

6.1 SP11 Design

6.1.1 Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council should also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.

6.1.2 The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.

SUSTAINABLE COMMUNITY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS Priorities

Reduce the incidence and fear of crime; and
Provide a better, cleaner public realm and built environment.

POLICY

SP11 - Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime by promoting social inclusion, and well-connected and high quality public realm that is easy and safe to use and by applying the principles set out in 'Secured d by Design' and Safer Places; ;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for ~~tall~~ Tall and Large buildings will be assessed against the following criteria:

~~The potential contribution to placemaking and legibility;~~

~~The highest quality design;~~

~~The appropriate relationship to both local and historic context;~~

~~The careful and comprehensive consideration of impact on ecology and microclimate;~~

~~The appropriate infrastructure provision, including excellent public transport;~~

- ~~Aan adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;~~
- ~~assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;~~
- ~~compliance with the Development Management DPD criteria for Tall and Large Building Sitting and Design; and~~
- ~~Compliance with all the relevant recommendations as set out in CABE/English Heritage 'Guidance on Tall Buildings, 2007.'~~

~~High quality design;~~

~~Acceptable relationship to surroundings;~~

~~Appropriate site size and setting;~~

~~The context of an adopted masterplan framework; and~~

~~CABE/English Heritage Guidance on Tall Buildings.~~

High quality design

6.1.3 Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

6.1.4 The Council will insist on high quality design throughout the borough. In accordance with government guidance PPS1 Delivering Sustainable Development the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life criteria in the assessment of proposals for residential developments. **Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-in-context.org/>).**

6.1.5 Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

6.1.6 The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All **major** planning applications ~~that go before the full planning committee are automatically presented~~ **are referred** to the Design Panel.

Sustainable Design and Construction

6.1.7 Layout, and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently accounts for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

6.1.8 Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

6.1.9 With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which ~~respect wildlife~~ **protect and enhance habitats for wildlife** are also key components of sustainable design and construction. **Please see DMP13 for the Council's approach to sustainable design and construction.**

Safer and Accessible Design

6.1.10 Good design is safe and accessible, and responds flexibly to the needs of its users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.

6.1.11 The Council requires new buildings and spaces to be inclusive and accessible to all. Design ~~h~~ **Heritage** and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See Strategic Policy 2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

6.1.12 In addition, making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

Landscaping and public realm

6.1.13 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences **and front gardens.**

6.1.14 The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

Tall Buildings

6.1.15 Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its Town Centres. The exception is Wood Green Town Centre, where buildings within its core area range between 4-9 storeys. ~~Given its overall outer borough suburban character, almost all of Haringey is particularly sensitive to the adverse impact of high buildings on its character and townscape qualities.~~

~~6.1.16 Excessive height can have intrusive effects on both the immediate and the wider area, by altering the established skyline, by adversely affecting attractive local views, buildings of townscape importance and important landmarks. The established scale and character of the townscape will provide a guide for new development, together with conformity to established street patterns, facades, activities, and uses. The scale, height and bulk of new development should relate positively to its surroundings.~~

~~6.1.17 The Council has adopted the definition of tall buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over. The Council considers that the two areas, Haringey Heartlands/Wood Green and Tottenham Hale, are suitable for some tall buildings, because they are close to major transport interchanges and have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green). Apart from these two areas, the precise location of tall buildings will be determined within the context of an adopted master plan framework, and the design of the tall building should follow the CABE/English Heritage 'Guidance on Tall Buildings.~~

6.1.156 "The Council has adopted the definition of **Tall and Large Buildings** as those which are substantially taller than their neighbours, have a significant impact on the skyline, ~~or are of 10 storeys and over~~ or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the draft replacement London Plan policy 7.7.

6.1.17 As noted in policy SP1, the Borough will prepare **Area Action Plans (AAPs)** for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including sufficient of the surrounding area to consider the context affected by the actions proposed in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

6.1.18 Masterplan Framework The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings, because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green) and have existing adopted Masterplan Frameworks¹. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and

¹ *The Haringey Heartlands Development Framework (adopted 2005) and the Tottenham Hale Urban Masterplan Supplementary Planning Document (adopted October 2006)*

Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise in AAPs and UCSs.

6.1.19 The **Criteria for Siting and Design of Tall and Large Buildings** will be described in detail in the Development Management DPD.

6.1.20 Tall buildings can contribute to townscape Placemaking and Legibility. They can help mark the location of Town Centres and major traffic nodes, close vistas of long straight roads and define landscape features. However, excessive height tall buildings can have intrusive effects on both the immediate and the wider area, by altering the established skyline, by adversely affecting attractive local views, heritage assets and their settings, buildings of townscape importance and important landmarks.

The Highest Quality Design will be required for all Tall Buildings and design skill will be needed to fulfil their many different requirements. In the past tall buildings have been erected which have spoilt the established scale and character of the surrounding townscape. Their excessive heights, scale, form and design have an intrusive effect over a wide area. Likewise over bulky developments can have had an overbearing effect, resulting in canyon-like streets with poor standards of daylighting, amenity, and an uncomfortable microclimate.

6.1.16 Relationship to Context Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its Town Centres. The exception is Wood Green Town Centre, where buildings within its core area range between 4-9 storeys. Given its overall outer borough suburban character, almost all of Haringey is particularly sensitive to the adverse impact of high buildings on its character and townscape qualities. The established scale and character of the townscape will provide a guide for new development, together with conformity to established street patterns, facades, activities, and uses. The scale, height and bulk of new tall buildings should relate positively to its surroundings and be a gradual transition rather than a sudden step up. The overall development needs to be designed as visually coherent townscape; ensuring buildings and streets are of a human scale.

6.1.17 Impact on Ecology and Microclimate Tall Buildings can be appropriate as part of sustainable development, but must avoid negative impact on ecology and microclimate. The potential to create downdraft and funnelling of local air movement must be avoided; this usually means tall buildings should not drop to the ground in one face and should never be isolated in undifferentiated public space. Care in siting and design must be taken to avoid shadowing and shading of vulnerable neighbours including public space and residents. The highest standards of Sustainable Design and Construction will be required in tall buildings, particularly to minimise energy use. Impact on wildlife is a major concern, particularly for some species of birds from glazing and bats from artificial light spillage and obstructing flight patterns to both. Proposals for tall buildings must show they will not have a detrimental effect on protected species. They could improve biodiversity with green roofs and walls, and nesting boxes / facilities, particularly for birds of prey. They could also improve local environment by shielding traffic noise, but only as a "wall" rather than "point block", and would require care to achieve residential amenity standards.

6.1.18 Infrastructure Provision Given the requirement for high quality sustainable development, tall buildings should not be to the detriment of the existing townscape and local public and social infrastructure. Wherever a tall building will be used intensively, such as all tall residential or office buildings, proposals must demonstrate high quality accessibility, and how they can be sustained by local transport connections, local amenities and services. Superb public transport connections are the most important of these, such that tall buildings should only be considered right on top of or very close to a major public transport hub, and should include provisions to improve public transport provision to accommodate the expected demand.

6.1.19 Masterplan Framework The Council considers that the two areas, Haringey Heartlands/Wood Green and Tottenham Hale, are suitable for some tall buildings, because they are close to major transport interchanges and have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green). Apart from these two areas, it is considered that Area Action Plans and its evidence base are the appropriate policy documents to determine if tall buildings will be acceptable and if so where. An Area Action Plan is being prepared for Wood Green to identify sites which may be appropriate for tall buildings through more detailed assessment. Please see SP1 Managing Growth for further details on Haringey's Growth Areas.

In all cases, the design of the tall building should comply with the recommendations contained in the CABE / English Heritage 'Guidance on Tall Buildings' (July 2007). It sets the criteria for the evaluating of proposals for tall buildings and promotes a plan led approach to tall buildings".

6.2 SP12 Conservation

POLICY

SP12 - Conservation

All new development in Conservation Areas and affecting Historic Assets shall preserve and enhance Haringey's rich and diverse heritage. The Council will support proposals that conserve the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site. The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral and key local views.

All development shall:

~~—Protect, preserve and enhance statutory listed buildings of architectural or historic interest and their settings;~~

~~Preserve and enhance the character and appearance of Conservation Areas and their settings;~~

~~Promote the conservation of locally listed buildings of merit;~~

~~Promote the conservation, protection and enhancement of the borough's Industrial and Archaeological Heritage and its interpretation and presentation for the public;~~

~~Promote the conservation, protection and enhancement of historic parks and gardens; and~~

~~—Protecting the strategic view from Alexandra Palace to St Paul's Cathedral and key local views.~~

~~The Council will support developments outside Conservation Areas that do not have a negative impact on the setting of Conservation Areas, that are of high quality design and that respond positively to the historic, social and economic context of the area.~~

Haringey's heritage

6.2.1 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

468 Statutory Listed Buildings of Special Architectural or Historic Interest;

1150 Locally Listed Buildings of Merit;

29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);

2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);

34 Local Historic Green Spaces;

23 Designated Sites of Industrial Heritage Interest; and

22 Archaeological Priority Areas.

[Haringey's Sites of Industrial Heritage include those buildings which contribute to the visual or historic industrial character of the borough and industrial architectural or industrial archaeological value. Some structures of industrial architectural or historic interest are already on the statutory and local list and additions will be considered as appropriate.](#)

6.2.2 The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. ~~It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity.~~ ~~Its~~ The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, ~~Muswell Hill, Crouch End~~, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which small, rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic. [Please see the Development Management policy on Haringey's Heritage for more detail.](#)

6.2.3 The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are **numerous** Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.

6.2.4 The coming of the railways from the 1850 's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one. Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.

6.2.54 Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create a visually coherent uniform street scene of distinctive suburban character and appearance.

6.2.56 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.

6.2.7 Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

Figure 6.1 Conservation Areas

Haringey's character

6.2.86 The Council recognised, with the statutory introduction of Conservation Areas that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

6.2.97 The section below describes these two very different Conservation Areas.

Highgate

6.2.108 Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

6.2.119 Many of the large villas and their grounds have been replaced by more compact housing, but Cromwell House (104 Highgate Hill) remains as a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

6.2.120 Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.

6.2.134 The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

Tottenham High Road Historic Corridor

6.2.142 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such scale, massing, use, architectural style and detailing and period of development.

6.2.153 Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and contrast the High Road; lined with residential properties, they are characterised by more finely grained properties of two and occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.

6.2.164 The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent ~~Most of this growth is adjacent~~ to the Tottenham High Road Historic Corridor.

~~Therefore,~~ the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

Strategic and Local Views

~~6.2.175~~ In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);

The wider setting (the area immediately surrounding the viewing corridor affecting its setting);

The mid-ground the high ridge area where any development higher may be visible from the viewpoint);
and

The foreground (the open landscape with sloping park).

~~6.2.186~~ In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

~~6.2.197~~ The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park;
- Views into ~~and~~ within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

~~6.2.2048~~ The Local Views will be identified in a schedule within the forthcoming Conservation SPD.

Indicators to monitor delivery of policies 11 & 12

- All homes to meet "Lifetime Homes" standard and 10% wheelchair accessible;
- All major development to meet 'Secure by Design' standard;
- Increase in the number of residential developments that meet Building for Life Silver Standard;
- Increase the number of schemes and buildings included within the Haringey Design Award schemes;
- Increase the number of Haringey development shortlisted for national design awards;
- ~~Progress the Conservation~~ Complete Conservation Area Appraisals and Conservation Management Plans for each of the Conservation Areas within the borough; ~~programme;~~
- Increase the number of buildings put forward for statutory listing (where there is proper justification and where they meet certain criteria); and
- Reduction in the number of buildings, structures and Conservation Areas on the English Heritage 'Heritage at Risk Register'.

For further details on national, core and local indicators please see Haringey's Monitoring Framework supporting document.

Key evidence and references

Haringey's Greenest Borough Strategy, London Borough of Haringey 2008

Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008

Design and Quality Standards, Homes and Communities Agency 2007

Guidance on Tall Buildings, CABI/English Heritage 2007

The London Plan (consolidated with alterations since 2004), Mayor of London 2008

Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005

Planning Policy Statement 45: Planning and the Historic Environment (~~consultation draft~~), Department of Communities and Local Government ~~2009~~2010.

[Historic Environment Planning Practice Guide \(2010\)](#)