

Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: HGY/2024/3386

Ward: South Tottenham

Address: 312 High Road N15 4BN

Proposal: Planning application for refurbishment, conversion, and extension of the existing building, along with the construction of two new single storey buildings to the rear. The scheme would retain commercial use on part of the ground floor and would provide 52 partially self-contained units, providing short term emergency accommodation.

Applicant: Mr Newton Gatoff

Agent: Mr Jerry Bell

Ownership: Private

Case Officer Contact: Kwaku Bossman-Gyamera

2. BACKGROUND

- 2.1. The proposed development is being presented to Planning Sub-Committee to enable members to view it whilst it is still under consideration as a planning application. Whilst it is preferable for proposals to be presented to Members at pre-application stage, it was not possible on this occasion.
- 2.2. Officers' comments outlined below are initial views on the scheme. It is anticipated that the planning application will be presented to the meeting of the Planning Sub-Committee later in 2025, once officers have concluded their assessment. The applicant continues to be engaged in discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The application site is located on the eastern side of High Road, Tottenham along the busy thoroughfare with heavy traffic use - directly opposite Tottenham Green. The site is currently occupied by a 3-storey building with a commercial use at ground floor. The building has been the subject of substantial alterations to the front façade and a single storey extension towards the rear of the building.
- 3.2 The property, known as 'Excel House', is located within the Tottenham Green Conservation Area (THRHC), but does not fall within a curtilage of a listed building.



Fig 1: site location in context

- 3.3 The site has a PTAL (Public Transport Accessibility Level) value of 6B, considered 'excellent' access to public transport services, the highest value achievable with the TfL WEBCAT assessment tool. There are 12 bus services within 2 minutes' walk of the site, and multiple services from the bus stop adjacent to the site. Seven Sisters station is 7 minutes' walk away, and South Tottenham and Tottenham Hale Stations 12 minutes' walk away. There are multiple shops and services accessible also within a short walk of the site.
- 3.4 The site is also within the Seven Sisters CPZ, which operates Monday to Saturday between 0800 – 1830.
- 3.5 The property is partially vacant, and was most recently used as a community centre which could be hired for worship, learning and business meetings, prior to this it was in use as a college, providing training facilities. It is now used temporarily by a number of churches (2 or more) for services, and space for meetings - occupied by short term tenants.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal seeks planning permission for the refurbishment, conversion and extension of the existing building, alongside the construction of two new single storey buildings to the rear, to provide short-stay emergency accommodation. There would be 52 units in total: 10 in single storey new build, and 42 in the refurbished existing building, including a roof extension. The units are intended to be single occupancy, for stays of between one night and a few months. Fifteen units would have level access and be large enough to accommodate wheelchair users.
- 4.2. The ground floor would provide a commercial café/restaurant and office space for support staff, as well as a utility room and ancillary spaces. External amenity space is proposed to be provided to the rear, together with 3 accessible car

parking spaces to the rear, and 12 cycle parking spaces. Internally there would be two amenity areas within the hallway for the first and second floors. A lift would serve the upper floors of the main building.

- 4.3. Each unit is intended to be occupied by a single adult homeless person.
- 4.4. Haringey's Housing Strategy Team has confirmed that there is an identified need for this type of accommodation. The applicant has suggested that Haringey would have first refusal rights on referrals into the facility but acknowledges that there may be scenarios where they would accept referrals from other local authorities. Haringey would have a nomination rights agreement.
- 4.5. It should be noted that the site would not operate as a 'walk-in' facility. The applicant states that the Council's specialist housing team would make suitable referrals into the facility and that a robust risk-assessment will be carried out prior to the arrival of each resident, to ensure that the resident is considered as 'low-risk'. Residents will be aware that the facility provides a temporary housing placement, and they will also be required to commit to engagement with staff who will assist them in securing subsequent housing solutions.
- 4.6. The applicant states that there would be at least two staff onsite at any one time, working in a shift pattern on a 24-hour basis. There would be a reception desk at the ground floor entrance, and the site would be monitored by CCTV:

5. PLANNING AND ENFORCEMENT HISTORY

- 5.1 There is no relevant planning or enforcement history in relation to the site.

6. CONSULTATION

6.1. Engagement

The planning application was submitted with some, yet limited, engagement with the council and stakeholders. As such, following officer advice, the applicant agreed to follow the Council's engagement process on the proposal which includes presenting the scheme to the Quality Review Panel, and now to Members of the Planning Sub-Committee. This would usually have taken place before the formal submission, but as officers consider this an important part of the application process for such an application, we have been undertaking these discussions positively with the applicant. The applicant has now, had discussion with the Council, including several meetings with planning together with the Director/ Assistant Directors of supported housing and temporary accommodation, who have now had the opportunity to consider the proposal, and a similar facility run by the applicant in the London Borough of Newham. Following these discussions, and consideration of the management plans for the proposal, they support the development and consider it would help meet the borough temporary housing need. confirms the housing need which the development seeks to meet.

6.2 Consultation Responses

6.3 The responses below were received following consultation on the application to date:

Internal:

- 1) LBH Conservation Officer: *The proposed development is very welcome within the heritage context of the Tottenham Green Conservation Area, due to its potential to declutter, unveil and reinforce the historic character of the conservation area stretch comprised between Colsterworth street and Monument Way. This scheme will cause no harm to the significance of surrounding heritage assets, and will likely enhance the quality of their setting, depending on detailed design and built quality.*
- 2) LBH Design Officer: *The proposed conversion and extension is supported in principle as a good use of land, for a desperately needed purpose in a location suited to this function, and although the external design, composition and materials can generally be considered a good design, especially the conversion and extension of the main frontage building, concern was raised that the proposal should be considered by the Quality Review Panel (QRP). This has since taken place, and they considered this development would deliver a high standard of temporary accommodation.*
- 3) LBH Transport: *Overall this should result in a reduction in person and vehicle trips to and from the site and given the site's nature and location the car free/permit free arrangements are appropriate. Cycle parking is to be provided to meet London Plan numerical requirements, and a draft Construction Logistics Plan has been provided which indicates the main transportation aspects of the build out of the development.*
- 4) LBH Sustainability: *No objection in principle – additional information has been sought. (Officer note: Agent/applicant has asked his consultant to provide the additional information)*
- 5) LBH Pollution: *No objection subject to conditions and informative.*
- 6) LBH Waste Team: *no comments to date.*
- 7) LBH Housing Strategy Team: *Has confirmed that there is an identified need for this type of accommodation and as such has provided their support.*

- 8) LBH Planning Policy: *In accordance with Local Plan Policy DM15: Specialist Housing and London Plan Policy H12 Supported and specialised accommodation, there needs to be an identified/ established local need for the form of housing sought, having regard to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy. The accommodation will need to be at a standard suitable for the intended occupiers. The Housing Strategy (2024-2029) confirms there is a strong need for suitable temporary accommodation. A robust assessment demonstrating how the proposal meets local needs and standards for temporary accommodation will be required, which should be informed by the recently adopted Housing Strategy, the Temporary Accommodation Placements Policy, which is in the process of being updated, and discussions with the Housing Strategy and Adult Social Care teams. This assessment should include the affordability of the proposed accommodation. The type of needs anticipated to be met through the proposed accommodation and how this responds to local needs i.e. is it for families, people with particular healthcare needs would be required. The assessment should also demonstrate how the proposal is suitable for people with those needs and meets the relevant standards. The Housing Strategy refers to the 'Setting the Standard' document, further criteria are outlined in the Temporary Accommodation Placements Policy and the applicants have been provided with the Family Emergency Accommodation Guidance.*
- 9) The Community Safety Team have been consulted, and any comments they make will be taken into account in the assessment of the application.

External:

- 10) Historic England: *No objection subject to archaeological condition.*
- 11) Metropolitan Police: *In principle no objections; the property is located in an area with high footfalls of traffic and a college nearby, resulting in higher levels of crime and anti-social behaviour. Applicant to ensure there is ongoing dialogue with our department continues throughout the design and build process. This can be achieved by Secured by Design conditions being applied. If the conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity.*

6.4 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 17
Objecting: 17
Supporting: 0

6.5 The issues raised in representations are summarised as follows:

- Excel House provides safe space for many communities uses and rental spaces for small business/events. Therefore, the loss of these spaces would have a negative impact on the community and local business.

Quality Review Panel

6.6 The proposal was presented to Haringey's Quality Review Panel (QRP) on 2nd July 2025. The Panel offered their 'warm support' for the scheme, particularly the use of this site to provide much-needed emergency housing. A summary of the Panel's response is as follows:

- *The panel offers suggestions to support efficient delivery of the scheme, ensuring that resource is invested where it will add value to the residents' experience, and make management easier for the client.*
- *By rationalising the ground floor plan, the scheme could deliver more for residents and reduce both build and running costs. This will also help the café to activate the high street frontage, helping with passive surveillance over the entrance sequence, and contributing to transforming the alleyway into a safe and welcoming access route. The internal circulation and meeting spaces should be inviting and straightforward to navigate and must also comply with fire regulations. The amenity strategy should offer shared spaces with varying degrees of privacy.*
- *A landscape architect's input would be hugely beneficial at this design stage, before a planning application, as it could provide a site-wide strategy for public, private and semi-private spaces, as well as dealing with site edge conditions, and ensuring that parking, refuse, and access are best accommodated to make the most of the site opportunities.*
- *Residents' thermal comfort should be a priority for the sustainability strategy. Further work is needed to mitigate overheating across the scheme and its three conditions (heritage façade, existing building retrofit and new build). The new build structures should be far more ambitious in terms of sustainability and could work better as a single building.*
- *The focus on single occupancy is appropriate, and the room sizes and layouts are successful. To make them exemplary, further detail should be developed to create a richer living experience, building on the client's understanding of resident needs, especially regarding storage. Opportunities for residents to learn new skills could be embedded in the shared spaces, to support their journey to recovery, wellbeing and independence.*
- *The restoration of the existing building's historic façade is fully supported, and the top floor extension works well. However, the architecture of the*

extension could be developed to contribute more to the local context. The design of the new buildings could also be refined, to make them feel like home for residents.

- 6.7 Following the Quality Review Panel meeting, the agent/applicant are considering the comments and are expected to make revisions to the scheme to add value to the residents' living experience, and to make management easier for the applicant.
- 6.8 The panel has expressed that they would welcome an opportunity to comment on the scheme again, potentially at Chair's Review once the design has progressed in consultation with planning officers. However, Officers are confident that the scheme can be progressed positively and QRP comments addressed without the need to return for another design review.

(The QRP's full written response is included under Appendix II)

7. RELEVANT POLICIES

The NPPF (2024)

- 7.1 The 2024 National Planning Policy Framework (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to 'drive and support development' through the local development plan process. It promotes employment uses, and advocates policy that seeks exemptions to affordable housing requirements where the site or proposed development provides specialist accommodation for a group of people with specific needs. It also advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.
- 7.2 Section 70(2) of the Town and Country Planning Act 1990 requires the Planning Committee have regards to the provision of the development plan so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The London Plan (2021)

- 7.3 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city

- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H3 Meanwhile use as housing
- H12 Supported and specialised accommodation
- HC1 Heritage conservation and growth
- S1 Developing London's social infrastructure
- SD6 Town centres and high streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking

Haringey Local Plan - Strategy Policies (2017)

- 7.4 The Strategy Local Plan was adopted in 2017 and sets out a spatial planning framework for the development of the Borough through to 2026. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

- SP2 Housing
- SP7 Transport
- SP10 Town Centres
- SP11 Design
- SP12 Conservation

Haringey Development Management Documents (2017)

- 7.5 The Council's Development Management Development Plan Document (DPD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DPD support the delivery of the Local Plan Strategy.

The following Development Management Document policies are considered particularly relevant:

- DM1 Delivering High Quality Design
- DM9 Management of the Historic Environment
- DM10 Housing Supply
- DM12 Housing Design and Quality
- DM15 Specialist Housing
- DM31 Sustainable Transport
- DM32 Parking
- DM42 Primary and Secondary Frontage

7.6 Other Material Considerations

Planning Practice Guidance

London Plan Housing SPG

8. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 8.1 The loss of the existing use would be weighed against the benefits of the proposed use. The proposed use would retain some employment generating capacity; however the primary use of the property would be to house people who are homeless. The Homelessness Act 2002 places a duty on local authorities to formulate a homelessness strategy, which must include provisions for securing satisfactory support for people who are homeless or those who have been housed and who need support to prevent them becoming homeless again.
- 8.2 In Haringey, the estimated total number of homeless people is 7,954, according to Shelter England. This figure is based on a report from December 2023, and Haringey has the fourth highest number of homeless individuals among London Borough. Additionally, Haringey Council received more than 4,000 homeless applications last year and. This year, in March 2025 119 families were recorded as living in emergency bed and breakfast (B&B) accommodation such hotels, compared to 103 in September 2023.
- 8.3 More recently Haringey has recently been experiencing a particularly acute homelessness crisis and rough sleeping levels in Haringey remain high for a London borough.
- 8.4 Officers note that corroboration of support for the proposed emergency accommodation for homeless was expressed by the Council's Adults and Health, Commissioning Health & Social Care services. The proposed accommodation would complement the Council's Homelessness and Rough Sleeping Strategy to reduce homelessness and rough sleeping across the borough.
- 8.5 The proposal would not only provide much needed accommodation for homeless people in the borough but would also improve the internal and external quality of the site which is currently in a poor state. The proposed improved accommodation would be adjusted to the needs of a homeless individual and the overall improvements to the building and the site would provide for a safer environment. The proposed accommodation would benefit from a range of facilities such as a café enabling residents to socialise. In addition to that, a centrally located landscape garden is proposed which would contribute to social interactions and provide the opportunity for engagement among the residents.

- 8.6 The acceptability of this facility in principle however also hinges on securing that it primarily serves ordinarily Haringey residents in line with Policy DM15. The application has outlined that the LB Haringey's Housing Department will be contacted first when space in the emergency accommodation becomes available and only if that space is not taken by LB Haringey in a timely manner, it will then be offered to other local authorities. Such commitment however needs to be effectively secured in any permission. If the proposal were to be recommended for approval, this requirement would be secured as such via a legal agreement. Please see Appendix III.
- 8.7 Overall, the provision of emergency accommodation in this location would accord with the Local Plan's aspirations for ensuring mixed and balanced communities exist.

Design and Appearance and Heritage Impacts

- 8.8 Given the high prominence of this site on this key intersection within the Tottenham Green Conservation Area, it is fundamental that any development of this site contributes positively to the improvement of the quality of the site and public realm and pays special regard to conserving and enhancing the surrounding historic environment.
- 8.9 The Council's conservation and design officers are satisfied that the design of the proposed development can be supported, subject to recommended conditions, including minor changes suggested by QRP and detailing to secure a high-quality development.

Quality of Accommodation

- 8.10 All of the proposed units would benefit from an en-suite wc, washbasin and a shower designed as a wet room. The proposed larger, self-contained rooms will also have a kitchenette for the preparation of simple meals and snacks.
- 8.11 Overall officers are satisfied that the facility would provide an appropriate standard of accommodation for temporary accommodation for homeless individuals including for wheelchair users.

Transportation and Parking

- 8.12 The site has a public transport accessibility level (PTAL) rating of 6B, which is considered to have excellent access to public transport services; and is within a controlled parking zone (CPZ).
- 8.13 Transportation officers state that the proposed use for homeless adult people does not have a specific parking requirement set out in the London Plan or in local policy. They state that use as a homeless facility is unlikely to generate a high level of parking demand from the residents of the facility, and no concerns are raised about traffic impacts. It is noted that staff numbers for the facility will

be lower than were staff numbers for the previous office, when it was in use. The development would provide 18 cycle parking spaces and 3 accessible car parking spaces.

Impacts on Amenity of Surrounding Residents

- 8.14 As the rear of the proposed building faces onto the rear gardens of the properties on Saltram Close, the proposed development has been carefully designed to mitigate overlooking and loss of privacy to the rear gardens by limiting the number of windows to habitable rooms in this elevation. Separation distance between the application and the immediate adjoining neighbours would also help mitigate any potential impact on the amenities of the adjoining neighbours.
- 8.15 A BRE assessment has been submitted with the planning application provided in relation to daylight / sunlight requirements which seek to ensure that the amenity of neighbouring residents with regards to daylight / sunlight and overshadowing is not materially affected. This assessment will be reviewed. A noise assessment has also been submitted and includes mitigation measures, which will be reviewed.

Sustainability

- 8.16 In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy.
- 8.17 Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO2 emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 8.18 Policy DM1 of the DM DPD states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 of the DM DPD expects new development to consider and implement sustainable design, layout and construction techniques
- 8.19 The Carbon Team have reviewed the Energy Strategy, Overheating Strategy and Sustainability (BREEAM) submitted with the planning application. Ongoing discussions have taken place, and further clarification from the applicants on the Energy Strategy, Overheating Strategy and sustainability measures is required.

Appendices

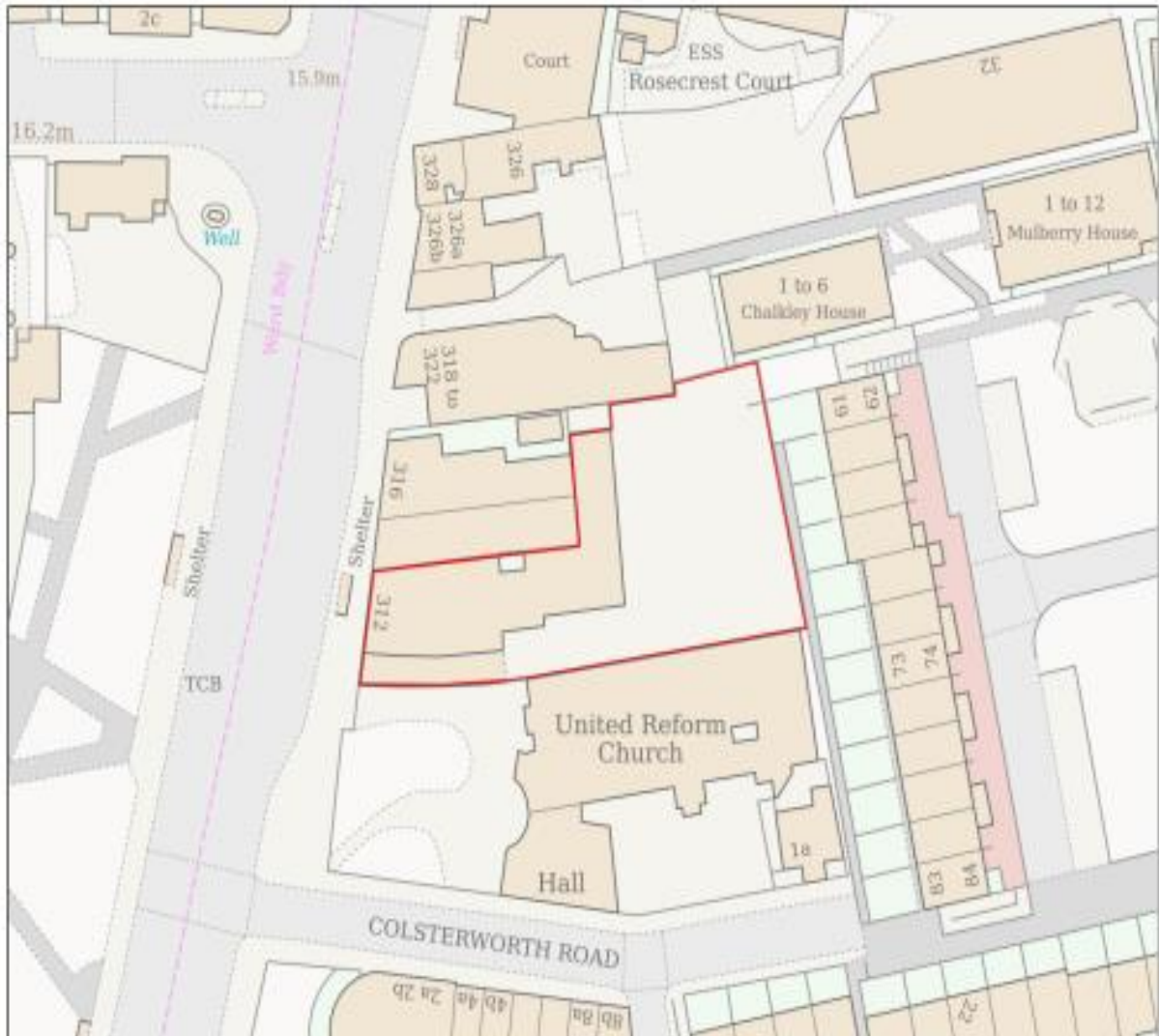
- 1 - Plans and Images
- 2 – Quality Review Panel report

3 – Draft Heads of Terms

Appendix I

PLANS AND IMAGES

Site location plan



Aerial view of the site and surroundings



The Tottenham High Road elevation of the site, with pink and grey cladding

Side elevation of the application property, with adjacent church and grounds



Rear elevation of 312 High Road, with area of car parking to the rear

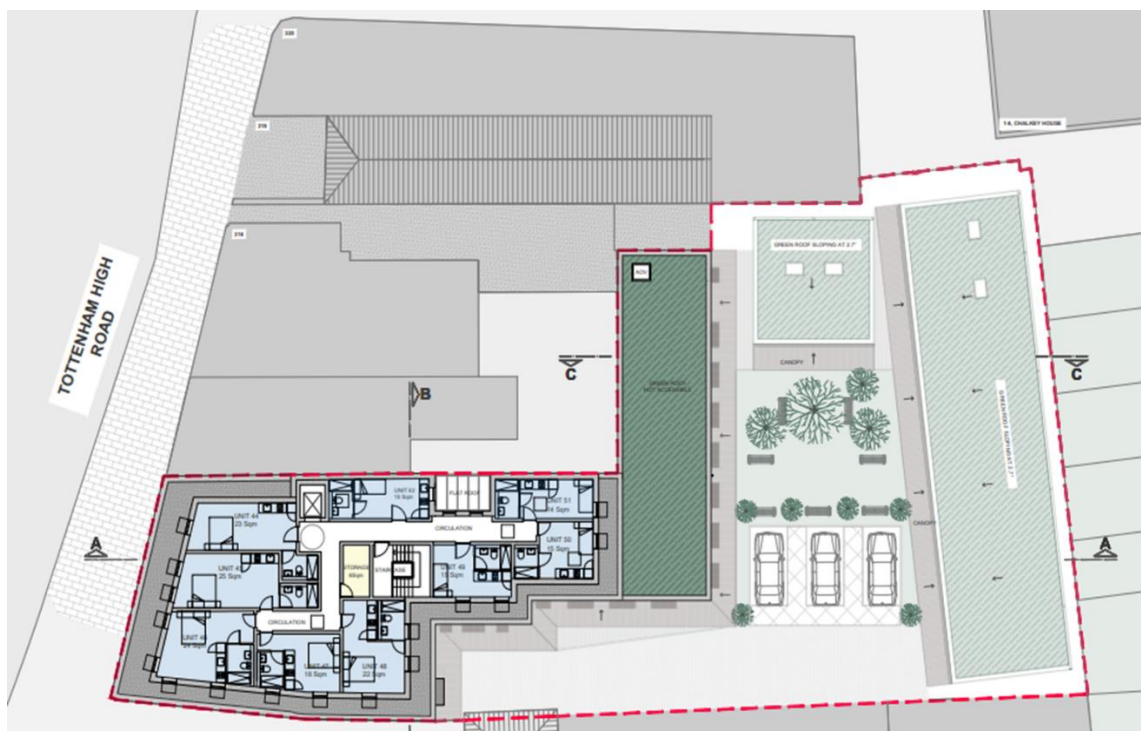
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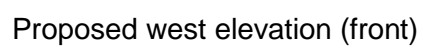
The site plan illustrates the proposed development at 111 Tottenham Road, London. The building footprint is outlined in red and is situated between Tottenham Road to the west and a residential building to the east. The building is divided into several sections, including a large central hall, a smaller section to the left, and a long section to the right. The plan also shows a parking area with three cars, a green roof area, and a green roof area. The plan is labeled with 'TOTTENHAM ROAD' and '111 TOTTENHAM ROAD'.

Proposed second floor plan

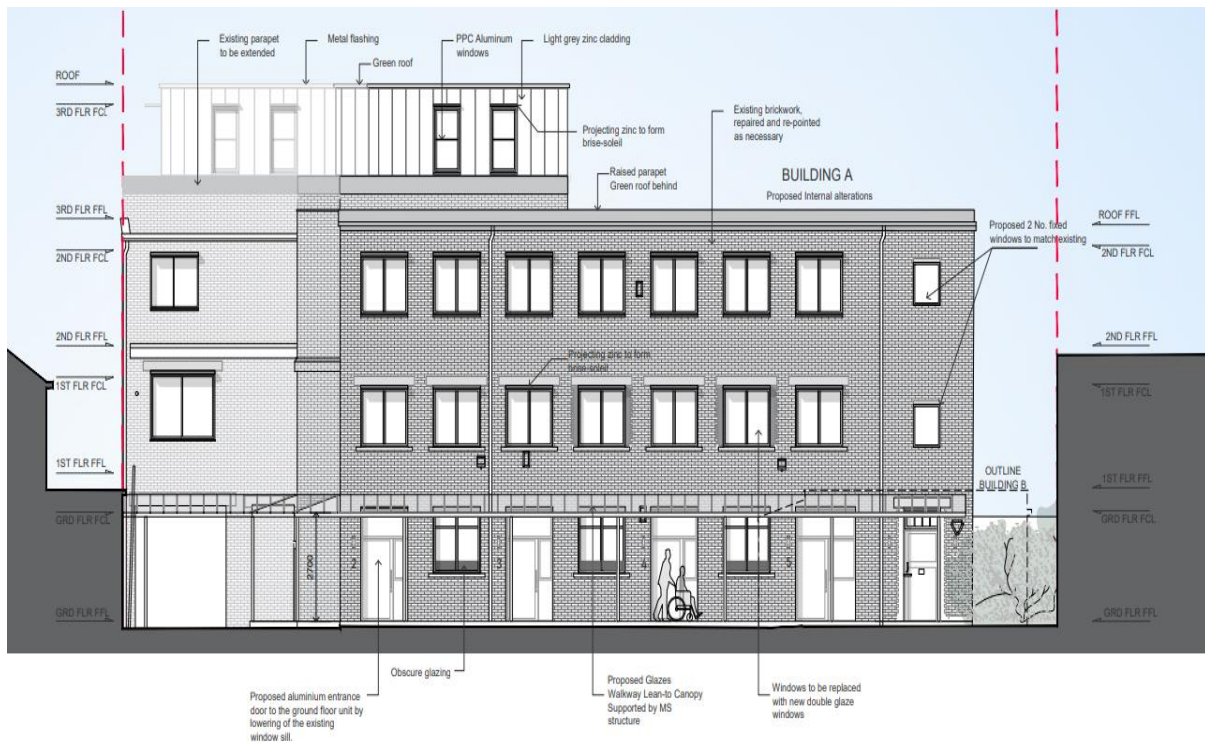
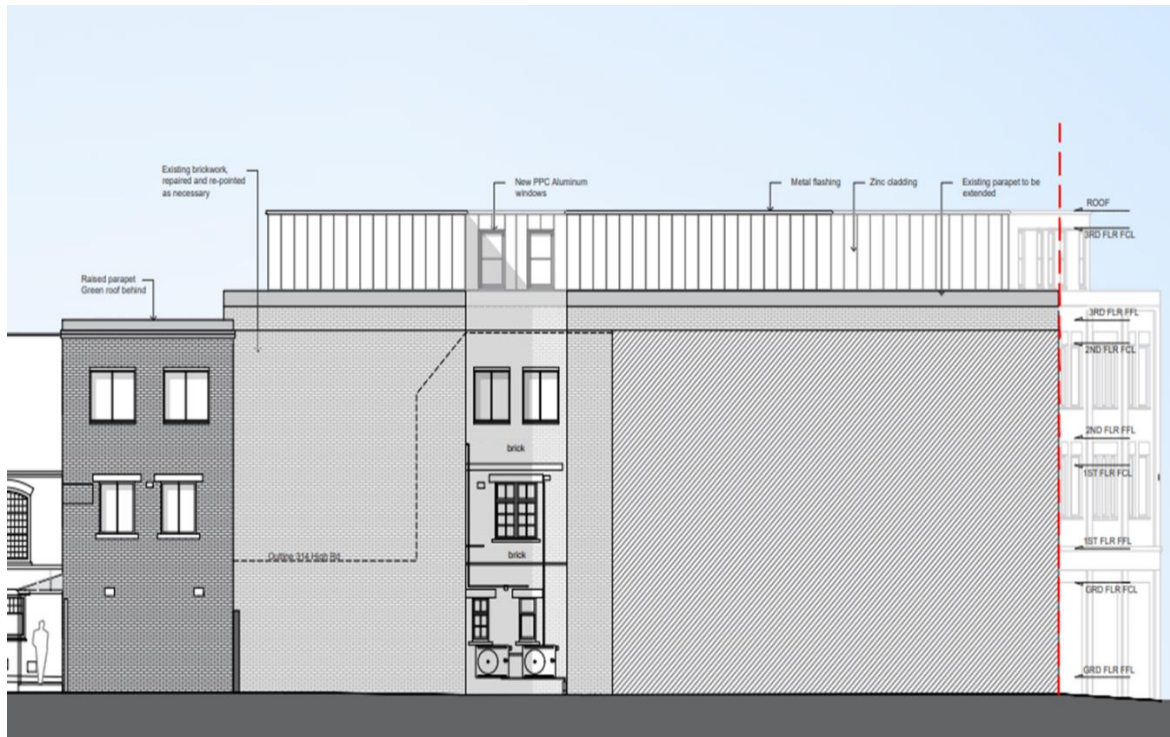


Proposed third floor



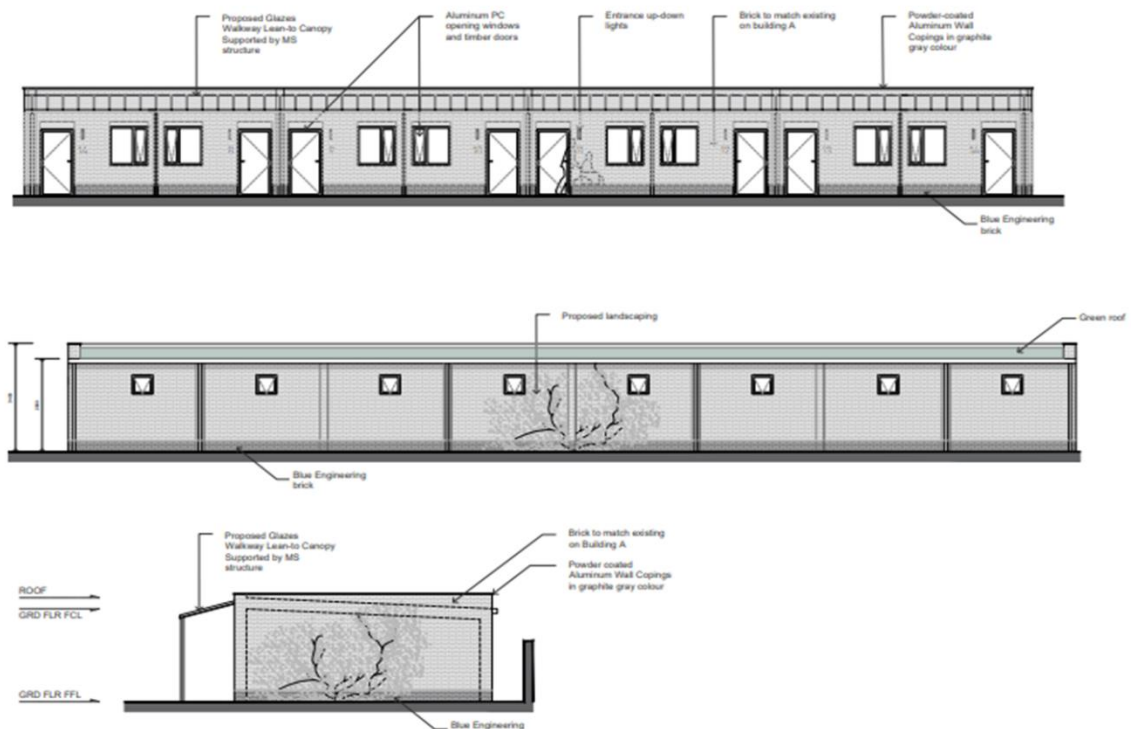
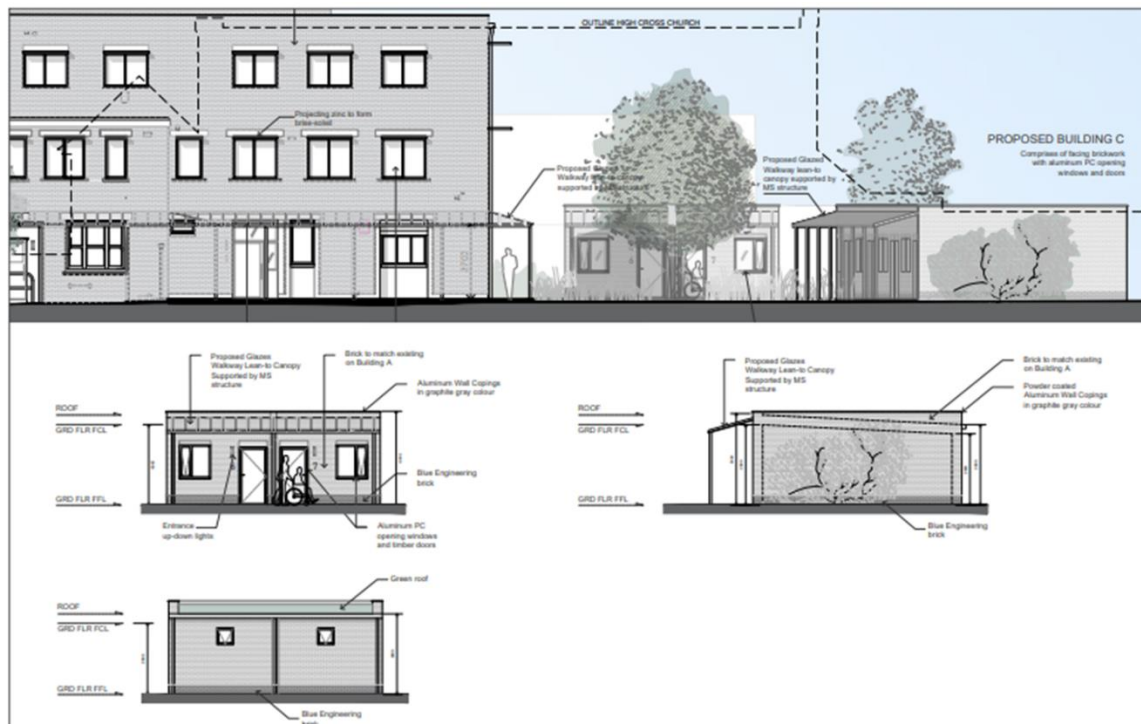


Proposed north elevation



Proposed east elevation

Proposed elevations – Building B



Elevations – single storey structures – Building C



Extension on the roof to have vertical stand and seam zinc cladding in natural colour.



The windows will be reinstated at their original size and replaced slim line, double glaze, timber frame windows. All windows to be 6 over 6 as original design.

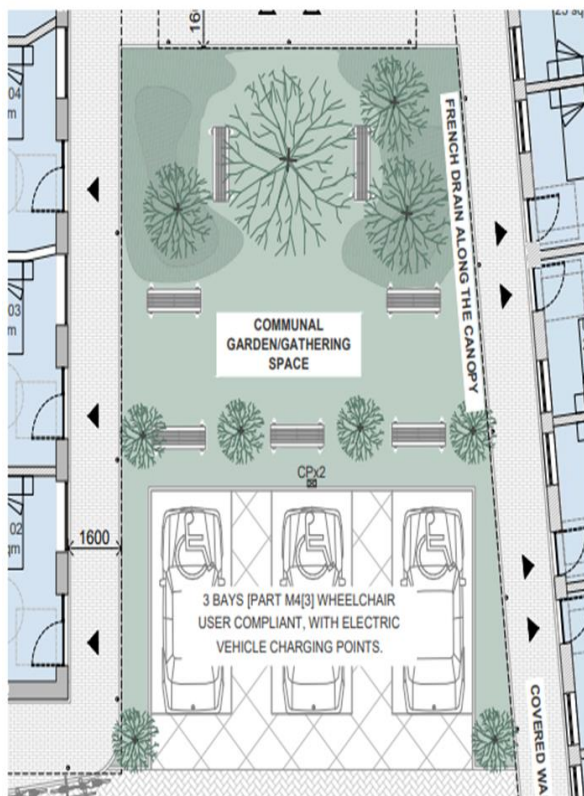


The existing bricks will be repointed where needed and made good overall.



The existing stone cladding is to be reinstated where possible and replaced with sand cement render matching existing in colour and texture.

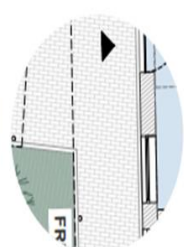
Materials Details



The landscaped courtyard is proposed as a 'natural oasis'—a communal outdoor space intended to be used as a meeting place, a spot for decompression, interaction, and revitalisation. The design incorporates low shrubbery, and the proposal includes planting several trees.

A covered walkway is introduced to provide dry access to all ground floor entrances. The canopy is used as an architectural element, proposed to visually connect the existing Building A with the proposed Buildings B and C.

The canopy runoff water is proposed to be drained via a French drain.



Proposed Landscape Design

CGI -Street view



CGI – Street view

Appendix II – Quality Review Panel report

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London Borough of Haringey Quality Review Panel

Report of Intermediate Review Meeting: 312 High Road

Wednesday 2 July 2025

Level 6 Collaboration Space, Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)
Dieter Kleiner
Miranda MacLaren

Attendees

Kwaku Bossman-Gyamera	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
John McRory	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Report of Intermediate Review Meeting
2 July 2025
HQP148_312 High Road

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1. Project name and site address

Excel House, 312 High Road, London N15 4BN

2. Presenting team

Milan Babic
Jerry Bell

Milan Babic Architects
CQPlanning

3. Planning authority briefing

The site is opposite Tottenham Green on the eastern side of High Road. It is located within the Tottenham High Road Historic Corridor/Tottenham Green Conservation Area, but it is not a listed building.

This site accommodates a three-storey building, known as Excel House, with a commercial use at ground floor. There have been substantial alterations to the front façade, as well as a single storey extension to the rear. The building is partially vacant and is currently occupied by short term tenants. It was previously used as a college training facility and events venue.

The proposal is for the refurbishment, conversion and extension of the existing building, alongside the construction of two new single storey buildings to the rear, to provide short-stay emergency accommodation. There will be 52 dwellings in total: ten in the single storey new buildings, and 42 in the refurbished existing building. The dwellings are intended to be single occupancy, for stays of between one night and a few months. The ground floor accommodates a public café, alongside office space for support staff, a utility room and ancillary spaces. External amenity space is provided to the rear.

Haringey's Housing Strategy Team has confirmed that there is an identified need for this type of accommodation. The provider has suggested that Haringey would have first refusal rights on referrals into the facility, but acknowledged that there may be scenarios where they would accept referrals from other local authorities. Haringey would have a nomination rights agreement.

Officers asked for the panel's comments on the quality of accommodation and amenity space, and whether this meets the needs of the user group; impact on the townscape and heritage setting; and sustainability, including internal thermal comfort for residents.

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4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel thanks the project team for engaging with the review process, and warmly welcomes the use of this site to provide much-needed emergency housing. The panel offers suggestions to support efficient delivery of the scheme, ensuring that resource is invested where it will add value to the residents' experience, and make management easier for the client.

By rationalising the ground floor plan, the scheme could deliver more for residents and reduce both build and running costs. This will also help the café to activate the high street frontage, helping with passive surveillance over the entrance sequence, and contributing to transforming the alleyway into a safe and welcoming access route. The internal circulation and meeting spaces should be inviting and straightforward to navigate, and must also comply with fire regulations. The amenity strategy should offer shared spaces with varying degrees of privacy.

A landscape architect's input would be hugely beneficial at this design stage, before a planning application, as it could provide a site-wide strategy for public, private and semi-private spaces, as well as dealing with site edge conditions, and ensuring that parking, refuse, and access are best accommodated to make the most of the site opportunities.

Residents' thermal comfort should be a priority for the sustainability strategy. Further work is needed to mitigate overheating across the scheme and its three conditions (heritage façade, existing building retrofit and new build). The new build structures should be far more ambitious in terms of sustainability and could work better as a single building.

The focus on single occupancy is appropriate, and the room sizes and layouts are successful. To make them exemplary, further detail should be developed to create a richer living experience, building on the client's understanding of resident needs, especially regarding storage. Opportunities for residents to learn new skills could be embedded in the shared spaces, to support their journey to recovery, wellbeing and independence.

The restoration of the existing building's historic façade is fully supported, and the top floor extension works well. However, the architecture of the extension could be developed to contribute more to the local context. The design of the new buildings could also be refined, to make them feel like home for residents.

Ground floor

- The panel supports the provision of a café. This will address the lack of café options in the local area, activate the High Road frontage, and help with passive surveillance. It will also offer residents a convenient place to gain confidence in their ability to socialise in public spaces.

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- The panel has significant concerns about the safety of the pedestrian and vehicle entrance off High Road, which is via an enclosed alleyway. While this will have CCTV, the undercroft space is dark even during daylight hours, and the café use will not provide additional overlooking at night. Locating the entrance foyer/waiting room adjacent to the alleyway will help with both daytime and nighttime surveillance.
- The alleyway will be gated for resident access only, but could still present a risk for vulnerable residents arriving home. It is important that it does not encourage antisocial behaviour or enable people to linger undetected.
- Further work is critical to improve the condition of the alleyway and ensure a safe and welcoming entrance experience. If possible, the bin store should be relocated as part of this so that residents do not have to walk past it on their way home.
- There should be an active, open entrance foyer with natural surveillance created by a series of communal and support spaces, becoming more private as residents move eastwards towards their individual rooms.
- At present, the location of the café prevents this arrangement and compromises the layout by subdividing the ground floor. This means that staff must manage three separate entrances: the first entry point from High Road into the waiting room to the north of the café, the residents' regular entrance via the alleyway to the south of the café, and the communal entrance to the east of the bin store.
- The panel recommends moving the café to the northern side of the High Road frontage, moving the waiting room and associated staff and communal spaces to the south, combining the entrances, and rationalising the circulation spaces.
- This would allow surveillance of a single shared point of entry, improving safety and building management. It would also reduce the amount of space given over to corridors.
- The panel understands that the complex ground floor layout is a result of working with an existing building. However, it is important in an emergency housing scheme that the internal layout is not challenging to navigate, and creates a place of sanctuary for residents.
- The bicycle store also takes up valuable indoor space. This should be relocated to a secure outdoor structure so that the internal ground floor space can be prioritised for support services.
- For example, the ground floor should have a crisis space with a shower and bathroom to address the needs of residents on first arrival, potentially direct from sleeping rough.

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Landscape and amenity

- The panel recommends looking at the site from first principles in terms of constraints and opportunities. There should be a site-wide strategy to deal with parking, entrance sequence, refuse, bike storage, maintenance, staff, visitor and resident access. The panel recommends appointing a landscape architect who can help develop the site strategy.
- Access to green outdoor amenity space will be essential to resident wellbeing, improving their physical and mental health. A landscape architect will be able to design for variety and richness, while ensuring that the spaces can be managed effectively and maintained easily, to make the most of the communal garden to the rear – which is a positive feature.
- Given that the three parking spaces are for servicing, maintenance of the building and social worker visits, they are unlikely to all be in use at the same time for long stays. The panel therefore suggests rationalising the parking strategy, so it has less impact on the landscaping.
- The project team should test solutions where parking is moved to the south, away from the central garden; or where parking is more integrated into the landscape design.
- The panel is concerned that the gap between the rear of Buildings B and C and the site boundary will create a strip of wasted space. This is likely to gather litter, and could be a vermin, security and fire risk, particularly if residents smoke and drop cigarettes into this gap.
- While the requirement for maintenance access is understood, the panel also thinks that this strip of land could cause issues with the existing neighbours with private gardens immediately to the east.
- The panel asks for further work to develop a strategy for the site edges that will address these concerns. These areas could be gated, offering managed biodiversity. Alternatively, the building footprints could be positioned right up to the site boundary. The level change between the private gardens and the site would be a benefit for this solution.
- The panel understands that this user group has varied, but specific and complex needs, with many of those accessing emergency housing leading solitary lives. The amenity strategy should clearly respond this.
- The panel suggests developing a diagram to demonstrate the range of spaces from the public café to the private rooms, and the shared spaces in between. This will show how the scheme offers residents opportunities to interact with others in spaces of different degrees of intimacy, helping them to build up their confidence and social skills.



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- The panel understands that too many amenity spaces would be difficult to manage. It recommends providing spaces within the garden that briefly bring people together enroute to their private rooms for moments of interaction.
- The panel encourages the project team to add some defensible space outside residents' ground floor windows. A small strip of planting would move people using the footpaths away from individual windows, offering some protection and privacy, which is particularly important for this user group.
- The covered walkways do not represent good value for money. The extent of the canopies should be reduced to only cover the areas directly over residential entrances. Alternatively, they could be removed, and the entrances could be recessed. This will create a moment of generosity for residents arriving home when it is raining, while saving costs.

Sustainability

- The panel asks for more detail on the sustainability strategy to be included in the planning submission materials. This will provide Haringey Council with confidence that sustainability has been fully considered and integrated. It should include the daylight and sunlight testing of the internal rooms and external amenity spaces.
- Given the potential for residents to have complex needs or to have experienced challenging living conditions, it is essential that the rooms provide a safe, comfortable, private environment to aid their recovery and wellbeing.
- As many of the rooms are single aspect, overheating is likely in some locations. The panel asks for more work to develop an effective overheating strategy, in balance with natural light.
- The application of brise soleil needs further thought as it is likely to conflict with heritage requirements, especially on the western High Road elevation. The panel suggests developing a diagram to inform the location of brise soleil, helping to ensure comfortable internal conditions.
- The rooms facing west in the top floor extension are particularly at risk of overheating due to their orientation and full height windows. Windows with a higher sill would allow sufficient daylight into the rooms but with a greatly reduced risk of overheating.
- There is an opportunity for the new build parts of the scheme to achieve far more in terms of sustainability, as they do not need to be retrofitted or to address heritage concerns. The panel asks for further work on this.
- The panel suggests rationalising Buildings B and C into a single 'L'-shaped building. This would reduce the extent of external envelope, reducing cost, improving thermal efficiency, and working with the site layout. This option



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should be tested alongside the panel's suggestions for the courtyard landscaping and parking arrangement to ensure that they work together.

- There is potential to find efficiencies in the retrofit of the existing building. The project team should overlay the existing and proposed plans to scrutinise where money and materials could be saved by working closely with the existing layout.

Internal circulation and shared spaces

- The panel is concerned that the internal layouts do not meet current fire regulations. For example, there is no fire protected lobby around the lifts and no secondary means of escape from all internal spaces. The project team should check that the fire strategy has been fully addressed and integrated into the floor plans.
- The meeting rooms should allow views out, perhaps through glazed panels to ensure those inside feel safe while offering them privacy.
- The panel asks for further work to make the internal circulation more inviting, particularly the ground floor arrival sequence. The internal routes should be as straightforward as possible, corridor widths should be more generous, and consideration should be given to views at the end of corridors, helping with orientation and making them less intimidating.

Quality of accommodation

- It is positive that the project team is focusing on single occupancy rather than family accommodation, as it is not appropriate to mix the two user groups, and the scheme is not suitable for families in its current arrangement.
- The dimensions of the rooms and internal furniture layouts work well. The sample scheme completed by the same applicant also shows a quality of internal fit-out beyond the norm for emergency accommodation.
- The client has extensive experience delivering and managing emergency housing, and demonstrates a deep understanding of the occupants' needs. It is important that this is communicated in the planning submission, or in any future review materials, to build council and panel confidence in the proposal.
- To make the scheme exemplary, the project team is encouraged to invest more time developing the detail of the room layouts. These should build on the client's experience of how residents will live here, offering an environment where they can recover and gain independence.
- The project team should consider providing more storage for belongings, and spaces for activities such as drying clothes, eating, reading, and writing job applications within the privacy of their individual rooms.



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- With careful design, these ambitions could be achieved in a low-cost way within the same room sizes – for example, by building in storage under the window sills. This would create a transformational experience for residents who may have previously been homeless. It would also provide a richer living experience, encouraging residents to feel pride in the spaces they inhabit.
- The panel also recommends embedding opportunities for residents to learn and develop in the communal spaces. For instance, if residents were allowed to use the laundry room, it would offer those who are willing and able the agency to look after themselves, and meet other people in the process.
- This would help to address the stigma often associated with emergency accommodation tenants and support them on their journey into settled sustainable housing.

Response to heritage

- The panel welcomes the removal of the 1970s cladding from the front and side elevations of the existing building, and the restoration of these façades to their original historic condition. This will contribute to the local townscape and the setting of the Tottenham High Road Historic Corridor/Tottenham Green Conservation Area.
- It would be good to understand the project team's analysis of the wider area, to ensure that the heritage response is informed by contextual research. This should also aid decision making, ensuring that money is invested where it will contribute the most value in terms of the building's character and context.
- Special attention should be placed on ensuring resident comfort within the rooms facing the High Road, to deal with sustainability considerations including overheating, given the heritage context.

Architecture

- The panel is comfortable with the proposed architecture, but suggests including a fuller explanation of the design approach as part of the planning submission documents.
- The setback and mansard roof of the single storey extension are successful.
- Further detailing to give the top floor extension more character and refinement would improve the building's external appearance and the way it sits in the High Road heritage setting.
- The detailing and material quality of the new build elements could also be improved, especially as they are not prefabricated. This would help to create a sense of pride for residents.

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Next steps

- The Haringey Quality Review Panel would welcome the opportunity to comment on the scheme again, potentially at a Chair's Review, if helpful to officers and practical within the project programme.



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Appendix III – Draft Heads of Terms

Draft heads of terms would be secured through a Section 106 Legal Agreement (agreed between the Council and the Applicant) if the proposal were considered to be acceptable and were to be recommended for approval:

Service Users:

- Nominations agreement to secure the occupation of the rooms within the facility in favour of Haringey residents based upon the following terms:
 - a. Any vacancy within the facility shall first be offered to the London Borough of Haringey Council.
 - b. Subject to paragraph (a) should the applicant receive written correspondence from the London Borough of Haringey Council that they have no need for any vacancy within the facility, or the London Borough of Haringey fails to provide a timely response, the applicant may market the vacancy more widely, to adjacent London boroughs.

Local Housing Allowance (LHA):

- Secure affordable housing subject to Local Housing Allowance (LHA) rates.

Transport and Highways matters:

- Car parking permit free agreement with monitoring and administration fee of £4,000 payable prior to first occupation/use of the development.

Carbon Mitigation

- Carbon offset financial contribution