

APPENDIX 4. Quality Review Panel Report

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London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: 30-48 Lawrence Road

Wednesday 15 October 2025
George Meehan House, 294 High Road, London N22 8JZ

Panel

Esther Everett (chair)
Andy Puncher

Attendees

John McRory	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Lucy Block	Frame Projects
Wendy Charlton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

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.

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1. Project name and site address

30-48 Lawrence Road, Tottenham, N15 4EG

2. Presenting team

Alun Evans	ROK Planning
Eva Papai	ROK Planning
Anthony Fusi	FusiAllan

3. Planning authority briefing

30-48 Lawrence Road currently accommodates a large, light Industrial building, home to a dry-cleaning business (use Class E), and associated forecourt car parking, loading, storage and plant behind metal fencing. The site is adjacent to several mixed-use developments on Lawrence Road, with some still under construction, ranging between four to seven storeys in height. These sites have contributed a combined total of 460 homes and approximately 1,200 m² of commercial use, demonstrating a significant change in character of the road. The developments delivered to date are all broadly in accordance with the adopted site allocation SS2: Lawrence Road in the Tottenham Area Action Plan Development Plan Document (DPD), adopted in July 2017.

The applicant has engaged in two pre-application meetings with Haringey Council, with officers supportive of the intentions and approach, albeit with some concerns over detailed design, layout and operations. The concerns raised are particularly focussed on the most appropriate approach to the primary elevational treatment to the street, given the applicants' functional requirements for upper floors could result in blank solid walls, in contrast with the prevailing development pattern of residential windows and balconies. However, the activation of the ground floor street frontage, with windows onto a row of small business units, is enthusiastically welcomed as fulfilling the site allocation intentions of maintaining the vibrant, active, working street character. It will be integral that landscaping and levels to this street frontage create an open, integrated, pedestrian-friendly public realm avoiding dominance by motor vehicles.

Officers asked for the panel's comments on the progress of the design since the last review, particularly the response to the surrounding context and the relationship to the public realm.



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4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel welcomes the improvements that have been made to the scheme since the last review. While the scheme has the potential to make a positive contribution to the street, the panel still feels that further development of the façade design is needed to raise the design quality, honestly reflect the building uses and to make it appear less generic. The panel reiterates the need to look at relevant precedents to inform the architectural design. The street elevation could look flat and heavy; further articulation and detailing would be beneficial, to provide differentiation between the primary and mezzanine floors.

The panel recognises the improvements that have been made to the Fab Lab entrances. However, there are concerns that the ground floor units onto the street could be inactive, given that these are likely to be workshops and therefore unlikely to have shop fronts or window displays. The elevational treatment of these units, the circulation zones, and the position of the planters should be given further consideration. The panel also feels that the arrangement of the shop and entrance area to the storage units is overcomplicated. A combined entrance hub could be considered to serve the labs and the storage area to improve legibility. As the level changes could be problematic, an external ramp or an alternative split-level arrangement between the Fab Labs and storage area should be considered.

Architecture

- The panel welcomes the improvements to the architectural design since the last review. The additional fenestration and reduced areas of black cladding are particularly successful.
- However, the panel's previous comments around whether the building is contemporary or fits in with the surrounding buildings have been misinterpreted. The term 'landmark' feels misused in this context and should be reconsidered.
- The façade still appears generic and could be better articulated and detailed to reflect the internal uses. The panel recommends that the team investigates more precedents to inform how the design can better demonstrate the self-storage uses.
- It would also be positive for the design to reflect the modular, prefabricated construction.
- The quality of the brickwork on the adjacent building to the north of the site could be referenced to inform the design of the scheme. In particular, the detailing and articulation around the entrance and windows.
- Further craftsmanship is encouraged to break up the large areas of brick, particularly on the stair core.

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- The visualisation does not accurately reflect the current proposal. The second floor is shown as a corridor but at this stage it is not and may never be converted to usable space.
- The elevational treatment should make a distinction between the different uses on each floor and should not be overly driven by a residential aesthetic, as conversion may be unlikely in the future.
- The panel also cautions that the quality of the façade design should not rely upon occupiers and signage, given these can be changeable over time.

Internal layout

- There is a lack of clarity over the function of the 'shop'. The panel suggests looking at whether this area could act as a combined access hub for the labs and the storage units, providing shared facilities.
- The panel queries the practicality of the breakout seating areas within the corridor to the rear of the Fab Labs. These would be better placed within the shop area.
- The corridor could be omitted entirely, with occupiers using the main shop entrance via the street, to access the storage units. This would help to increase usable floor space and resolve the awkward change in levels.
- The split-level access to the storage area could be problematic, particularly for bulky items. An external ramp or an alternative split-level arrangement along the party wall between the Fab Labs and storage area could be considered so that the self-storage use is at a consistent datum.
- More detail on how the Fab Lab units are accessed would be welcomed. Flexibility could be provided so two units are combined and the space in front of them shared.
- Door sizes should be considered to accommodate large, bulky items. This should be designed for both the Fab Labs and public access.

Streetscape and landscape design

- The relationship of the building to the street is not quite resolved and the panel recommends it should be further explored in three dimensions.
- The success of the ground floor relationship to the street will depend upon the labs and whether they have an active and interesting street frontage.
- The panel queries the relationship of the planters to the building, noting that the separation from the building varies making circulation zones unclear.

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- The small, landscaped area to the rear of the Fab Labs is not very well overlooked and will likely be very dark. This should be designed carefully to ensure it is additive and contributes to urban greening.

Next steps

- The Quality Review Panel recommends that the applicant work with the council to resolve the outstanding issues noted ahead of submission.



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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.



