

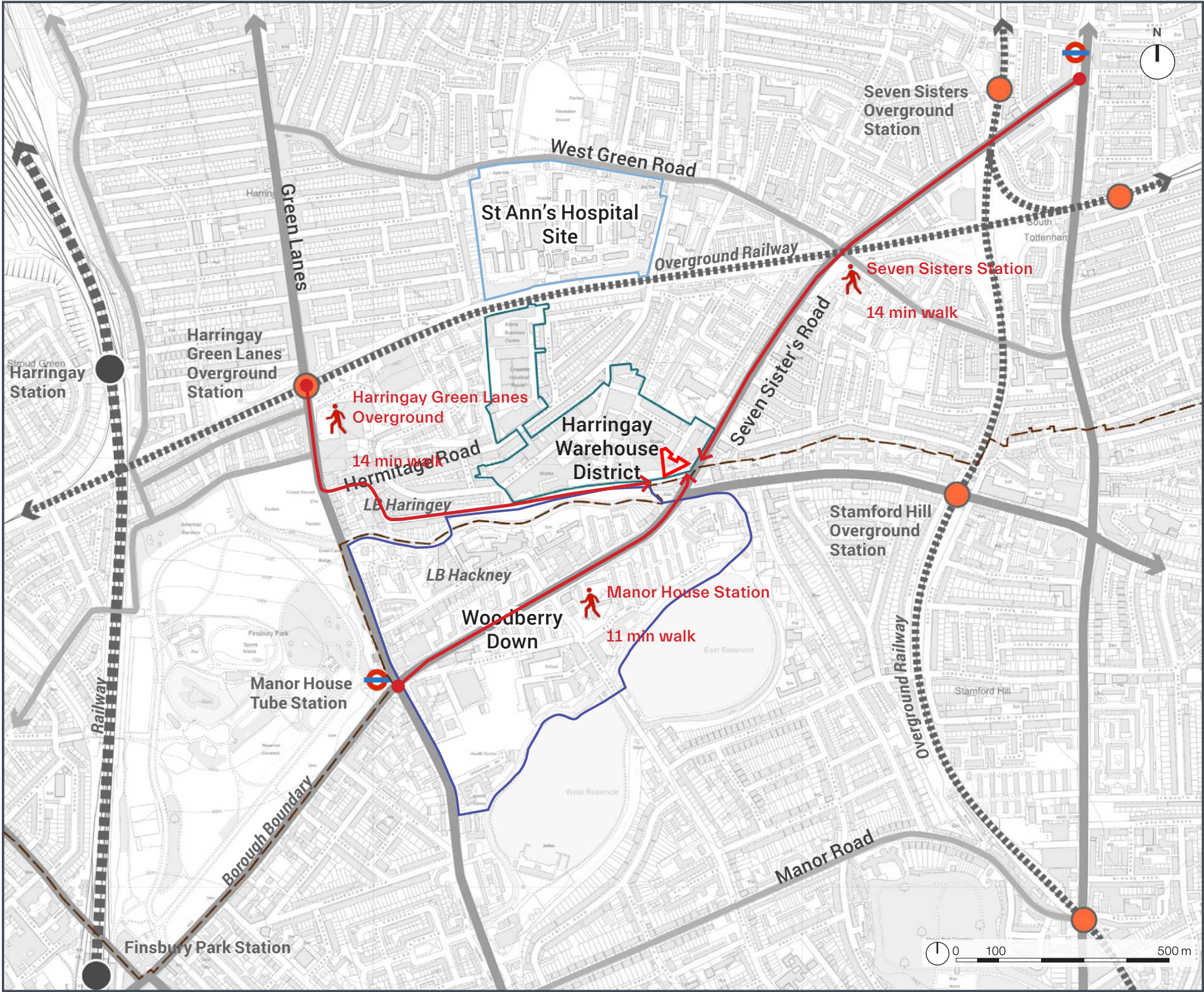
03. Site Context

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Location and Connections

The Harringay Warehouse District sits between the **New River** to the south, **Seven Sisters Road** to the east and the **Gospel Oak** to Barking branch of the London Overground to the north.

The District has a TfL time mapping of <15 minutes and is within walking distance of a number of rail and tube stations. These include Harringay **Green Lanes**, **Stamford Hill** and **Seven Sisters** railway stations and **Seven Sisters** and **Manor House** tube stations. Numerous bus routes also run along Seven Sisters Road



- KEY:
- Extent of study site
 - Harringay Warehouse District Indicative Boundary
 - St Ann's Hospital Site Indicative Boundary
 - Woodberry Down Indicative Boundary

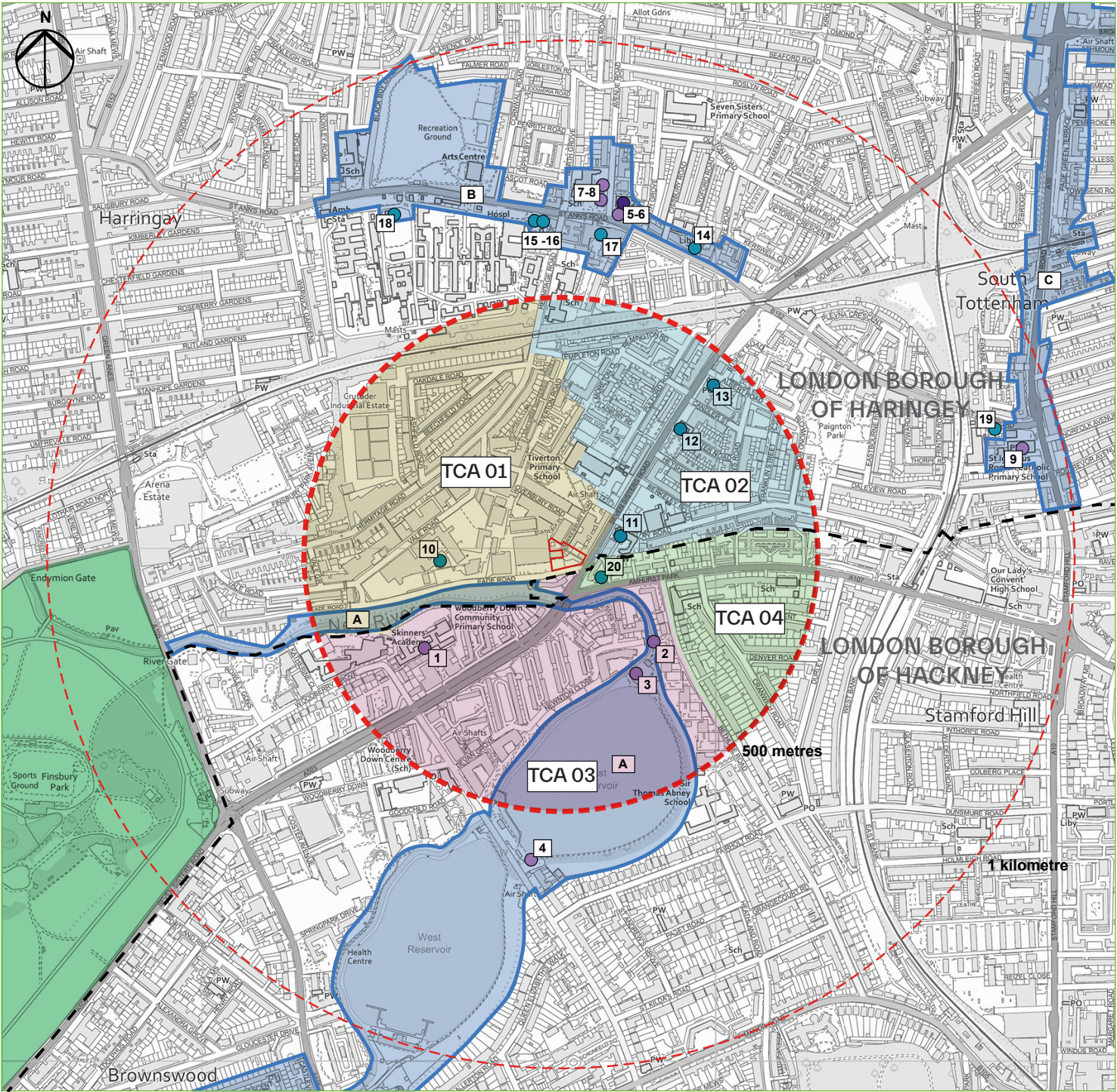


* Image obtained from www.mhdt.org.uk © Manor House Development Trust 2021. All Rights Reserved.

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Heritage and Historical Context

- The surrounding area can be classified into 4 distinct zones.
- + TCA 01: **Light industrial** land use, with **associated warehouses** converted to be lived in. There are pockets of residential and supporting infrastructure. The light industrial estates include buildings of up to five storeys in height set within areas of **hard standing**. The residential areas include 19th century terraces and late 20th and early 21st century apartment blocks
 - + TCA 02: Residential and supporting infrastructure. There is a **wide range of architectural styles** and **façade materials** that represent the different periods of development. The area has a **mixed urban grain**. There are small to medium footprint, 19th/early 20th century buildings blocks with terraces; whilst later 20th century blocks typically have associated car parking areas.
 - + TCA 03: Residential along with schools and local shops. The area includes a **range of building typologies**. There are mid-20th century two storey semi-detached houses, early 21st century **mid-rise** blocks and **tall buildings of up to 30 storeys** in height. The East Stoke Newington Reservoir provides an area of **open space** and **recreation**.
 - + TCA 04: **Quiet Residential** along with schools and local shops. Area includes 19th and early 20th century terraces that are two to three storeys in height and mid 20th to early 21st century apartment blocks of up to five storeys.



A Townscape, Heritage and visual impact appraisal has been prepared by Neaves Urbanism to accompany this application.

- Statutory Listed Building (grade II*)
- Statutory Listed Building (grade II)
- Locally listed building
- Registered Park and Garden of Historic Interest (Finsbury Park)
- Site
- 500m study area
- 1km study area
- Conservation Areas

- Conservation Areas**
- A. Ann's Conservation Area
 - B. South Tottenham High Road Conservation Area
 - C. Stoke Newington Reservoirs, Filter Beds and New River Conservation Area (majority falls within LB Hackney)

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Emerging Context

The surrounding area is one earmarked for regeneration. There are a variety of new works and phased developments in the pipeline.

These developments include the **Woodbury Down** (5,500 homes) and **St Ann's** (970 homes) regeneration sites. The St Ann's development hosts a variety of scales including new blocks of 8–7 storeys.*

* Taller massing not currently captured in online service.

Vu city aerial view. Planning overlay © Vu city January 2023



- St Ann's Hospital site indicative boundary
- Harringay Warehouse District indicative boundary
- Woodberry Down development indicative boundary
- Planning application approved
- Project under construction



St Ann's Hospital
Image © 2022 David Bonnet Architects
(Permission granted)



Florentia Clothing Village
Turner Works
(Permission granted)



***Woodberry Down**
Manor House development Trust
(Under development)

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Local Amenities

The wider area in and around the Warehouse District offers a wide array of amenities for new and old Warehouse residents.

Underground and **Overground** stations can be reached by foot in less than 15 minutes and several large supermarkets are in the nearby vicinity.

The Warehouse District itself is rich amenity asset with a **distinctive night-life** and local commercial offer.



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Surrounding Streetscape

The surrounding area is made up of a mix of warehouse, industrial and residential buildings, built at **different times** and in **different styles**.

Many of the buildings within the district have been re-purposed for warehouse living with changes made to the façades **over time**, in response to users' needs. The result is a unique streetscape with **tapestry** of whimsical and improvised detailing. This is an outward expression of a unique place to live and work in.

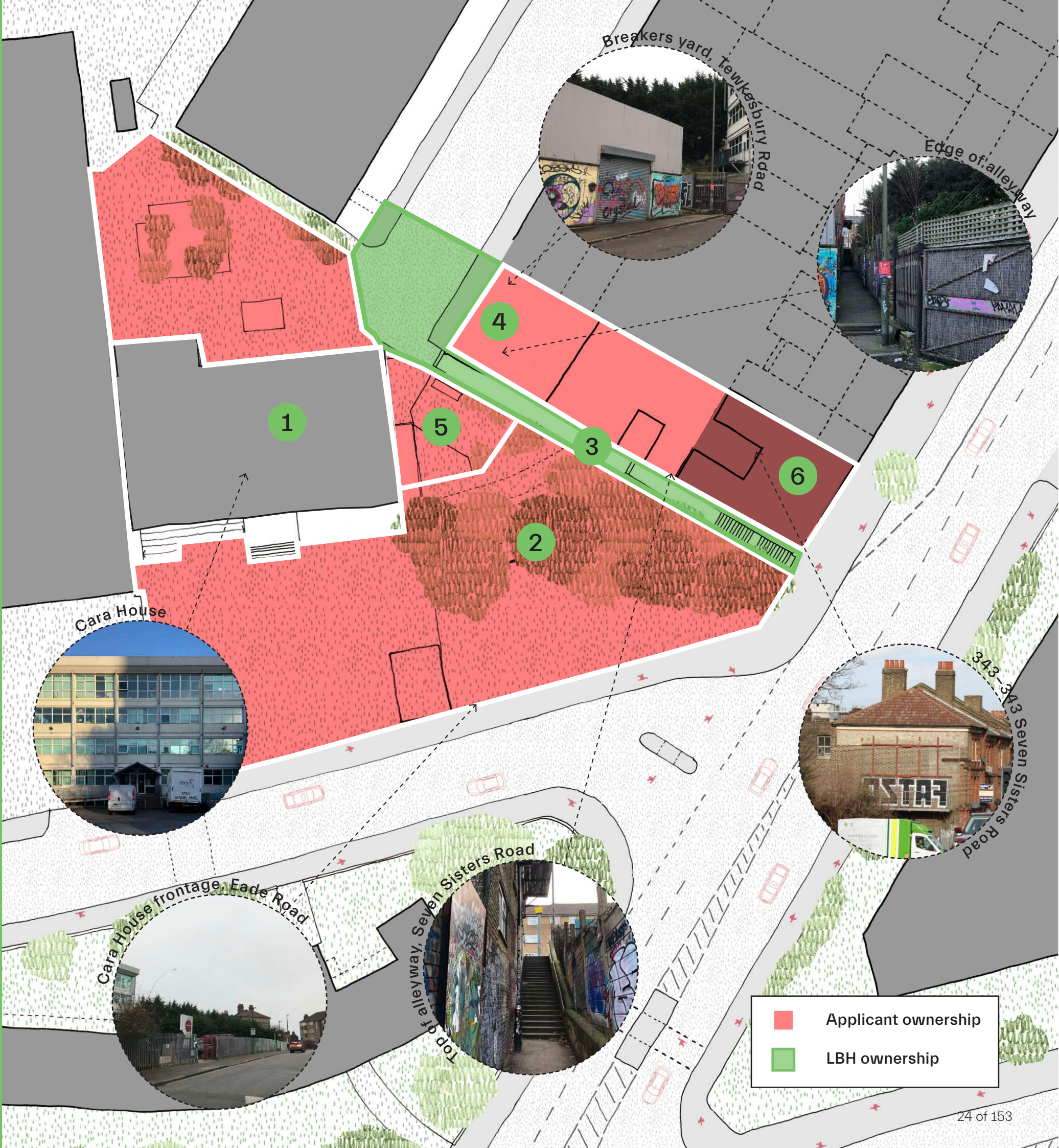


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Land Ownership

The proposed site is predominantly owned by the Applicant. The **passageway** and **end of Tewkesbury Road** are council-owned. The principle land parcels are:

- 1. Cara House (under the Applicant’s ownership but outside development area)
- 2. Eade Road vacant site
- 3. Passage way and termination of Tewkesbury Road roadway
- 4. 2–4 Tewkesbury Rd
- 5. Substation and informal garden
- 6. 341–343 Seven Sisters Road



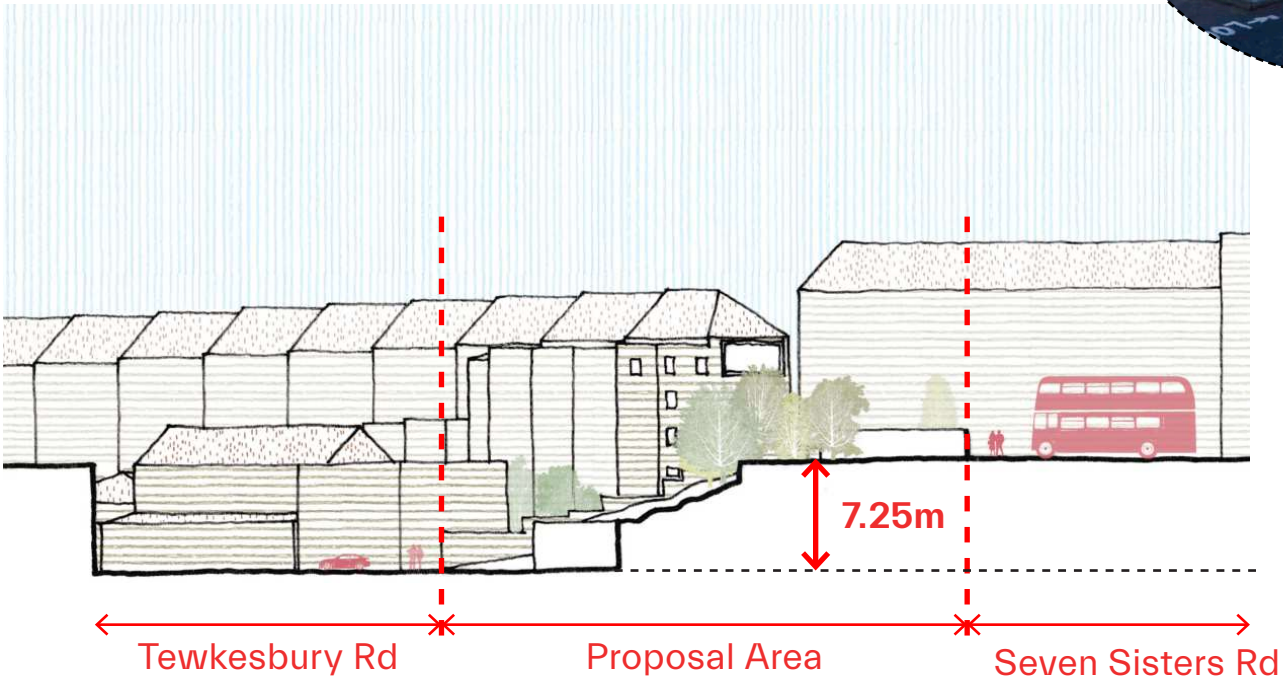
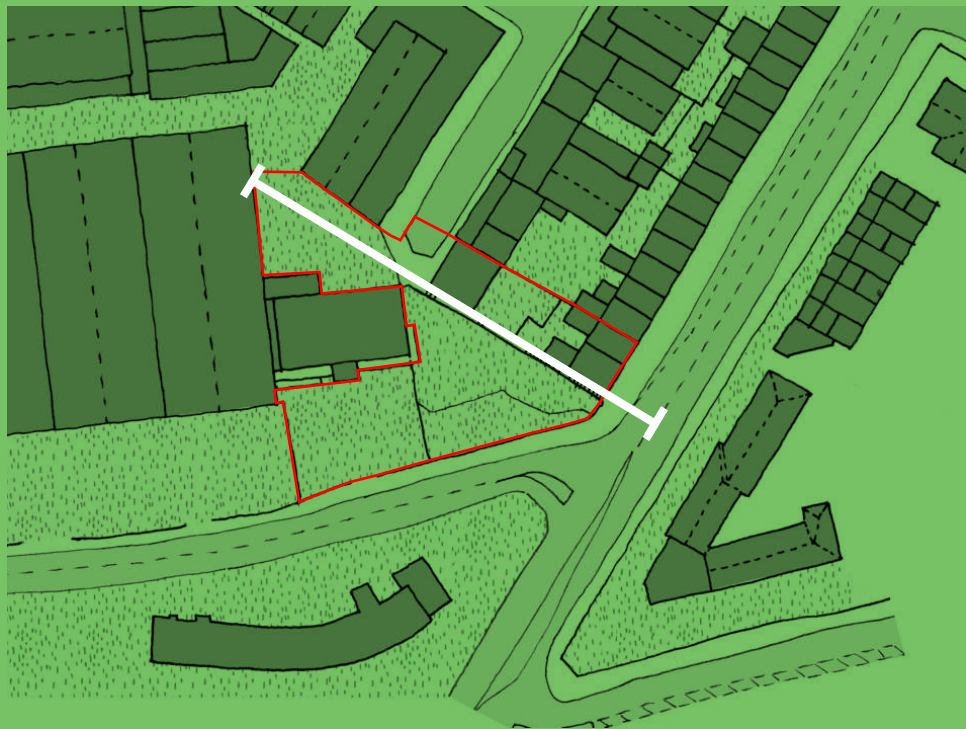
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Topography

The site has a challenging topography. The **level change** between Seven Sisters Road level and Tewkesbury Road level is over **seven metres**.

The slope creates issues for accessibility, servicing, maintenance and refuse/recycling collection.

Some of the site is banked away from Seven Sisters Road and there is an **existing retaining wall** in line with the front of Cara House.



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Vacant Land, Eade Road

The area between Eade Road corner and the pedestrian footpath is a steep area of made land. The area has typically been **sporadically occupied** by ad-hoc uses. The area was temporarily occupied by local residents making the most of the space due to the lack of formal amenity during the recent pandemic.

The area is currently being used by a mobile chip van. However it has historically been **susceptible to fly tipping** which creates a hostile edge to the pedestrian route.



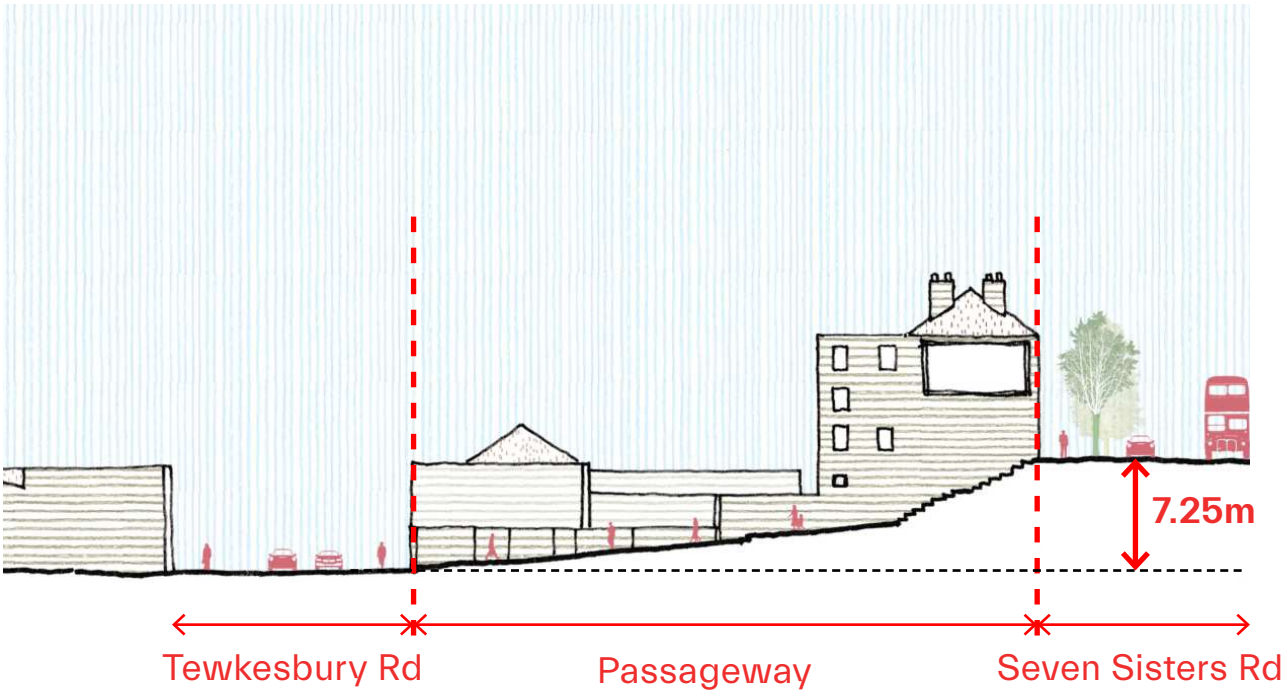
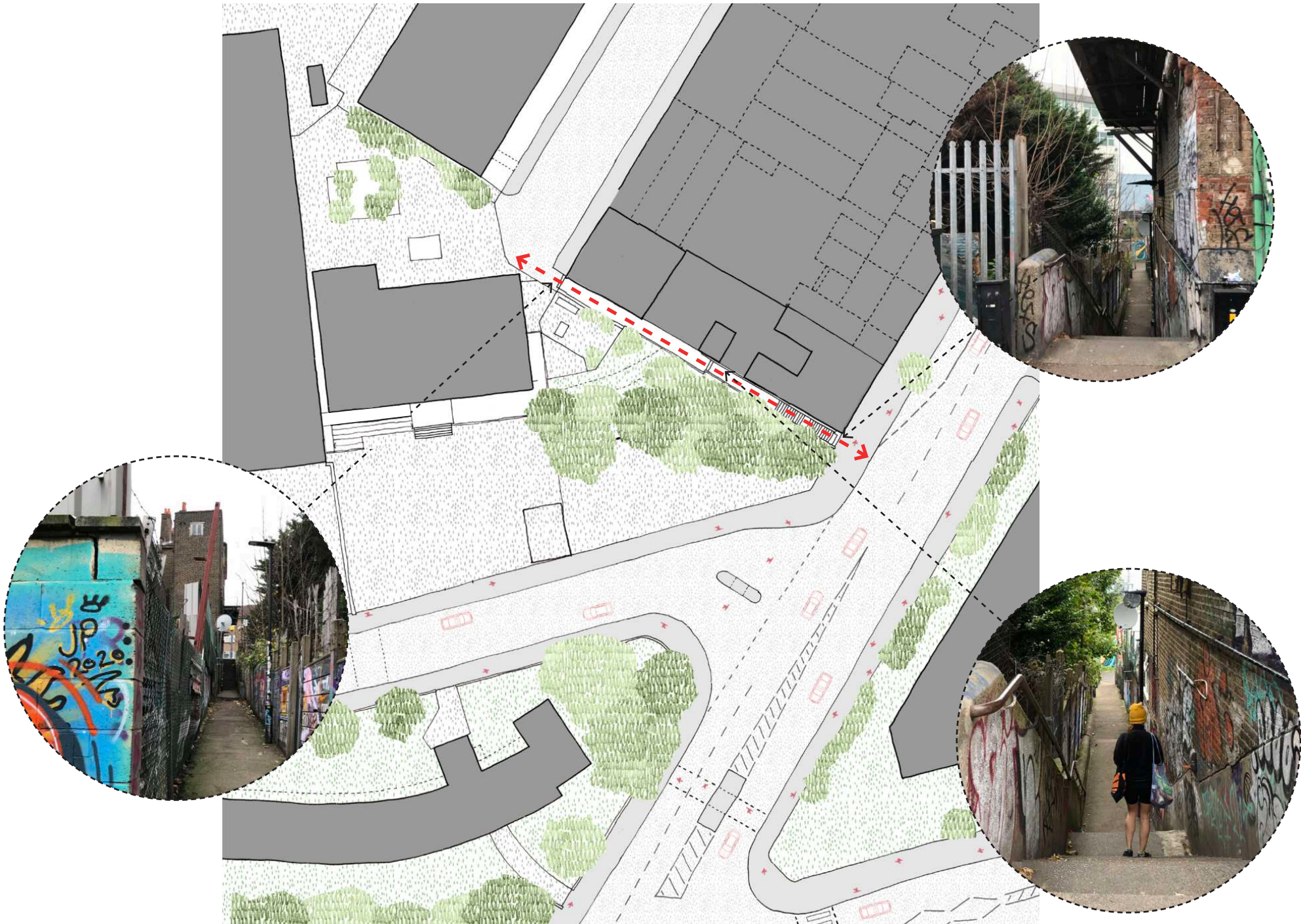
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Passage Way

The council-owned pedestrian pathway runs from Seven Sisters Road to Tewkesbury Road and into the Warehouse District.

The passage tends to attract **antisocial behaviour** and is perceived as being unsafe, particularly after dark.

Recently works have been undertaken to **improve the quality** of the route and improve the lighting for short winter days. The route will be **transformed** as part of the proposed development.



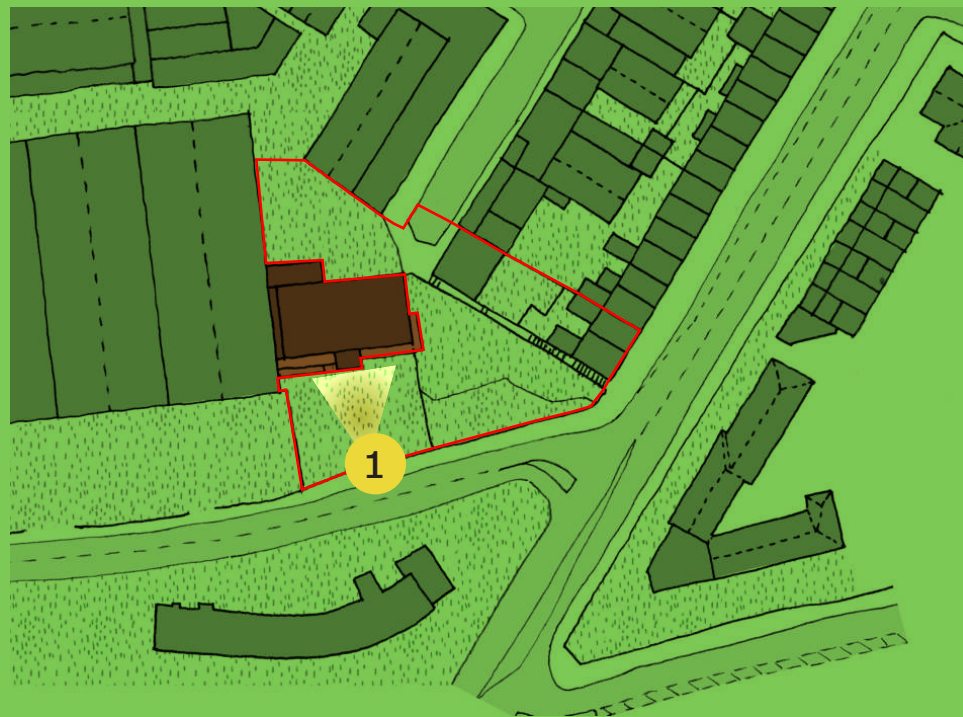
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Cara House

Cara House is a **long-standing warehouse living** building, accommodating approximately 70 bedrooms. Floor to ceiling heights are approximately 3.1m (a key quality for Warehouse Living) and the first floor has recently been refurbished.

The building is valued by its residents but faces **significant overheating** problems due to its unprotected south-facing frontage.

While it will not be modified permanently as part of the proposal, Cara House is an important neighbour so any impact in terms of access, daylight, sunlight and general experience should be **carefully considered**.



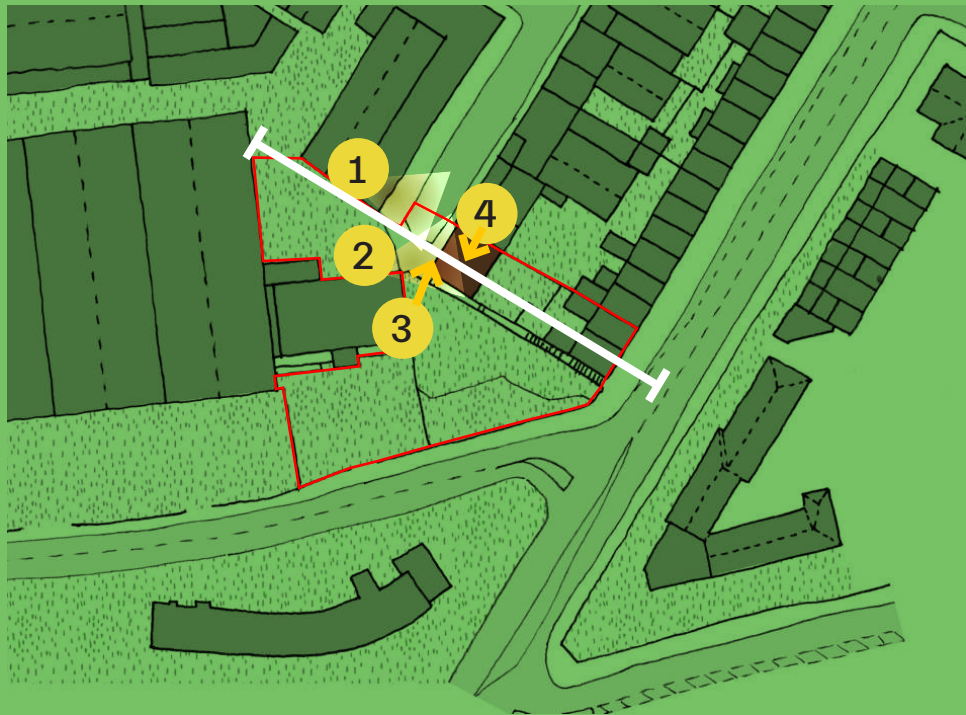
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2-4 Tewkesbury Road

The areas behind the terraces fronting on to Seven Sisters Road are used as **car garages and mechanics**. Tewkesbury Road is prone to some level of anti-social behaviour.

The Applicant is working with London Borough of Haringey to address local issues. The proposal will deliver more **active façades** and a clearer thoroughfare which will improve passive surveillance in the area.

The intention is for the development to act as a **catalyst for positive change** which will improve the long term safety of all residents.



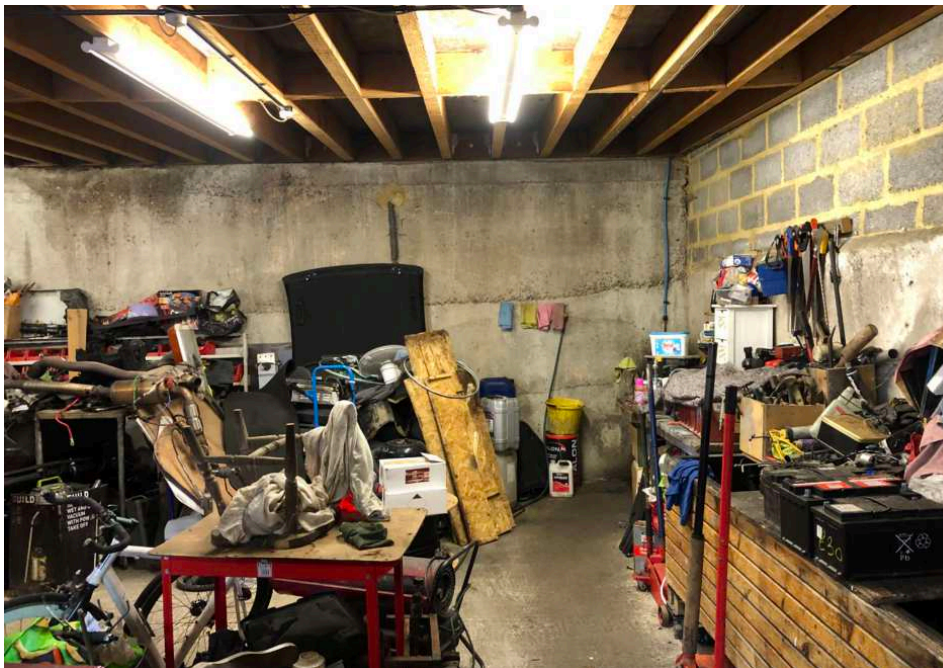
1.External view of garage



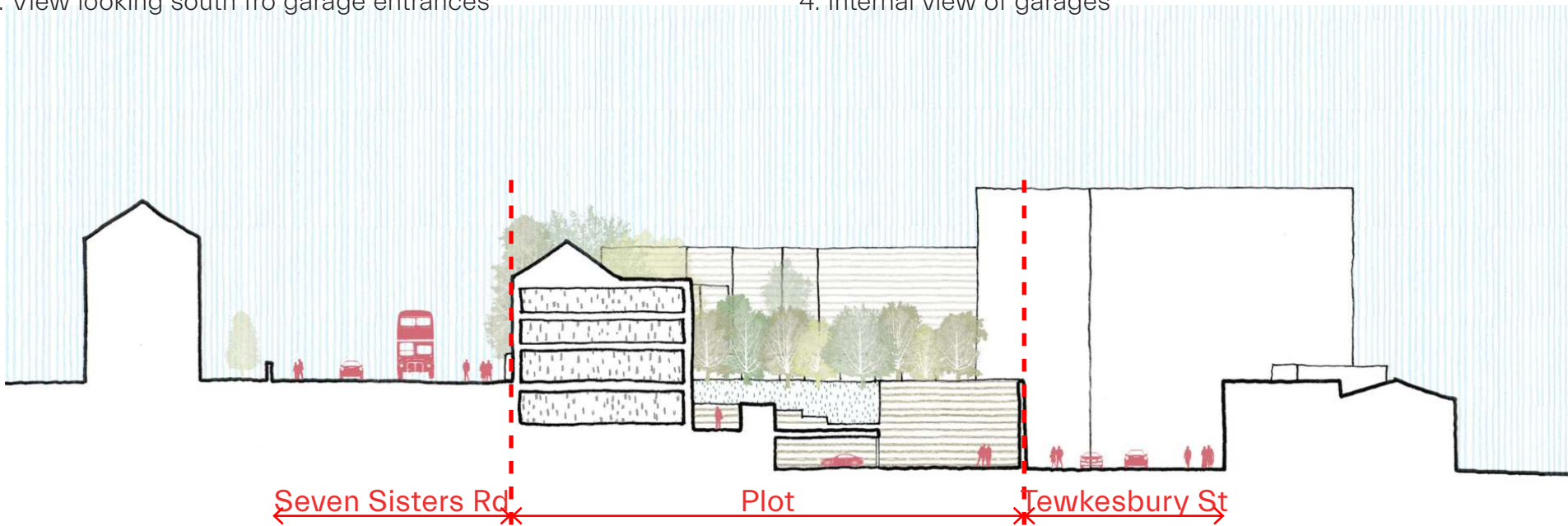
2. Aerial photo of garages and alleyway



3. View looking south from garage entrances



4. Internal view of garages



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Vivian House and Amhurst Court

There are two mid 20th century blocks directly opposite the site.

Vivian House is a low rise council housing block with primary access off Eade road. Architectural detailing is reflective of the period built. Building has a raised ground level with the primary aspect facing south to the New River (away from the site).

Circular windows have been used as a motif for ancillary spaces at the end of the block. External circulation has been used to create strong horizontal emphasis to compliment the unusual curved plan.

Amhurst Court is mid rise council block. Facade treatment use varying brick tone to create horizontal interest against the extruded form.



1. Vivian House looking west up Eade Road*



2. Vivian House Entrance off Eade road*



3. Amhurst Court looking east from Seven Sister Road*



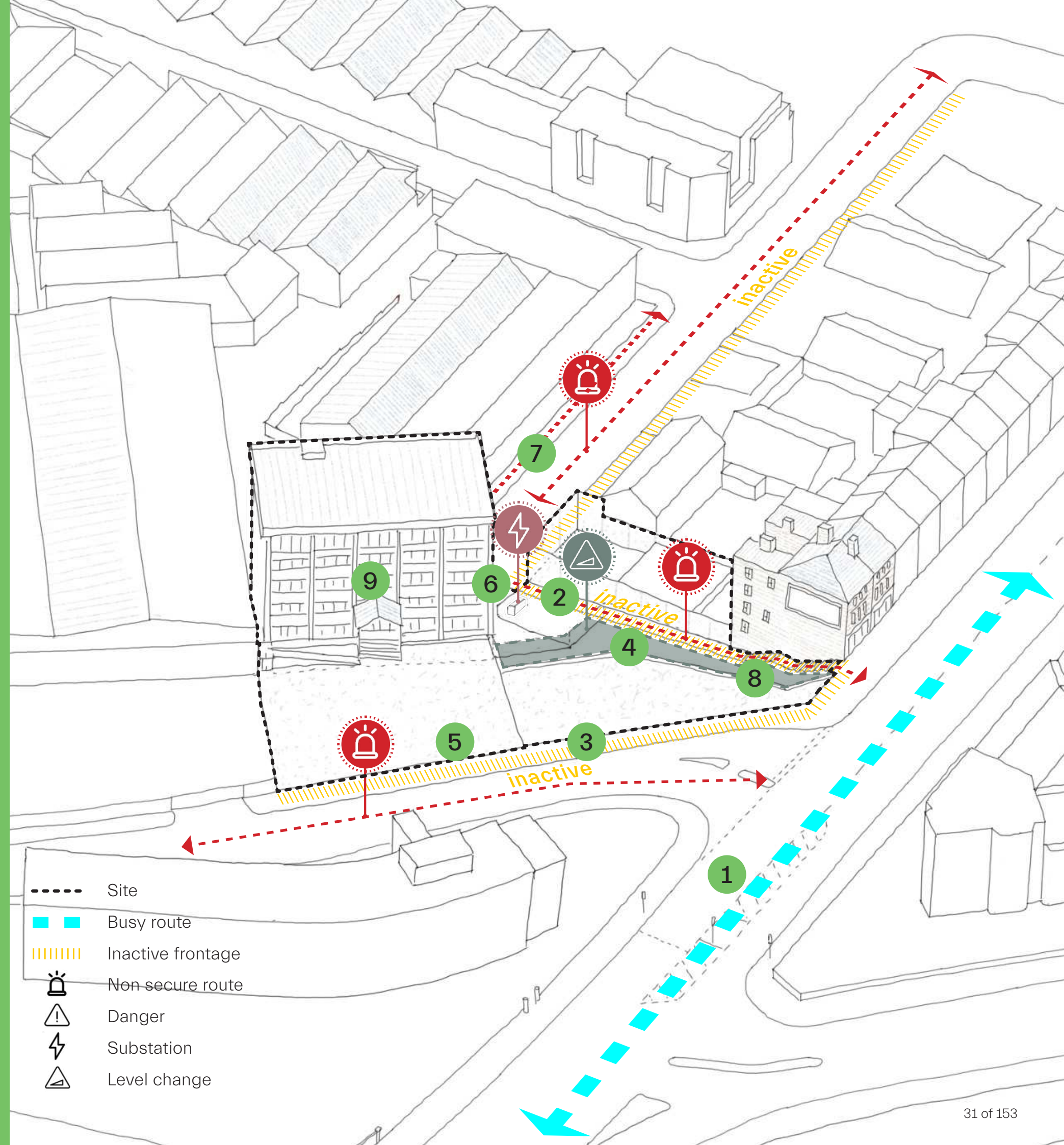
4. Amhurst Court looking North from Seven Sister Road junction*

*Images courtesy of © Google maps 2022

03. Site Context

Constraints

1. **Noise pollution** from Seven Sisters Road
2. **Safety and crime** issues along Tewkesbury Road and pedestrian alley
3. **Lack of active frontage** along public-facing routes
4. Challenging steep topography
5. Limited frontage for servicing
6. Location of outdoor substation
7. Conflict between pedestrians and vehicles along Tewkesbury Road
8. **Poor quality** of pedestrian environment along passage way
9. **Overheating** considerations of unobstructed south aspect



- Site
- Busy route
- Inactive frontage
- 🔔 Non-secure route
- ⚠️ Danger
- ⚡ Substation
- ⚠️ Level change

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Overview

Weighing in on the various site specific opportunities and constraints the development sets out to achieve the following:

- + Provide a marker building to signal arrival to Warehouse District
- + Provide more active frontage and commercial opportunities along Eade Road
- + Take advantage of open southern aspect
- + Provide a safer and more enjoyable pedestrian link to Tewkesbury Road
- + Upgrade and re-provide the UKPN substation

