



FRAME PROJECTS

Haringey Quality Review Panel

Report of Chair's Review Meeting: Strategic Development Partnership (SDP) – Tottenham Hale

Wednesday 14 November 2018

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

Panel

Peter Studdert (chair)

Stephen Davy

Attendees

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
James Hughes	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paparisto	Frame Projects

Apologies / report copied to

John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Emily Read	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Bruna Varante	London Borough of Haringey

Confidentiality

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

Tottenham Hale Centre Development, London N18

2. Presenting team

Tom Goodall	Argent Related
Katy Long	Argent Related
Dominique Oliver	Pollard Thomas Edwards
Matthew Sherwood	Quod

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of 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

A key requirement of the Tottenham Area Action Plan (AAP) is that development proposals in Tottenham Hale are supported by a master planned approach. The council entered into a Strategic Development Partnership (SDP) with Argent Related in 2016, bringing together key sites central to Haringey's ambitions for a new District Centre at Tottenham Hale. Alongside new mixed-tenure homes, the partnership envisages new shops, cafes and restaurants and community facilities, including a health centre.

The redevelopment will also mean improved green spaces and better access to both the new Tottenham Hale transport interchange and the Lee Valley Regional Park. The SDP will seek to facilitate the comprehensive delivery of relevant development described in the AAP, but also the long-term and coordinated approach to maintenance and management envisaged by the evolving District Centre Framework (DCF).

Following a detailed pre-application process, Argent Related submitted a full planning application for the SDP sites in July 2018. Haringey and GLA officers are supportive of this submission and consider it reflective of the progression of the scheme through the five previous QRP reviews. Officers consider the panel's comments and formal feedback have positively shaped the scheme to date, and welcome this review as an opportunity for the panel to finalise their contributions and address any outstanding concerns.



5. Quality Review Panel's views

Summary

The Quality Review Panel warmly welcomes the design team's open and regular engagement with the feedback from the review process, and feels that this has contributed to the creation of a proposal that promises a very high quality development. It is pleased at how the proposals have progressed and responded to feedback, and feels that the scheme will dramatically transform the nature of Tottenham Hale, both as a destination and as a place to live and enjoy.

The panel feels that the overall development strategy is extremely successful, and rises to the challenges and aspirations of the Tottenham Hale Area Action Plan (AAP). It supports the inclusion of tall buildings within the proposals, and feels that the existing good transport connections and large public open spaces to be delivered as part of the masterplan will enable a significant amount of much-needed housing to be achieved within the area.

The panel offers warm support for the planning application, and has confidence in the commitment and aspirations of the applicants and the design team. Further details on the panel's views are provided below.

Island sites

- The panel is fully satisfied with the Island sites proposals. This has a very challenging context to respond to, and the high quality of the buildings and public realm proposed promise to create a successful place, changing wider perceptions of Tottenham Hale as a whole.
- The panel is happy with the massing and expression of the buildings on the Island sites, and feels that the architecture is distinguished.
- The quality of the public realm proposed demonstrates careful thought about how people move through – and occupy – space.
- The arcade is a very important architectural feature of the development; the panel supports the approach taken to ensure that it works well as a route from the station, through careful management and detailed design.
- The panel welcomes the significant work that has been undertaken in order to reduce the numbers of single aspect units, and increase the quality of the accommodation that fronts onto the noisier environments.
- The panel also welcomes the approach to explore mixed mode ventilation that strikes a good balance between natural and mechanical ventilation, whilst mitigating noise from busy roads, especially for the units in Building 3.



Ferry Island pavilion

- Whilst the Ferry Island Pavilion is the smallest building within the masterplan, it is actually very important and presents the opportunity to create an edge to the public square, provide a buffer to the noise and nuisance of the traffic, bringing delight and fine detail into the proposals.
- The panel is very pleased with the final design of the pavilion, and feels that it successfully fulfils all of these aspirations. It welcomes the careful thought that has been given to the use and functionality of the building, the materiality of the roof, the lighting and signage.
- It also welcomes the intention to establish clear signage zones and guidelines, in order to ensure that the signage is light and elegant, and carefully integrated.
- Whilst the scheme still retains its quirkiness, it also has a refined simplicity, and addresses both the square and the road very well. The texture, colour and materiality of the pavilion allows it to serve a function as a welcome foil to the development surrounding it.
- The panel also welcomes the inclusion of the 'veil' element, and would like to see the quality and detail of the pavilion as a whole safeguarded through the onward technical design and construction process.

Ashley Road East

- The panel offers enthusiastic support overall for the development at Ashley Road East. It feels that it represents a great asset on a prominent site.
- It notes that the internal planning of the scheme is very efficient, and it welcomes the work that has been undertaken to minimise the number of single aspect units – and maximise the quality of accommodation – within the building.
- In terms of the communal circulation spaces within the building, the panel feels that the generosity and quality of the circulation at first floor level offsets the reduction in daylight within the corridors at upper levels.

Ashley Road West

- The panel is happy with how the scheme at Ashley Road West has evolved during the design process, and feels that the quality and liveability of the accommodation designed within this part of the development will be very high.
- The architectural expression of the proposals is elegant, and turns the corner well, as well as relating successfully to the building adjacent at Ashley Road East.



- The panel understands that the intention is for the façade onto Ashley Road South to visually ‘read’ as three separate buildings, and it supports the approach to enhance this visual differential through planning conditions. It feels that reinforcing the vertical shadow gap between the tallest ‘buildings’ with a strip of darker brickwork, in addition to dropping / notching the parapet at the junction with the shadow gap as proposed by the design team will provide a good visual ‘break’.
- The quality of the materials and construction details will be extremely important, with particular reference to the quality and texture of the brickwork, and it will be important to safeguard these through the planning process.

Welbourne Centre site

- The panel supports the proposals for the Welbourne centre site. It considers that although the density of the proposal is at the limit of what is appropriate for the site, the design team has succeeded in optimising the density whilst also achieving a well-mannered and carefully conceived piece of architecture.
- It is located away from the central area of the masterplan, but it sits at a very important corner, and responds creatively to the different challenges that the site brings.
- The design of the health centre and the housing is well-considered, and promises high quality accommodation alongside much-needed local healthcare facilities. The planning, layout and circulation of the accommodation is very successful; the deck access to the residential units works well.
- The approach taken to communal and private open spaces is successful; the central space and landscaped seating terraces will contribute to the creation of a high-quality external environment.
- The panel welcomes the approach to architectural expression, and feels that the material palette will bring a warmth to the elevations. The area of green glazed brick at ground level will bring a level of richness and dynamism to the street frontage; the panel supports the intention to further enhance the detail, variety and colour of this glazed brick panel through a planning condition.

Strategic masterplan: public realm, landscape and infrastructure

- The panel welcomes the unified approach to the distribution and layout of the different hard landscape materials, especially adjacent to the station, and feels that overall, the proposals for the public realm within the masterplan area promise a very high quality environment.
- The proposals strike a successful balance between the level of hard- and soft-landscape elements. The masterplan area is a very urban environment with potentially very high levels of activity, so the panel feels that an appropriate strategy for this location is for a predominantly hard landscape with a good



level of carefully chosen trees. It notes that the proposals include the planting of 74 trees with an additional three in pots.

- It understands that the 'red line' for the development no longer extends to reach the proposed National College for Digital Skills to the north. In this context it welcomes the intention for the applicant and design team to collaborate with their counterparts for this adjacent site, to ensure that there is continuity and coherence within the design of the public realm to the north of the masterplan area.
- There is an intended hierarchy for the different spaces within the masterplan site; as Station Road is an adopted highway the material palette will need to conform to Council guidelines. The panel has confidence that the applicant and design team can ensure that this part of the public realm is well-considered and integrates well with the hard landscaping used elsewhere within the masterplan.
- The panel is happy with the provision of play space, and feels that they will meet the needs of families living within – and visiting - the area.
- There are appropriate levels of play space provision for 0-5 year olds within each plot, as part of communal gardens, large terraces, shared podiums and private amenity spaces.
- With regard to provision for older children (age 5-11), the panel understands that there is a good level of provision within the site, in addition to Downhill Park to the north, which again meets the required standard.

Next Steps

The panel offers warm support for the planning application. It has every confidence in the commitment and aspirations of the applicant and design team, and considers that the proposals will have a dramatically transformative effect on Tottenham Hale as a whole.



Appendix: Haringey Quality Charter

Policy DM1: Delivering High Quality Design

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 - 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.

Haringey Development Management DPD (2017)

