

2.5 Site analysis & constraints

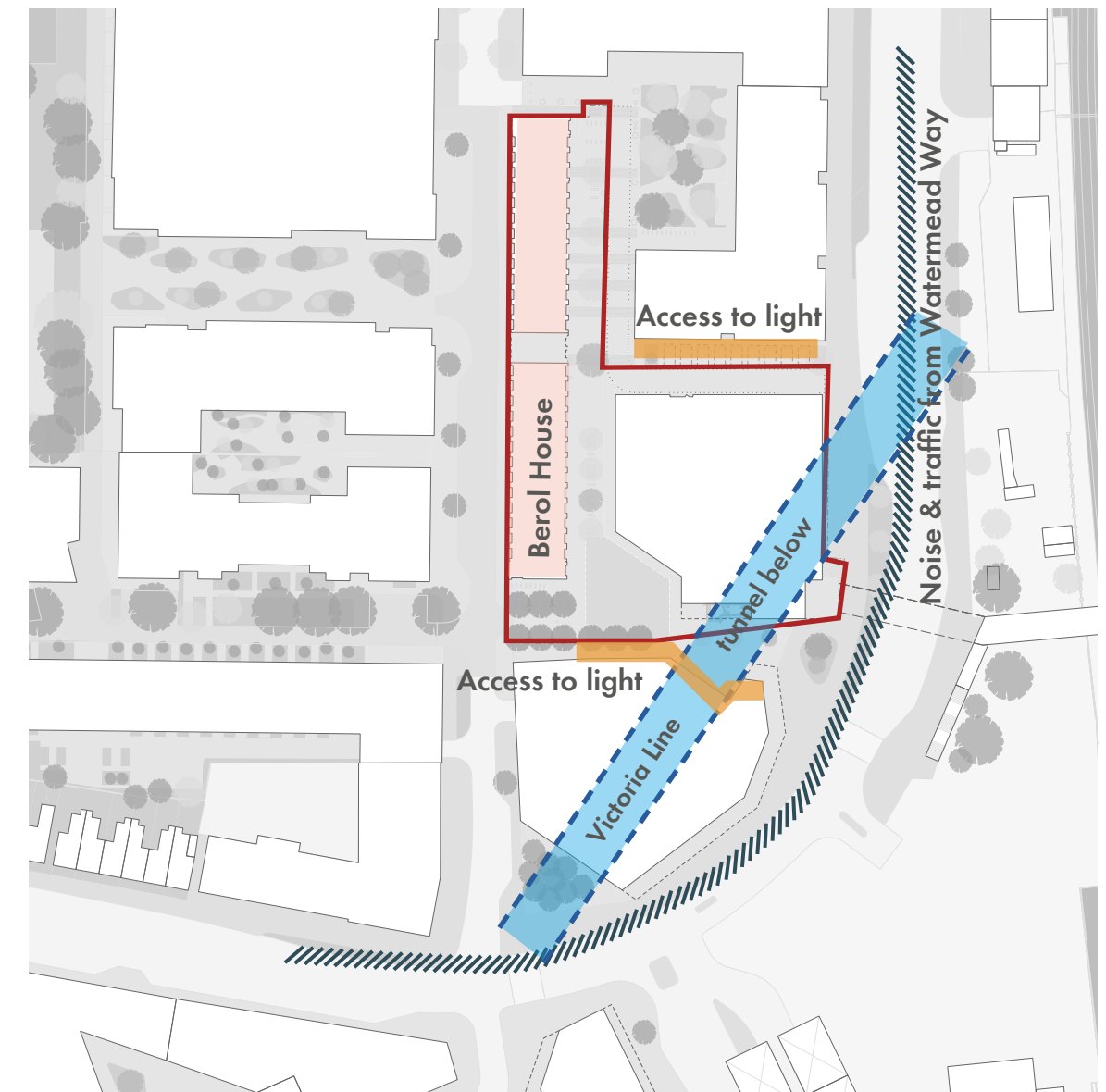
Much of the wider context has been studied in the Ashley Road Masterplan application noting Down Lane Park, Harris Academy, Tottenham Hale station, Hale Village, the Lea Valley marshes, low rise house and the High Road all shaping the wider context. In the site's immediate context, emerging development with mixed use residential high density schemes sets the character and identity of the area, alongside the few remaining industrial buildings and office spaces.

Key constraints that govern the design for the area of Berol Quarter are:

1. Respecting the existing and emerging context and neighbouring access to light
2. Victoria Tube line tunnel below ground, its exclusion zones and loading limitations
3. Noise and traffic on Watermead Way
4. Retention of Berol House as an important historic piece of the site with two long linear fronts
5. Improving and reinforcing existing principle desire lines, alongside creating a structured public realm
6. Consideration of permeability of Berol House whilst retaining its historic integrity



Berol House, retained part of Tottenham's industrial history



Constraints plan for the application site.



Panoramic photo of site today with Berol House and the existing and emerging neighbouring context.