

NOS. 810-812 HIGH ROAD - HOME FOR SARABANDE

Tottenham, N17

131128-810-00-902

DESIGN & ACCESS STATEMENT ADDENDUM

ADDENDUM TO 131128-810-00-901 P1
NOVEMBER 2022



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01 INTRODUCTION

This Design and Access Statement Addendum has been prepared by F3 Architects LLP and Corrie Newell Historic Buildings Consultancy (CNHBC), on behalf of the Tottenham Hotspur Football Club (TH) to accompany a Section 73 application to amend the extant Planning and Listed Building Consent.

This document should be read alongside the original Design and Access Statement.

The project aims and design intent remain unchanged from the original DAS, but there have been very positive and exciting developments, with regard to the scope of the project, project partner, and funding:

Tottenham Hotspur Football Club have partnered with artists' charity Sarabande, and have revised the scheme to also include No. 808 High Road, as a new home for the organisation.

Together, the partnership has been successful in securing funding from the National Lottery Heritage Fund to develop a Round II Bid. This Development Phase design work has now been completed and the bid will be heard at committee in mid-March 2023. If successful, the planned restorations would be funded in part by the money from the National Lottery Heritage Fund and matched by Tottenham Hotspur.

The original DAS reference and associated Planning and Listed Building Consent for the consented proposal are as follows:

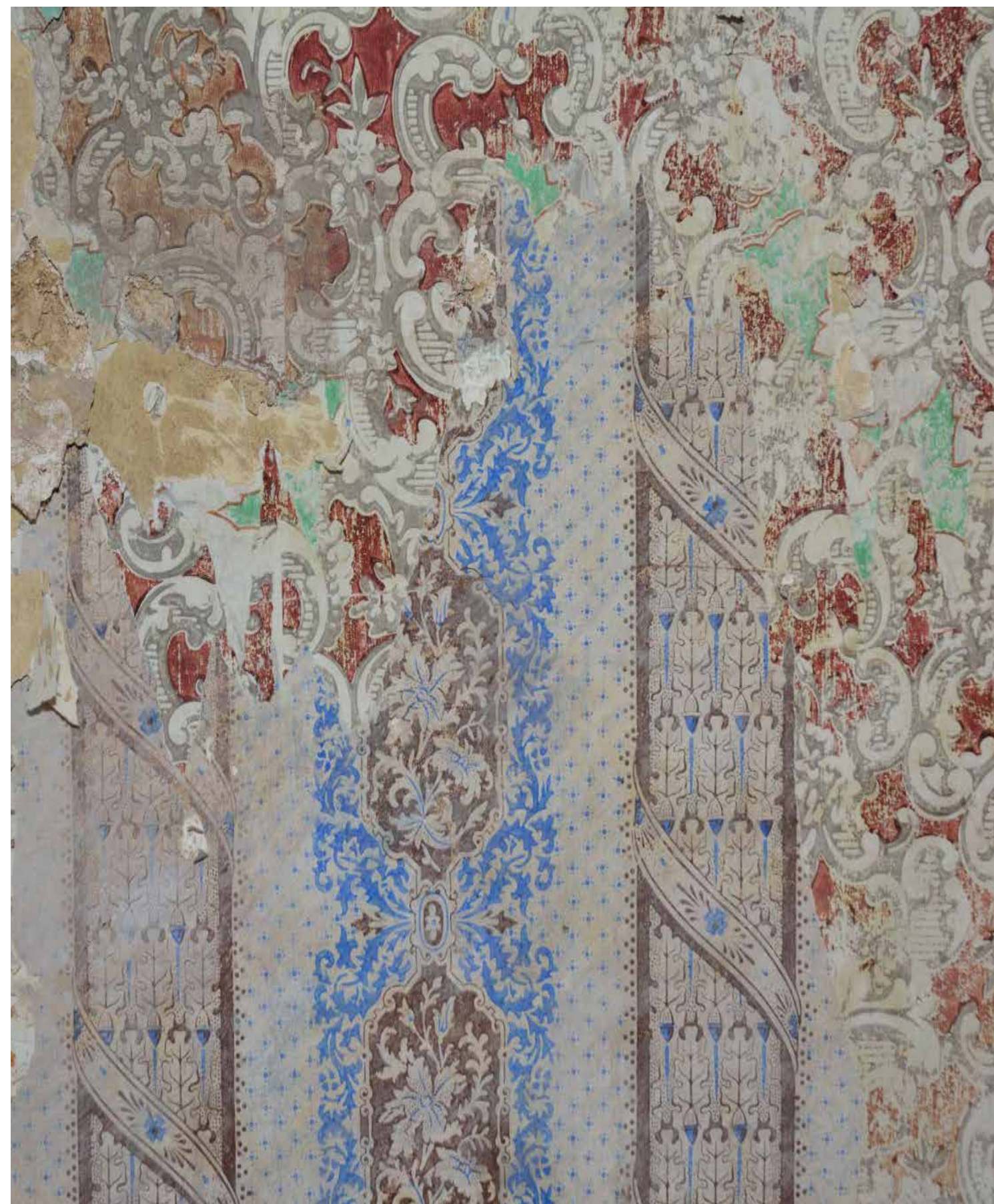
131128-810-00-901.PI

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

This document should be read with Design and Access Statement Addendum NT-1000-ZZ-ZZ-RP-A-00003 for No. 808 and the LBC Design and Access Statement SBND-1000-ZZ-ZZ-RG-A-0001 which set out the revisions to the consented planning permissions for Nos. 808 and 810, and, together, describe the proposed project for Sarabande as a combined scheme.

This document will outline the following design revisions:

1. Existing floor level retained in carriage house, steps and platform lift omitted – rear addition façade extended down to ground level.
2. Consented single storey rear addition extended by 1.5m, to the east.
3. Junction between existing building and rear extension altered with addition of glazed link – associated roof geometry altered.
4. Landscaping revised to suit café extension at grade level.



HISTORIC INTERIORS - LAYERS OF WALLPAPER UNPEELED

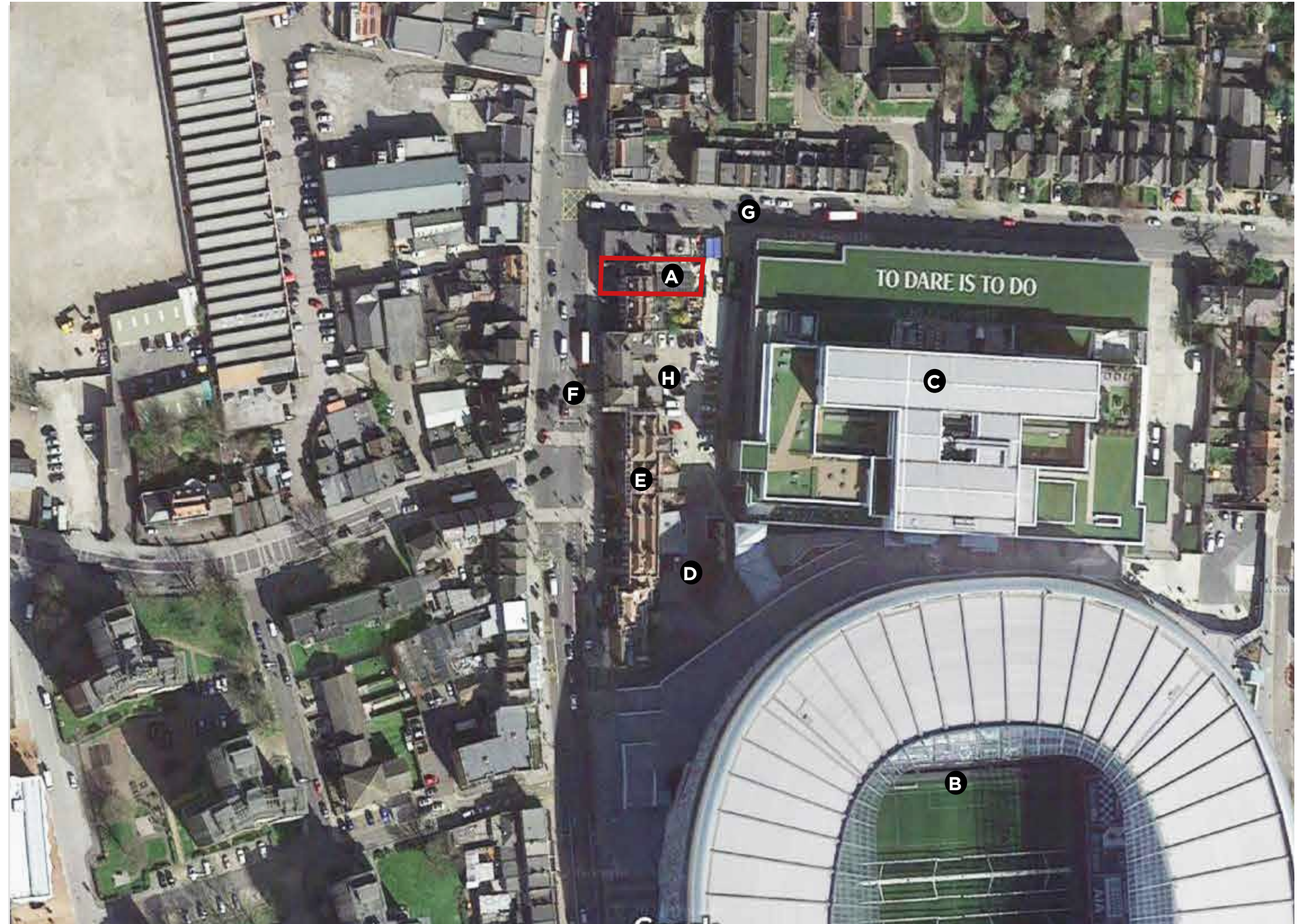
02 SITE, CONTEXT AND EXISTING BUILDING

KEY

- A** Nos. 810/12 High Road
- B** Tottenham Hotspur Stadium
- C** Lilywhite House
- D** Paxton Place
- E** Northumberland Terrace
- F** High Road
- G** Northumberland Park
- H** Paxton I7

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

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



IMMEDIATE CONTEXT

Building Nos. 810/12 High Road, themselves, remain largely unchanged internally, and externally, since the previous consent was determined, however, the surrounding site has seen change, summarised as follows:

- Completion of the Tottenham Hotspur Stadium - **HGY/2015/3000**
- Completion of the restoration and extension of No.796 Percy House - **HGY/2015/1488 & HGY/2015/1490**
- Completion of the Paxton Building - **HGY/2016/3310 & HGY/2016/3540**
- Completion of Paxton Place - **HGY/2016/3310 & HGY/2016/3540**
- Restoration of the Northumberland Terrace, including the adjoining No. 808 High Road, externally, funded by an LBH grant - **HGY/2020/1584 & HGY/2020/1586 & HGY/2019/0315**
- The removal of the modern rear extension to No. 814 High Road - **HGY/2020/1584 & HGY/2020/158 & HGY/2019/0315**

The extant consent for Nos. 810/12 was lawfully commenced with the completion of minor external demolition works to the rear of the property.

All other information included within this original DAS section describing the existing building, particularly that relating to the conservation principles as set out in the Donald Insall Associates Conservation Plan, and Butler Hegarty Feasibility Study, remains unchanged.

The following section describes how the context has evolved.



810/12 & 808 HIGH ROAD FRONT ELEVATION

03 THE WIDER NT MASTERPLAN

The heritage led design principles of the Northumberland Terrace masterplan, as set out in the original DAS, remain unchanged. However, significant progress has been made since the original consent for Nos. 810/12 was determined.

Phases 1 and 2 of the wider NT masterplan development have been built with the completion of the Paxton Building, Paxton Place, and the associated alterations and restoration of Nos. 790 to 794, particularly to the rear, with the removal of modern, detracting, extensions.

The restoration of No. 796 Percy House has been completed.

The design of the remaining parts of the masterplan, to the north of Paxton Place, have been significantly developed, and indeed, planning and Listed Building Consent approved for Phase 3.

The masterplan has been renamed as 'Paxton17' with a comprehensive branding exercise carried out to attract new tenants – this is beginning to prove successful and Sarabande are an example of the progress made.

The adjacent plans show the evolution of the overarching project:



Northern Terrace L00 Masterplan as included in original DAS



Consented Paxton17 Masterplan

04 BRIEF, OPPORTUNITIES AND CONSTRAINTS

Opportunities & Constraints:

The opportunities and constraints set out in the original DAS remain unchanged. However, the brief has been revised as a new project partner has been secured.

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 skill workshops for the general public available to the worldwide community through our digital platforms.
- Sarabande have presented their foundation ethos and requirements for a new site to F3 Architects through a series of meetings and presentations.



SARABANDE - CURRENT HEADQUARTERS IN HOXTON

Design Brief:

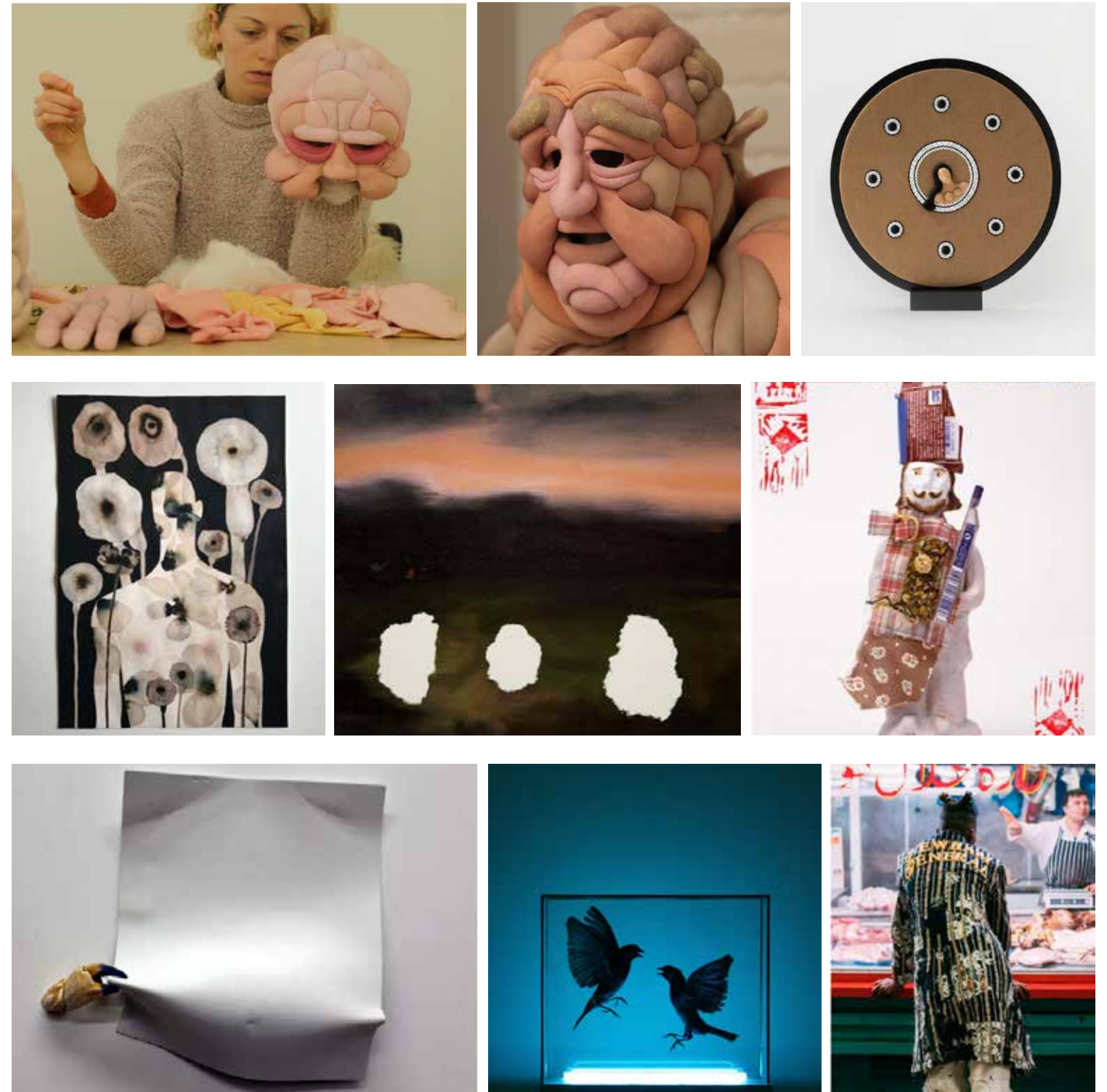
- Sarabande understand and actively engage with the consolidation, conservation and restoration of the buildings.
- A very light touch in terms of what Sarabande need to be adding to the building
- Studio fit out as simple plywood screened rooms
- The safety of users is paramount especially as they are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

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.

The main spaces entailed within the brief are outlined below:

- 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



SARABANDE ARTISTS ARTWORK

05 CONSULTATION

The London Borough of Haringey - Planning:

All previous consultation carried out, for example, that with Historic England, remains relevant to this application. Indeed, Historic England have been re-consulted on the Paxton17 scheme and their support continues.

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. 810/12 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. 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.

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. 810/12 could both be amended by way of a Section 73 application, with a new Listed Building Consent application required.

06 SCHEME DESIGN

The scheme design remains largely unchanged. With regard to the elements of the project which require planning permission, the rear extension and associated landscaping, the design intent remains, as does the consented materiality.

The revisions proposed are as follows:

1. Existing floor level retained, steps and platform lift omitted – rear addition façade extended down to ground level.
2. Consented single storey rear addition extended by 1.5m, to the east.
3. Junction between existing building and rear extension altered with addition of glazed link – associated roof geometry altered.
4. Landscaping revised to suit café extension at grade level.

These revisions have been developed following extensive design workshops with the tenant and result directly from their business planning needs; activity planning, in terms of how the project will benefit the local community; and how best to resolve the addition of a modern intervention at the site.

BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



The Development Phase has offered opportunity to revisit the rear extension design and this has been important given the proposal to increase the footprint.

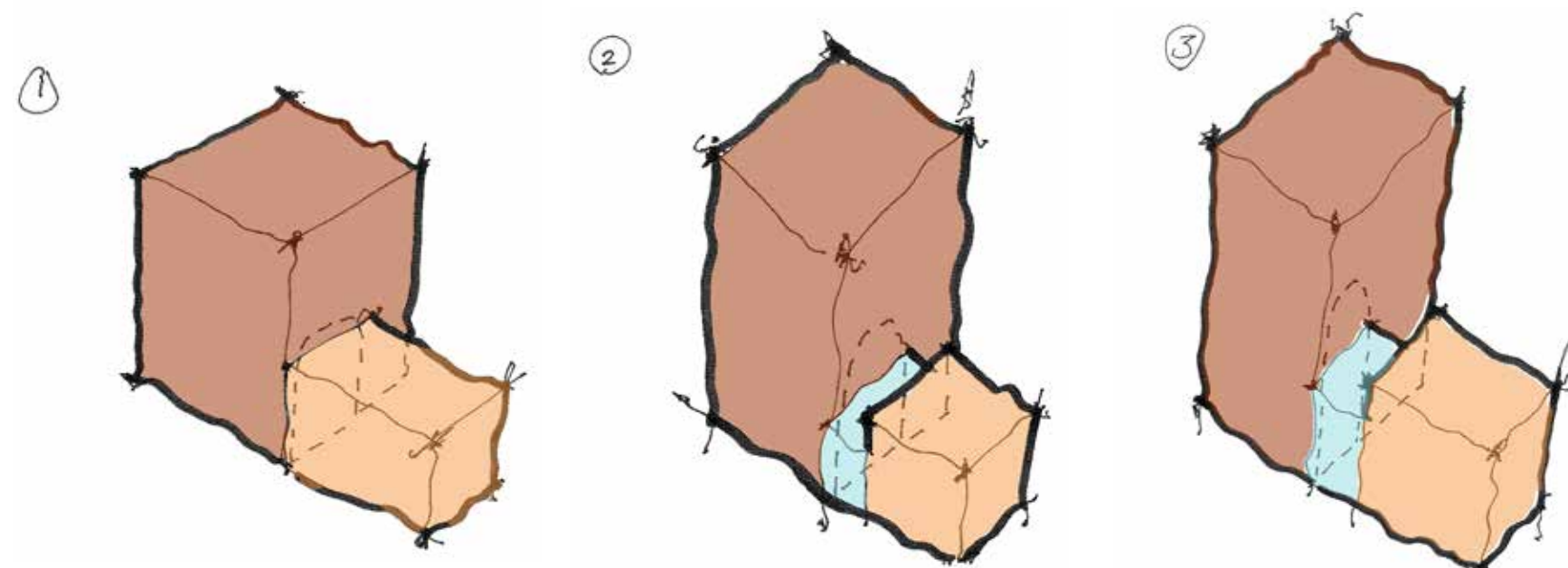
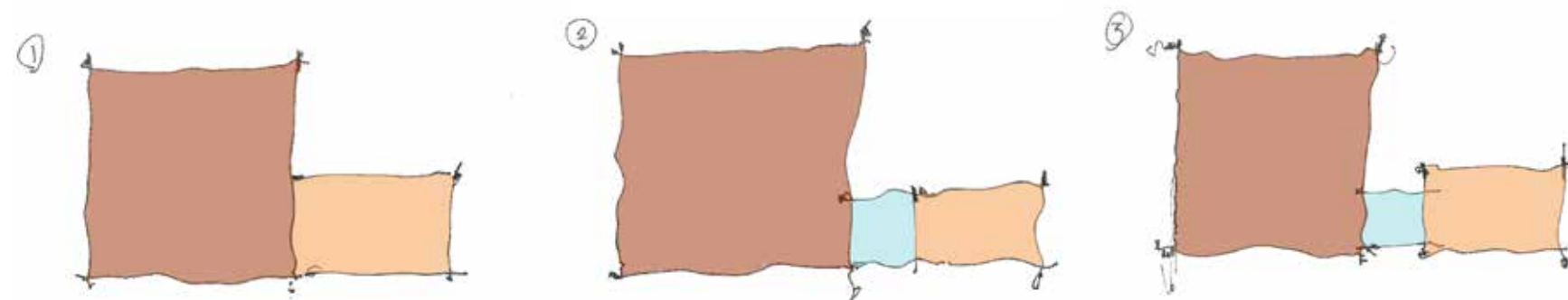
These new studies for the extension focus on the intersection of a glazed connection between the existing building and the proposed extension. The proposed extension sits to the rear of the respective carriageway, which is articulated on the rear elevation with a brick arch.

The massing models shown opposite begin to demonstrate the thought process behind how we could better reveal the historic arch through the use of a glazed junction.

The final iteration shows the slightly slimmer glass corridor in plan, and the massing model shows the reduced height which allows for better legibility of the arch.



EXISTING REAR ELEVATION - ARCHWAY TO THE REAR OF 810



MASSING STUDY - INFORMED BY THE INSERTION OF A GLAZED LINK BETWEEN THE HISTORIC BUILDING AND EXTENSION



SKETCH SHOWING THE DESIGN DEVELOPMENT CARRIED OUT TO RE-LOOK AT HOW THE CONSENTED REAR EXTENSIONS MEET THE EXISTING BUILDINGS.

The publicly accessible café, which is accommodated within the existing carriage house and proposed rear extension, is set at grade with a shallow ramped access from the High Road pavement which already exists. The café then integrates seamlessly with the proposed landscaping of the Paxton I7 masterplan as it sits at the yard level.

Access to the raised ground floor proposed retail spaces within No. 810 is provided by the sloped landscaping to the rear of the properties.

- High quality surface materials run throughout the development.
- Variation and interest are provided in subtle changes in unit size and finish rather than overly ornate pattern making.
- Seating elements are located throughout the scheme and will, at points include back rests and arm rests.
- Timber is used as a primary seating surface with durable stone bases.
- All fixings to be concealed.
- Signage elements are located at key entrances to the site and mark the arrival.

Key	
	Proposed buildings to be refurbished
	Existing building
	Proposed Paving
	Proposed Seating
	Proposed Raised Planter
	Proposed Skylight
	Proposed Tree
	Proposed Ornamental Planting Mix
	Proposed Hedge
	Proposed Steps
	Existing historic wall to be retained
	Existing tree
	Proposed balustrade
	Existing Level
	Proposed Level



07 ACCESS

The approach to improving accessibility to the building remains unchanged but, with the new opportunities afforded by considering the overall project with No. 808 as well, the detail of the proposals has been revised.

The original consent saw the level of the carriage house raised to meet the ground floor, with the addition of steps and a platform lift. The current proposals retain the carriage house floor at its original level, and this ties through to the level of the café, High Road pavement via a shallow existing ramp, and to the proposed Paxton17 yard, all at grade.

The café then integrates seamlessly with the proposed landscaping of the Paxton17 masterplan as it sits at the same level.

Access to the raised ground floor proposed retail spaces within No. 810 is provided by the sloped landscaping to the rear of No. 808.

Refer to drawing adjacent.



CONSENTED SECTION THROUGH CARRIAGEWAY, SHOWING STEPPED ACCESS FROM THE HIGH ROAD THROUGH TO THE REAR EXTENSION



PROPOSED SECTION THROUGH CARRIAGEWAY - NEW DESIGN CREATES LEVEL ACCESS AND PROVIDES ACCESSIBLE WC IN EXTENSION

IDENTITY: DNA OF THE PLACE

Understanding the identity of the place is hugely important, particularly given this site's heritage. Establishing an understanding of the place can help inform the design of the landscape and restore/ retain a unique sense of belonging.

Whilst the works are associated specifically with 808-812 High Road it is important to understand the context in which the development sits. Given its heritage significance this also relates to the history of the site and how it has evolved over the years.

The generous villas created a bold frontage to High Road and conceal what would have been a series of generous gardens beyond. Addressing High Road the entrances to the buildings were largely via a series of steps. This progression of stepping up to the front door further accentuates the grandeur of arriving at the buildings.

Historically elongated garden spaces were positioned to the rear. These would have lead out of the property and would have been enclosed along the edges with brick walls, fragments of which are still present.

Historic maps suggest many of these gardens linked to a broader green space to the rear. By the mid 1900s when development in the area increased dramatically, these garden spaces were sacrificed and continued to shorten up to what is present on site today.



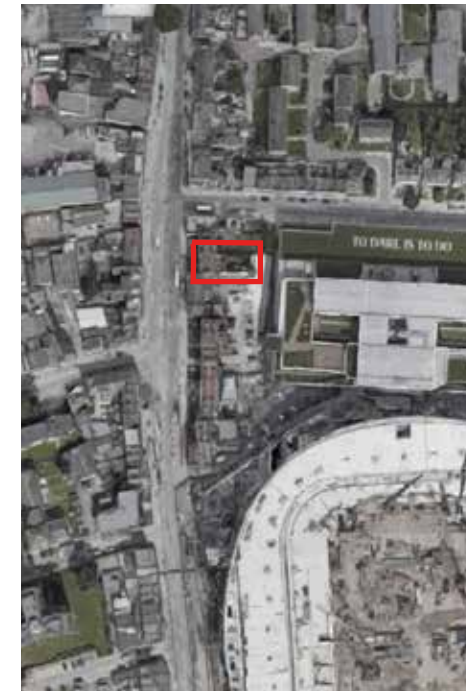
HISTORIC MAP 1880s



HISTORIC MAP 1900s- Arrival of the Club



HISTORIC MAP 1940s- reduction in garden length



HISTORIC MAP 2018 - Lily White House and new stadium during construction



IDENTITY: DNA OF THE PLACE

Georgian architecture is very distinctive and recognisable but equally as important was the presence of landscape as part of the Georgian home. Given the existing architecture has a strong input on the site's character and identity, it's key to consider the previous landscape character that would have accompanied it.

Georgian Landscape Design

Landscape design during the Georgian period is synonymous with some of the most famous garden designers, most notably Capability Brown and Humphrey Repton. Whilst both are associated with huge parkland design their contribution to the fashion of the time informed the smaller courtyard garden spaces such as those that would have been linked to the High Road Villas. Their work sparked a series of key trends in garden design:

- The departure of overly ornamental gardens to more simplified and ordered spaces
- A more 'natural' style of landscape
- The introduction of the terrace, a dividing element between more formal spaces associated with the house and the wider landscape/garden. (This is evident through the introduction Ha ha in parkland estates)
- Landscapes become more experiential, views are controlled, hillocks accentuated,
- Follies are introduced within the landscape as focal elements.
- Landscapes designed to manipulate people's movement through gardens, concealing and then revealing certain views, or placing focal points in the landscape.

Georgian Garden Design

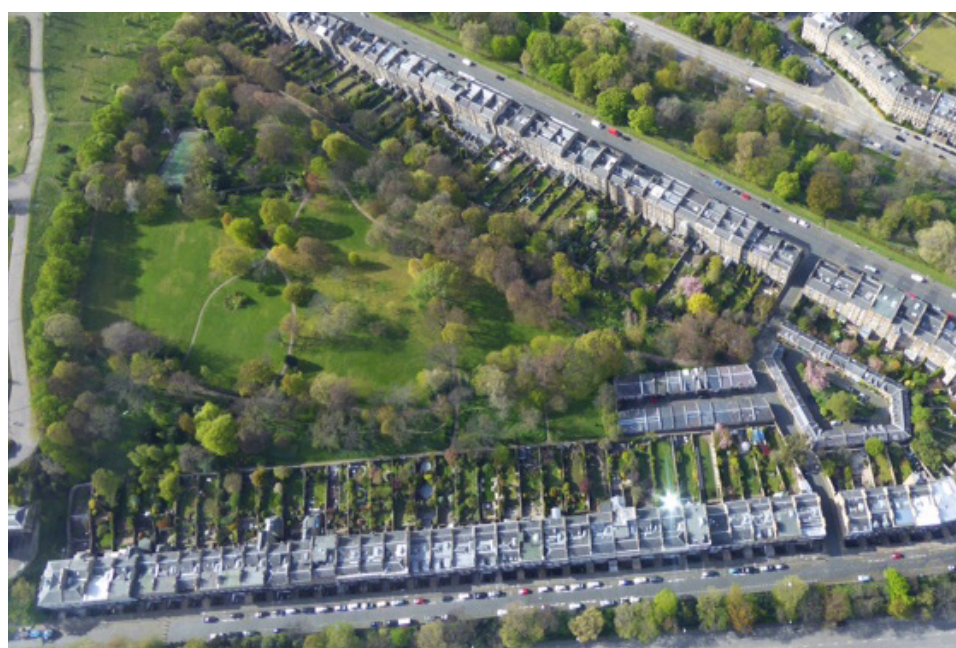
Smaller courtyards and garden spaces held great importance in Georgian life, particularly within inner city areas where they became a significant symbol of a family's wealth.

They became spaces where guests were shown around to view the exotic plants and fruits that were grown. They were also used to demonstrate a family's contemporariness through inclusion of new technologies to support growth of new and exotic crops.

Ornate metal gates and gateposts were often used within wall gardens to offer controlled views into the spaces and further express the status of the house and household.

Key Considerations

- Landscapes become more experiential;
- Manipulation of views;
- Glimpsed views of the gardens through gateways and openings;
- Terraces create an order to the edge of the house and the wider naturalistic landscape;
- Garden design aims to control movement and views;
- Sequence of spaces within the garden;
- Richness of character from formal to the more informal.

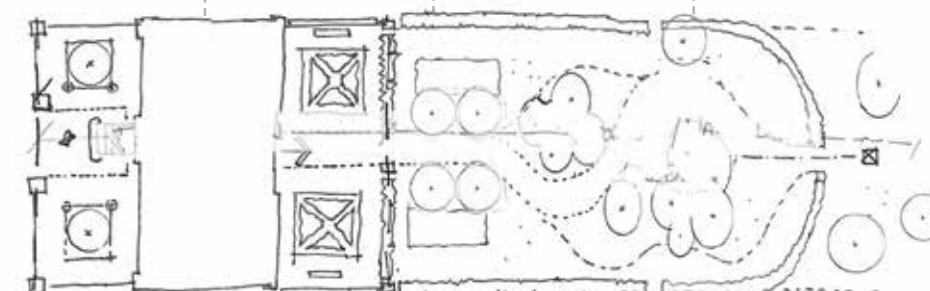


Formal front garden with stepped entrance to the house

The Terrace-formal, elevated space with a direct association with the house

More naturalistic garden space with pathways leading throughout

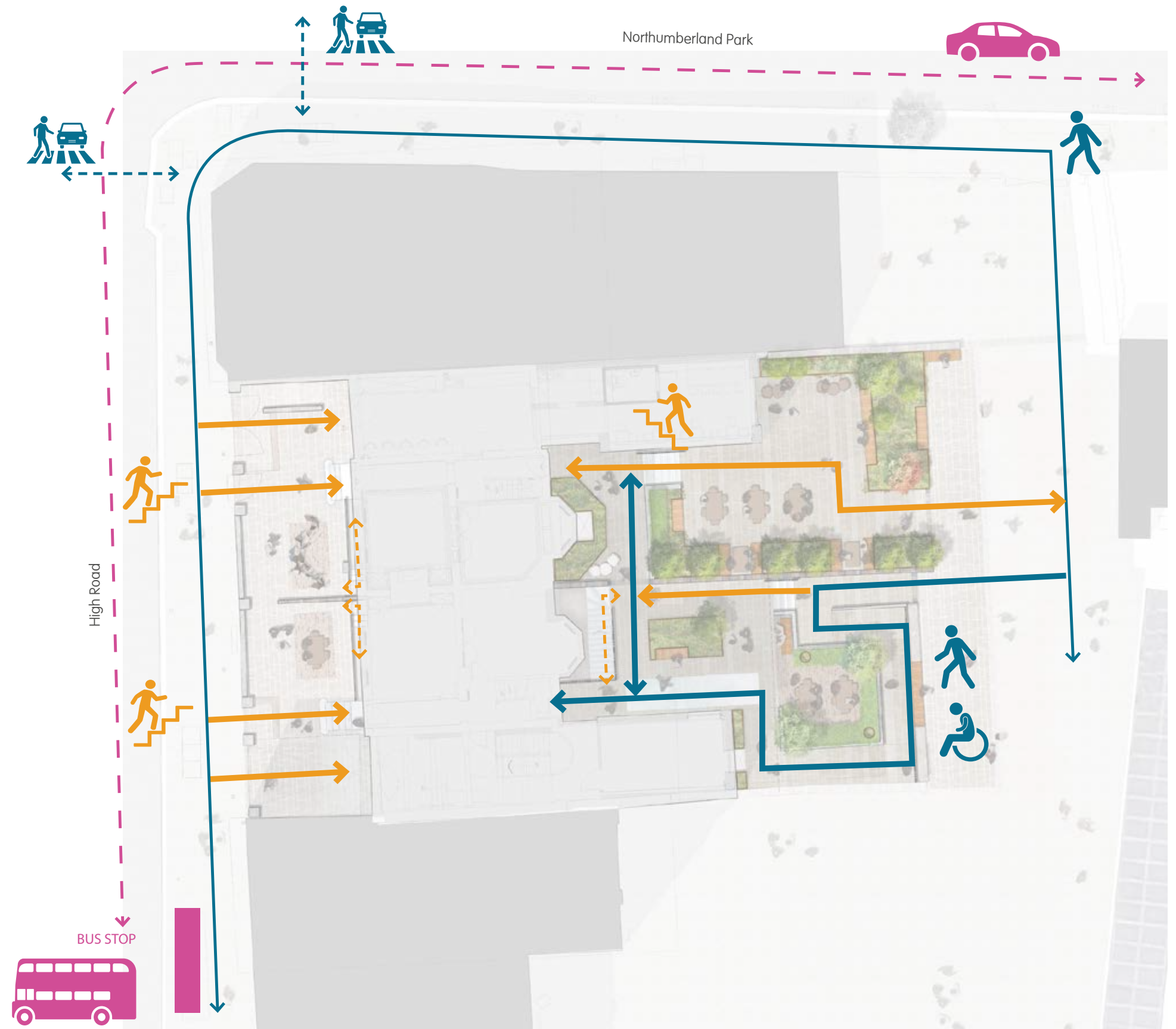
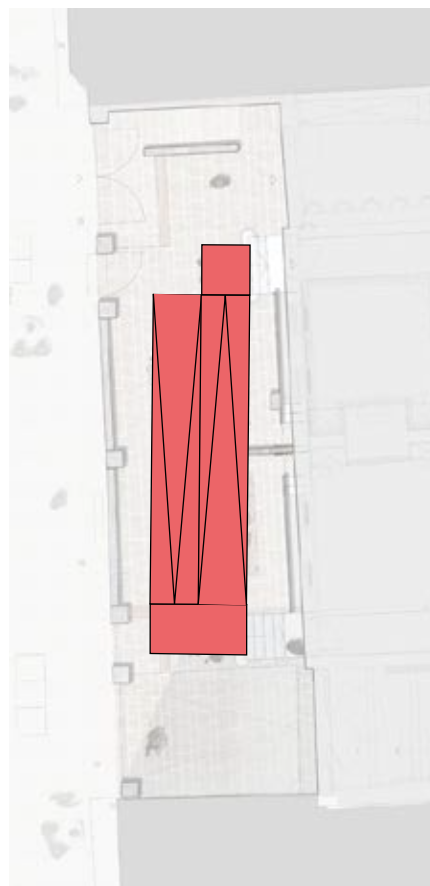
The Folly creates a focus to the garden and a terminus to the view



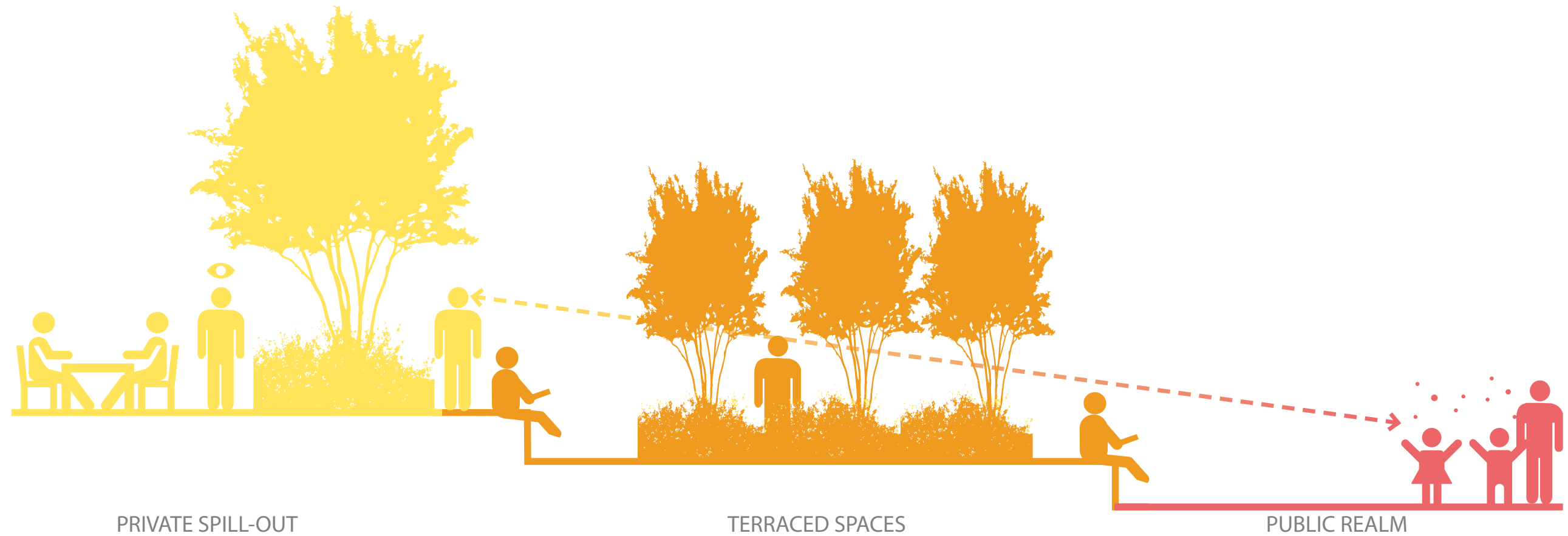
ACCESSIBILITY & MOVEMENT

- KEY**
- - - - - → Vehicular route
 - Pedestrian step-free access
 - Pedestrian stepped access

The diagram below illustrates the negative impact of introducing a 1:21 access to serve no.810 via the front garden.



LANDSCAPE RESPONSE



We will create a lush, healthy environment at High Road that promotes well-being and offers a place of respite for users whilst supporting the internal uses of the building

The terraced garden will create a transitional space between the private and the public interface with spaces for individuals and small groups to occupy. Planting will be used to frame spaces and opportunity for sculpture to be integrated within the seating areas

The public edge can become a space that can be programmed to host cultural activities such as creative workshops, outdoor screenings and play a role in community festivals create more vibrant, active places and strengthen connection with a place.

SCALE & USE



LANDSCAPE PROPOSALS: ILLUSTRATIVE PLAN

Illustrative Plan

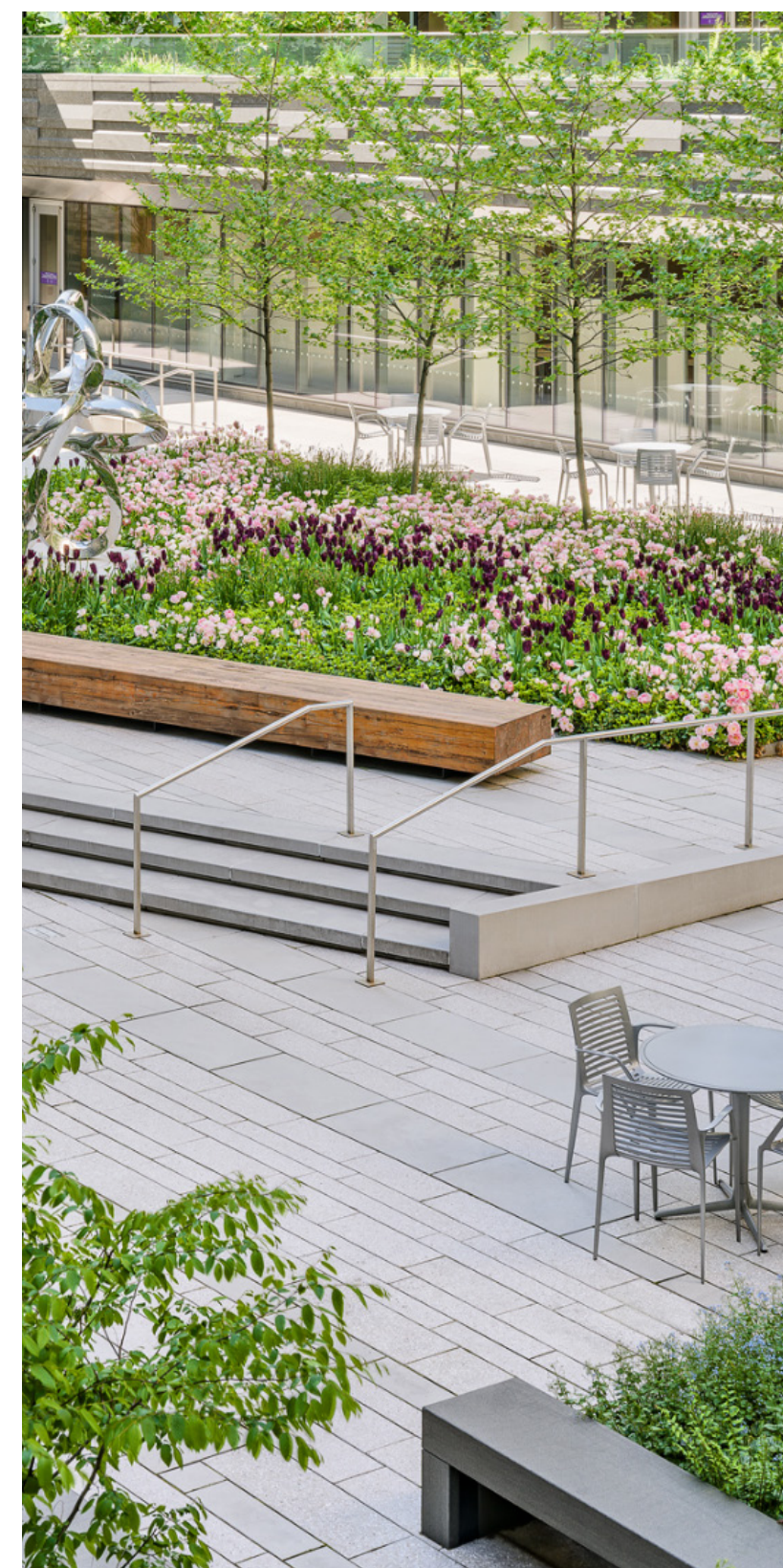


LANDSCAPE PROPOSALS: ILLUSTRATIVE PLAN

KEY

1. Gated access to be retained as existing;
2. Existing wall and railings retained
3. Existing steps to be retained;
4. Potential exhibition/workshop space;
5. Opening created within the existing wall to create a shared front garden;
6. Opportunity for outdoor dining/communal tables;
7. New ramped access (1:6) to educational gallery;
8. New stepped back access to no.810;
9. Cafe' spill-out space;
10. Seating and tables set within raised planters;
11. Existing wall separating no.808-810 to be retained and reinterpreted;
12. New stepped access to rear of no.808;
13. Step-free access (1:21 footpath) to serve both no.808-810;
14. Seating overlooking future public square;
15. Existing heritage wall retained
16. Semi-private garden with communal tables surrounded by planting;
17. Low formal planting and clipped hedges;
18. Opportunity to integrate sculpture within planting;
19. Raised planter with feature shrub and seating edge;
20. New opening in the existing wall to create shared level access between no.808-810; gateway and paving details to highlight wall's historical threshold;

Precedent Images



CHARACTER AREA: FRONT TERRACE

The creation of a shared front space is an opportunity to accommodate workshop/exhibition spaces and draw people the attention of the passing public.

The current symmetry and general arrangement of steps and ramps is maintained and minor changes to the stepped access to 808 enabling a ramped approach to be integrated.

Front railings, gates and walls are to be retained clearly defining the edge between the public footpath along High Road and private terrace

KEY

1. Gated access to be retained as existing;
2. Existing wall and railings retained
3. Existing steps to be retained;
4. Potential exhibition/workshop space;
5. Opening created within the existing wall to create a shared front garden;
6. Opportunity for outdoor dining/communal tables;
7. New ramped access (1:6) to educational gallery;

Illustrative Plan

Location Plan



CHARACTER AREA: FRONT TERRACE

Illustrative Section 01



Illustrative Plan



CHARACTER AREA: REAR GARDENS

Illustrative Plan

A cafe' spill-out space is suggested at the rear of no.810, with a variety of seating opportunities integrated within planting.

A 1:21-level access is provided at the back of no.808 to serve both buildings.

An active edge treatment is suggested through terraces in order to provide a positive relationship with the future public realm.

An intimate outdoor space, enclosed by low-level planting, is proposed for the users of no.808 near the new extension.

KEY

1. New stepped back access to no.810;
2. Cafe' spill-out space;
3. Seating and tables set within raised planters;
4. Existing wall separating no.808-810 to be retained and reinterpreted;
5. New stepped access to rear of no.808;
6. Step-free access (1:21 footpath) to serve both no.808-810;
7. Seating overlooking future public square;
8. Existing heritage wall retained
9. Semi-private garden with communal tables surrounded by planting;
10. Low formal planting and clipped hedges;
11. Opportunity to integrate sculpture within planting;
12. Raised planter with feature shrub and seating edge;
13. New opening in the existing wall to create shared level access between no.808-810; gateway and paving details to highlight wall's historical threshold;



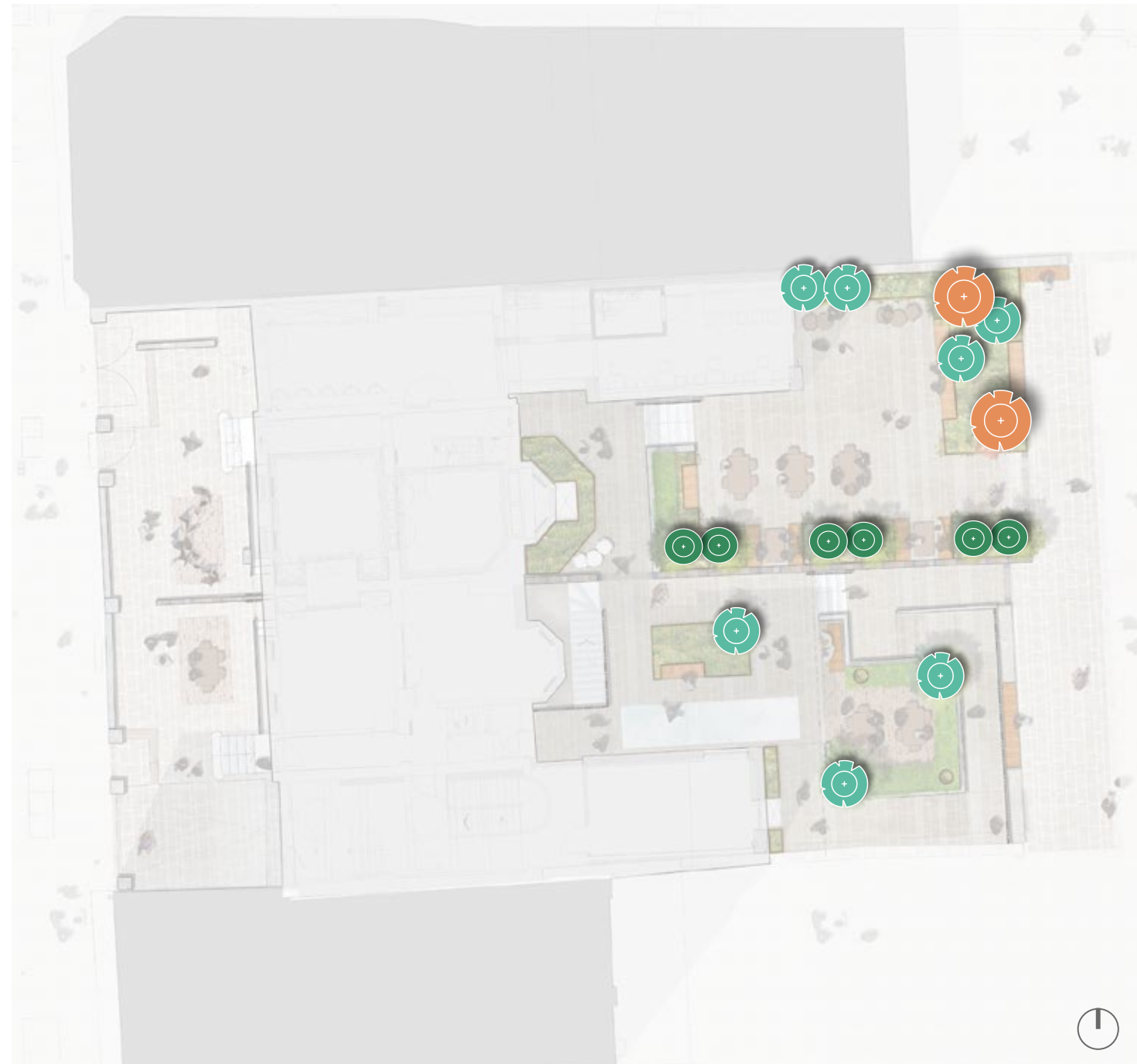
CHARACTER AREA: REAR GARDENS

Illustrative Section 02

Location Plan



TREE STRATEGY



KEY

-  Formal pleached tree
-  Multi-stem tree with year-round interest
-  Feature tree with a 'light canopy'

Planting Character



 i.e. pleached *Carpinus betulus*



pleached *Malus evereste*



 i.e. *Hamamelis x intermedia* 'Jelena'



Sorbus alnifolia

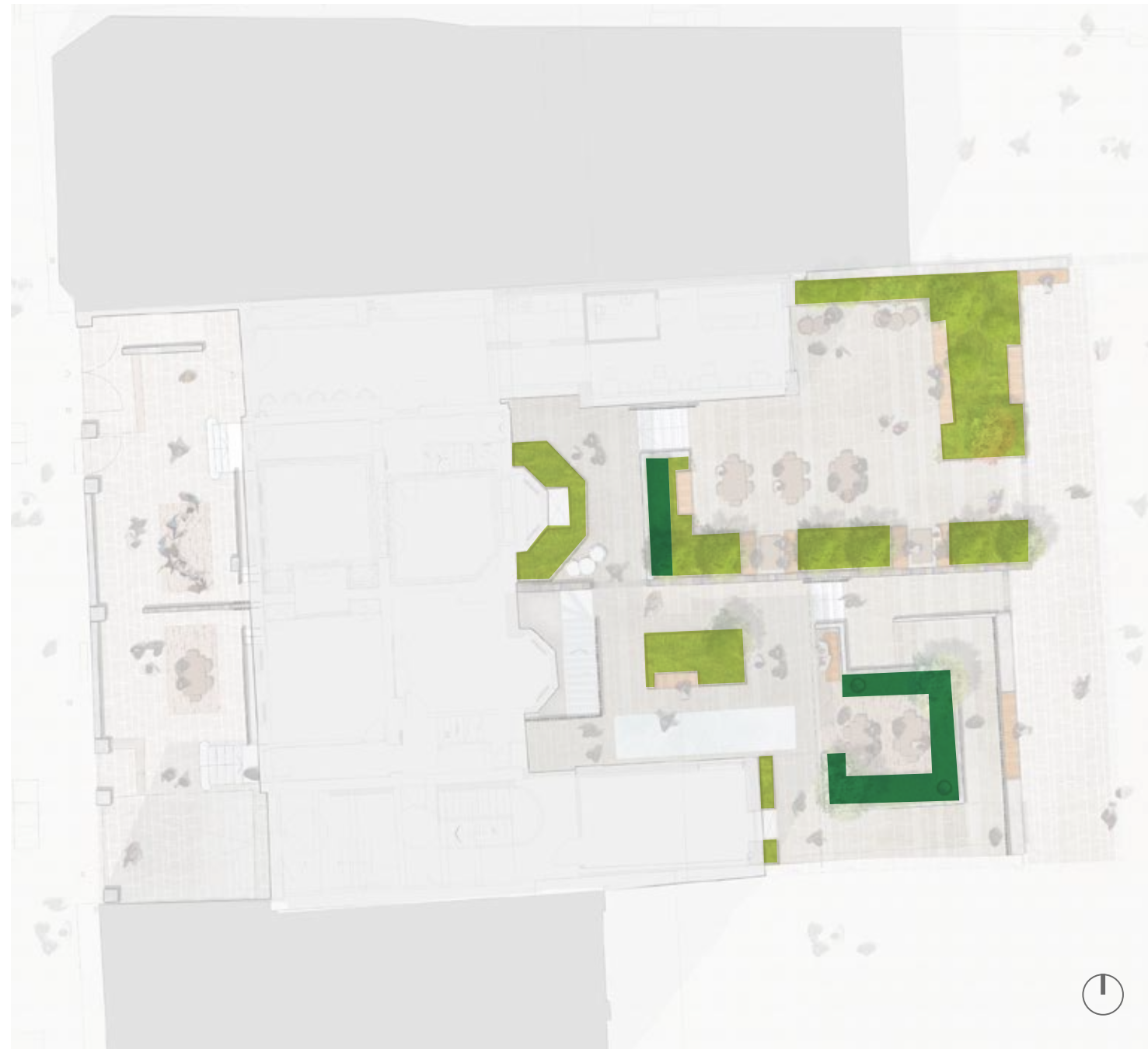


 i.e. *Gleditsia triacanthos* 'Sunburst'



Malus 'Street Parade'

PLANTING STRATEGY



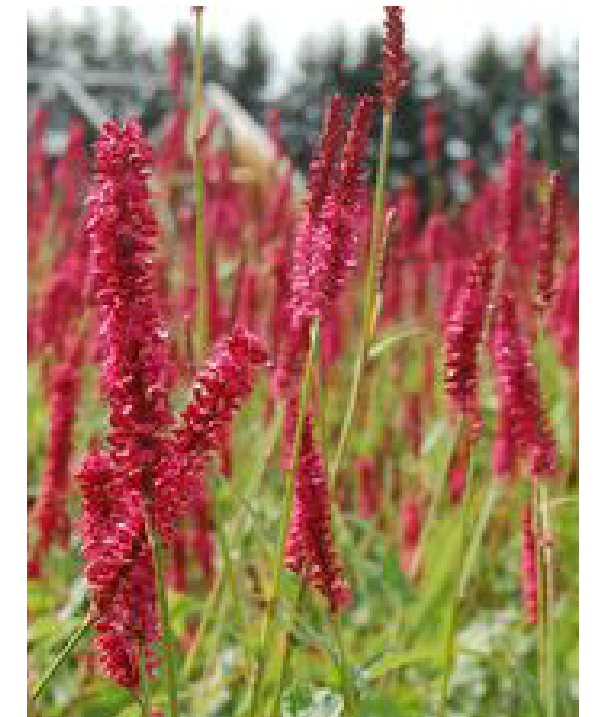
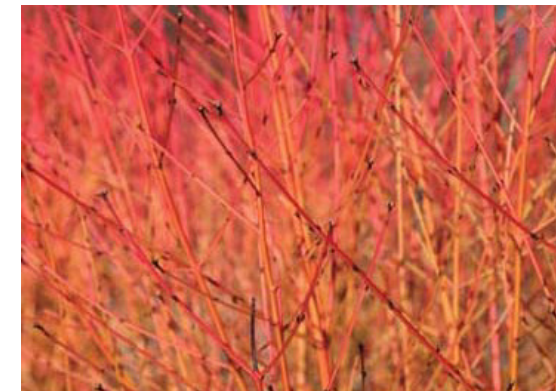
KEY

- Proposed formal, low, evergreen hedge
- Proposed shrubs and herbaceous planting mix
(native & ornamental depending on location)

Planting Character



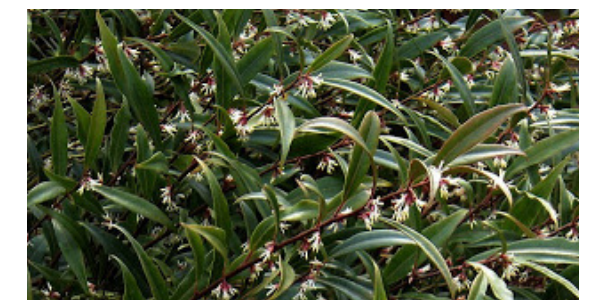
Nandina domestica 'Fire Power'



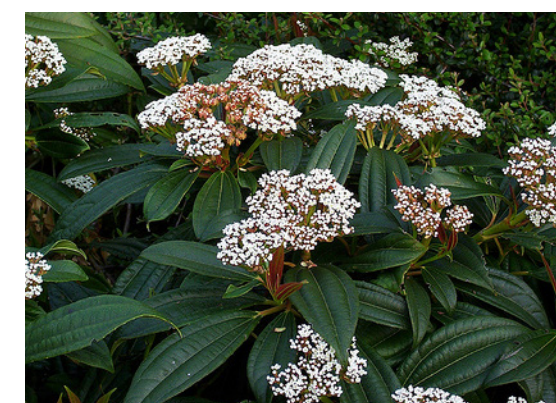
Persicaria amplexicaulis



Cornus 'Midwinter fire'



Sarcococca hookeriana var. *digyna*



Viburnum davidii



Hebe albicans

HARD SURFACES & STREET FURNITURE



A simple and elegant selection of hard landscape materials will create a timeless palette that respects the nearby Conservation Area and heritage context of the site.

The durability and robustness of the hard material palette will be carefully considered to ensure the quality of the public realm is maintained, this will also include street furniture and lighting.

All materials will be specified to deal with heavy use, wear and tear. The following key elements are included within the proposals:

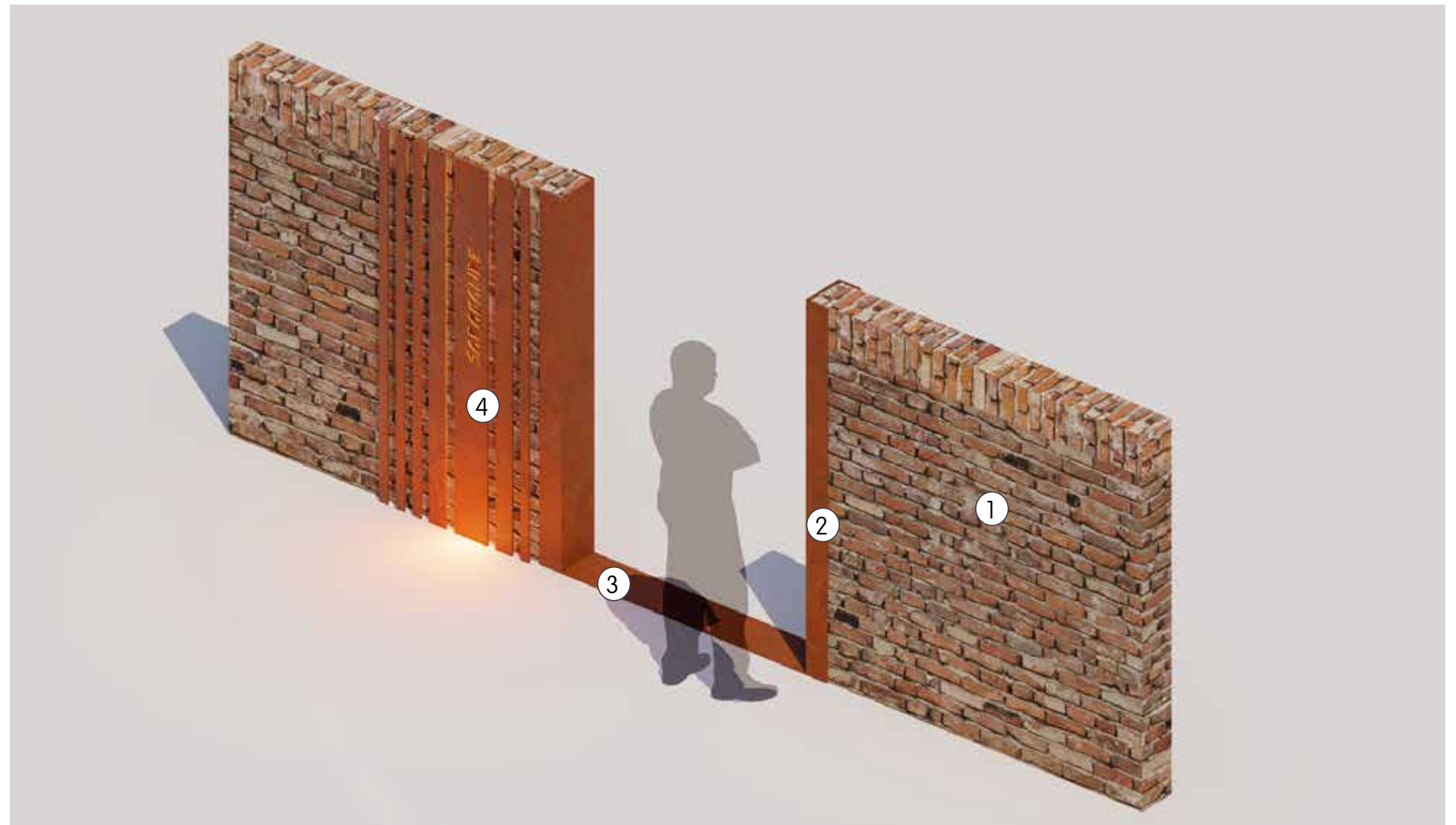
- High quality surface materials run throughout the development. Variation and interest are provided in subtle changes in unit size and finish rather than overly ornate pattern making.
- Seating elements are located throughout the scheme and will, at points include back rests and arm rests. Timber is used as a primary seating surface with durable stone bases. All fixings to be concealed.
- Signage elements are located at key entrances to the site and mark the arrival.



HARD SURFACES & STREET FURNITURE

REINTERPRETING THE HISTORICAL FABRIC:

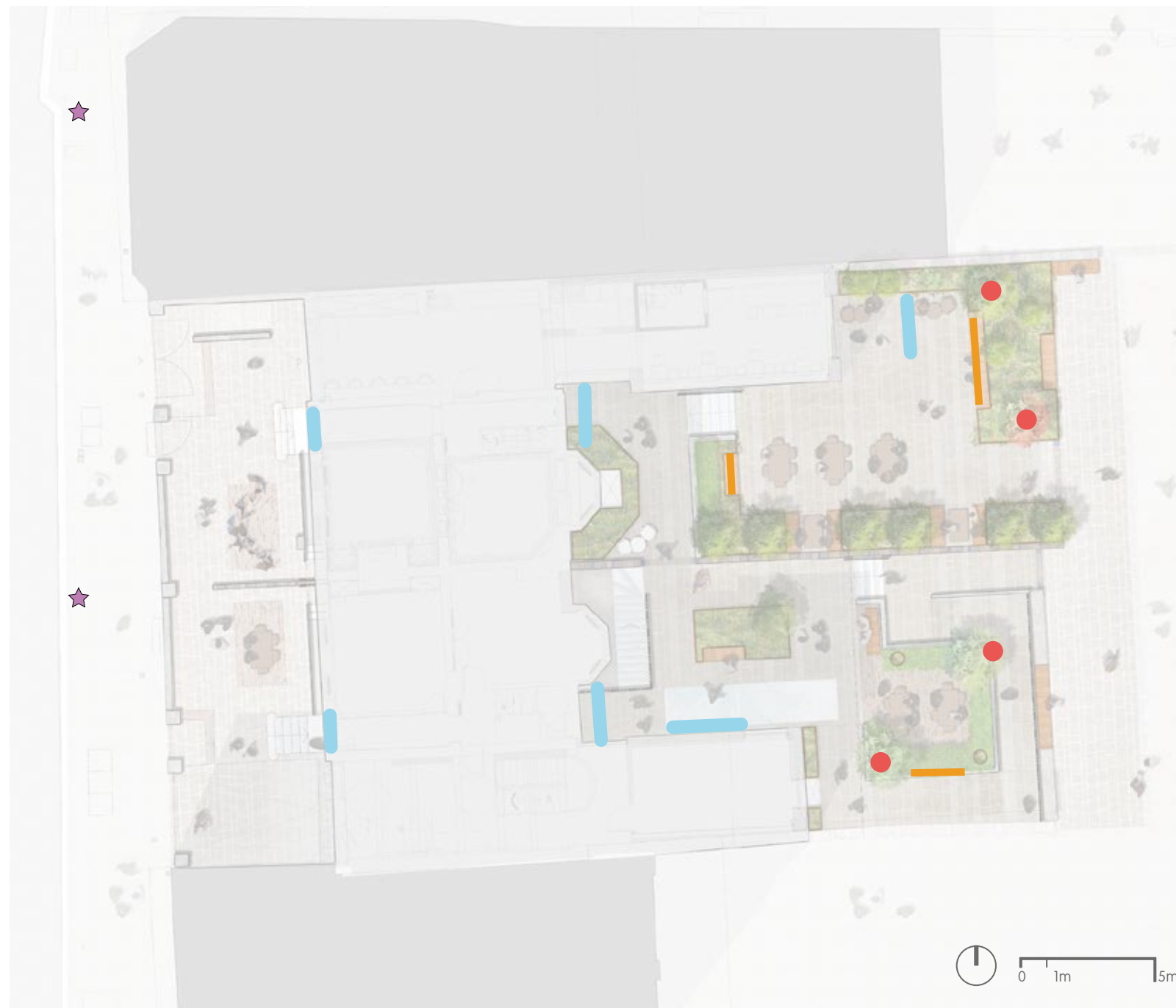
1. Existing brick wall with high historical significance
2. Proposed opening to be capped with contrasting contemporary material and language (ie corten steel);
3. Opportunity to enhance threshold via paving detail;
4. Opportunity for interpretation/branding/lighting to create a feature gateway.



Precedent Images



LIGHTING STRATEGY



KEY

- ★ Existing column along High Road
- Proposed uplighters to trees
- Proposed under seat feature lighting
- Proposed building-mounted lights to main entrances

The lighting strategy should achieve safe levels of lighting creating a sense of comfort after dark.

Minimal, warm low-level lighting is proposed across the site to highlight key features such as planting, benches or main building entrances.

Discreet under seat lighting is proposed in areas where tenants and visitors can interact and gather in small groups.

Tree uplighters are proposed in key orientation points in order to guide visitors through the footpaths.

Any building-mounted lights will be to architects' proposals.



● Tree uplighting



— Discreet under seat lighting



— Building-mounted lighting

