

Nos. 790-796 High Road

REAR LANDSCAPING

TOTTENHAM, N17.

DESIGN & ACCESS STATEMENT

DECEMBER 2022

STRICTLY COMMERCIAL AND IN CONFIDENCE



DRAFT

CONTENTS

INTRODUCTION	3
PAXTON17	5
SITE AND CONTEXT	7
HERITAGE SIGNIFICANCE	10
CONSULTATION	11
CONCEPT	12
SCHEME PRECEDENTS	14
DESIGN RESPONSE	15
MATERIAL PALETTE	20
ACCESS AND MANAGEMENT	23

COVER IMAGE:
No. 790 Dial House, Rear Elevation - 1906

INTRODUCTION

This Design & Access Statement has been prepared by F3 Architects on behalf of Tottenham Hotspur Football Club to outline the proposed landscaping scheme to the rear of Nos. 790-796 High Road, Tottenham N17.

This application should be considered alongside the consented Paxton Building project (HGY/2016/3310 & 3540), the Paxton17 Masterplan (HGY/2020/1584 & 1586), and the Planning and Listed Building Consent for Nos.792-794 (HGY/2020/1658 & 1659), as part of the effort to improve the public realm behind, and restore the Northumberland Terrace.

The Consented Planning and Listed Building Consent for Nos. 792-794 provides artists' studios with a change of use from residential to a flexible Class E (commercial, business and service) and/or F1b (displays of works of art) allowing the charity Sarabande to occupy the buildings.



FIGURE 1. Northumberland Terrace External Restoration - High Road looking South-East

INTRODUCTION

This document sets out the design response with regard to the completion of the landscaping to the rear of No. 790-796 High Road, Tottenham.

The space behind these buildings has already seen significant development in recent years with the introduction of the Paxton Building and Paxton Place.

The Paxton Building accommodates Tottenham Hotspur Football Club's ticket office at ground floor with commercial tenants above representing the creative industries.

Paxton Place is a vibrant new public square in the heart of Tottenham and is set to form an important gateway to the future Paxton17 project - a mini-masterplan for the Northumberland Terrace and the area behind it to develop a new creative quarter.



FIGURE 2. Paxton Place looking South

PAXTON17

Paxton17 will see these historic buildings restored to their former glory, bringing new life and creative flair to N17.

The vision is for a vibrant commercial quarter where an infrastructure of restored and new buildings can facilitate the organic development of a creative ecosystem, centred around a newly created semi-public courtyard.

Adding to an established vibrant local arts scene, Paxton17 will house facilities to support talent across the creative industries – from fashion and textiles to street art and performance, this will be a home for all creative artists and makers alike.



FIGURE 3. Paxton17 Overview

PAXTON17

The development of the historic Northumberland Terrace aims to support the growing regeneration of Tottenham, initiated by the completion of the new stadium.

Comprising 12 Listed and Locally Listed buildings from No. 790 to No. 814 High Road, the development will encourage and support a thriving commercial and creative arts scene in this area of North London bursting with talent, giving a much-needed platform to shine.



FIGURE 4. Aerial view of Paxton17



FIGURE 5. No. 808-812



FIGURE 6. Proposed Landscaping to the Rear of No. 808-810/812



FIGURE 7. Proposed Paxton17 Masterplan

SITE AND CONTEXT

The site is shown edged in red on the aerial image, sitting immediately adjacent to the rear elevations of No. 790-796 High Road and forming the western boundary of Paxton Place.

The location provides opportunity to re-invent the rear of the terraces, creating “new front doors” whilst simultaneously greening and creating high quality public spaces.

This includes ramped access to the rear of the terraces, respite and seating, as well as sensitive planting.

KEY

- A Paxton Place
- B Paxton Building
- C Tottenham Hotspur Stadium
- D Northumberland Terrace
- E Paxton17
- F Lilywhite House



FIGURE 8. Site Aerial View

SITE AND CONTEXT

Historic ownership and acquisitions associated with the redevelopment of this important High Road site over a number of years has placed THFC in the position where it is in control over all of the terrace of buildings from No. 790 to 814.

This unique situation has offered the opportunity to assess a unifying approach and overarching strategy for the redevelopment of the eastern High Road associated with the stadium regeneration project.

Through funding supplied by Haringey Council we have already undertaken and completed the exterior restoration of Northumberland Terrace facing the High Road and Paxton Place.



FIGURE 9. Northumberland Terrace Restoration Works in Progress

SITE AND CONTEXT

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

The site boundary falls to the North-West of the existing Tottenham Hotspur Football stadium, to the rear of the Grade II and Grade II* listed properties on the east side of the Tottenham High Road Historic Corridor. The site boundary is within the North Tottenham Conservation Area.



FIGURE 10. No. 796 - Percy House Extension



FIGURE 11. Land to the Rear of No. 792 looking North



FIGURE 13. No. 794 - Land to the Rear looking North



FIGURE 7. Land to the Rear of No. 794 looking South



FIGURE 12. No. 790 - Land to the Rear looking South

HERITAGE SIGNIFICANCE

The importance of the Northumberland Terrace is well understood, particularly the impact of the buildings as a group, and therefore their significance to the Conservation Area.

The formation of Paxton Place has created a slightly unusual situation where the rear elevations of the buildings are now publicly accessible and highly visible. A great deal of work has already been undertaken to remove unsightly later extensions which detracted from the significance of the original buildings, and the external envelope has also been restored with funding from the local authority.

The project aims to build on this good work by further enhancing the setting of the properties, particularly at the rear, to focus the view from the square on the rear elevations and, in turn, help to preserve the terrace and aid understanding of it.

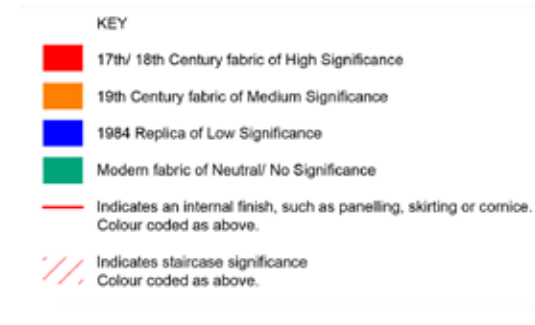


FIGURE 14. No. 790 Rear Elevation



FIGURE 15. No. 792 Rear Elevation



FIGURE 16. Northumberland Terrace Rear



FIGURE 17. No. 794 Rear Elevation



FIGURE 18. Heritage Significance Plan for 790-796 High Road

CONSULTATION

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

The London Borough of Haringey - Planning:

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 & HG Y/2022/1659). This has informed the proposals for this project 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, HG Y/2016/3310 & 3540.

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.

No adverse comments were raised regarding the proposals.

CONCEPT

The approach to the landscape scheme is based on the following key principles:

Reinforcing the existing amenity space:

The varying levels of the proposed terrace act to place a small area of more private amenity space within the overall context of the public Paxton Place – again, this promotes a more long-term commitment to the use of the existing buildings as their setting is enhanced.

The raised terrace then resolves the western edge of the public space in an overall manner, to more carefully consider how the square meets the back of the historic terrace, but it also forms a key western edge to the main paved area of Paxton Place with planters and seating creating amenity and better holding the square.

The inclusion of trees and planting reinforces the quality of the space, a particularly important aspect of the design, both to soften the hard edge of the courtyard and encourage biodiversity. Trees help as wayfinding to signpost the central steps to the terrace with planted beds laid out to define seating areas and form a buffer zone between the hard surface treatments and the existing rear elevations of the terrace.

The as built design for Paxton Place anticipated this landscape development phase and the opposing steps respond to the change in block paving design that can be seen here, in darker grey.



FIGURE 19. Proposed Schematic Plan

CONCEPT

The need for level access:

The historic buildings each have a 'stoop' to their primary west elevation with this stepped access preventing use by all. The unbroken western frontage results in a highly significant historic setting, both in terms of the individual buildings, and their impact as a group. Therefore, providing level access from the west is challenging.

With this in mind, a key principle of this landscaping proposal, and those landscape designs for Paxton17, is to create new 'front doors' to the east of the terrace, accessible, and integrated with the new public space. This approach has already been delivered at No. 796, Percy House, where a contemporary rear extension also helps to create a new 'front door'.

The terrace formed to the rear of Percy is the starting point for the level access to Nos. 790-794. The overall ambition of improving access will also support finding viable, long-term tenants for the buildings, to ensure their ongoing upkeep. The extensive regeneration work carried out thus far has already resulted in securing the first Paxton17 occupants.



FIGURE 20. Proposed Urban Greening Looking North West

SCHEME PRECEDENTS



FIGURE 27. Jubilee Square, Leicester.



FIGURE 26. Las Vegas Strip, Nevada.



FIGURE 21. Sky UK Headquarters, Isleworth.



FIGURE 22. Sky UK Headquarters, Isleworth.



FIGURE 23. Bonn Square, Oxford.



FIGURE 24. Bonn Square, Oxford.



FIGURE 28. Platz an der Sutelstraße, Hannover.



FIGURE 25. Platz an der Sutelstraße, Hannover.

DESIGN RESPONSE

The proposed scheme looks to enhance the existing public realm that borders the historic properties with Paxton Place through the low level urban greening, shown adjacent:

Not only will it serve the buildings themselves by creating a new point of entry at the rear, but by introducing seating at the boundary with Paxton Place, it serves to create respite space, particularly on match days, as well as simple seating for public use on a more regular basis.

The greening is purposely low level so as not to impact the rear setting of the historic terrace while simultaneously activating the space. The planting itself references the history of the Club, such as the mulberry tree, which will be trained on the wall of the rear extension to Percy House.

The two taller feature trees mark the central steps to the terraced landscaping, and, with the occupation of Nos. 792-794 as studios by the artist's charity Sarabande, also frame the rear entrance to the group of buildings.



FIGURE 29. Proposed visualisation looking North, at the extension to Percy House



FIGURE 30. Proposed visualisation looking North-West from the podium

DESIGN RESPONSE

Nos. 792-794 have recently been granted Listed Building Consent and Planning Permission which allows for Sarabande's occupation as a set of artists' studios.

The future potential to join the buildings to No. 790, Dial House, further supports the central steps, and feature trees, which align with the middle of the group and also respond to the existing paving design to Paxton Place. The overarching ambition of the scheme is to help to promote a viable and long term use of the adjoining buildings.

The level access is provided through a set of minimal slopes wrapping around the Percy House extension. The gentle gradient of the slopes means that handrails are not required, and their omission removes visual clutter from the setting.

By choosing to omit features such as handrails, as far as is practicable, this allows the focus to remain entirely on the planting, and elevations, with the low level seating recessed into the composition.



FIGURE 31. Visualisation looking North-West, from Paxton Place

DESIGN RESPONSE

The inclusion of the mulberry tree in the scheme makes reference to the plant's significant and symbolic role in the history of Tottenham Hotspurs' origins. From 1883-85 the first Club headquarters was the basement of the YMCA at Percy House, as arranged by Church Warden, Johns Ripsher.

"At the Club's first Annual General Meeting in August 1883, 21 boys turned up and John Ripsher was elected President of Hotspur Football Club, John Randall captain and Billy Harston vice-captain.

The boys couldn't help but get up to mischief and ended up getting removed from the YMCA: The boys kicked the ball around inside. The light broke and the ball went up the chimney to emerge covered in soot. With comedy timing, one of the YMCA councillors having been disturbed upstairs came down and the ball hit him in the face. There were also accusations of card playing and pinching mulberries from the tree in the back garden."

Extract taken from the Tottenham Experience Content Plan, by Mather & Co.

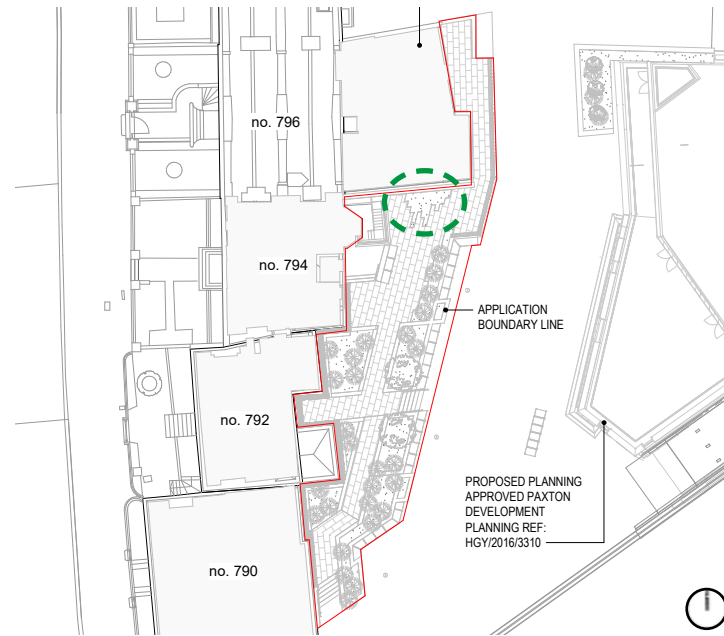


FIGURE 32. Plan showing mulberry tree location



FIGURE 33. Precedent image - trained espalier tree



FIGURE 35. Proposed visualisation - mulberry tree espaliered against brickwork of Percy House extension

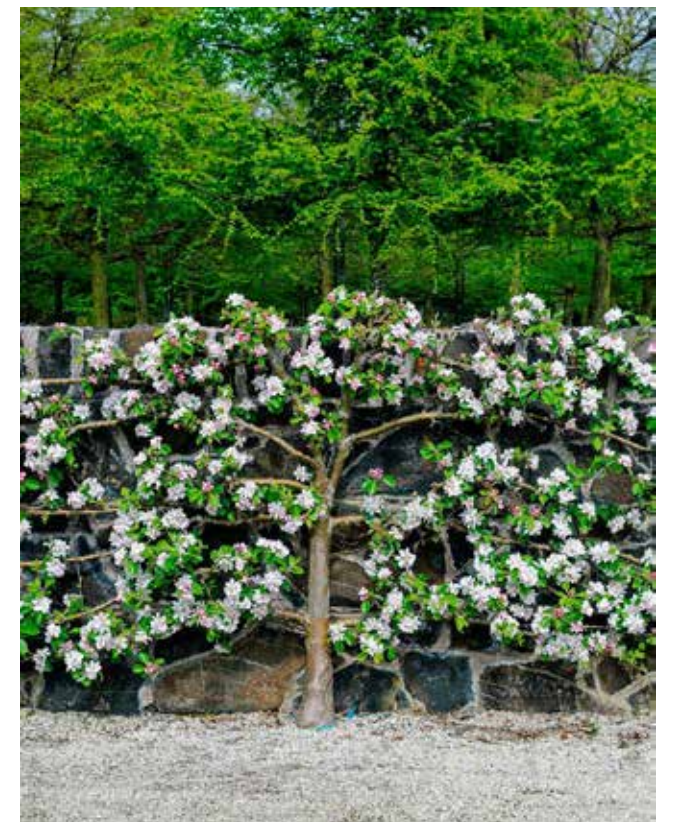


FIGURE 34. Precedent image - trained espalier tree

DESIGN RESPONSE

Adjacent are a set of sections showing the landscape in more detail. The rightmost section shows the proposed change in levels and how the historic fabric will interact with the landscape proposal.

The detail shows the proposed metal grille and drainage strategy where the proposal borders the historic rear elevations of Nos. 790-794.

KEY

Boundary with Historic Rear Elevation

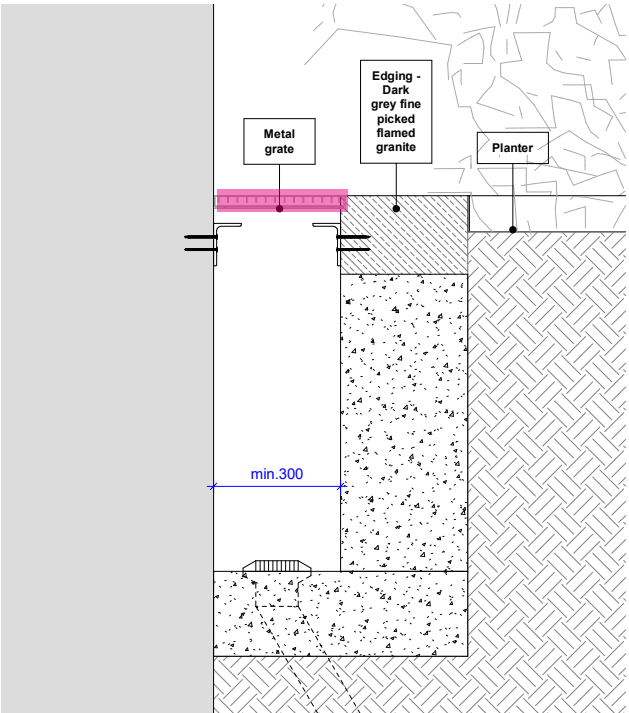


FIGURE 36. Detail - drainage strategy

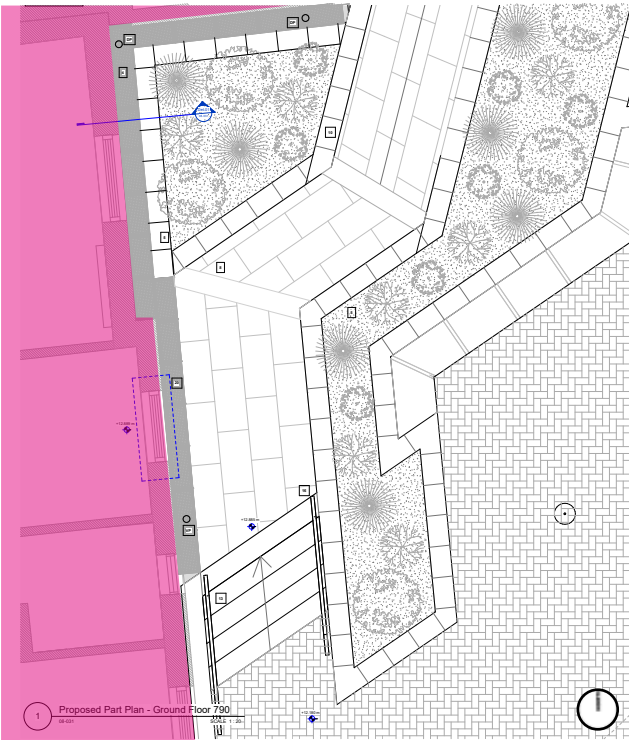


FIGURE 37. Proposed Plan - land to the rear of No. 790

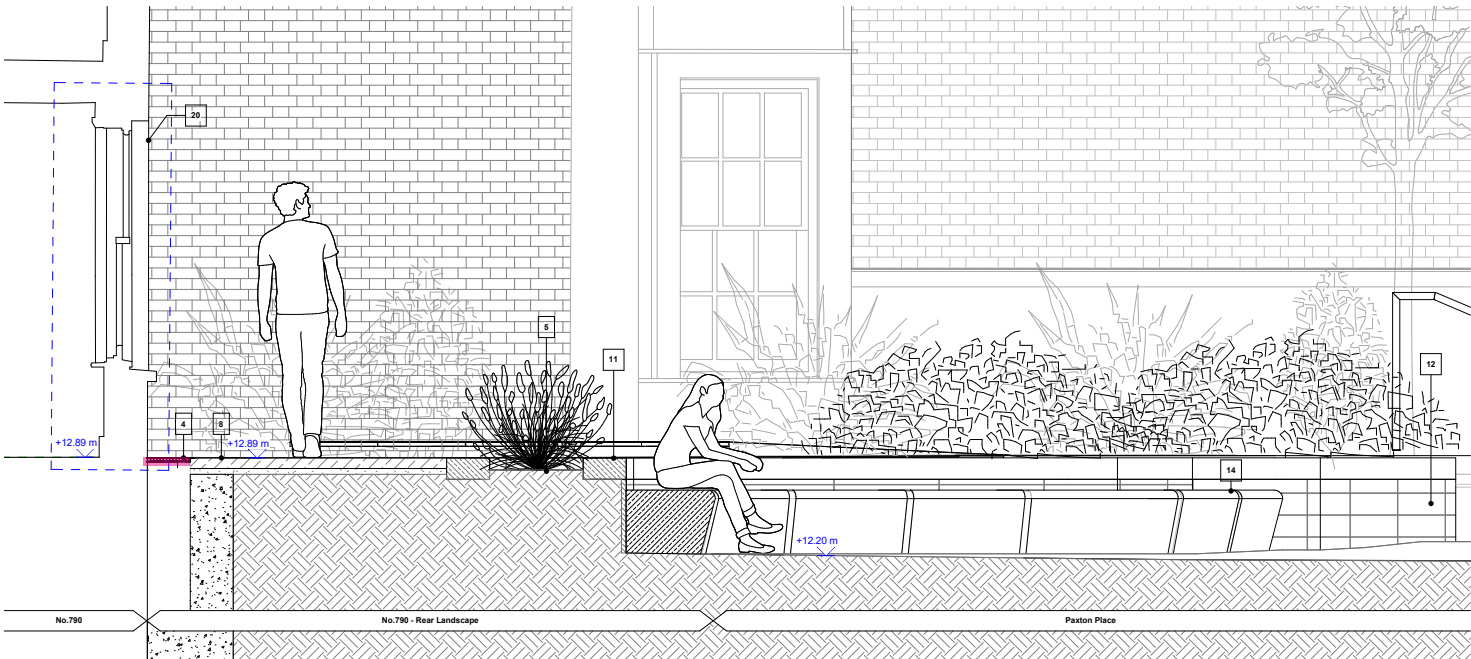


FIGURE 38. Section looking north

KEY	
1)	Reinstate historic York flag stones
2)	Extend wall to lightwell to suit revised layout
3)	Repair and reinstate existing stone coping to lightwell
4)	Drainage channel at junction of proposed landscaping and historic building 312x612mm
5)	Planter with concrete base and walls with drainage layer and growing medium
6)	Integrated recessed planters
7)	Concrete retaining dwarf wall with stone cladding
8)	Stone paving - Appleton York stone 900x450mm
9)	Re-providing level access to existing rear door
10)	Copings - dark grey fine picked flamed granite 450x450mm
11)	Edgings - dark grey fine picked flamed granite 300x200mm
12)	Cladding - dark grey fine picked flamed granite 150x600mm
13)	Steps - Portland stone
14)	Seating - Portland stone 600x600mm
15)	Glass balustrade with bronze tone billet square caps
16)	Handrail - bronze tone mild steel
17)	Concrete retaining dwarf wall with stone cladding
18)	Bench with extended back-wall to suit revised levels
19)	Main accessible entrance
20)	Potential future access shown indicatively - Window could be lowered to form door

MATERIAL PALETTE

HARDSCAPE

A simple and elegant selection of hard landscape materials create a timeless palette that respects the nearby Conservation Area and heritage context of the scheme. A considered suite of street furniture will create a diversity of spaces for users.

- The design intent is to create a high quality public realm through the use of a refined palette of complementary materials that go well with the existing paving. The warm tones will complement the historic brickwork providing material continuity between the front and the rear.
- Paving arrangements are simple stretcher bond to avoid any complex designs, differing unit sizes and colours.
- Hard surfaces have capacity to incorporate sustainable urban drainage systems (SUDs) to aid in the natural approach to drainage.
- Paving joints should 'run through' uninterrupted where possible.
- All paving are slip resistant to follow PVT 36+ and Rz surface roughness of 20+ μm (low slip potential) to comply with relevant British Standards.



FIGURE 39. Contemporary, narrow width pavers
Proposed Material : York stone



FIGURE 40. Coping, Edging and Cladding
Proposed Material : Dark Grey Granite



FIGURE 42. Clear stemmed tree planting



FIGURE 41. Seating set beside planter edge

MATERIAL PALETTE
SOFTSCAPE

- A diverse planting scheme is proposed to provide year-round structure and seasonal interest throughout the site; aiming to provide a visually striking palette that can be easily maintained.
- Tree and shrub planting are proposed to enhance the design and definition of the public spaces and circulation routes and provide soft thresholds between public and private amenity spaces. Shrub planting, where included, must be selected for appropriateness to context, function, wildlife and biodiversity value, and with regard to natural surveillance.
- Structural planting is proposed to building thresholds and around key social spaces. This will be provided by mixed ornamental shrub and herbaceous planting.
 - Evergreen shrub, fern and grass species will create a textural foil against which dramatic, emergent herbaceous species will form strong bursts of colour.
 - Bulbs will ensure colour emerges within the gardens during late winter and early spring and can be naturalised within the lawns in addition to the formal planting beds.



Platanus x acerifolia
Tiarella ‘Spring Symphony’
Narcissus ‘Geranium’

Liquidambar styraciflua
Blechnum spicant
Narcissus ‘Minnow’

Tilia cordata ‘Winter Orange’
Luzula nivea
Crocus spp.

Malus ‘Street Parade’
Euphorbia amygdoloides robbiae
Cyclamen coum

Prunus avium ‘Plena’
Daphne ‘Sweet Amethyst’
Helleborus niger

MATERIAL PALETTE**LIGHTING**

- Care will be taken to ensure that lighting levels are as even as possible throughout the space as shadows and pools of light can create optical illusions and mask potential hazards.
- The existing lighting columns provide ample coverage and as such the proposed intervention is low level and fit for safety, orientation and circulation purposes.
- Routes will be well-lit in accordance with prescribed standards, with way finding incorporated to ensure clear ease of use and access.
- The scheme will not effect the traffic on the main road as the light is not directional towards the road.
- Low level spike lighting will be employed strategically, to illuminate steps and pathways to improve circulation.
- In order to further reduce potential light pollution, the external lights will be switched from a time clock with daylight sensor override such that the lights can be turned off outside of opening hours.

**FIGURE 43.** Outdoor handrail lights**FIGURE 44.** Discreet low level spike lights**FIGURE 45.** Totem lights

ACCESS AND MANAGEMENT

INCLUSIVE DESIGN PRINCIPLES

INCLUSIVE DESIGN

This access statement has been prepared to explain how the development will be achieved in accordance with the principles of inclusive design.

PHILOSOPHY

The principles of inclusive design include provision of places that are:

- **Inclusive**, so everyone can use them safely, easily and with dignity.
 - **Responsive**, taking account of what people say they need and want.
 - **Flexible**, so different people can use them in different ways.
 - **Convenient**, so everyone can use them without too much effort or separation.
 - **Accommodating** for all people, regardless of their age, gender, mobility, ethnicity or circumstances.
 - **Welcoming**, with no disabling barriers that might exclude some people.
 - **Realistic**, offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.
-

MOVEMENT AND CRIME PREVENTION

- The proposed design will be incorporated into the wider NDP Stadium egress, evacuation and inclusive access strategies.
- It is seen as a pedestrian prioritised scheme with managed vehicular access for service and emergency vehicles only and constitute as one of the three principle approaches to Paxton17 mini masterplan via Paxton Place.
- The principal external circulation routes through the development are open with no blind spots and pass through wide areas of public amenity space.
- New and improved entrances to the site, and routes through it, bring increased activity to this former back lot area.
- Circulation routes will be well observed through the activity of the surrounding facilities, increasing passive and perceived surveillance levels.
- Routes will be clearly defined through external surfacing materials and separated from defensible spaces through level changes, planting and screening.
- Pedestrian approach routes to the site will be of sufficient gradient and slip resistance so as to provide compliant (greater than 1:21 gradient) access to all.

MANAGEMENT

Tottenham Hotspur Football Club will maintain the appearance of the landscaping as part of Paxton Place, a crucial access point to the stadium, especially on event days.

This will include active maintenance, litter picking, and gardening, with an irrigation strategy to maintain the health of the planting and trees.

ACCESS AND MANAGEMENT

Adjacent is the landscaping plan, outlining the boundary of the site and showing how the proposal will provide access to Nos. 790-796:

The plan is annotated to highlight the two stepped means of access, compliant with Diagram 5 (shown adjacent) from Approved Document Part M.

The highlighted glass balustrade and handrails are also compliant with Approved Document Part K, as shown in Diagram 3.1.

The ramped access shown at the northern boundary with Percy House is compliant with Approved Document Part M. Please refer to Table 1 for the maximum gradients on access ramps, the proposal only includes gradients which are shallower than 1:20.

- KEY
- Stepped Access
 - Ramped Access
 - Guarding/Handrails
 - Existing Rear Door
 - Potential Rear Door

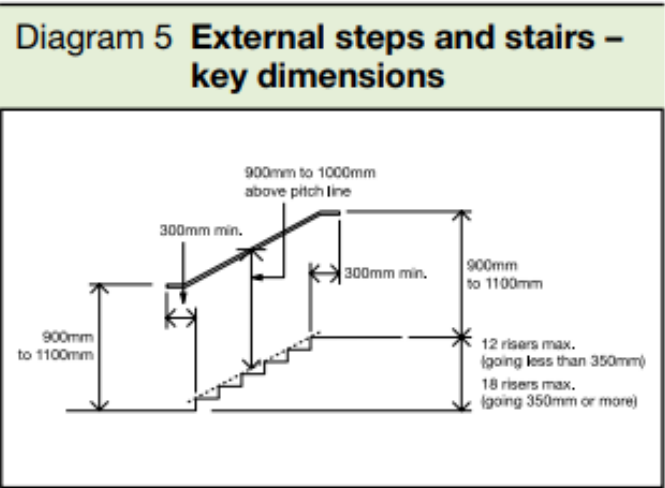


FIGURE 47. Diagram 5 - from Approved Document Part M

Table 1 Limits for ramp gradients		
Going of a flight	Maximum gradient	Maximum rise
10m	1:20	500mm
5m	1:15	333mm
2m	1:12	166mm

Note:
For goings between 2m and 10m, it is acceptable to interpolate between the maximum gradients, i.e. 1:14 for a 4m going or 1:19 for a 9m going (see Diagram 3).

FIGURE 48. Table 1- from Approved Document Part M

Building Category and location See points 3.2 and 3.4		Height (h)
Single family dwellings	Stairs, landings, ramps, edges of internal floors	900mm for all elements
	External balconies, including Juliette balconies and edges of roof	1000mm
Factories and warehouses (light traffic)	Stairs, ramps	900mm
	Landings and edges of floors	1000mm
Residential, institutional, educational, office and public buildings	All locations	900mm for flights otherwise 1000mm
	Within 500mm in front of fixed seating	800mm (h)
Assembly	All other locations	900mm for flights elsewhere 1000mm (h)
Retail	All locations	900mm for flights otherwise 1000mm
Glazing in all buildings	At opening windows except roof windows in lift extensions, see Approved Document B1	900mm
	At glazing in changes of levels to provide containment	Below 800mm

Diagram 3.1 Guarding design

FIGURE 49. Diagram 3.1- from Approved Document Part K

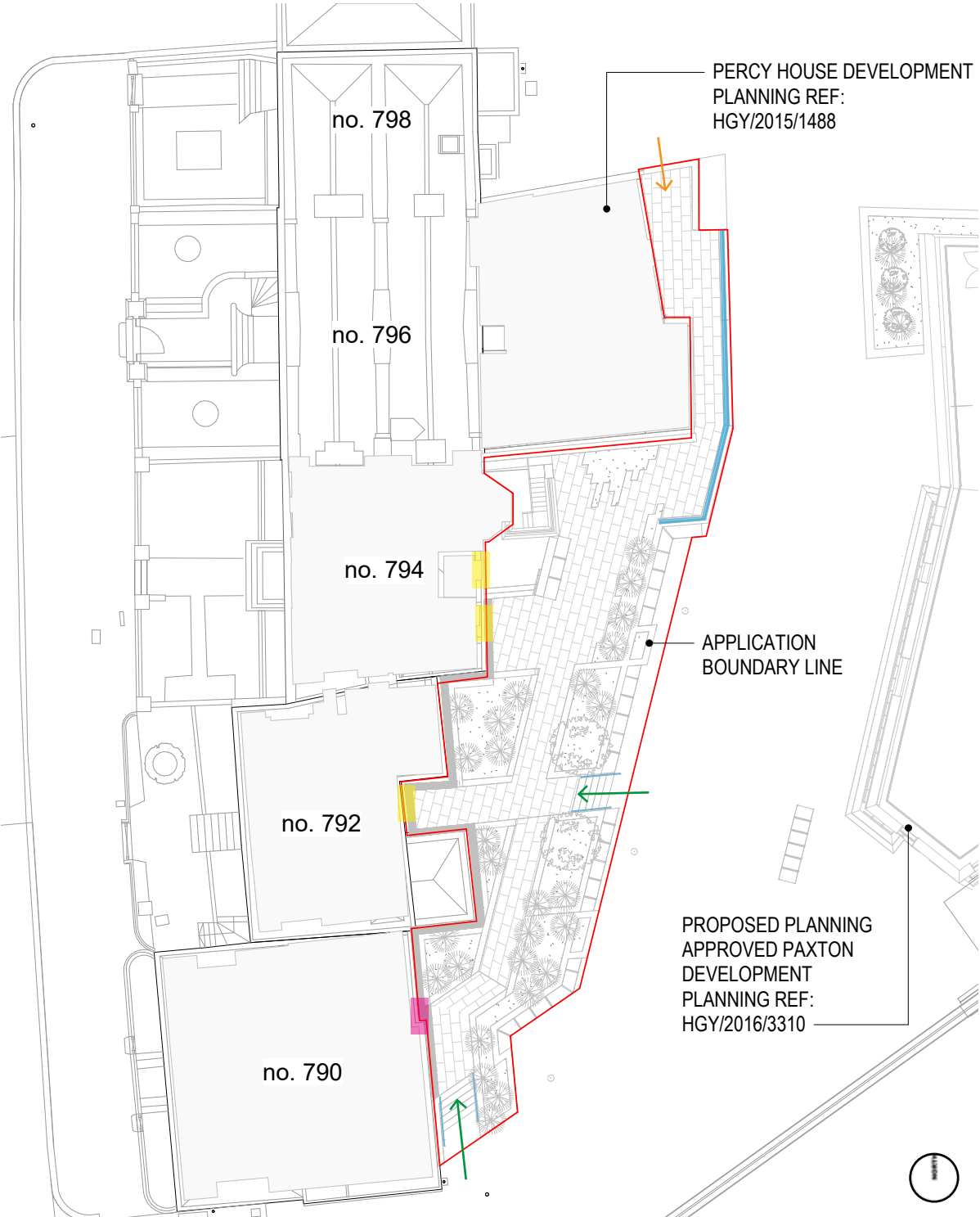


FIGURE 46. Proposed landscaping plan showing access to the rear of terrace



www.f3architects.com

e: info@f3architects.com

t: +44 (0)20 7267 8332