



BEROL QUARTER

Design and Access Statement

Allies and Morrison | John McAslan & Partners | Churchman Thornhill Finch
BEROL QUARTER LIMITED

December 2022

This Design and Access Statement has been prepared by Allies and Morrison with contribution from the following professional team:

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Landscape	Churchman Thornhill Finch
Structural	Heynes Tillott Steel
Fire	AESG
Transport, Wind, Flood Risk, Drain- age, Noise, Air Quality, Sustainability, Overheating, Circular Economy, Whole Life Carbon	WSP
Construction	NRG Consulting Formation Design & Build
Consultation	Concilio

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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

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1 Introduction



Berol Walk



1.1 Purpose of Design & Access Statement

This Design and Access Statement (DAS) has been prepared on behalf of the applicant, Berol Quarter Ltd (BQ) to support a planning application at Berol Quarter which consists of Berol House and 2 Berol Yard, Ashley Road, Tottenham Hale, N17 9LL, (the site) for the following:

- Berol House - The addition of 3 new floors of commercial accommodation located above the existing building. The lower floors will be refurbished and the ground floor of the existing building facade will also be carefully modified to offer highly flexible retail accommodation and a publicly accessible route through the building.
- 2 Berol Yard - provides 210 rental homes with a mix of 706 sqm flexible retail and commercial floorspace at ground floor level with a community space of 161 sqm and enabling works for a bridge connection over Watermead Way.
- Berol Square - an intimate public space framed by the adjacent buildings of Berol House and 2 Berol Yard. The extension of Berol Walk, a narrow vehicle-free space into which the adjacent retail units will spill out, creating a vibrant, engaging space.

It is located in Tottenham Hale in the London Borough of Haringey (LBH). The development is the product and culmination of an inclusive and responsive pre-application engagement process with Haringey's officers, its QRP and with the GLA.

The site represents the last piece of the puzzle that will complete the Ashley Road South Masterplan and the wider Tottenham District Centre Framework Vision.

This document outlines the evolution of the wider Ashley Road South Masterplan aspirations, the role of the application site within the masterplan, the site's opportunities and constraints and the evolution of the emerging design.

The development will yield multiple benefits for Tottenham Hale and Haringey in terms of its architecture, contextually expansive design and land use objectives. Each component of the proposed development has been designed cohesively to ensure the relationship is successful and coherent between new and existing buildings and spaces and responds to the vision and needs of this area of Tottenham Hale.

This document is to be read in conjunction with the adjacent accompanying reports prepared to support this application.

Lichfields

- Planning Statement
- Heritage Impact Assessment
- Health Impact Assessment
- Townscape and Visual Appraisal
- Daylight Sunlight Assessment

WSP

- Transport Assessment
- Framework Residential and Commercial Travel Plan
- Outline Delivery & Servicing Plan
- Wind Microclimate Assessment
- Flood Risk Assessment & Outline Drainage Strategy
- Noise and Vibration Assessment
- Air Quality Assessment
- Energy Statement
- Sustainability Statement
- Detailed Circular Economy Statement
- Whole Lifecycle Carbon Assessment

AESG

- Fire Assessment

Formation Design & Build

- Outline Construction Logistics Plan
- Outline Site Waste Management Plan
- Outline Construction Management Plan

Concilio

- Statement of Community Involvement

Berol Quarter Limited

- Retail Strategy
- Operational Waste & Recycling Report

1.2 Project Team

The design team is led by Berol Quarter Limited (BQ), and they have appointed a team of leading design professionals. Together, the team have the skills needed as we carefully consider and develop our proposals for Berol Quarter.

Berol Quarter Limited

Berol Quarter Limited (BQ) is a privately owned real estate development company, formed in 2012. BQ are passionate about ensuring their developments support the wider regeneration of the places where we invest, promoting sustainable development, both in terms of the environmental and socio-economic impact. They work extensively with the local communities to establish high-quality buildings with innovative design that create exciting places to live and work.

Allies and Morrison

Allies and Morrison is an architecture and urban planning practice based in Southwark. Allies and Morrison strive to design beautiful buildings that have long life and can adapt over the generations. Their projects are concerned with the crafting of every detail and an appreciation for the uniqueness of each context.

Allies and Morrison are acting as lead designer for Berol Quarter and are the architect for 2 Berol Yard. Previously Allies and Morrison were involved in the District Centre Framework for Tottenham Hale for London Borough of Haringey.

John McAslan + Partners

John McAslan + Partners believe that buildings should be underpinned by a powerful idea; that the idea should be an intelligent and logical response to functionality and a sense of place; and the power of that idea should be embedded in the built form. That way, clients get the buildings they need and society gets the architecture it deserves.

John McAslan + Partners are the architect for Berol House. Previously JMP were involved in the development of the Ashley Road South Masterplan.

Churchman Thornhill Finch

A collective of landscape architects and horticulturalists, actively engaged from concept to delivery, they collaborate with clients, communities and the environment to improve people's quality of life for the future. They aim to deliver change for the greater good of the environment and all those who will live within it.

Churchman Thornhill Finch are the landscape architect designing the public realm including Berol Square. CTF are also designing the terraces on Berol House and 2 Berol Yard.

Lichfields

Lichfields is one of the leading expert consultancies in planning, development and regeneration in the UK. Lichfields offers practical and robust planning support for house builders, commercial developers, and local authorities as well as land owners and investors.

The Team

Client

Berol Quarter Limited

Architect - Berol House

John McAslan + Partners

Architect - 2 Berol Yard

Allies and Morrison

Construction

NRG Consulting, Formation Design & Build

Cost

Calfordseaden

Fire Engineer

AESG

Landscape Architect

Churchman Thornhill Finch

Legal Consultant

Trowers & Hamlins

Planning Consultant

Lichfields

Principal Designer

Cundall

Public Engagement

Concilio

Sunlight and Daylight Surveyor

Lichfields

Structural Engineer

Heyne Tillett Steel

Sustainability and Energy Consultant

WSP

Transport and Logistics Consultant

WSP

Townscape, Built Heritage and Visual Assessment Consultant

Lichfields

Wind Consultant

WSP

Visualisation

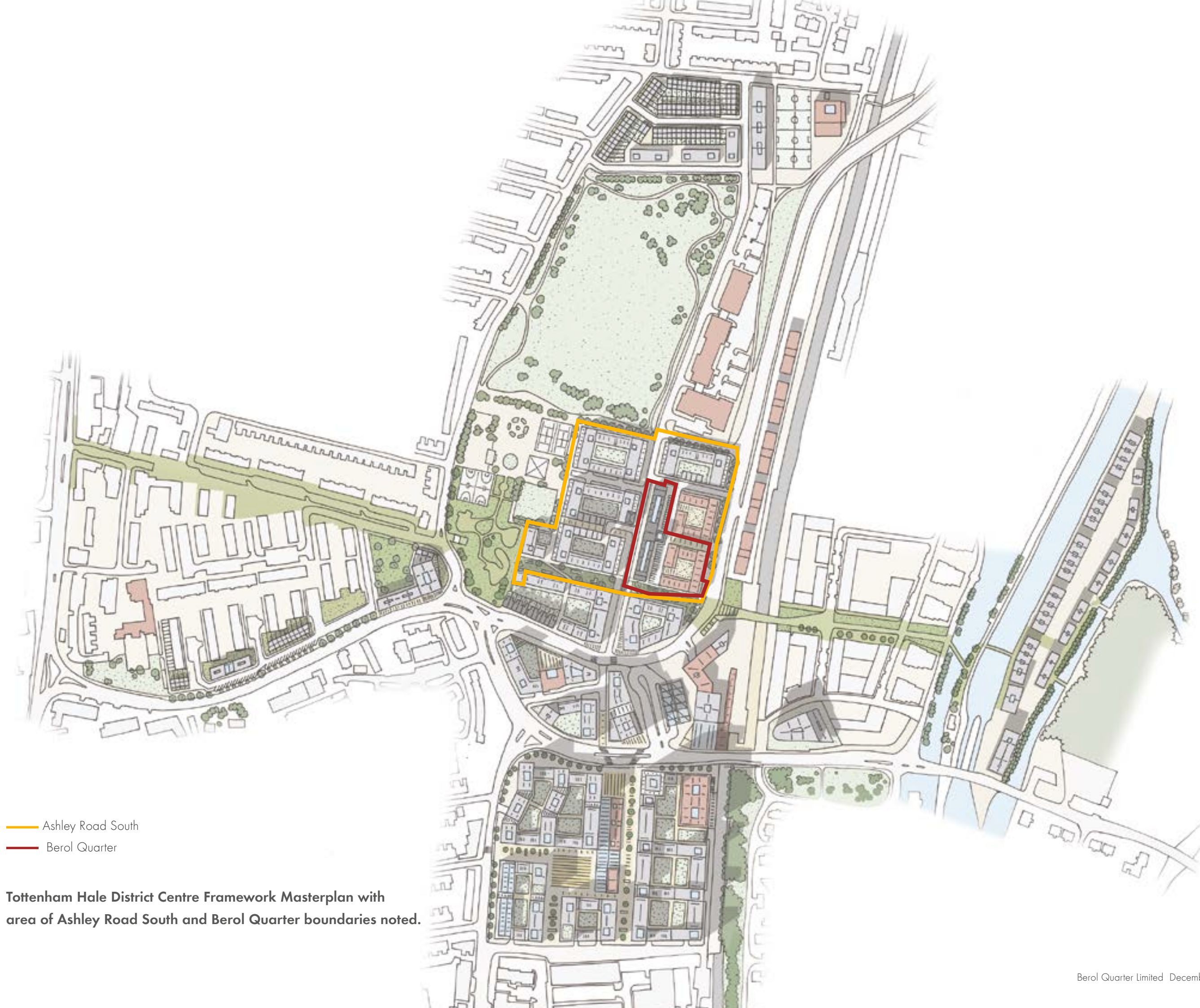
Allies and Morrison, Refrsh

1.3 Site overview

The Tottenham Hale area is being promoted in both strategic and local policy and guidance for transformational regeneration including significant uplift in the scale, height and quantum of development. This growth is driven by the acute housing need being experienced in Haringey and across London, the local opportunities for investment, economic growth and employment generation and the position of Tottenham Hale as an area of brownfield land with exceptional public transport accessibility. It was agreed by the Mayor of London as a "Housing Zone" with a target to deliver 10,000 new homes and 5,000 new jobs by 2025.

The Tottenham Hale District Centre Framework Masterplan by London Borough of Haringey and the Council's AAP sets out the map for growth. Against this vision, the redevelopment of the Ashley Road South masterplan site has been and continues to be a key component in the new District Centre, providing an exemplar development and acting as a catalyst in the area's regeneration.

The site is the final piece that can deliver LBH's much needed new homes, the adaptive reuse of Berol House for local entrepreneurs, community space and high quality public spaces that will define it as a new focal point and destination at the heart of Tottenham Hale.



- Ashley Road South
- Berol Quarter

**Tottenham Hale District Centre Framework Masterplan with
area of Ashley Road South and Berol Quarter boundaries noted.**



2 Site & Context



2.1 Description of the Site

The site

The existing site comprises 2 Berol Yard, a currently vacant plot of land on Watermead Way, and Berol House, the former Berol Pencil Factory which is now an office building, that is located north-south along Ashley Road.

Site was granted planning permission (HGY/2017/2044), as part of a wider hybrid application for The Gessner (Building 4), 2 Berol Yard (college site) and Berol House, on 8 June 2018. The Gessner (B4) is built and the college (Ada, NCDS) for the 2 Berol Yard site has pulled out with little interest from other prospective educational operators. After a year and half of market testing nationally, it has become apparent that no education or life science occupant exists for the site. In response, this revision for a mixed use residential and commercial scheme is subsequently supported by the London Borough of Haringey (LBH) and the Greater London Authority (GLA).

Surrounding Area

This site is surrounded in its immediate context with new residential buildings, new retail and commercial units at ground floor along with well-designed landscaped routes and squares delivered as part of the Ashley Road South Masterplan. The surrounding area is currently undergoing transformational change. It is a former industrial area, with a number of remaining warehouse-type buildings, however, there are several approved planning permissions for mixed-use development, including taller buildings, in

the immediate surroundings, some of which are built or under construction. In the coming years, the area will become predominately residential with a mix of commercial and employment uses across much of the ground floor.

To the north of the site lies the Cannon Factory, located off Ashley Road, which is owned by Notting Hill Genesis and has permission for new homes and commercial space, the Harris Academy is located further north.

To the north-east lies the Gessner, which was delivered by the applicant, Watermead Way and the Lee Valley Railway Line. To the south of the site is Tottenham Hale Station and the Tottenham Hale District Centre, which mainly comprises Tottenham Hale Retail Park on the opposite side of Ferry Lane.

To the west, on the opposite side of Ashley Road, are the development plots of Ashley Gardens, Ashley House and Ashley Park, which will provide new residential accommodation. Down Lane Park is located further west and to the north west of the site and is a 3 minute walk away.

To the southwest, beyond Hale Road, are Victorian terraces. To the south is the Ferry Island development by Argent and the Tottenham Hale Retail Park, and to the east, Lea Valley Estates consisting of student residential, owned, rented and affordable homes provided in residential buildings in the Ashley Road South area and in Hale Works and Hale Wharf.

With good access to green open spaces and good transport connections at PTAL 5-6a, the area is suitable

for an increase in density and mixed uses providing a new local heart to Tottenham Hale.



Photo of existing context with application site outlined in red and Ashley Road South Masterplan outlined in yellow.

Source: Google.

2.2 Historical context

Tottenham Hale has an important industrial past. A greenfield agricultural area in the 19th Century, in the early 1900s it consolidated as an industrial area thanks to easy access to the London Docks via the River Lea. The residential areas to the west of the River Lea developed to house the employees of the various industries in the area. When the manufacturing industry went into decline in the late 1960s and until the 1980s, some of the industrial areas were developed for housing, while the rest remained as light storage facilities and small industries which were significantly smaller and less efficient than their predecessors.

The Ashley Road South Masterplan Site was largely occupied by the Eagle Pencil Company factory, later Berol Limited. The Tottenham Hale site accommodated the pencil production, and the company's senior management remained at Berol House until 1978. The entire operation relocated to King's Lynn in 1992.

Berol House is currently partially occupied with some tenants taking up commercial office space in the building. The remainder of the site provides car parking for the tenants which is an underutilisation of a key site in such close proximity to transport and natural green assets.



Images from Britain from Above <https://www.britainfromabove.org.uk/en/image/EPW042013>

2.3 Ashley Road South masterplan

In the last decade regeneration initiatives have been promoted by Haringey Council and the GLA to revitalise this part of London. The GLA's Opportunity Area Planning Framework and Housing Zone allocation, the London Borough of Haringey's Tottenham Area Action Plan and Tottenham Hale District Centre Framework, all firmly promote mixed use development providing enhanced employment generating accommodation, new homes and a high quality public realm at Ashley Road South.

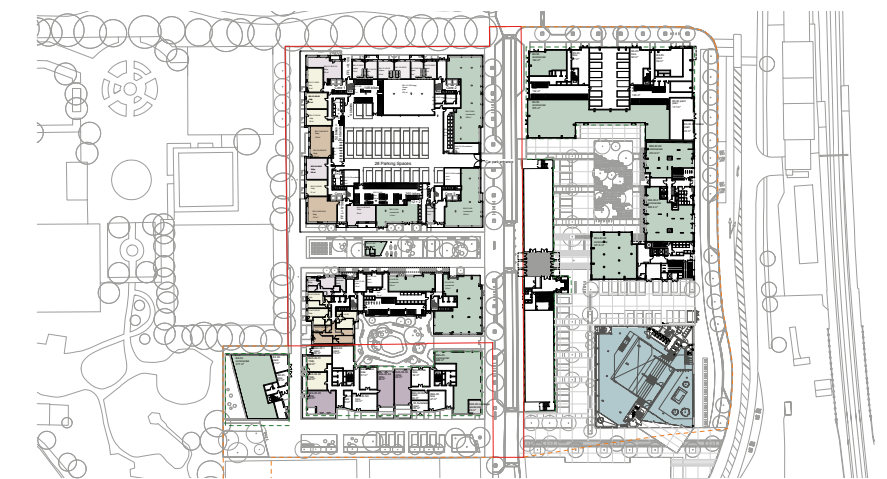
The Masterplan for Ashley Road South provided the framework for the comprehensive redevelopment of this area of Tottenham Hale.

In the hybrid application (HGY/2020/0080), the design for 1 Berol Yard, now known as The Gessner, 2 Berol Yard as a college site and Berol House sets out strategies defining the intent for the surrounding spaces.

The surrounding context has changed significantly with additional density and tall buildings being proposed and consented in the neighbouring Ferry Island, Hale Works and The Hale.



Illustration of Ashley Road Masterplan from 2020 by John McAslan & Partners.



Ashley Road South Masterplan in 2020 Hybrid Applications.



Historic aerial photo of site with Ashley Road Masterplan and site boundary overlaid

2.4 Planning context

Planning History

The Site was granted planning permission (HGY/2017/2044), as part of a wider hybrid application for 1 Berol Yard, 2 Berol Yard (college site) and Berol House, on 8 June 2018. The description of development was as follows:

Full planning permission for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 166 residential units, 891 sqm (GEA) of commercial floorspace (Class A1/A3/B1/D1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works. Outline proposals (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1/D1) and the introduction of a two storey roof level extension introducing up to 18 residential units, cycle parking and other associated works. Amendments to scheme including replacement of accommodation with “build-to-rent” and reconfiguration of internal residential and commercial layout.

Reserved Matters for appearance, landscaping, layout, scale and access in relation to Berol House (pursuant to Condition 1 of planning permission HG/2017/2044) were approved under application ref. HG/2020/0080, granted 31 March 2020.

The residential component at 1 Berol Yard (now the Gessner) has been completed and has been in operation since 2021. The remaining two plots of the original hybrid planning application, the development of which has not commenced, comprise 2 Berol Yard (the college site approved for education floorspace)

and Berol House (approved for commercial floorspace and some residential in a roof level extension).

Planning policy considerations

This section summarises the relevant national, strategic and local planning policy and guidance of relevance to the proposed development.

National Planning Policy

National Planning Policy Framework (NPPF) (2021)

The Planning Policy Framework (2021) was first published on 27 March 2012 and revised on 19 June 2019 and 20 July 2021. It sets out the Government’s planning policies for England. It is a material planning consideration in the decision making process.

The NPPF outlines the importance for the effective use of land, stating that decisions should ‘promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’ (parag.119). Paragraph 120 d) specifically ‘promotes and supports the development of under-utilised land and buildings where this would meet identified needs for housing where land supply is constrained and available sites could be used more effectively’.

Statutory Development Plan (SDP)

The SDP for the proposed development comprises:

1. At a regional level, the London Plan (2021); and
2. At a local level the LB Haringey Local Plan

consisting of:

- LB Haringey Local Plan: Strategic Policies DPD (2013 with alterations 2017);
- LB Haringey Local Plan: Development Management DPD (2017);
- LB Haringey Local Plan: Site Allocations DPD (2017); and
- And the following relevant supporting document; Tottenham Area Action Plan Development Document (2017).

London Plan (2021)

The London Plan (2021) comprises the strategic component of the development plan and provides London wide policy and guidance. It promotes a sustainable mixed use development which optimises accessible brownfield urban land efficiently to create jobs and maximise new housing.

The London Plan’s priorities are the delivery of employment opportunities and economic growth and maximising housing delivery while promoting high standards of design and environmental and social sustainability. It places a firm emphasis on growth, intensification and housing delivery in London’s opportunity areas. The London Plan designates the Site within the Lee Valley Opportunity Area which has the potential to deliver 21,000 new homes and 13,000 new jobs by 2024. The also falls within the London Plan Tottenham Housing Zone, which is expected to deliver 1965 new homes and 560 affordable homes.

Local Plan

The Local Plan sets out LBH’s proposals and vision

for the future development of the Borough. LBH's development plan contains strategic policies, development management policies, site allocations and guidance in the form of the Tottenham Area Action Plan.

LBH is also in the process of preparing a new Local Plan, although this is at early stages of development. A draft Local Plan was expected to be published for consultation in Summer 2022. There have been no further updates.

Local Plan Site designation

The Site has the following designations as per Haringey Local Plan Site Allocations DPD (2017) and policies map, these are listed below:

- Site Allocation TH6: Ashley Road South
- Growth area GA1 – Policies Map and Tottenham AAP
- Tottenham Hale district centre (small part of the southern end of the site)
- Local employment area: regeneration area – proposals for mixed-use employment-led development will be supported, where appropriate and there should be no net loss of employment floorspace [to be considered on a portfolio basis across the allocation].
- Family Housing protection zone.
- Within Tall building growth area (BH2) – Policies Map and LBH Development Management Plan (Fig 2.2)
- Green Grid – along the southern edge of the site and east-west link will be provided to connect into Down Lane Park to the west and to the Lee Valley in

the west.

LB Haringey Local Plan: Strategic Policies DPD (2013 with alterations 2017)

The Strategic Policies DPD sets out the vision and key policies for the future development of the borough up until 2026. It outlines how the Council addresses local and strategic development needs including housing, employment, leisure, and retail provision. It supports the provision of new homes in opportunity areas and new employment. It also supports the delivery of tall buildings subject to the Tottenham Area Action Plan and the Development Management document.

LB Haringey Local Plan: Development Management DPD (2017)

The DPD gives effect to LBH's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development.

The DPD seeks that proposals deliver excellence in development quality in accordance with policy DM1 (Delivering high quality design). The policy supports proposals which relate positively to the surrounding context, make a positive contribution to place, confidently address feedback from local consultation and provide inclusive and sustainable design and construction principles.

Other relevant planning policy guidance

Tottenham Area Action Plan (TAAP) (2016)

The TAAP document ensures that the scale of development and change proposed for Tottenham to 2026 and beyond is positively managed and guided by a planning framework. It also ensures that

investment decisions meet the aspirations of the local community and LBH for the area as a whole, as well as specific places and locations within it.

The TAAP identifies land capable of delivering 10,000 new homes and 5,000 new jobs. It includes further detail on appropriate locations for tall buildings to ensure the heights of new buildings respond to and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration. Figure 4.2 of the policy identifies the Site as being suitable for tall buildings. The Site forms part of a wider allocation for an indicative development capacity of 444 homes and 15,300sqm of non-residential floorspace.

Tottenham Hale District Centre Framework (2015) (Part 1) (Part 2)

The Tottenham Hale District Centre Framework (THDCF) acts as an evidence base to inform the TAAP to allow for the implementation of proposals for the Tottenham Hale District Centre. The THDCF provides design guidance and parameters for the Ashley Road South site (TH6). It states that Ashley Road will be a vibrant mix of high-density businesses and homes. The Framework allocates an indicative quota of 438 dwellings (43,977sqm) for the ARSM site. It suggests that the wider site could deliver 146 jobs and up to 12,000sqm of commercial floorspace and 2,628sqm of retail, food and leisure.

The THDCF Section 4.1.1 (Building Height and Tall Buildings) identifies the Ashley Road South site as suitable for a mixed-use scheme of high-density businesses and homes.