

**CONFIDENTIAL**

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Our ref: DRP/128

Date: 27 July 2017

Dear Rosemarie Jenkins,

**ISLINGTON DESIGN REVIEW PANEL – CHAIR’S REVIEW SESSION**  
**RE: Hathersage & Besant, Newington Green, London N1 (pre-application ref. Q2015/4128/MJR)**

Thank you for submitting the above scheme for a fourth review by Islington’s Design Review Panel which took place on 13 July 2017. The proposed scheme under consideration involves the retention of all buildings on site and the erection of a series of new buildings to provide 46 new dwellings across the estate as well as the replacement of the commercial units on Mildmay Park Road. It also proposes the delivery of significant landscape improvements including courtyard gardens, new play space, new entrances into the estate and an improved route through the estate.

**Review Process**

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by both Design Review Panel Chairs - Dominic Papa and Richard Portchmouth - on 13 July 2017. They were provided with the presentation document submitted by your design team and met at the Islington Town Hall to review the proposals and to discuss their views on the design development of the scheme. The views expressed below are a reflection of the Panel’s discussions as an independent advisory body to the Council.

**Panel’s observations**

The Chairs welcomed the fourth review of the scheme and felt that generally the scheme was progressing in terms of the master planning of the site. They were positive about the general distribution of blocks and open/amenity spaces and were happy to see the route through the site established as part of the design proposals. However, they felt that insufficient detail had been provided in a number of areas and were unable to fully assess every aspect of the proposals. They highlighted that there was a lack of clarity in terms of the design team’s response to the previous review and a lack of detail in terms of floor plans, particularly in relation to block K. They made the following comments:

*Block K*

- Unconvinced by the design of Block K and its relationship with Hathersage Court (HC) and felt this needed further thought. They felt it currently looked as though the

proposed Block K were “crashing into” HC. They were of the opinion that a visual break was required between the two buildings (Block K and HC);

- Concerns were raised with the fire escape door to Block K and route across the area in front of HC and the terrace fronting Newington Green;
- Objected to the proposed building line both on the Newington Green frontage and along Mildmay Park. They felt that the chamfered edge did not respect the line of the street frontage and would block existing views of Newington Green from Mildmay Park.

#### *Newington Green Road frontage*

- Unconvinced by roof to new unit fronting Newington Green Road and felt this could take clues from the proposed mews houses to provide a more interesting roof design;
- Awkward relationship between “totem” and wall – they did not feel “totem” was necessary;
- Unconvinced by use of purple brick across lower levels – felt it unnecessary to “circle” the scheme in one brick colour as there are different things happening across the site.
- Concerns raised in relation to the design of the single storey element on the base of Beasant Court – could this relate more to the garden setting using glazed bricks (perhaps green) or a planted wall to relate to the green roof? They suggested it may be beneficial for this structure to be read as part of the landscape, not as a separate built form.

#### *Blocks around the central courtyard*

- Concerns raised over the proposed safety balustrades to roofs of new blocks, encouraged exploration of alternative solutions or alternatively raising the parapet to conceal the balustrades. They felt the roofs should be designed to provide the required barrier rather than having railings added on to them;
- Although no objections to the proposed heights, forms and distributions of blocks within the site, they felt details of all junctions between proposed buildings and existing buildings should be submitted;

#### *Landscape proposals*

- They raised concerns in relation to the access from Newington Green Road into the site. They felt it should not be treated as road but instead it should ideally be shared surface which will in turn slow traffic. They also felt the road surface should be blockwork to match elsewhere on the site (fronting Newington Green) instead of tarmac;
- Although they were positive about the consolidation of the route from Newington Green Road to Mildmay Park as part of the proposals, they felt that additional work is required to reinforce this route through the site and make it more attractive;
- They raised concerns that the landscape proposals feel very fragmented and that the different images/plans did not seem to correspond – therefore, they felt more detail and information is required;

#### *Missing information/additional details*

- All new typical floor plans should be provided in order to assess the proposals fully as well as the relationship between the landscape plan and the ground floor plans;
- Additional information is required in order to fully understand the proposals for Block K (including full floor plans) – insufficient information was provided for the review;

- For this stage of design development, the Chairs felt that a section dedicated to materials should have been included, providing details of metal panels, brickwork, balustrading etc

## **Conclusion**

Although the Chairs welcomed the design team's intention to continue their engagement with the DRP, they felt the scheme would have benefited more from a full review. They felt that the submitted presentation lacked order and that insufficient information regarding key aspects of the design development had been provided in order for them to fully understand and assess the proposals. The Chairs appreciate that the scheme is now at late stages of design development and that there is an intention to submit an application very soon. However, they felt that another Chair review would be required with the information requested above before they could provide a final view on the scheme.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification, please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

## **Confidentiality**

Please note that since the scheme is at pre-application stage, the advice contained in this letter is provided in confidence. However, should this scheme become the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the Council in the assessment of the proposal and determination of the application.

Yours sincerely,



## **Luciana Grave**

Design Review Panel Coordinator  
Design & Conservation Team Manager