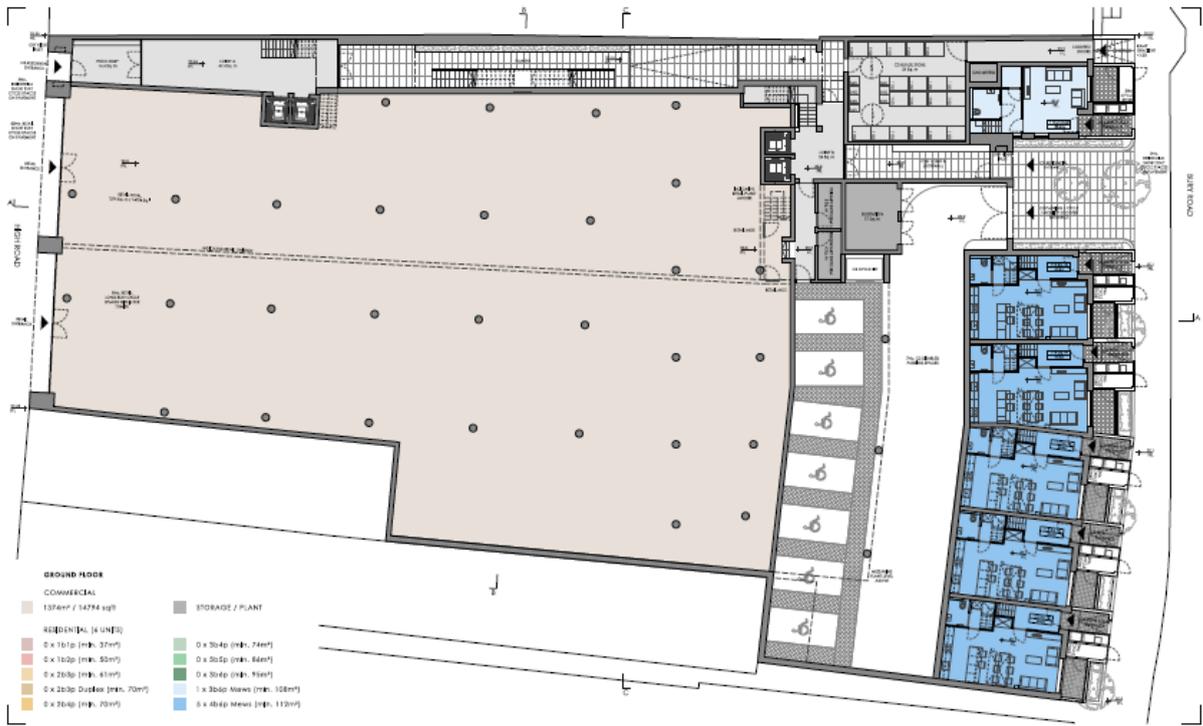


Appendix 2: Plans and Images

Existing Location Plan



Ground Floor Layout Plan



First Floor (Podium) Layout Plan



Typical Upper Floor Layout Plan



Roof Layout Plan



View from South-East on Bury Road



View from North-West on High Road



View from South-East on High Road



Appendix 3: Quality Review Panel Reports

First Review – 13th December 2017

Summary

The Quality Review Panel is grateful for the opportunity to make early comments on the emerging proposals to redevelop 44-46 High Road. It appreciates the enthusiasm and creativity of the design team, and welcomes the collaborative approach between the design teams of this site and the neighbouring site at 22-42 High Road. The panel feels that, although the proposed height on the High Road frontage is broadly acceptable, it considers that the massing of the rear of the development requires further consideration, and considers that a reduction in height towards Bury Road is necessary to avoid the creation of a 9-10 storey wall of development facing the existing terrace of houses opposite. A three-dimensional model of the proposal within its context, showing the likely future configuration of the neighbouring sites to north and south, would help inform decisions about massing and bulk.

The townhouses fronting onto Bury Road are well-considered in layout and expression, however there is scope for some refinement of the architectural expression and articulation of the other elements of the scheme. Significant changes will need to be made to the ground floor layout of the scheme. The panel is not convinced that the retail unit can be satisfactorily serviced from the High Road alone, although it accepts that this is a matter primarily for the Highway Authority to consider. The residential elements of the scheme will need a more generous ground floor allocation of space to accommodate more attractive entrance lobbies, and to provide convenient cycle and disabled parking space to meet policy standards. The bin stores will also need to be reconsidered to allow for service access directly from Bury Road. Further details on the panel's views are provided below.

Massing and development density

- Whilst the panel feels that the proposed increase in scale of the High Road frontage is broadly appropriate, it considers that the overall bulk and massing of the proposals requires further thought in order to reduce the negative impact of the ten storey residential block at the rear of the site looming above the three storey townhouses fronting onto Bury Road.
- This will require a reduction in the bulk and height of this block to probably 6/7 storeys, with the top storey articulated to avoid the creation of a linear 'wall' behind the townhouses.
- At the same time, although the design of the townhouses seems to work well, consideration could be given to raising their height by one storey, to reduce the abruptness of the increase in scale between these two elements of the scheme.

- The panel would like to know more about the levels of daylight and sunlight within the courtyard, and how this will impact upon the quality of the space at key times of the day (particularly in the afternoon).
- It notes that the retail unit to the north of the site may well come forward for development in the future, and it would encourage the design team to explore what the consequence of this might be for the development of this site.
- The panel regrets that the single property that sits on the frontage between this site and Nos 22-42 High Road is not being incorporated into either development at this stage. The implications of the possible future redevelopment of this site will need to be thought through.
- The panel would ideally like to see a three-dimensional physical model of the proposals for 44-46 High Road, set in the context of the other potential proposals for redevelopment of the remainder of Site Allocation SA14. This will inform consideration of the massing, overshadowing and relationship between the emerging schemes.

Place-making and access

- The panel is generally unconvinced about the quality of the central communal courtyard garden. As well as having potentially poor daylight and sunlight, the scale of the two blocks could make it feel oppressive (even if the scale of the rear block is reduced as suggested above). The three-dimensional model could help to interrogate these concerns, as well as clarifying the relationship of this space to the adjacent courtyard garden being proposed on the neighbouring development to the south.
- The panel would like to know more about the external planting strategy; in addition, the inclusion of street trees at the front and rear of the site would be supported.
- Play space will be very important; the panel would like to see robust well-designed play space integrated within the landscape.
- It questions whether the trees shown at roof terrace level are realistically scaled as they will be located in raised planting beds set within terrace spaces in private ownership.

Scheme layout

- The panel notes that priority has been given to maximising the retail space at ground floor level, and assuming front servicing for the retail unit from the High Road.
- Although this servicing strategy has the benefit of removing heavy traffic from Bury Road, it will undoubtedly cause conflicts with traffic on the High Road frontage. The panel is not convinced by this approach to servicing such a

large retail unit, but accepts that this is primarily a matter for the Highway Authority to consider, and for the Planning Authority to weigh the pros and cons.

- However, significant changes will need to be made to the ground floor arrangements to accommodate the needs of the high density residential component of the development.
- More generosity is required in the design of the entry, access and ancillary accommodation for residents at ground floor level, and this will inevitably require a reduction in ground floor retail area.
- This should include consideration of the experience of residents and visitors entering from the street into the communal areas and circulation cores. In addition, conveniently located cycle and bin storage, and space for mail and parcels should also be included.
- The panel therefore considers that the provisions for access, circulation and ancillary accommodation for the residential units is currently unacceptable. Bin storage should not be located so that paladins have to be taken out through the primary residential entrance for collection from the street. Direct servicing access from Bury Road should be provided. In addition, cycle parking should be at ground level and to the adopted standard.
- The panel highlights that 13 off-street car parking spaces would be required for the accessible residential units to meet current standards (10% of the total).
- The panel would encourage the design team to simplify access and circulation for the residents, to avoid the creation of circuitous corridors.
- The current proposals include a large proportion of single aspect flats. It would strongly encourage further work to improve the quality of the proposed accommodation and the provision of a much higher proportion of dual aspect flats.
- The central location of the residential entrance off the High Road seems perverse. As well as bisecting the retail accommodation and reducing its future flexibility, it also creates a long dark corridor to the residential core. Alternative access arrangements to the front residential block could perhaps be explored.
- Consideration could be given to introducing a mezzanine level of retail accommodation as a means of making up for space lost to residential and other uses at ground level.

Architectural expression

- The overall quality of the architectural expression of the development seems to have been well considered. The panel agrees that the High Road frontage would benefit from variation in the emerging elevations of the different development plots, so a different approach to the expression and massing of the façade (to that of 22-42 High Road) could work well.
- However, the current frontage design seems to have been conceived as if this was a free-standing block, rather than part of a continuous frontage. The design will need further refinement to anticipate future frontage developments to the north and south.
- The level of thought and detail within the configuration and expression of the proposed townhouses is welcomed; the panel would also like to see a greater level of richness and detail in the elevational treatment of the taller elements of the scheme.
- The articulation of the blocks fronting onto the central courtyard should be considered together, as they are framing a space.

Next Steps

- The panel would welcome a further opportunity to review the proposals, before a planning application is submitted. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.

Second Review – 28th March 2018

Summary

The panel is generally supportive of the development proposals for 44-46 High Road, which promises to provide good quality homes for this part of Haringey. The panel welcomes amendments that have been made to the ground floor layout, configuration of entrances, circulation and servicing arrangements. There remains some scope for refinement in the design of the central courtyard, the articulation of the Bury Road roofline, and the design of fenestration. In particular, the panel would encourage the design team to revisit the arrangement of windows to increase daylight and sunlight into internal corridors, whilst mitigating overheating in highly glazed external corridors. It feels that the level - and quality – of residential amenity space will be critical to the success of the scheme, and should be prioritised in negotiations concerning the mix and balance of uses accommodated on site. Further detail on the panel's views are outlined below.

Massing and development density

- The panel considers that the massing of the scheme is at the limit of what is acceptable in this location.

Place-making, character and quality

- It remains to be convinced about the amenity value of the central courtyard, and questions whether the two tall tower elements that frame the space will make the courtyard feel canyon-like and uncomfortable.
- Further refinement of the design of the courtyard would be welcomed, in order to create a more human-scaled and comfortable environment for the residents who will use it.

Scheme layout

- The panel welcomes the improvements that have been made to the layout of the proposals.
- In particular, the adjustments to the ground floor layout have resulted in a significantly improved entrance, circulation route and servicing / waste management for the residential accommodation. This will greatly enhance the liveability of the residential accommodation as a whole.
- The panel notes that despite careful consideration by the design team, there remains a relatively high proportion of single aspect flats, as the configuration of the site is very challenging.
- However, it feels that this level of compromise is acceptable, given the nature of the site and the requirements of the brief, as the residential accommodation is orientated to the south-west and north-east, which presents fewer problems than single aspect flats orientated directly northwards or southwards.
- Some scope remains to improve the quality of the residential circulation routes. The panel would encourage the design team to increase the levels of daylight and sunlight within the corridors where possible.

Architectural expression and roofline

- The panel is broadly happy with the expression of the High Road frontage.
- It would encourage further consideration of the Bury Road frontage. Currently the scheme presents a lengthy flat roofline on this north-eastern edge of the site, which would benefit from further articulation and variety, to break down the visual bulk of the scheme at Bury Road.
- The panel also notes that the upper storey of accommodation fronting onto High Road is largely glazed, and is orientated towards the south-west, so may have problems with overheating. Further consideration of the detailed design of this upper storey could help to mitigate this issue.

Commercial accommodation

- The panel understands that there is pressure to increase the level of commercial accommodation on the site in line with current planning policy in the borough.
- Whilst policy matters governing the mix and balance of uses are essentially matters for consideration by Haringey officers, the panel feels that in design terms, the scheme has an extremely challenging brief in terms of the configuration and location of the site, in tandem with the mix and balance of uses prescribed.
- The proposals are currently at the absolute limit in terms of bulk and massing, so any additional commercial accommodation could result in a potentially significant compromise of quality and amenity for the residential units, or a reduction in the amount of residential accommodation achievable.
- The panel feels that protecting the level and quality of communal residential amenity space should be the priority in design terms. If additional commercial accommodation is required, the panel considers that the least harmful way of incorporating it would be to locate smaller commercial studios / workshop spaces in the area currently identified as 'mews housing' fronting onto Bury Road.
- This would minimise nuisance and conflicts with the residential accommodation due to commercial servicing requirements; but would also unfortunately result in the loss of the well-considered larger family 'mews' units.

Next Steps

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

Appendix 4: Development Management Forum – Briefing Note

Attendees

Members of the public were present, five Councillors and Catherine West MP.

Overview

The Forum was advertised to residents by Haringey Council via A4 notices posted by the site and in the local area. The Forum was held at Grace Baptist Church, Park Ridings, N8.

The Forum was led by the Head of Development Management.

Generally, the discussion was robust and attendees had the chance to raise any concerns or questions and have them answered by officers, the applicant, their architects or other representatives.

Issues

Issues raised broadly covered the following areas:

- Affordable housing provision
- Detailed design, including height

These matters will be discussed in detail in the case officer's committee report.