



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Welbourne Centre

Wednesday 14 June 2017

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Stephen Davy

Wen Quek

Attendees

Robbie McNaugher	London Borough of Haringey
James Hughes	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Deborah Denner	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Nairita Chakraborty	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.

1. Project name and site address

Welbourne Centre, Monument Way / Chesnut Road, Tottenham Hale

2. Presenting team

Jake Whiterod	Argent Related
Symon Bacon	Argent Related
Alex Woolmore	Argent Related
Simon Whitley	Pollard Thomas Edwards
Dominique Oliver	Pollard Thomas Edwards
Sean Bashforth	Quod
David White	TPS Project Management

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The site is located on the north side of Monument Way and is approximately 250m² in area, bounded by Park View Road to the east and Chesnut Road to the north. Fairbanks Road is a cycle route and runs to the west of the site. The site previously contained the Welbourne Community Centre but is currently vacant. The surrounding area is primarily post-war residential development.

The site is within the strategic site TH10 (Welbourne Centre and Monument Way) as per the Tottenham Area Action Plan (AAP). The land to the west of the pre-application site within TH10 benefits from a planning sub-committee resolution to grant outline planning permission (Council ref: HGY/2016/2184) for up to 54 residential dwellings. The TH10 site allocation promotes comprehensive redevelopment of the Welbourne Centre for secondary town centre uses (which could include a health centre) at ground floor level, and residential uses above.

The site is suitable for a tall building; however, it sits within an established residential community and careful consideration of amenity is required. The allocation also notes that development at the corner of Chesnut Road and the Hale should improve passive surveillance and create a public realm linking the Green Grid, the new district centre, and Down Lane Park. Trees planted along Monument Way should be retained. The site has a PTAL rating of 6a; the APP is clear that parking should be minimised due to the excellent local public transport connections.

5. Quality Review Panel's views

Summary

The Quality Review Panel supports the general principles of the proposed scheme for the Welbourne Centre site, although some reductions to its scale and footprint will be necessary. They support the overall configuration of the development comprising a taller block with lower wings, the approach to servicing, the podium level courtyard, and the location of the health centre. Further analysis will be needed to test the height of the tower, and this would need to be reduced if it is shown to significantly overshadow the adjacent park. The panel would also recommend a reduction of the massing of the two side wings in order to mediate between the scale of the tall building and neighbouring homes.

The existing trees on site represent a significant asset in the local area because of their contribution to absorbing pollution and countering the 'heat island' effect, as well as supporting biodiversity. An accurate tree survey is therefore required. The panel thinks that, in particular, the mature sycamore at the northwest corner of the site should be retained because of its prominent position on the Green Grid, and the panel also regrets the loss of the mature elder within the site. In addition, the frontage of the development facing Monument Way will need to be set back to provide space for the future growth of the trees recently planted along that frontage. A detailed landscape strategy should be commissioned to reinforce these points. Further details of the panel's comments are provided below.

Massing and development density

- The panel suggest that the Welbourne Centre site should be considered as a transitional site between the existing residential areas, and Tottenham Hale District Centre.
- They support the approach to massing; with a taller 'marker' tower flanked by lower wings of accommodation, and parking below a podium courtyard.
- The panel would like to see sunlight and daylight studies that test the extent to which the tall building overshadows Down Lane Park and neighbouring properties, and if there is a significant impact the height of the tower should be reduced accordingly.
- The panel would also encourage the design team to explore a more fine-tuned approach to the massing of the flanking wings of accommodation.
- The general datum of seven storeys within these wings is at the very limit of acceptability and they feel that the massing of the flanking blocks should step down closer to four storeys to improve their relationship with the neighbouring two to four storey homes.
- Sunlight and daylight studies should also inform the massing of the perimeter blocks, and minimise overshadowing of the central podium courtyard.



- Accommodation to the west of the site (fronting onto Fairbanks Road) should be four storeys or less to avoid loss of westerly sun in the central podium courtyard.
- Consideration of key views from within and around the site, and from further afield, would also be helpful to inform decisions about scale and massing.

Place-making, character and landscape design

- The existing mature trees on site (a sycamore and an elder) represent a significant asset to the local area; the panel would regret the loss of these trees.
- They acknowledge that the more central location of the elder would present significant challenges for retention.
- However, retention of the sycamore (at the north west of the site) could help to mediate between the scales of the existing residential properties and the new development, creating a softer corner at the northern flank and recognising its prominent position on the Green Grid.
- The panel would like to see the previous studies that have been undertaken which explore configuration of the development allowing for retention of one or both trees.
- Retention of the newly planted trees on Monument Way is welcomed, although the proposed building frontage to Monument Way will need to be set back to allow for their future growth.
- Where adjustments are proposed to the existing cycle path some trees will be lost. The panel would encourage improvements to the existing space on Fairbanks Road to compensate for this.
- A tree survey will be needed to identify root protection zones for retained trees.
- Early involvement of a landscape architect will be essential to develop a convincing public realm and landscape strategy.

Scheme layout

- The location of the health centre works well; there is also the potential to locate a pharmacy at ground level at the corner, to activate this part of the site.
- The panel feel that access to 'pocket living' accommodation from the podium will be successful.



- The approach taken to vehicular access, servicing, bins and cycle stores seems sensible; the panel would like to see further details of these aspects as the scheme progresses.
- They note that servicing access for the health centre requires careful consideration, as the 'rear' façade of the health centre fronts onto the central podium space.
- There is scope to refine the layout of accommodation; for example, bedroom windows at ground level onto the podium are problematic.
- Whilst the panel support the proposed gallery access to residential units, the panel notes that this can restrict daylight to the interior, and testing will be needed to ensure adequate light levels.
- The panel support the extension of the southern wing westwards along Monument Way as it will screen the small existing open space from traffic noise.
- The panel would support refinements to the building line on Monument Way, to respond to the curve of this street.
- This could also inform the architectural expression of this block, and create a more dynamic and generous relationship with the existing trees along Monument Way, which are currently shown very close to the building line.

Architectural expression

- The architectural expression of the development was not discussed in detail at this review, as the panel's comments were at a more strategic level.
- As the detail for the architecture emerges, the panel would welcome an approach that achieves a finer articulation on the wings in addition to a more monumental approach to the tower.
- They would also encourage greater articulation of the roofscape.
- Landscaped roof terraces could provide a pleasant outlook for residents at upper levels.

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 note that provision of large levels of photovoltaic (PV) panels at roof level will result in a reduction of space available for landscaped roof terraces.



Next Steps

- The panel would welcome a further opportunity to review the proposals. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.
- The panel would also welcome the opportunity to consider the wider Tottenham Hale SDP masterplan at a future review.

Appendix: Haringey Quality Charter**Policy DM1 Delivering High Quality Design**

All development is required to be of a high standard of design and compatible with, and contributing to, the distinctive character and amenity of the local area. The Council expects proposals to be design-led, and will support proposals for new development that:

- a) make a positive contribution to a place, improving the character and quality of an area;
- b) relate positively to neighbouring structures, new or old, to create a harmonious whole;
- c) confidently address feedback from local consultation;
- d) demonstrate how the quality of the development will be secured when it is built; and
- e) is inclusive and incorporates sustainable design and construction principles.

Haringey Consultation Draft Development Management Policies DPD (2015)

