significant development and improvement of the design for the ground floor level street frontage and entrances. Refinements to the design of columns, and the oversailing additions to the first-floor podium have a unifying effect on the street level public realm.
- Changes to the servicing strategy, which directs most large vehicles to podium level and away from street level, are welcome as they have created opportunities for some improvement to planting and seating. However, the location of the coach drop-off here, meaning that seating faces away from the hotel, prevents it from feeling unified. The panel suggests more work to ensure it provides a meaningful public space.



- The panel also notes that, although moving large vehicle servicing away from street level is beneficial, the arrangement should be monitored to ensure it does not have a negative impact on the quality of public space on the podium.

Arts and culture

- The public art brief has been developed since the last review, responding to the panel's request to expand the brief beyond commissions for fixed locations. However, the panel reiterates the need for the arts and culture element of the scheme to be curated, with an arts framework and a public engagement programme put in place as soon as possible.
- Public engagement is essential to reflecting the character of the area in the scheme. The panel would like to see local character embedded in the scheme design as it develops, rather than added later. A good example of this is Hackney Wick Station in east London, where local history stories have been told through a variety of materials and surface designs.
- Signage across the site should form part of the arts and culture brief. Both permanent signage and interim hoardings should be treated as an opportunity to involve artists.

Landscape and public realm

- The panel is aware that hotel and restaurant operators are not yet in place. However, it would like to see guidelines urgently developed for the locations and parameters of future signage, planting and seating. These are needed to ensure that the quality of public spaces in front of the hotel and the restaurant are not adversely affected when operators come on board.
- The increased height of the building can be justified, but an increased level of public benefit is expected. This should include safeguarding the future delivery of the proposed publicly accessible 'town square'. It is important that future public access is not compromised by servicing requirements. The 'town square' design must function on event days with large crowds, and enable the everyday servicing of the buildings, while also providing an attractive new public space. The panel encourages continuing discussions with Haringey officers to ensure this is the case.
- The line of trees to the north of the tower is a strong landscape feature that helps to integrate different elements of the public space, helping to create a sense of place. The green wall proposed for the west flank of the tower, however, does not feel integrated. It should be more clearly connected with the wider landscape scheme.
- The panel would like to see more opportunities for activity as well as the multi-use games area, and asks the design team to create opportunities for different scales of activity, especially for children. This can be done in simple but effective ways, such as through the use of markings on the ground. The Superkilen park in Copenhagen provides a useful case study.

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- The panel is pleased to see the ground floor layout has been developed so that the outdoor amenity space for residents is accessible, even when the adjoining function room is in use for an event.

Sustainability

- The panel encourages the applicant to go beyond minimum requirements for embodied and operational carbon, and to set high sustainability ambitions across the scheme.
- Embodied carbon figures for the project are relatively high. The panel would like to see the applicant explore the reuse of materials and the application of circular economy principles as part of the project. The panel also asks for a commitment to reducing the use of high embodied carbon materials such as concrete, metal and glass.
- The panel appreciates that energy use figures for both the hotel and the apartments are skewed by the limitations of the Building Regulations Part L methodology. It suggests instead using the TM54 methodology to predict future energy use, so a comparison can be made with previous energy performance figures.

Next steps

As this is now a live planning application, the panel asks the design team to address the comments above in collaboration with planning officers.



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.