

NOS. 808-810/12 HIGH ROAD, TOTTENHAM, LONDON N17

SBND-1000-ZZ-ZZ-RG-A-0001

A HOME FOR SARABANDE

DESIGN & ACCESS STATEMENT

NOVEMBER 2022

ISSUED FOR LISTED BUILDING CONSENT



+ SECTION 1

INTRODUCTION

1.1	Project Overview	4
1.2	Project Team	5
1.3	Sarabande	6
1.4	Brief and vision	7
1.5	Paxton17	8

+ SECTION 2

CONTEXT

2.1	The Site	10
2.2	History and Heritage Context	11
2.3	Heritage Significance Plans	12
2.4	Planning History	14
2.5	Heritage Trail	15
2.6	Emerging Context - North Tottenham	17

+ SECTION 3

CONSULTATION

3.1	Client Team	23
3.2	Statutory Bodies	24
3.3	Local Groups	25
3.4	Pre-Application Consultation	26

+ SECTION 4

DESIGN RESPONSE

4.1	Protecting the Existing Fabric	38
4.2	Consolidation, Conservation & Restoration	42
4.3	Concept	44
4.4	Development Phase Design Revisions	46
4.5	Activity Statement	47
4.6	Accessibility	50
4.7	Proposed Plans	51
4.8	Proposed Changes to Consented Scheme	56
4.9	Comparative Elevations	58
4.10	Comparative Plans	60
4.11	Management & Maintenance	66
4.12	Schedule of Areas	67

+ SECTION 5

LANDSCAPE

5.1	Landscape Design	70
-----	------------------	----

+ SECTION 6

ACCESS STATEMENT

6.1	Part K-Protection from Falling, Collision & Impact	88
6.2	Part M-Access to & Use of Buildings	92

+ SECTION 7

TECHNICAL RESPONSE

7.1	Principle Designer	99
7.2	Sustainiblilty and Energy	100
7.3	Structural Engineering	101
7.4	Services Engineering	102
7.5	Fire Strategy	103
7.6	Paint & Wallpaper	104

+ SECTION 8

CONCLUSION

8.1	Conclusion	107
-----	------------	-----

+ SECTION 9

APPENDICES

9.1	Site Images	109
9.2	Proposed General Arrangement	119

NOS. 808-810/812 HIGH ROAD

SECTION ONE: INTRODUCTION

DESIGN & ACCESS STATEMENT

1.1 PROJECT OVERVIEW

The overarching vision for Paxton17 is to develop a vibrant commercial creative quarter where an infrastructure of restored and new built form can facilitate the organic development of an arts focused ecosystem.

The mini masterplan for the area to the Northwest of Tottenham Hotspur's new football stadium sees the historic High Road buildings, Northumberland Terrace, restored; a new landscaped yard developed behind the terrace; and a new 'L' shaped building constructed against the existing blank superstore facade and returning along Northumberland Park.

A key aspect of the project is to restore Nos. 808+810/12 High Road, arguably the most significant properties on the terrace. They are Grade II* Listed, dating from the 1720s, and are widely regarded as some of the finest early Georgian buildings in London, not just because of their symmetrical street frontage, but also due to the extent of the surviving fabric, particularly in No. 810/12.

The buildings are owned by Tottenham Hotspur, and they have been successful in securing 'Development Phase' National Lottery Heritage Funding to take the proposals to RIBA Stage 3. We have partnered with Sarabande, a leading arts charity, to build a new home for them in Tottenham and are working towards a mid-November submission for the Round 2 bid.



FIGURE 1. Street elevation of 808-810/812

1.3 PROJECT TEAM

The Development phase funding has allowed us to pull together a full consultant design team and consider these buildings as one project for the first time.

Regular engagement with the Client team has been undertaken, consisting of the National Lottery Heritage Fund, Tottenham Hotspur Football Club, and Sarabande, and weekly Design Team Meetings have been attended by the consultants to discuss Stage 3 risks, progress, and co-ordination.

Quod have been appointed as Planning Consultant to lead with regard to strategy for obtaining further Planning and Listed Building Consents for this exciting and important project as a new home for the arts charity.

Discipline	Company	Name
Client	Tottenham Hotspur	Richard Serra
Client	Tottenham Hotspur	Daren Burney
Client	Sarabande	William Russell
Client	Sarabande	Trino Vekade
Client	NLHF	Lesley McCarthy
Client	NLHF	Andrew Purcell
Principal Designer	IM2	Florentina Punga
NLHF Consultant	NLHF	Sophia Mirchandani
NLHF Consultant	NLHF	David Clarke
Project Manager	Arcadis	Paul Mitchell
Project Manager	Arcadis	Ellen Dempster
Quantity Surveyor	Arcadis	Tom Gallego
Architect	F3	Alan Carruthers
Conservation Architect	F3	Corrie Newell
Landscape	Landscape	David Livesey
Structures	Tisserin	David Broadley
MEP	Integration	Bojan Cekic
Planning Consultant	Quod	James Beynon
Fire Engineer	BB7	Eoin Troy
Paint Conservator	Patrick Baty	Patrick Baty
Wallpaper Conservator	Allyson McDermot	Allyson McDermot
Property Agent	LSH	Jeremy Green

Lead design conducted by F3 Architects

FIGURE 2. Project team

1.4 PAXTON17

- A new creative quarter.
- Restoration of the historic Northumberland Terrace.
- Creation of a new landscaped yard behind the High Street.
- A new linear building providing circa 30,000sqft of creative office space.
- An ecosystem developed around the arts, music and coworking.
- Planning Approved, 2020.



FIGURE 3. Paxton17 Masterplan

1.5 SARABANDE

The Sarabande Foundation is a leading Arts and Cultural organisation and creative business accelerator established by the late designer Lee Alexander McQueen to support exceptional creative talent.

Sarabande provides a network of support by enabling access to education, fostering connections and networks, providing professional opportunities to present creative work and create paid commercial relationships. Its three main strands of support include:

- Grant-giving to cover living costs and fees to exceptional London universities given to those who financially could not attend without the support.
- The provision of high-quality affordable artist studios to the creative community with bespoke business mentoring.
- A pioneering and financially accessible public programme of educational on-site talks and skills workshops for the general public available to the worldwide community through our digital platforms.



FIGURE 4. Sarabande Foundation headquarters, Hoxton

1.6 BRIEF AND VISION

Sarabande have presented their foundation ethos and requirements for a new site to F3 Architects through a series of meetings and presentations.

Inhabiting the historic buildings within the Northumberland Terrace Creative Quarter in Tottenham has been identified as a very 'good fit' for the charity. Inhabiting the historic buildings within the Northumberland Terrace Creative Quarter in Tottenham has been identified as a very 'good fit' for the charity given their low impact on the buildings they inhabit due to the nature of their work. It is an incredible opportunity given the rich cultural and physical heritage of the buildings and the way they could be integrated with the overall masterplan.

Design Brief:

- Sarabande understand and actively engage the consolidation, conservation and restoration of the buildings.
- A very light touch in terms of what Sarabande need to be adding to the building
- Studio fit out as simple plywood screened rooms
- The safety of users is paramount especially as they are often working outside of normal hours

Spatial Brief:

- Maximise individual studio spaces, 150 to 300sqft each
- Provide a central focus space for exhibition and presentation
- Bar/cafe
- Reception
- Office
- Meeting room
- Kitchen/breakout
- Wash up/wet area
- Bathrooms and shower
- Sculpture garden

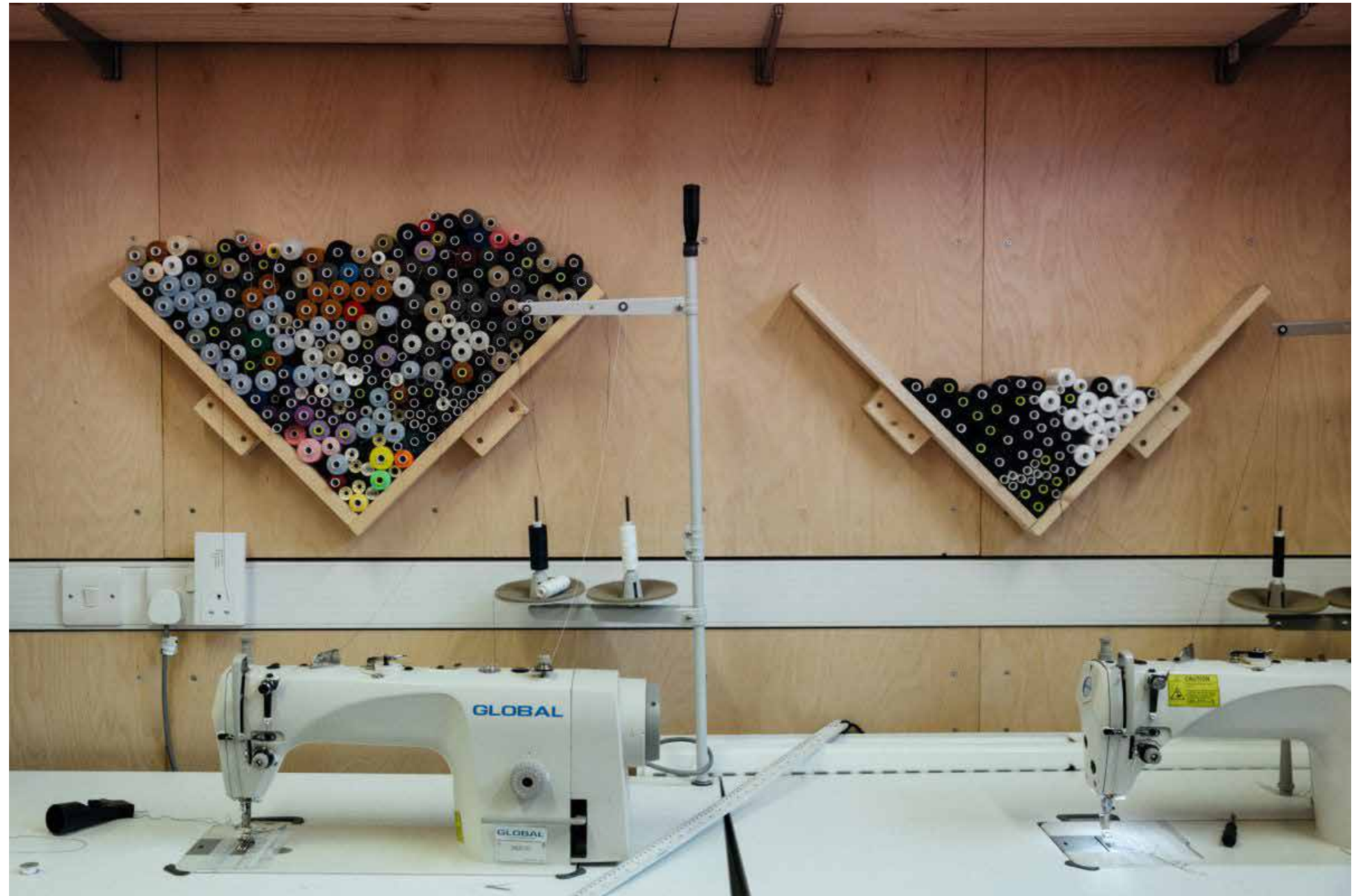


FIGURE 5. Sarabande Foundation headquarters, Hoxton

NOS. 808-810/812 HIGH ROAD

SECTION TWO: CONTEXT

DESIGN & ACCESS STATEMENT

2.1 THE SITE

KEY

- A** Nos. 808 - 810/812 High Road
- B** Tottenham Hotspur Stadium
- C** Lilywhite House
- D** Paxton Place
- E** Northumberland Terrace
- F** High Road
- G** Northumberland Park
- H** Paxton17

The application site is in Tottenham, within the Northumberland Park Ward, and the administrative boundary of the London Borough of Haringey.

Nos. 808 - 810/12 are both Grade II* listed and the site boundary falls within the North Tottenham Conservation Area.

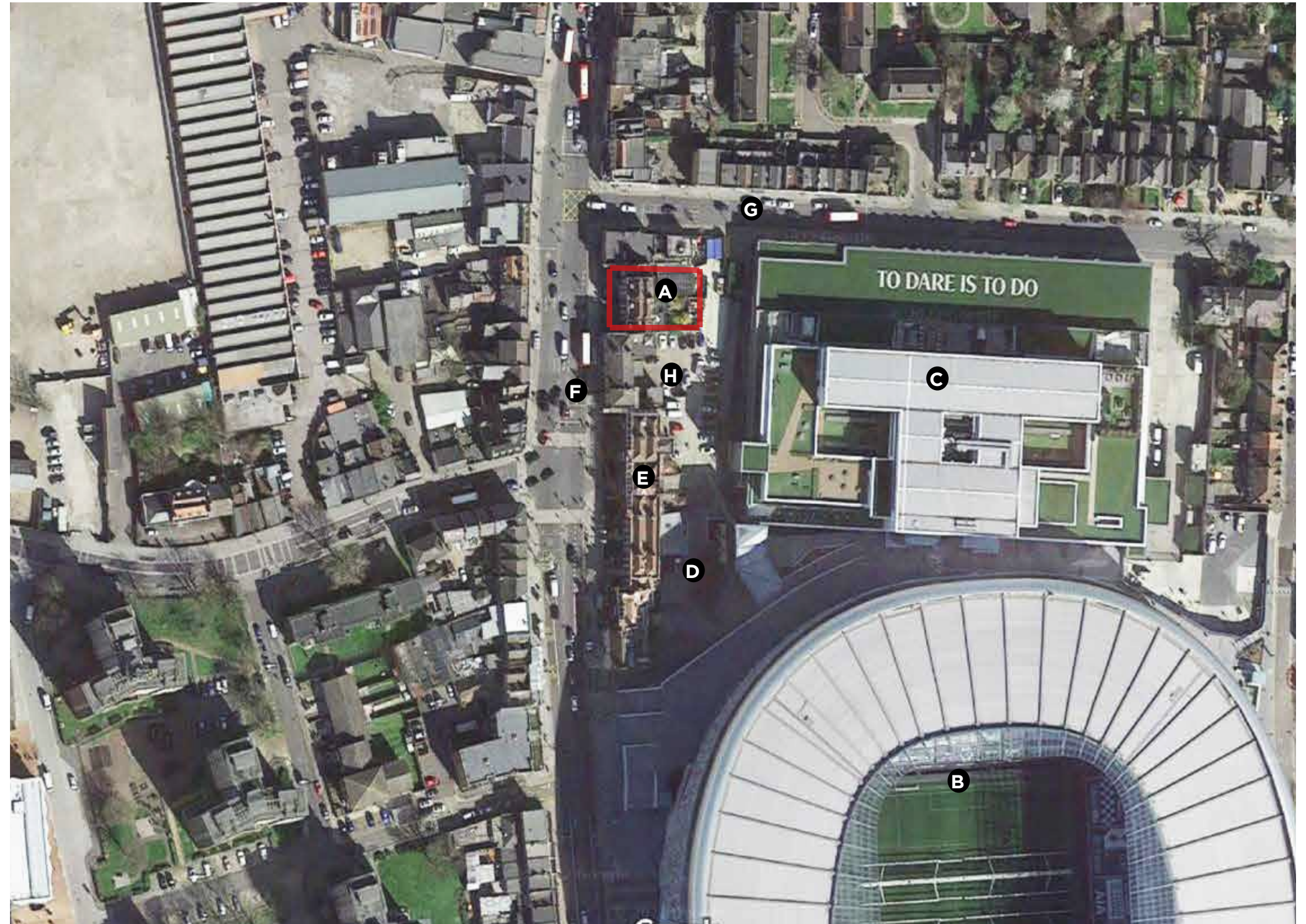


FIGURE 6. Immediate Site Context

2.2 HISTORY AND HERITAGE CONTEXT

Previously known as Prudhoe House (No. 808) and Holly House (Nos. 810/12), the houses were originally built in circa. 1715-1720 by Sir Hugh Smithson, a former member of Parliament for Tottenham. The symmetrical pair were built in brick, in the Queen Anne style and have original and faithfully reconstructed architectural details. These include bracketed moulded entrance doorcases, six-panel front doors and decorative fanlights, sash windows, contrasting brick quoins and window surrounds, elegant stone entrance stairs and wrought iron balustrading.

By 1789, the Duke of Northumberland had purchased these and the whole of Northumberland Terrace and they remained in the Percy family until the 1830s, when Admiral Algernon Percy, Fourth Duke of Northumberland sold most of his London based properties. In 1816 he was rewarded for distinguished naval service with the title of 'Baron Prudhoe' hence the name of No. 808.

The buildings have seen various uses throughout their lifespan, from being country homes with large gardens to commercial premises with shopfronts and residential flats above, to the offices for professionals such as dentists and doctors. With every owner came changes to the original fabric, such as the addition of shopfronts in the late 20th Century. Despite this, the historic and cultural value of the properties is tangible, and the project aims to restore them in the most sensitive and considered manner.



FIGURE 9. Street elevation of 808

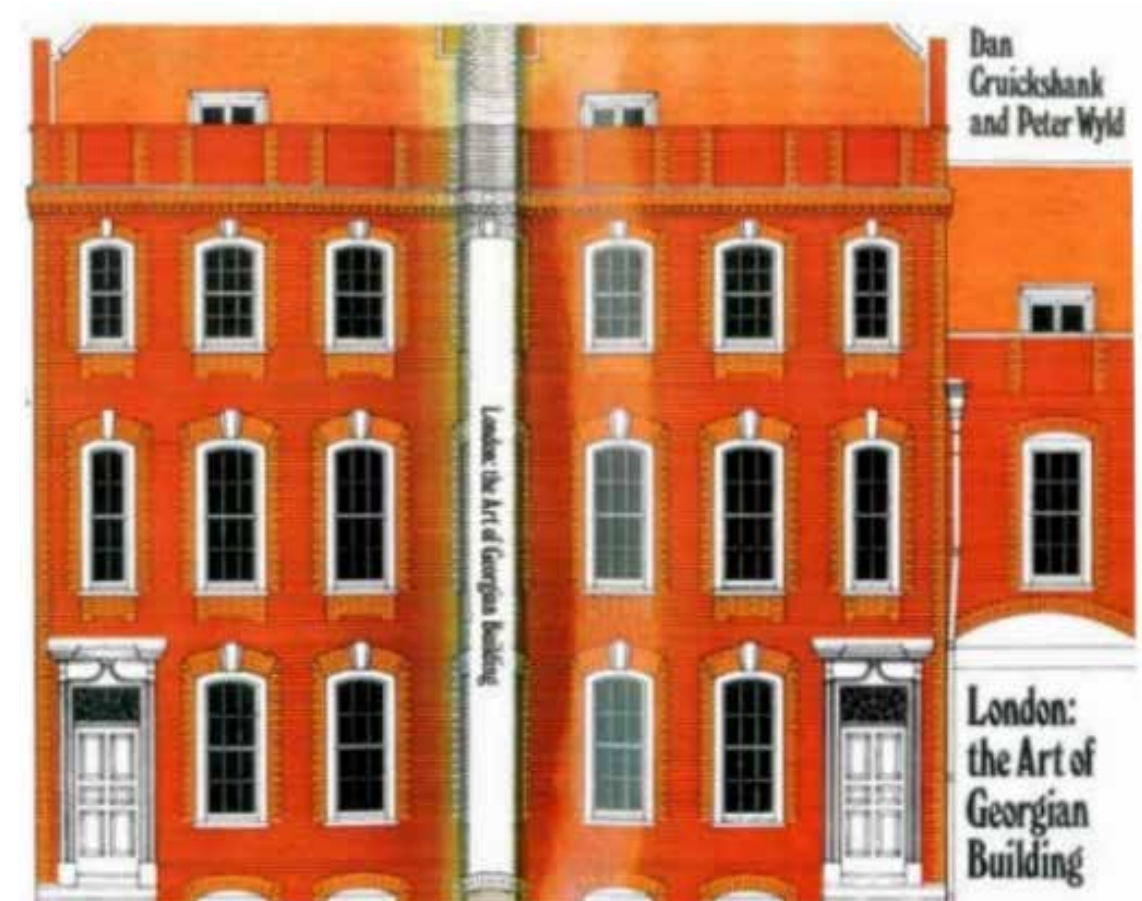


FIGURE 10. Nos. 808-810/12 shown on Dan Cruickshank and Peter Wyld's 'London the Art of Georgian Building'



FIGURE 7. Rear elevation 808-810/812



FIGURE 8. Street elevation of 808-810/812

2.3 HERITAGE SIGNIFICANCE PLANS

The level of significance is assessed using five criteria in accordance with the English Heritage policy documents, Conservation Principles, Policies and Guidance.

- **High:** The complete areas of original circa 1715 fabric and design are assessed as being high in significance.
- **Medium:** The areas of later nineteenth century changes and incomplete original fabric are assessed as being of medium significance.
- **Low:** Extensively damaged 19th century fabric and areas of modern fabric reinstated in a complementary historic style are generally assessed as being of low significance
- **Neutral:** Less sympathetic modern additions, replacements and changes are generally assessed as being of Neutral significance.
- **Negative:** the element/fabric is harmful or intrusive and detracts from the significance of the building

A conservation plan has been prepared for the project by conservation Architect, Corrie Newell and has been used to inform all aspects of the design. Please refer to the enclosed report.

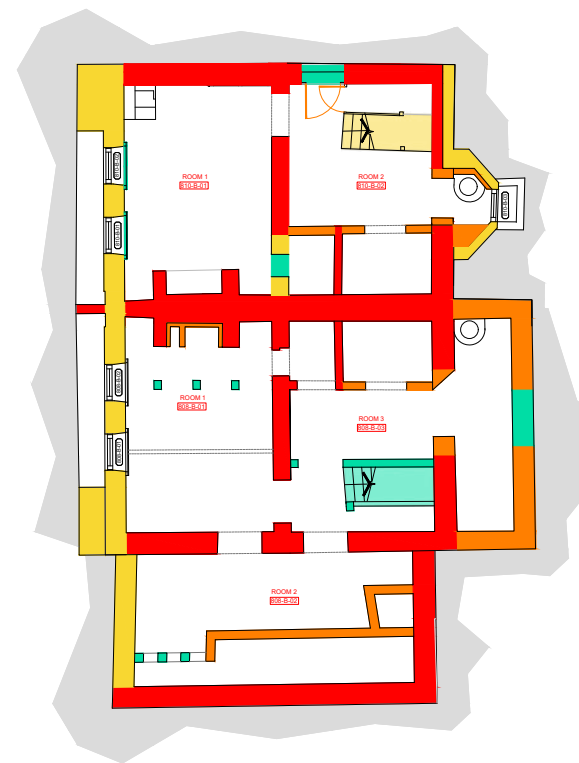


FIGURE 11. Basement Plan

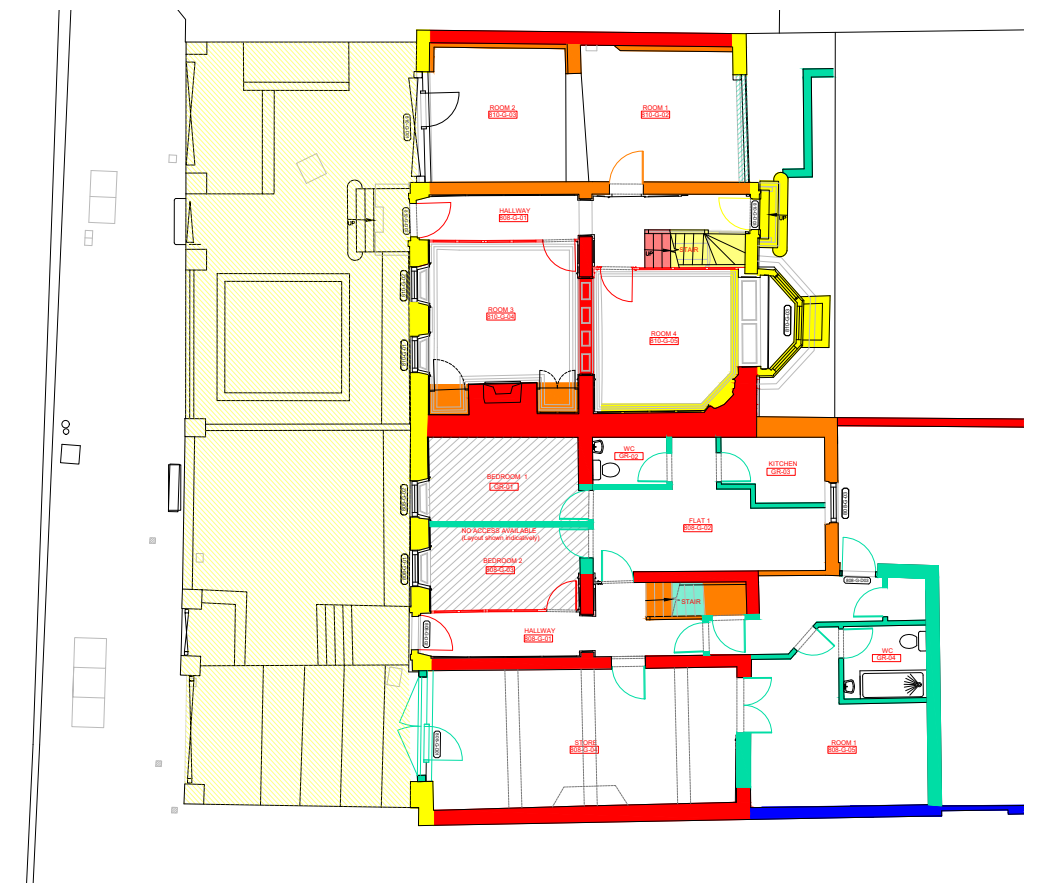


FIGURE 12. Ground Floor Plan

KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE

Not to scale

2.3 HISTORY AND HERITAGE CONTEXT - SIGNIFICANCE PLANS



FIGURE 13. First Floor Plan



FIGURE 14. Second Floor Plan



FIGURE 15. third Floor Plan

KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE

Not to scale

2.4 PLANNING HISTORY

No. 808 High Road:

Planning Reference:

HGY/2020/1584 HGY/2020/1586 (LBC)

In April 2020, Listed Building Consent and Planning were granted for No. 798-808 High Road, allowing for the demolition of the existing extensions and the erection of new single storey rear extension and the provision of level access.

No. 810/12 High Road:

Planning Reference:

HGY/2017/1181 HGY/2017/1182 (LBC)

In June 2017 Listed Building Consent and Planning were granted for the restoration, repair works and the erection of a single-storey rear extension for multi-purpose occupation.



FIGURE 17. Consented Extensions & Landscaping to the rear of 808-810/12



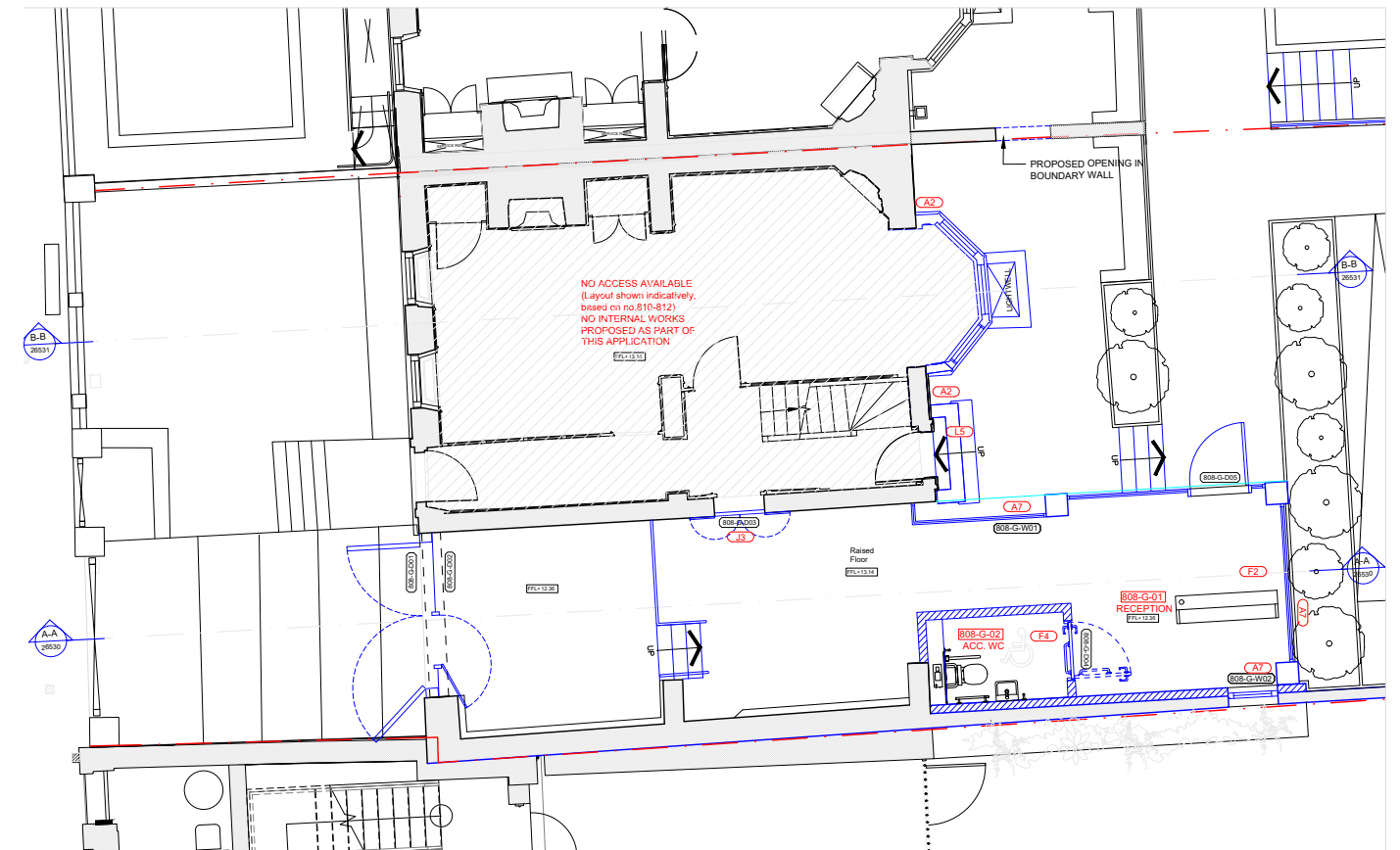
FIGURE 18. Consented Rear elevation 808-810/812



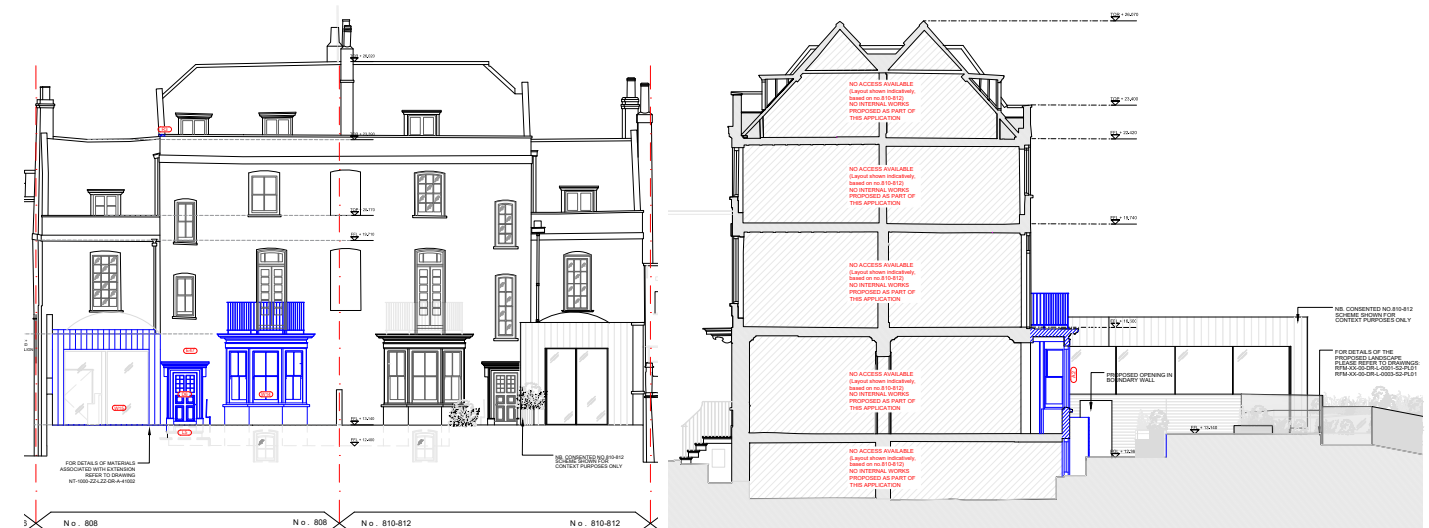
FIGURE 19. Consented Rear elevation 808-810/812

NO. 808 - CONSENTED SCHEME

- Proposals limited to ground floor only.
- Rear extension provided an accessible entrance from the Paxton17 landscaping.
- Associated alteration within the carriage house and addition of an accessible WC.
- Restoration of bay window.



Consented Ground Floor Plan



Consented Rear Elevation

Consented Section

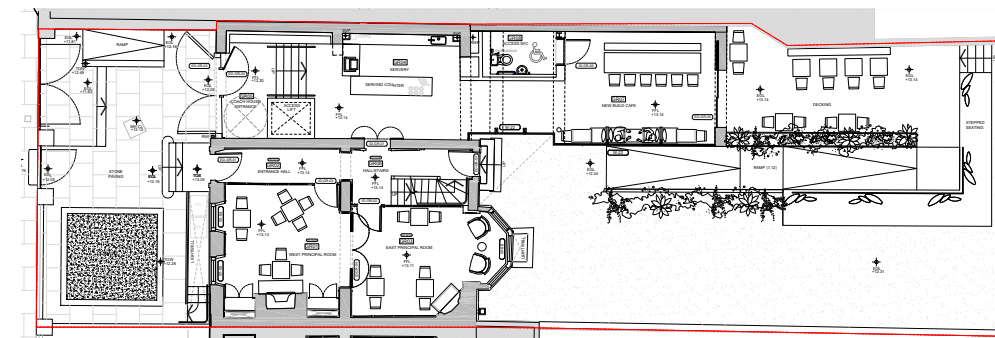
2.4 PLANNING HISTORY CONTINUED

NOS. 808-810/12 - CONSENTED SCHEME

- Planning and Listed Building Consent covering alterations throughout the building.
- Rear extension at the raised ground level providing cafe and accessible WC.
- Landscaping not part of Paxton17.



Consented Elevation Showing Extension



Consented Ground Floor Plan - Nos. 810/12



Consented Rear Elevation



Not to scale

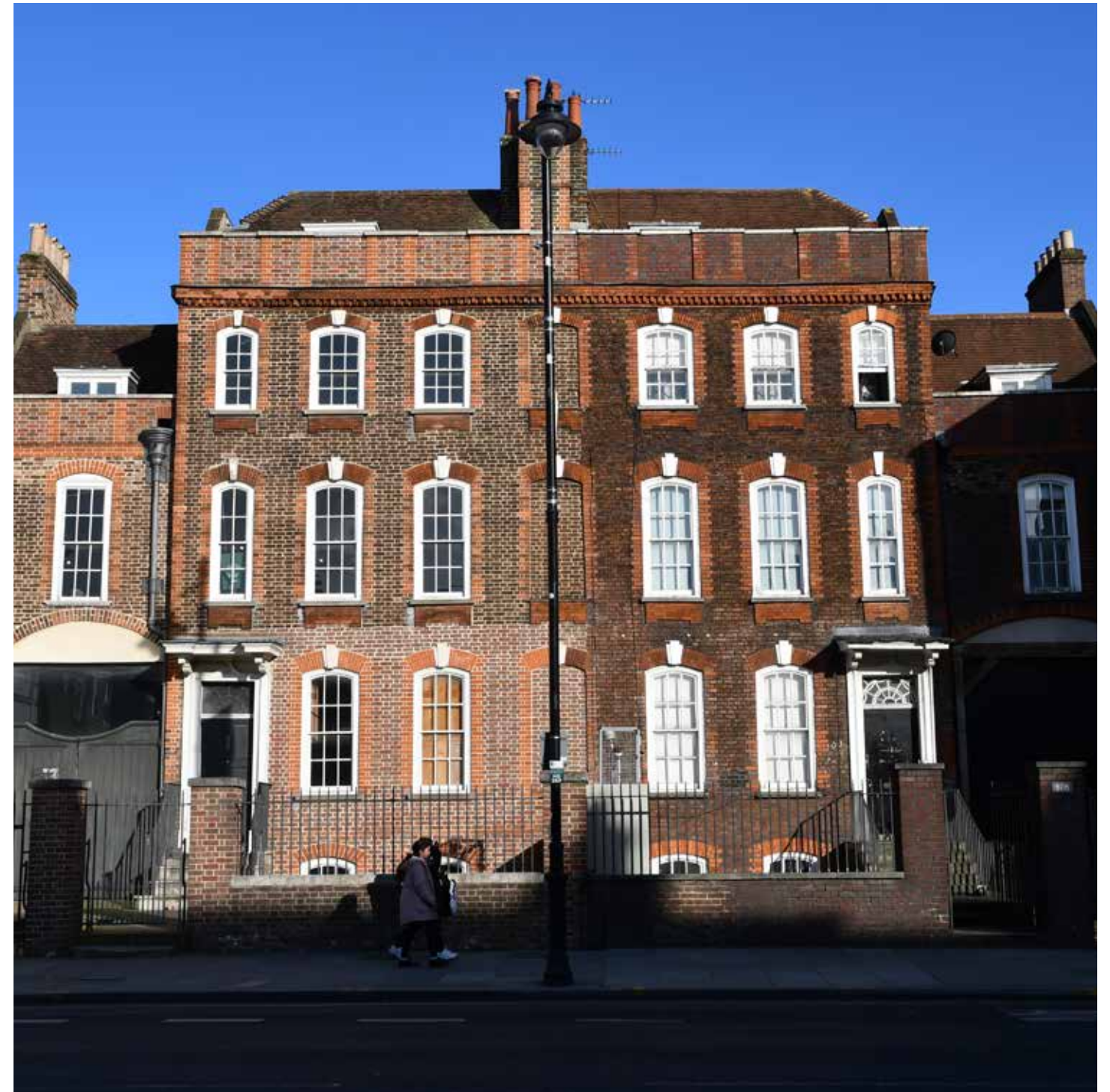
2.4 PLANNING HISTORY CONTINUED

NATIONAL LOTTERY HERITAGE FUND

Tottenham Hotspur Football Club, in partnership with artists' charity Sarabande, have been successful in securing funding from the National Lottery Heritage Fund, to develop a Round II Bid.

Following a successful bid in Round I, the planned restorations would be funded in part by the money from the Lottery Heritage Fund and matched by Tottenham Hotspur.

The interior restoration will be accompanied by the construction of two new rear extensions at basement and ground level, that will provide public access into the gallery and be supplemented by the creation of new public realm behind the High Road.



Nos. 808 - 810/12 High Road Existing Front Elevation

2.5 HERITAGE TRAIL

By the way of context, the project is a part of a wider proposal to launch a Heritage trail in Tottenham. This has been the focus of recent local conservation and a pre-app meeting has been requested with the local authority ahead of the planned listed uses and consent application.

Connecting the past and present in an immediate, tangible way, a heritage trail would showcase the remarkable architecture surrounding the Stadium, and celebrate local characters from the Club's history.

This document sets out the context to such a project, and ways in which it could be realised, but the main purpose is to seek consultation regarding the following elements:

- A private plaques scheme marking 3no. Grade II* and 7no. Grade II listed heritage assets.
- A series of information boards in the No. 800 High Road undercroft.
- Reinstatement of the historic Tottenham Hotspur Cockerel Clock

This project would be part of a wider Heritage Trail, a map of significant local points of interest, which could be navigated via a web based application. Please see the forthcoming pages for the maps.

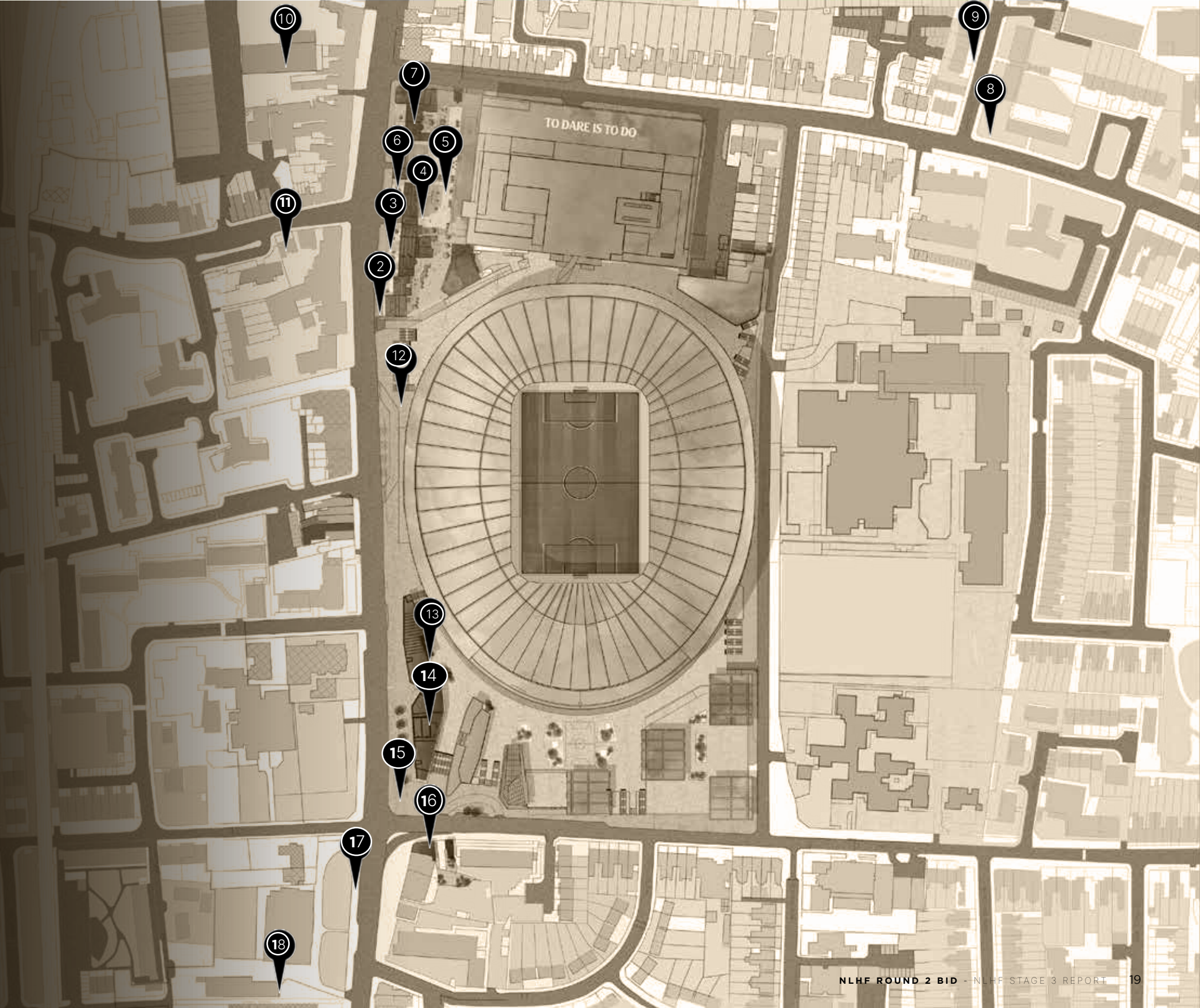
There is an opportunity to reveal more about the local area, whilst increasing a sense of pride among local communities. The proposals would showcase the extensive efforts made by THFC to preserve and enhance their heritage assets within the local area and promote the positive message of the Club - past, present and future.



FIGURE 20. Street elevation of 808-810/812, 1980

Heritage Trail

- ① Paxton Marketing Suite
- ② Dial House
- ③ Percy House
- ④ 800 High Road Undercroft Boards
- ⑤ Paxton17
- ⑥ The Black House
- ⑦ 808-810/812 High Road
- ⑧ Walter Tull Plaque
- ⑨ Former Ground TBC
- ⑩ Printworks (Edwin Crusha)
- ⑪ Bobby Buckle's House (7 White Hart Lane)
- ⑫ Billy Mudge's House
- ⑬ Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- ⑭ Warmington House (John Alfred Prestwich)
- ⑮ Spurs' Cockerel Clock
- ⑯ Corner Pin
- ⑰ The Hotspur Lamppost
- ⑱ Ledley King Mural



2.6 EMERGING CONTEXT - NORTH TOTTENHAM

Tottenham Hotspur are investing in Tottenham's future, with a further number of key sites in close proximity, which have been the subject of recent or extant planning approvals.

The adopted 2014 HRWMF was prepared by Arup who have been re-engaged by the Applicant as master planner within the project team.

KEY

- ① HRWMF Study Area
- ② The Printworks
- ③ Goods Yard & The Depot
- ④ 807 High Road
- ⑤ Northumberland Terrace
- ⑥ Southern Stadium Development
- ⑦ Paxton17

⌚
Not to scale

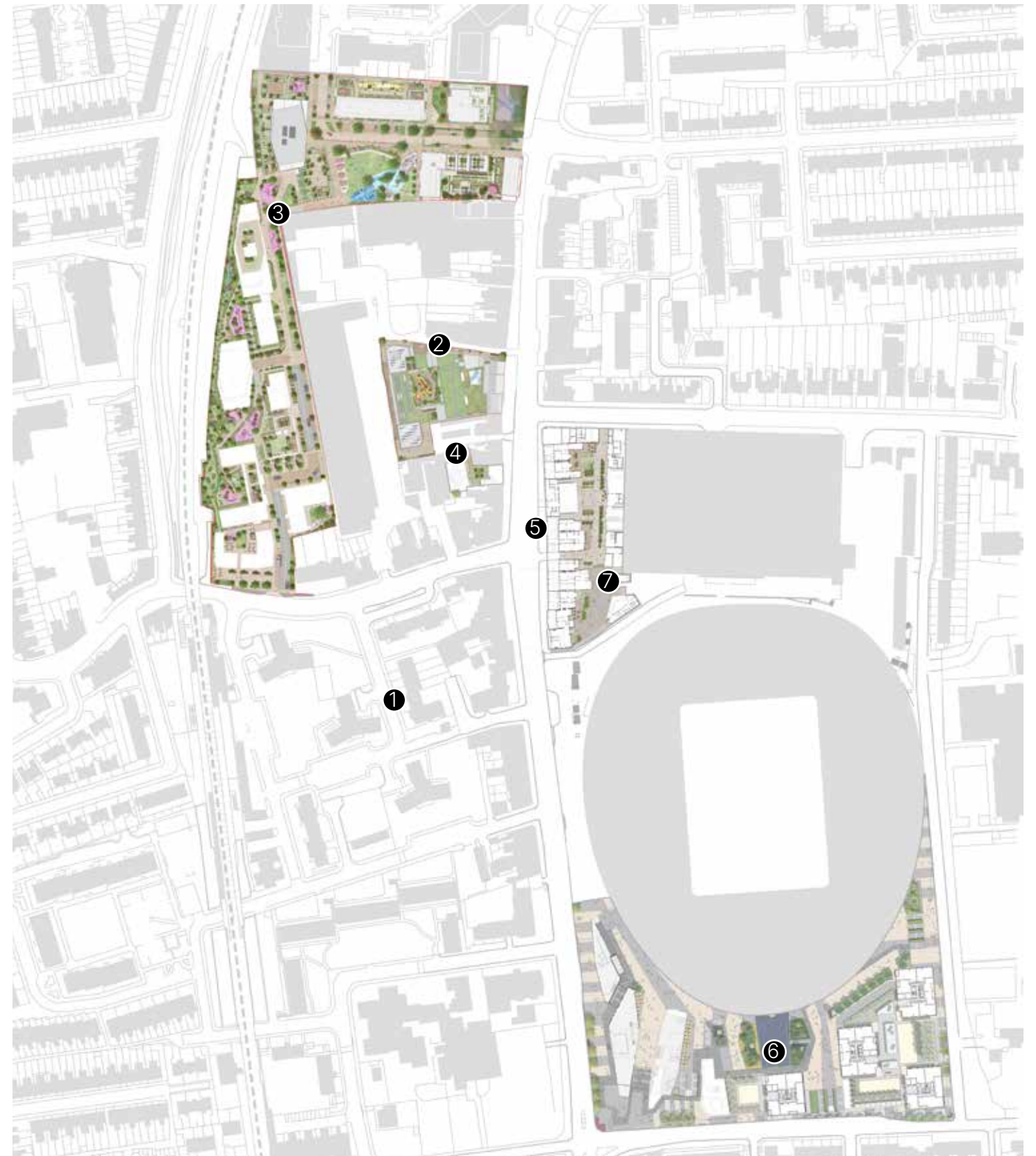


FIGURE 21. Emerging Context

2.0 CONTEXT

2.6 EMERGING CONTEXT - PAXTON17



NOS. 808-810/812 HIGH ROAD

SECTION THREE: CONSULTATION

DESIGN & ACCESS STATEMENT

3.1 CLIENT TEAM

The National Lottery Heritage Fund:

Progress meetings have been held with the NLFH at the beginning and end of September to discuss all aspects of the project.

These have been very helpful to understand the project in the round and how the building design impacts the bid. The design programme, summary of survey information obtained to date, and general progress updates have been shared.

Tottenham Hotspur Football Club:

The applicant and freeholder has attended the NLHF meetings and a number of the Design Team Meetings held during the Development Phase. As the project forms part of the live, wider Paxton17 masterplan project, and as F3 Architects are supporting the Club with many of their other projects in Tottenham, regular engagement is undertaken to understand their aspirations.

Their commitment to this project has remained unchanged throughout the Stage 3 design process and they have worked hard with Sarabande, as development partner, to accommodate their exciting project ambitions.

Sarabande:

F3 Architects have built a strong relationship with Sarabande over the last few years as their ideas to open a new home in Tottenham have grown. Design work was carried out to support a successful launch event at Nos. 792+794 High Road, neighbouring TH properties, at the end of July, where the charity will have interim premises to support 12 new artists. This design work has helped to understand what is required of the project at Nos. 808-810/12 and regular meetings have been held with both the principal at Sarabande, Trino Verkade, and their Architectural advisor, Will Russell.

This design development process has not led to any significant impact on the main project moves and layout of the buildings but has resulted in a greater degree of design resolution with, for example, how the building could operate. An 'Operational Considerations' deck was shared with Sarabande and forms part of the later 'use and amount' section of this report – discussions led to changes in terms of café operation and capacity, additional welfare, and gallery glazing design.

Engagement with the end user client has also allowed the necessary design changes to be tested and discussed, for example, where programme has needed to be moved as a result of the distribution of historic fabric, and there has been much cross over with Sarabande and Sophia Mirchandani, supporting their work to set out how the project will work within the local community.

3.2 STATUTORY BODIES

Historic England:

Given the status of the buildings, Historic England have been consulted regarding the restoration proposals on a number of occasions since they were directly involved with restoration works to No. 810/12 which commenced in 2007.

The then owner, the Haringey Building Preservation Trust, secured, then English Heritage, funding to make the building weathertight and restore the exterior. Simon Thurley, CEO, personally attended the ‘topping out’ in 2009 following a successful project and, since then, HE have continued to support the proposals for the buildings.

The London Borough of Haringey - Planning:

As noted earlier in the report, the project benefits from extant Planning and Listed Building Consents. At Nos. 810/12, a standalone consent exists which sets out a full scope of internal alterations and a new rear extension, similar to that currently proposed. At No. 808, the consents form part of the wider Paxton17 masterplan, and allow for a ground floor rear extension and internal alterations at ground floor only.

It is worth noting that planning and Listed Building Consent was achieved for an interim home for Sarabande, at Nos. 792+794 High Road, at the beginning of November. This inform their consideration of the proposed applications for Nos. 808-810/12 as they better understand how the tenant will use the buildings and how they will impact the community.

A pre-application advice meeting was held with LBH on the 3rd November. Senior Planning Officers Robbie McNaughton and John McRory were in attendance, along with Case Officer Samuel Uff, Design Officer Richard Truscott, and Conservation Officer Elisabetta Tonazzi. The revised designs were presented and the planning strategy discussed. Officers raised the following queries and these have been considered as part of the response to LBH where the presentation document was shared:

- The need for a large event space
- Basement proposal and impact
- Rear garden design in the context of the setting
- Alteration of the ramp to the front of 808
- Northern boundary geometry to 810/812
- Rear garden levels and accessibility
- Use of the spaces and the proposed interventions
- Proposed ply linings
- Fire Risk

The planning strategy is outlined in further detail later in this report but it was agreed at the pre-app meeting that the extant planning consents for both Nos. 808 and 810/12 could both be amended by way of a Section 73 application, with a new Listed Building Consent required for both properties. The intention is that the applications are submitted with the Round 2 Bid – a 13 week determination period would follow which would see a decision made in mid-February 2023, ahead of the NLHF committee review in March.

The London Borough of Haringey – Building Control:

Review meetings have been held on two occasions during the development of the scheme to discuss the compliance matters surrounding the proposals. Bob McIver, Head of Building Control at Haringey, has provided comment and has been very positive about the design. Presentations have been supported by the Stage 3 work carried out by the fire engineers, BB7.

The significance and heritage nature of the properties means that a fully compliant response will not be possible but we have developed solutions and strategies to demonstrate how a route to BCO sign off can be achieved. This has been directly supported by the completion of two other projects, similar to Nos. 808-810/12, and in close proximity, by the same project team, within the last three years.

The reviews have resulted in two main topics of discussion, Part M, access, and Part B, fire. The single stair nature of both buildings, and the lack of existing level access, required an Access Statement, which we provided. Refer to Section 5 for the Access Statement. This will continue to be updated as part of compliance and BCO application.

The Stage 3 report by BB7 will sets out a path to compliance with Part B. Within this, BCO raised the need for particular attention to be paid to the protection of the existing stair and how a vertical one hour fire rated compartment will be formed. This results in existing doors and panelling needing to be fire rated – the current proposals allow for this with the use of Envirograf coatings, as demonstrated on the recently completed neighbouring projects.

3.3 LOCAL GROUPS

The project has been developed following extensive consultation and advice, some of it within the context of the wider masterplan for the restoration of Northumberland Terrace and the creation of a new Creative Quarter Paxton17, to regenerate the area.

Further consultation has also been done as part of the work carried out by Sarabande and Sophia Mirchandani to set out how the project will support the local community. Further details can be found within the enclosed Activities Statement.

This has included, but is not limited to:

- The London Academy of Excellence
- Bruce Castle
- The THFC Foundation
- The Haringey Creative Enterprise Zone
- Tottenham Conservation Area Advisory Committee
- Tottenham Civic Society
- Tottenham Hotspur (TH) Business and Community Liaison Group. (This is where TH's Operational and Development plans are discussed and is comprised of; three Ward Councillors, six Tenants Associations, Commercial and Trading Representatives, Homes for Haringey and LBH Officers for Planning, Transport and Community Relations)



FIGURE 22. London Academy of Excellence Tottenham

3.4 PRE-APPLICATION CONSULTATION

The London Borough of Haringey - Pre- Application Consultation.

All previous consultation carried out, for example, that with Historic England, remains relevant to this application.

It is worth noting that planning and Listed Building Consent was achieved for an interim home for Sarabande, at Nos. 792+794 High Road, at the beginning of November (HGY/2022/1658 & HGY/2022/1659). This has informed the proposals for No. 808 as we better understand how the tenant will use the building and how they will impact the community.

As noted earlier in the report, the project benefits from extant Planning and Listed Building Consents. At Nos. 798-808 existing consents (HGY/2020/1584 & HGY/2020/1586) for a new rear extension, similar to that currently proposed.

A pre-application advice meeting was held with LBH on the 3rd November. Senior Planning Officers Robbie McNaugher and John McRory were in attendance, along with Case Officer Samuel Uff, Design Officer Richard Truscott, and Conservation Officer Elisabetta Tonazzi. The revised designs were presented and the planning strategy discussed. Officers raised the following queries and these have been considered as part of the response to LBH where the presentation document was shared:

- The need for a large event space
- Basement proposal and impact
- Rear garden design in the context of the setting
- Northern boundary geometry to 810/812
- Rear garden levels and accessibility
- Use of the spaces and the proposed interventions
- Proposed ply linings
- Fire Risk

It was agreed at the pre-app meeting that the extant planning consents for No. 808 could both be amended by way of a Section 73 application, with a new Listed Building Consent application required.

Our responses to the queries raised at the pre-application advice meeting can be found on the following pages:

The need for such a large space, as proposed at basement level, was questioned

RESPONSE

The need for a large events space is twofold:

- To allow artists on the programme to display their work.
- To allow the Charity's schedule of educational events to take place.

A gallery space is fundamental to Sarabande's operational needs. Please see the image adjacent which shows their existing space at the current headquarters in Haggerston: The large, open plan space allows all of the artists to display at once, and teaches valuable lessons regarding presentation and curation, in line with the teaching goals of the programme which aims to support young artists as they look to turn their talent into a business.

An events space is also critical to the Charity in order to support their own business needs and provide the educational programme which supports the provision of discounted studio space.

Sarabande relies heavily on donations to fund their work and so it is necessary to organise regular events for their patrons, both in terms of existing and potential sponsors - the relatively small existing rooms, and their cellular nature, means that they are not well suited to such events.



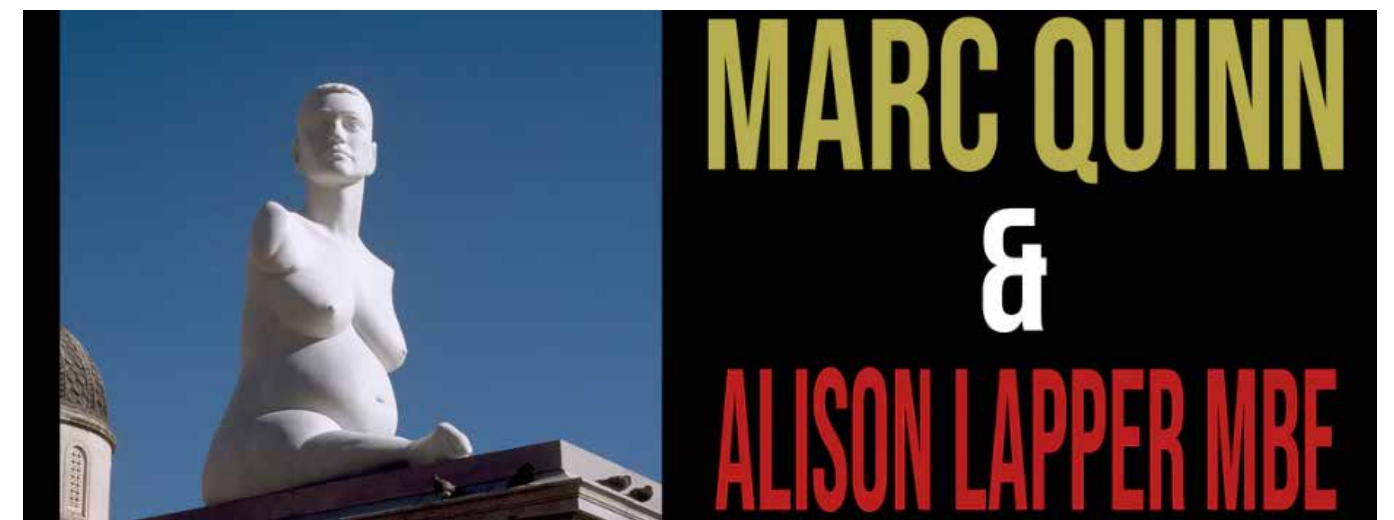
Existing Sarabande Event Space

The need for such a large space, as proposed at basement level, was questioned - continued

Similarly, larger groups are needed to make the educational side of the operation work effectively - this supports, and mentors, students, but is also open to the public. To give an idea of the proposed activities which an event space would support in Tottenham, the following sets out what was achieved at the current home in 2021: It should be borne in mind that this was with Covid restrictions.

- 33 events with 5700 tickets booked
- Workshops: 1675 participants
- Practical talks: 486 in person
- Exhibitions: 867 in person
- Inspirational talks: 363

It is worth noting that a programme of events and educational activities which support Sarabande, and the local community, is a central requirement of the National Lottery in terms of their consideration of this heritage project, and a large space is needed to make this viable.



Images above showing workshops and events hosted by Sarabande

The nature of the new basement proposal and how it impacts the heritage asset

RESPONSE

The following response relates to No. 808 High Road only as there are no proposed changes at basement level to the extant consent for No.810/12 HGY/2020/1181&82

BASEMENT IMPACT

The 'Development Phase' design period, as part of the bid for National Lottery funding, has allowed for further site investigation to be carried out. Prior to this, the intention had been to lower the existing basement level under the main footprint of No. 808, as per the approach taken at Percy House, No. 796 High Road. However, new site analysis, in the context of the significance studies, has shown that much original fabric exists beneath the main property. We have therefore discussed the operational needs of the design with Sarabande and agreed that the main basement area should not be altered with minimal like for like repairs proposed only. The programme which had been proposed has been relocated to the upper levels.

The proposals then focus on the basement below the existing carriage house, and a new basement out with the footprint of the property.

The space beneath the carriage house has been broken up with later dwarf walls and buttresses which appear to relate to works above and to the neighbouring late 19th Century property. It is not currently usable given its size, both in plan and elevation. Please refer to the images adjacent. The intention is to remove the later additions and lower the floor to provide headroom as circulation space. The original floor level would be referenced on the walls by way of historic datum and any salvaged stone floor finishes re-used.

As discussed, a large, open plan, event space is central to the operation of the Charity. The scale of such a space has been discussed with Sarabande at length to understand their requirements and critique this in the context of the historic assets. Unlike at Percy House where a 'full width' rear extension was appropriate, the consented rear extensions to No. 808 is relatively small and so, with up to 15no. artists to support with gallery and teaching space, additional room has been considered.



No. 808 Basement with fragments of historic fabric



No. 808 Space beneath the carriage house

The nature of the new basement proposal and how it impacts the heritage asset - continued

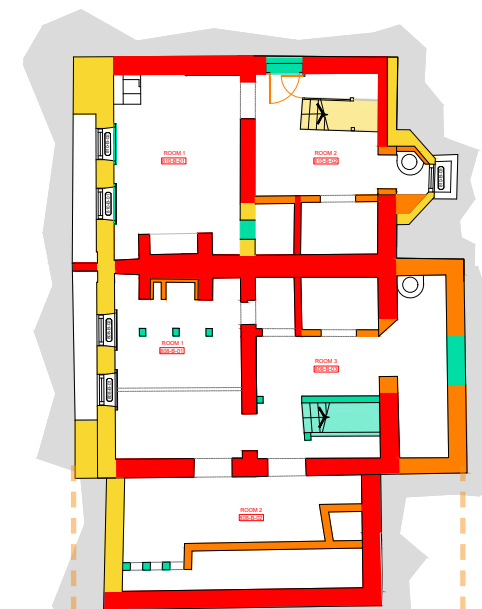
Given the nature of the historic setting, an intervention below ground was seen as the only viable solution. The existing basement to No. 810/12 is highly original and so any alteration here was discounted. However, the rear of No. 808 has been extended, both at basement and ground floor levels, and therefore provides some justification for how additional space could be added without immediate harm to the existing. Where original fabric is altered, the extent is minimal and necessary to support the overall operation of the buildings and implement a viable long-term use.

This approach of building at ground and lower ground, out with the footprint of the host property, is very much as per the approach taken at Percy House – the detailed design response varies as it responds to the specific context at Nos. 808 and 810/12, but the intent, and ambition for beneficial use, is the same.

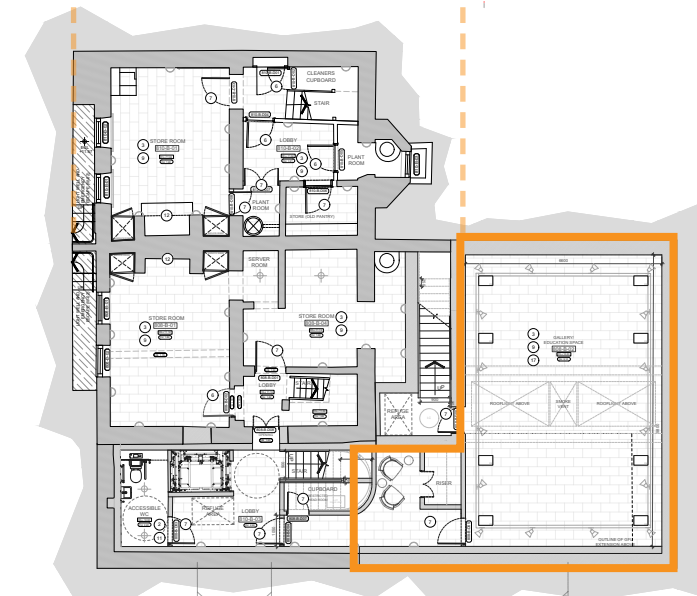
It is worth noting that a new 'Basement Impact Assessment' has also been carried out by the structural engineer and this would be included in any future submissions to the local authority.

KEY

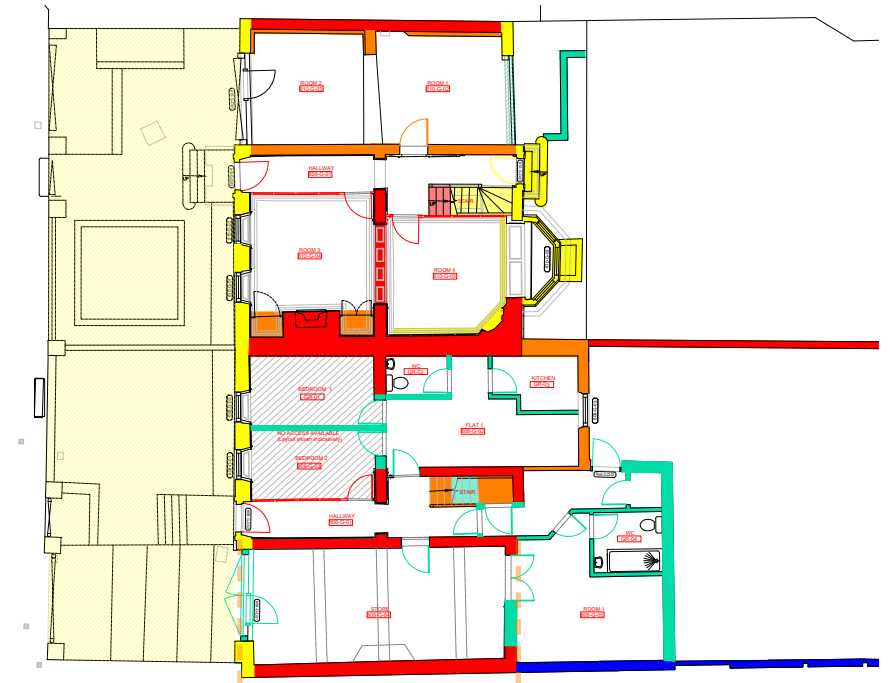
■	CIRCA 1715 - HIGH SIGNIFICANCE
■	EARLY C19 - MEDIUM SIGNIFICANCE
■	LATE C19 - MEDIUM SIGNIFICANCE
■	C2000 RECONSTRUCTION - LOW SIGNIFICANCE
■	LATE C20/EARLY C21 - NO SIGNIFICANCE
—	CIRCA 2000 RESTORATION
—	MODERN FABRIC - NO SIGNIFICANCE



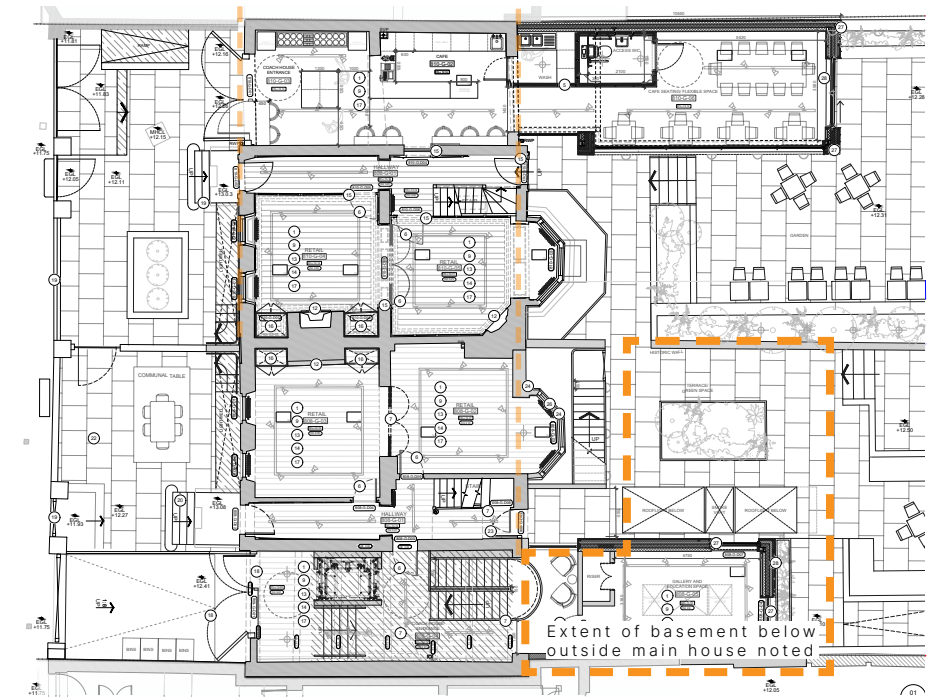
Existing Significance Plan - Basement



Proposed Basement Plan



Existing Significance Plan - Ground Floor



Proposed Ground Floor Plan

Query regarding the proposed alteration to the ramp at the front of No. 808:

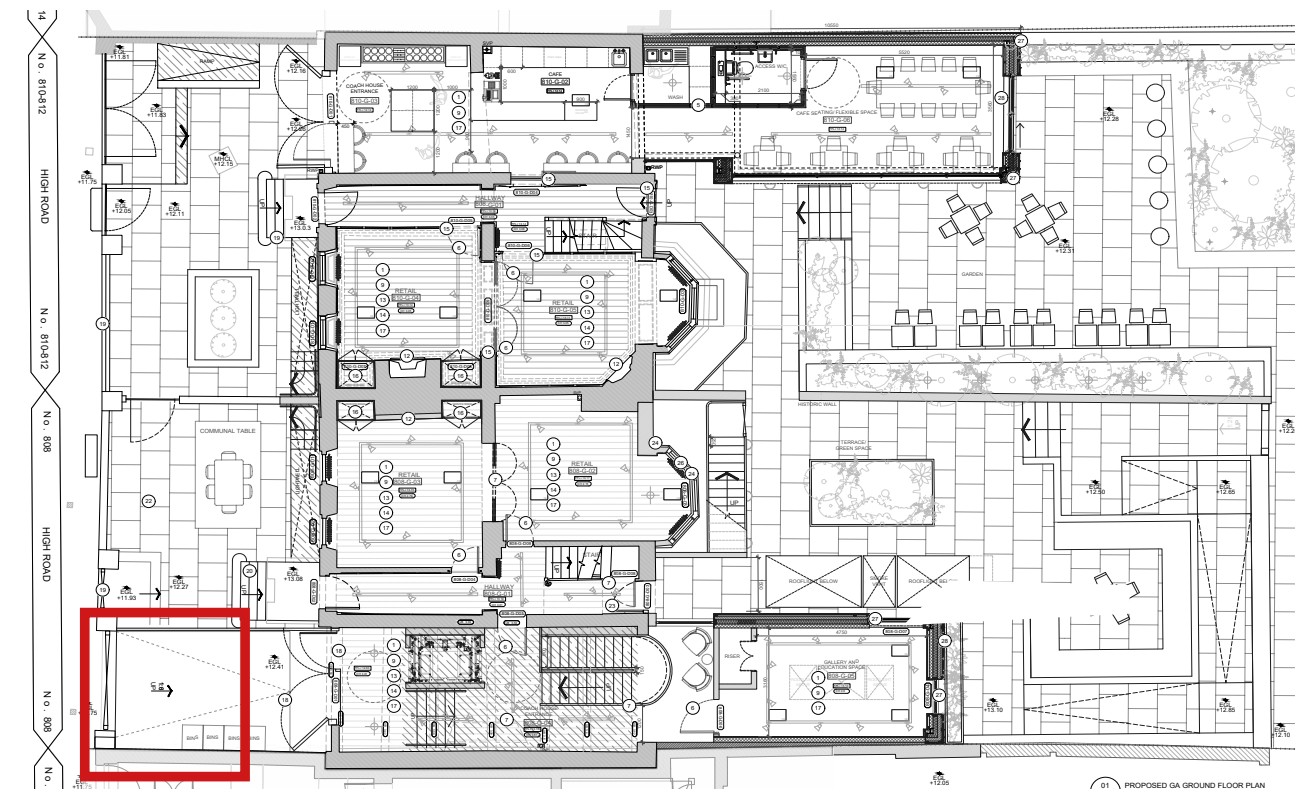
RESPONSE

Please refer to the image adjacent and key plan below to show the nature of the existing stepped ramp to the front of No. 808. This is a modern reconstruction.

The intention is to make alterations such that this is a smooth ramp, as at No. 810, to provide level access to the carriage house.



No. 808 Existing Ramp



Key Plan

Rear garden design to be carefully considered in terms of its impact on the setting of the buildings

RESPONSE

The development of the rear landscape design is part of the overarching improvement of the public realm, as consented under permissions HGY/2020/1584&86, to create a semi-public yard at the heart of Paxton17. Please refer to the proposals adjacent:

The landscaping scheme provides level access into the Northumberland Terrace properties, and, at Nos. 808-810/12, amenity space for the café and studios as well.

The proposals not only create new respite space behind the properties but also serve to improve the currently very unfriendly hard standing to the rear of the terrace. The designs reinstate the historic garden boundaries around Nos. 808-810/12 and enhance the setting of these highly significant buildings.



Paxton17 Landscaped Yard - HGY/2020/1584&86

Rear garden design to be carefully considered in terms of its impact on the setting of the buildings - continued

RESPONSE

The adjacent plans show the as consented landscaping scheme alongside the proposed:

PROPOSED CHANGES:

- 808: Switch back ramps altered to enclose a more private garden space to better respond to the needs of the proposed tenant.
- 810: Levels altered returning the majority of the garden to grade such that the café better integrates with the street and the yard.



Consented Landscape



Proposed Landscape

