



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Rear of 3 New Road, Crouch End

Wednesday 16 March 2016
River Park House, 225 High Road, London, N22 8HQ

Panel

John Lyall (chair)
Robert Aspland
David Lindsey
Wen Quek

Attendees

Stephen Kelly	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Deborah Denner	Frame Projects

Declarations of interest

John Lyall is currently working with Vectos (transport consultants) on an unrelated project; Vectos are part of the project team for the site to the rear of 3 New Road.

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

Site to the rear of 3 New Road, Crouch End, N8 8TA

2. Presenting team

Julian Hampson	Acorn Property Group
Dane Cummings	Acorn Property Group
Chris Hampson	Hampson Williams
Elena Thatcher	Hampson Williams
Andrea Chiarelli	Hampson Williams
Simon Myles	Bidwells

3. Planning authority's views

The proposal seeks to demolish an existing, single storey, light industrial warehouse and construct a development of both commercial and residential use up to 4 storeys. A contemporary mews has been proposed at the south of the site, which will consist of 4 no. 3 storey mews houses. To the north of the site a mixed use development has been proposed with office space at ground and first floor, and residential units above. Officers feel the development is appropriate in the context of the locally listed building (3 New Road) and the conservation area adjacent. However, they are concerned that the low level of car parking provision will increase parking pressure on local streets. The applicant will be required to submit a transport statement to address this.

4. Quality Review Panel's views

Summary

The Quality Review Panel warmly supports the proposals, and feels that the scheme holds great promise as a potential exemplar backland development. The scheme establishes a positive relationship with the houses to the north and south of the site, and will create a significantly improved rear outlook for all adjacent buildings. The panel supports the proposed scale and massing, residential typology, and architectural expression. Scope exists for further refinement of some details of the design. A physical model of the proposal would help in exploration of materiality, and would also be very helpful as part of the planning submission. The panel further recognises that challenges presented by the difficult nature of the site (including overlooking issues and rights to light), have been skilfully handled. Further thought is required in terms of the relationship of the development to the car park; to include issues such as access, layout and landscaping. The applicants should seek to establish a positive dialogue with the owners of the car park, in order to agree (and improve) some of these critical issues. More detailed comments are provided below.



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Massing and development density

- The panel broadly supports the massing of the proposed development, and understands the constraints and limitations that have shaped the response to the site.
- Further consideration (and refinement) of the massing composition in three dimensions would be encouraged.
- This could explore and develop the idea of an element at ground level that wraps around, with a different element above.
- The panel thinks that there would be benefit in increasing the floor-to-ceiling height of the ground floor accommodation by 0.5m.
- This would visually provide a more generous base to the development, whilst also increasing the levels of daylight into the ground level rooms.
- The panel understands that there is a slope in the site (of 0.6m), and they would encourage further consideration of how the development will respond to this.

Relationship to surroundings and place-making

- The panel highlights that the current relationship to the car park is uncomfortable.
- They would encourage efforts to improve the car park, through landscape and layout changes, and strategic re-location of some of the parking bays where possible.
- The proposed private entrance to the development from the car park is restricted by the two parking spaces immediately adjacent.
- The panel recommends that the applicants engage in positive dialogue with the car park owners (Metropolitan Housing Association) in order to address some of the conflicts and issues.
- Further thought about the site boundary adjacent to the car park and to the Coulsdon Court communal garden could strike a balance between opening up some limited glimpses in and out, whilst retaining privacy.
- In this context, a planted barrier may help to improve the nature of the residential approach, and the views of the development from the garden and car park.
- The panel acknowledges the aspiration to create an intimate mews space through which the residential units are accessed.



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Scheme layout

- The panel understands and supports the rationale underpinning the configuration of the mews houses on site.
- Pulling back the mews houses away from the boundary (compared to the existing building location on site) allows additional 'breathing room' for the existing adjoining dwellings.
- The proposed office accommodation has the potential to be a very high quality environment, ideally suited to design studio space as anticipated.
- The panel would expect that the development takes into account requirements regarding access and refuse collection, and access for fire fighting.

Architectural expression

- In broad terms, the panel supports the architectural expression proposed, but suggest the following areas for refinement.
- The panel note that the development is conceived as three different parts, and would encourage careful consideration of a coherent palette of materials across the whole of the scheme.
- Junctions and construction details across all three parts of the development will also require further thought to ensure that the building visually hangs together.
- This is especially the case with curved buildings and elements.
- The panel recognises that the external finishes within the development have yet to be finalised, and would encourage the use of a 3D physical model as a means of exploring the materiality of the different parts of the scheme.

Inclusive and sustainable design

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- They suggest that green roofs could be incorporated, alongside a sustainable approach to drainage, perhaps utilising attenuation tanks.

Next Steps

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

