

Appendix 5: Quality Review Panel

London Borough of Haringey Quality Review Panel

Report of Full Review Meeting: St Ann's New Neighbourhood Phase Three

Wednesday 5 February 2025

St Ann's General Hospital, St Ann's Road, Tottenham, London, N15 3TH

Panel

Esther Everett (chair)

Nuno Correia

Gavin Finnan

Ann Sawyer

Lindsey Whitelaw

Attendees

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
John McRory	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
Reema Kaur	Frame Projects
Kirsty McMullan	Frame Projects

Apologies / report copied to

Ruth Mitchell	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Bryce Tudball	London Borough of Haringey
Bonnie Russell	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.

Declaration of interest

Panel member Gavin Finnan's practice, Maccreanor Lavington, worked on a study of this site prior to appointment of the current project team, but not for Hill Residential, and to a different brief. He was not involved in the current project in any way, and Maccreanor Lavington's work on the site ended in 2016.

1. Project name, site address and planning reference

Phase Three (Reserved Matters Application Two)

St Ann's New Neighbourhood, St Ann's Road, Tottenham, London N15 3TH

Hybrid application reference HGY/2022/1833

2. Presenting team

Paul Karakusevic	Karakusevic Carson Architects
Suzie Prest	Karakusevic Carson Architects
Rob Reeds	Lambert Smith Hampton
Graeme Sutherland	Adams and Sutherland
Dave Wakeford	Peabody Trust
Ellie McNamara	Hill Residential
Ross Williams	Hill Residential
Lauren Noble	GLA Land and Property

3. Planning authority briefing

St Ann's Hospital is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The northern part of the site is located within the St Ann's Conservation Area. Mayfield House is locally listed, and the Grade II* listed St Ann's Church is to the east. The site is designated as a critical drainage area. The south of the site includes a Site of Importance for Nature Conservation and an ecological corridor. It is also covered by a woodland Tree Preservation Order.

The land is designated as Site Allocation 28. Hybrid planning permission was granted in 2022 for the redevelopment of approximately two-thirds of the hospital site, with the remaining land retained for medical purposes. The hybrid permission is for a landscaped development of 995 homes in buildings between three and nine storeys tall. It also includes: commercial and community uses; retention of existing historic buildings; new public realm; new routes into and through the site; and car and cycle parking – to be delivered in multiple phases.

Site-wide principles, including phasing, land use, layout, landscaping, car and cycle parking, and affordable housing provision are secured in the hybrid permission. The Peace Garden at the centre of the site and the new pedestrian and cycle link are also already permitted.

Phase Three, the final phase, covers the eastern part of the site and has a design code. It consists of Plots K, L, M, N, O1 and O2.

Since the hybrid permission, an increase in scale of the south wing of Plot M by one storey, the (only) north wing of Plot L by two storeys, and the main massing of Plot L by one storey, as well as an increase in plant zone for Plot N, have been submitted as non-material amendments. This increase is due to revised fire safety regulations and resultant requirement for second cores. It is intended to ensure that the site remains viable and can achieve an above-policy level of affordable homes.

4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel welcomes the proposals for St Ann's New Neighbourhood Phase Three. The scheme is well-considered and likely to create a high-quality place to live. The panel makes suggestions to help the development reach its full potential.

The increase in height and massing is likely to result in overshadowing of residential amenity spaces. Massing and amenity spaces should therefore be reshaped in response to daylight and sunlight assessments, to ensure that courtyards are usable. The balance between noise and overheating is a challenge on this site. Further work is needed to fully develop a mitigation strategy, combining inset balconies, learning from post-occupancy evaluation of earlier phases, and carrying out more extensive performance checks.

The eastern elevation of Plot N will be conspicuous, and the design should therefore reflect the equal prominence of both façades. The Plot O architecture needs further development, focusing on the corners and drawing details from the retained buildings. Residential entrances should be more generous, with views through to the courtyards. Upper floor layouts would be improved by introducing natural light and views the ends of corridors, or near the cores. The panel welcomes the sustainable drainage strategy and retention of existing trees. The project team is encouraged to maximise opportunities for the landscape to enhance health and wellbeing for all ages. The provision of a convenience store is positive, but it is important that its frontage onto Chestnuts Park is not obscured. The rear elevation and servicing for the store should be managed to avoid a negative impact on Courtyard M.

The panel encourages Haringey officers to ensure that the future hospital site is well integrated. The wider masterplan offers an opportunity for an exemplary development, with health and wellbeing at its heart.

Height and massing

- The panel understands the need for a modest increase in the heights of the wings of Blocks L and M, but thinks that the massing onto courtyards L and M feels uncomfortable. It could impact the usability of the courtyard gardens, particularly Courtyard M where the height increase is in the wing to the south.
- Daylight/sunlight assessments should be carried out as soon as possible to inform the height and massing, and the amenity spaces reshaped in response to maximise sunlight. This exercise should also consider whether the recessed homes at lower level will receive sufficient natural light.
- The project team could explore making one element of Block M taller, while keeping one element at the previous height and removing the wing to the south, creating an 'L'-shaped block that avoids overshadowing Courtyard M. This would follow the height and massing established on the earlier phases of the masterplan, where a precedent has been set for this approach.

- The panel also suggests drawing sections through the whole site to check that the maisonettes are not overshadowed.

Quality of accommodation

- The panel understands the challenge of balancing overheating and noise, especially for bedrooms facing onto St Ann's Road. The project team is encouraged to carry out post-occupancy evaluation of the earlier masterplan phases (both qualitative and quantitative, and over a 12month period). Phase Three should be informed by these results to create robust and resilient solutions.
- The inset balconies are a good way to maximise ventilation for those homes more at risk from overheating, and are likely to perform well. The overheating performance of all single aspect homes should also be checked.
- Homes on the ground floor should also be given particular attention, as there could be conflicts between night-time ventilation and security.
- The project team could also explore thermal mass, attenuated openings and external shading as options to avoid the need for active cooling. The aesthetic impact of these measures will need to be considered too.
- The energy strategy and building fabric approach are both positive responses to the requirements of Part L Building Regulations. Further detail on the photovoltaic panels would be helpful, such as their locations and appearance in key views.
- The panel suggests carrying out a noise assessment of the energy centre in Block L2, to make sure that it will not disturb residents in this location.

Architecture

- The eastern side of Plot N is treated as a rear elevation, and turns its back on the hospital site. However, the panel is concerned that this elevation will be prominent and visible upon entry into the hospital site. This elevation is key for the success of the entire masterplan. It is also different from Phase 1 in its adjacencies. It is not exactly the same context, and should therefore address its unique condition.
- While gallery access could work on the eastern façade, a more civic presence would create a positive relationship with the future hospital. In keeping with the established masterplan language of blocks with frontages onto both the street and the courtyards, Plot N should be redesigned as a dual-frontage block.
- The panel also suggests finding ways to connect the hospital site to St Ann's New Neighbourhood. If a view through the N3 maisonettes to the Peace Garden is not possible, a sense of connection could be achieved through a roofscape that creates a sky view and indicates the neighbourhood behind.

- The testing of options for the Plot O houses is welcome. The designs are developing in the right direction, but do not yet work in their context. Significant further work is needed, but this is an exciting opportunity for exemplar houses.
- These houses will be the first part of Phase Three that people will see from St Ann's Road, framing the site entrance. The panel thinks that they should be special, but not grand, with more emphasis on the corner homes. The existing buildings retained on the site could provide helpful references for the detailing.

Communal spaces

- The panel appreciates that ground floor space is pressured, but the residential entrances appear to be squeezed between the bin and bike stores, and should be more welcoming.
- The entrances of Block M2 would be more successful if they were opened up for views and direct routes through to the courtyard, and followed a pattern. The panel recommends moving them closer to the commercial space to create more coherent through-cores, and reconfiguring the upper floors to create views and natural light from corridors to improve resident experience.
- The panel understands that the upper floor layouts are compromised by the need to incorporate two stair cores. In Blocks M1/2 and L1/2, which have corridors with corners, the experience would be enhanced if there were windows for natural light and views out at the ends of the corridors.
- Alternatively, the light could be redistributed in Block M1/2, locating windows near each of the cores rather than in the centre of the corridors. This would allow residents to enjoy the views and light while waiting for the lift, but would not take up any additional space.

Landscape

- The panel commends the approach to the existing trees. Many have been retained, with the landscaping designed around them, even where the trees are close to buildings.
- The landscape designs should be developed further to maximise the benefits of this investment for the community. The project team is encouraged to take every opportunity in the landscape approach to introduce elements that will enhance health and wellbeing for all ages.
- The formal play areas are well resolved, and Chestnuts Park directly to the north of the site provides excellent formal amenity and play space, but further thought should be given to the design and provision of informal doorstep play. It is positive that the play areas are not fenced off.
- The panel welcomes the site-wide, well-connected sustainable drainage strategy, including permeable surfaces and bioretention tree pits.

Convenience store

- The panel supports the provision of a convenience store, and considers it important that it has a relationship to Chestnuts Park. The transparency of the shop frontage should therefore be safeguarded through design codes or tenancy agreements, to maintain it as active frontage and prevent it from being obscured with, for example, advertising vinyl.
- The rear of the store also requires careful thought to ensure it does not have a negative impact on the residential Courtyard M. Care should be taken to ensure that the servicing, including bins and deliveries, is well managed. The rear elevation could be planted to contribute positively to the courtyard setting.

Wider masterplan vision

- The panel understands that the masterplan for the retained hospital uses on the wider site has not yet been agreed. It is important that the two masterplans are well integrated, so both areas will feel like part of the same place. At present, they feel like disparate and disconnected spaces with a stark line and boundary between. The success of St Ann's as a neighbourhood lies in breaking this barrier down.
- The project team for this masterplan should find opportunities to integrate the hospital into St Ann's New Neighbourhood, for example by creating visual links through to the landscaped public realm spaces.
- The two masterplans together present a unique opportunity for exemplary regeneration. The landscape-led St Ann's New Neighbourhood would tie in well with the needs of a hospital. When this part of the masterplan comes forward, Haringey officers are encouraged to ask for a design that sets a new bar for sustainability, health and wellbeing, context and craftsmanship.

Next steps

The Haringey Quality Review Panel is confident that the remaining issues can be resolved in collaboration with Haringey officers. St Ann's New Neighbourhood does not need to return for another design review.

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.