

BROAD LANE | TOTTENHAM HALE

NEW OFFICE BUILDING

APRIL 2023



Mark Smith | Architects

TALL BUILDINGS ASSESSMENT

BACKGROUND

1.1 SITE LOCATION

Former car wash site, Broad Lane, N15

1.2 BACKGROUND

Mark Smith Architects Ltd were approached by Broad Lane Properties Limited to prepare a planning application to redevelop the above land “the Site” into a new office building. A planning application was granted in 2017 (HGY/2016/2232) for the ‘*Demolition of the existing car wash, construction of a new office block including, covered bin, cycle's store and parking.*’ This 2017 planning permission was subsequently implemented by the previous owner (planning ref: HG/2020/1013).

The approved building is three storeys and has 1,759 sq m (20,914 sq ft) of office space. This new scheme will expand on the extant approval providing 5,694 sq m (61,290 sq ft.) of new flexible office space. This will greatly improve the efficiency of the land and make best use of this previously developed land. It will also support the regeneration of Tottenham towards a highly successful place by attracting new business and job opportunities in a location with excellent public transport connections.

The new building is of high architectural quality with elegant brick detailing and ranges from four storeys to nine storeys, and includes new green roofs. It will be energy efficient, well insulated and will also generate electricity through PV panels. Mark Smith Architects have worked in tandem with Energy Lab sustainability consultants to ensure that the building has been designed to have Carbon emissions lower than current Building Regulations require and to achieve an Excellent BREEAM sustainability rating.



FIGURE 01 - PROPOSED BUILDING VIEWED FROM BROAD LANE

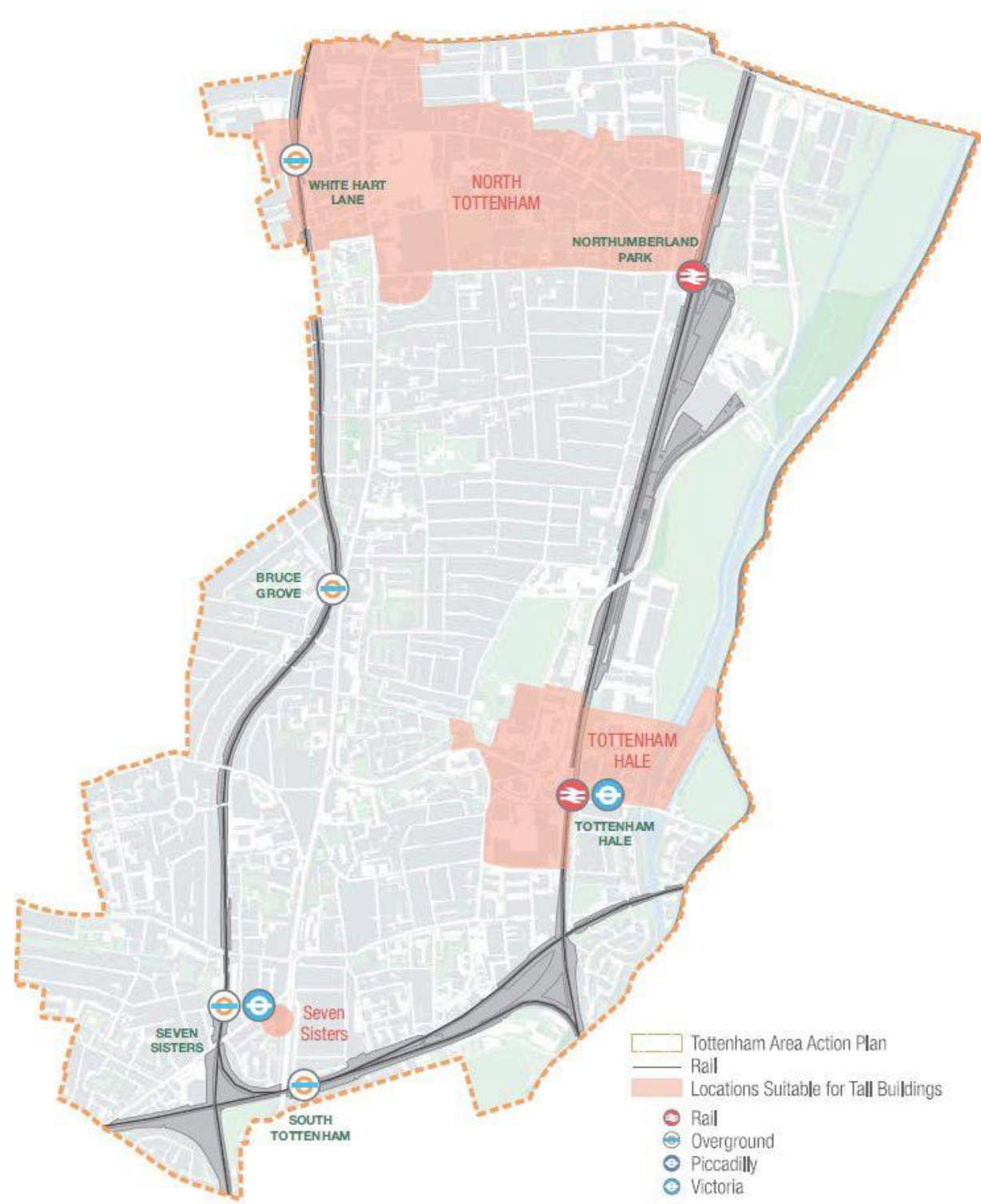


FIGURE 02 - DPD POLICY MAP

2.1 TALL BUILDINGS POLICY (TAAP)
Tottenham Area Action Plan (Adopted 2017)

Policy AAP6:
Urban Design and Character including Tall Buildings

D The Council expects the highest density development to be located adjacent to public transport nodes, and in Growth Areas and Areas of Change. At their boundary, development is expected to transition between these areas and the suburban

F Taller buildings will be appropriate along (parts of) Tottenham High Road, Park Lane, Lordship Lane, Northumberland Park, Broad Lane, Lawrence Road, West Green Road, Seven Sisters Road, Monument Way, Ferry Lane, and within existing mid-rise residential areas, responding to the prevailing mid-rise character, and in some cases promoting intensification, increasing heights from low-rise to mid-rise where appropriate.

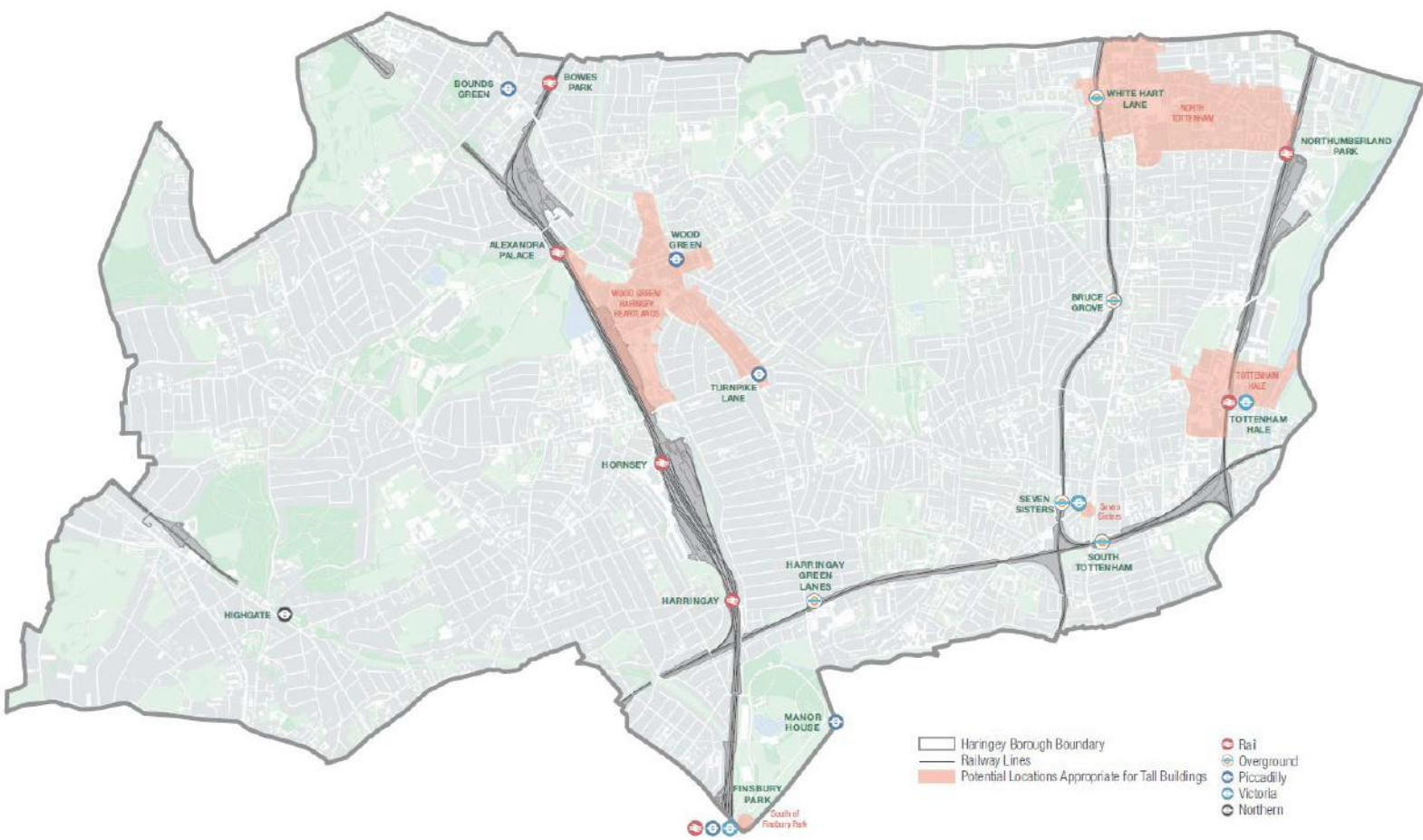


FIGURE 03 - TAAP POLICY MAP



2.2 TALL BUILDINGS POLICY (DPD)

Development Management DPD (Adopted 2017)

Policy DM6: Building Heights

A. For all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

B. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform to the following general design requirements:

- a) Be of a high standard of architectural quality and design, including a high quality urban realm;
- b) Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
- c) Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

C. Tall buildings will only be acceptable in areas identified on Figure 2.2 as being suitable for tall buildings. In addition to the requirements in (B) above, proposals for tall buildings should also:

- a) Represent a landmark building which by its distinctiveness must:
 - i Be a way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;
 - ii Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and
 - iii Positively engage with the street environment.
- b) Consider the impact on ecology and microclimate; and
- c) Have regard to the Council's Tall Buildings and Views Supplementary Planning Document.

D. Tall buildings within close proximity to each other should:

- a) Avoid a canyon effect;
- b) Consider the cumulative climatic impact of the buildings;
- c) Avoid coalescence between individual buildings; and
- d) Demonstrate how they collectively contribute to the delivery of the vision and strategic objectives for the area.

E. All proposals for taller or tall buildings must be accompanied by an urban design analysis which assesses the proposal in relation to the surrounding context. This should include the submission of a digital 3D model to assist in the understanding of the design concept and impacts of the development.

TALL BUILDINGS ANALYSIS



FIGURE 04 - TALL BUILDING AREA ANALYSIS

PROPOSALS

3.1 PROPOSALS

The proposal will provide 5,694 sq m (61,290 sq ft) of new, high quality and flexible Class E space that will greatly improve the efficiency of the land and make best use of this previously developed land. It will also support the regeneration of Tottenham towards a highly successful place by attracting new business and job opportunities in a location with excellent public transport connections.

The proposed office building is of high architectural quality with elegant brick detailing, green roofs and PV panels. It has been purposefully designed to avoid negatively impacting nearby properties and attention has been given to ensure that it integrates into the surrounding context. At the west of the Site, facing Broad Lane, the proposed building is four storeys with a fifth set-back storey. Towards the middle of the Site, it is six storeys and at the east of the Site, it is nine storeys.

The design addresses the urban context and creates a new active frontage facing Broad Lane and the side street off Broad Lane which will improve the space immediately in front of the building. The corner between the two primary elevations is chamfered to highlight the building entrance. The proposal includes secure cycle storage to promote sustainable travel and an internal refuse/recycling store so that bins do not detract from the new improved streetscene.



FIGURE 05 - PROPOSED BUILDING VIEWED FROM BROAD LANE

PROPOSALS

3.2 TALL BUILDING BUILT (AND EMERGING) CONTEXT

The Site is within the Tottenham Area Action Plan and is adjacent to the new Tottenham Hale District Centre which is at the centre of regeneration and growth for the area. This includes a range of new retail, leisure, community, residential and office uses as well as a new transport hub that will accommodate a station for Crossrail 2. The transformation also includes a new road layout, public realm, hotel, community space, leisure and higher education facilities. The Site is a designated employment area (DEA10) supporting development proposals for B1 office in Tottenham Hale.

The Site is on the periphery of Tall Building Growth Area (BH2) and is adjacent to, and south, of the key neighbourhood area Tottenham Hale Retail Park (TH3) which is part of the wider new district centre. Much of the new district centre is built or well underway although TH3 remains a lower rise functioning retail park. The future premise for TH3 is a:

Comprehensive redevelopment to form part of the new Tottenham Hale District Centre along with adjoining sites to the north. New road layout, including a fine graining of the street layout, creating town centre uses at ground and first floor levels, with residential and commercial uses above.



FIGURE 06 - PROPOSED BUILDING VIEWED FROM BROAD LANE FURTHER SOUTH

PROPOSALS

3.3 TALL BUILDING ASSESSMENT

Refer to the following section and the Design and Access Statement for full details regarding the height and design rationale of the proposal. In short, the proposal is four and five storeys at the west of the site, before stepping up to six storeys and finally nine storeys (28m) at the east of the Site.

The taller element of the proposal (at the east of the Site) has been deliberately positioned adjacent to the industrial area to mitigate overshadowing of residential areas to the south and east of the Site.

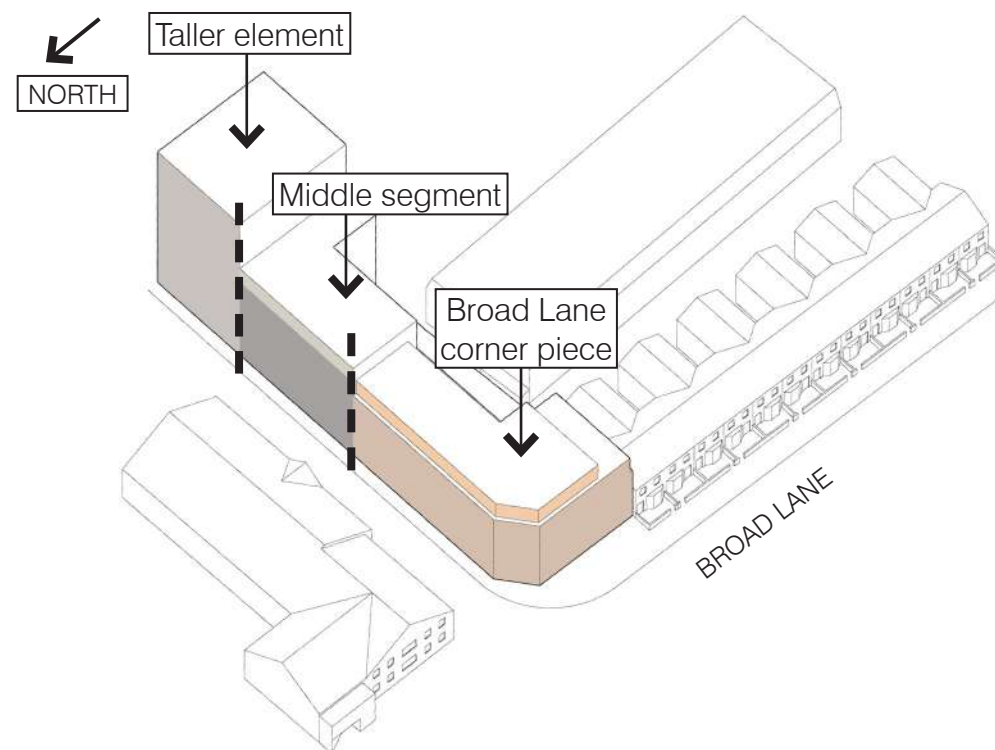
An existing taller building defines the edge of the industrial area at the border with the railway line further east. The 30m brick building is predominantly studios/office and is six storeys with tall floor to ceiling heights. It forms a backdrop towards (and within) the industrial area and is characterised as having large blank elevations with limited articulation.

The taller element of the proposal (nine storeys and 28m) is a suitable height for the gradual increase of height towards the new tall buildings at Tottenham Hale District Centre further north. It is also a gateway marker of the change of use from lower height industrial (further east/south) and residential (west and south-west) towards the higher density district centre. The proposal is consistent with the overall strategy of the area and building type, use and height.

The new district centre has approved buildings of 38 storeys (TH4) and, as noted above, the redevelopment of TH3 has planned for similar taller buildings with the tallest being on the south side of Ferry Lane (opposite TH4).



FIGURE 07 - PROPOSED BUILDING VIEWED FROM BROAD LANE FURTHER NORTH



1. THE THREE PARTS OF THE PROPOSAL



2. EXISTING AERIAL VIEW OF SITE

FIGURE 08 - PROPOSED MASSING

3.4 HEIGHT RATIONALE

The following is an extract from the Design and Access Statement relating to the Height and Footprint rationale.

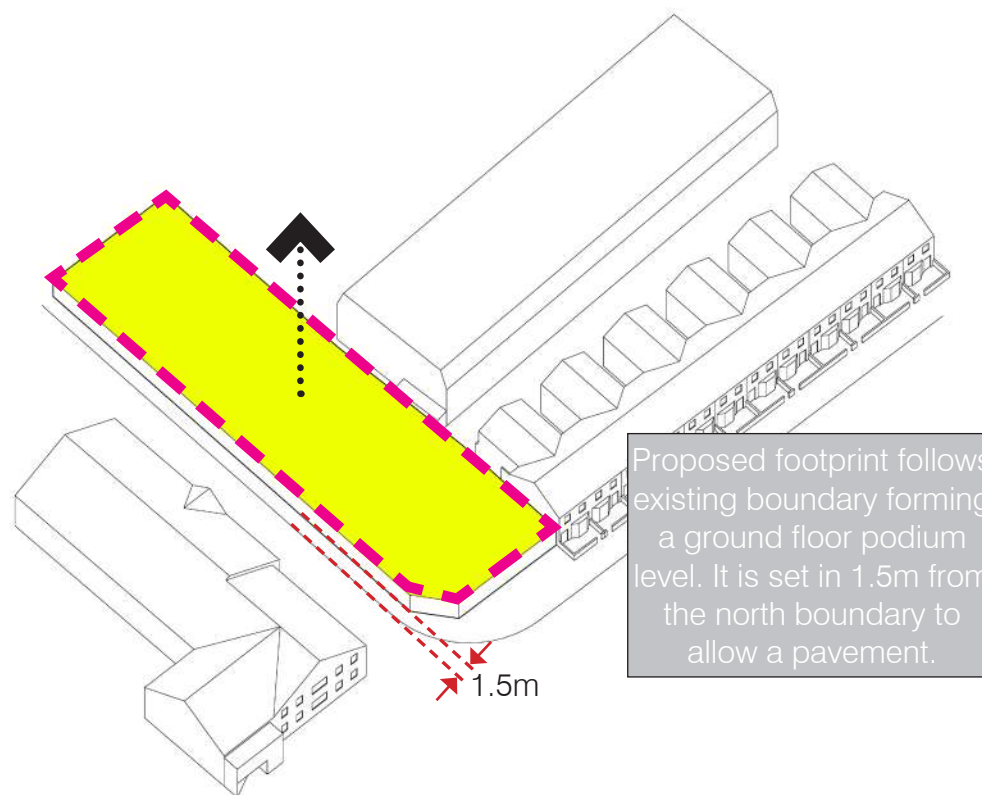
There are three parts to the overall massing. Firstly, one part at the west of the Site facing Broad Lane (Broad Lane corner piece), secondly a middle segment and finally a taller element at the east of the Site.

Refer to the following page for a series of diagrams that illustrate the massing rationale. The footprint follows the existing boundary on all sides (other than being inset 1.5m on the north boundary to form a new pavement) and in doing so defines the public realm through enclosure. It is also through this rationale that leads to the chamfered corner and a natural focal point to the building entrance. The ground floor fully utilises the extent of the footprint established above, and in doing so, forms a podium-like base. Upper storeys step in which is discussed in more detail below.

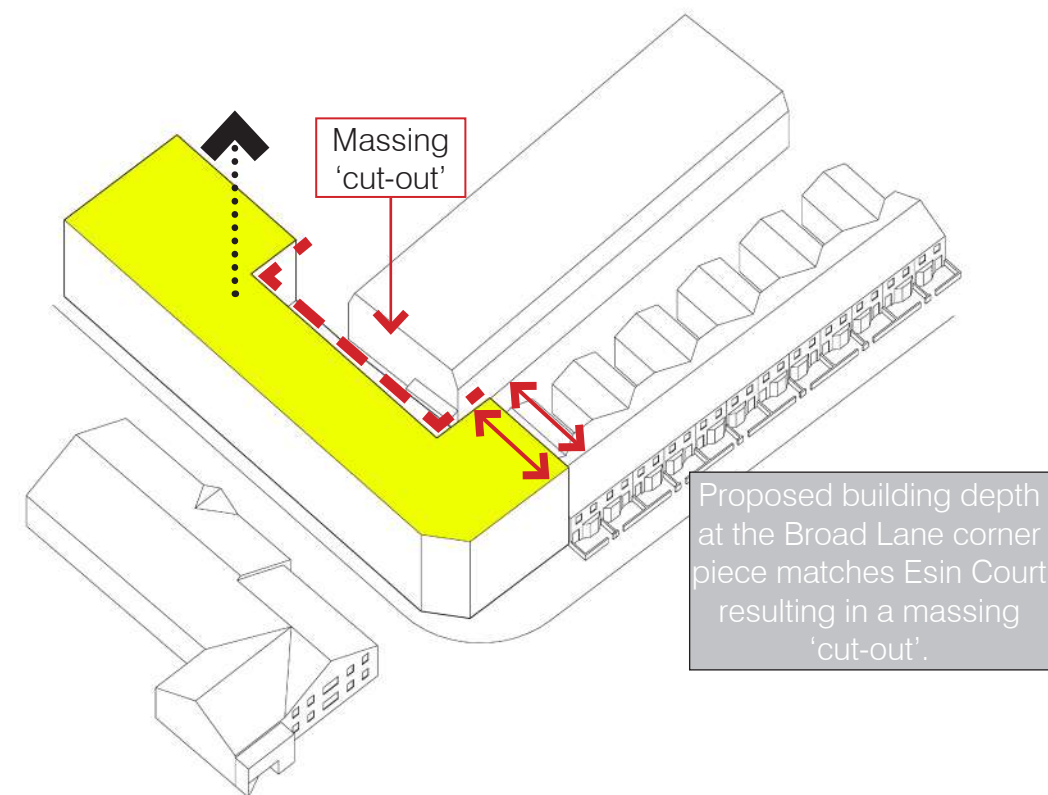
Starting with the corner piece facing Broad Lane. The proposed building depth (at first floor and above) matches the rear building line of the houses on Esin Court. This is so the overall massing is not overbearing when viewed from the rear windows and gardens of Esin Court and results in a massing 'cut-out' at the rear of the proposal. Refer also to section 4.4 of this document.

The height directly abutting the adjacent house (1 Esin Court) is four storeys so that it reads as one full storey above the two-storey house with pitched roof. A final set-back storey (in metal cladding) is 5.4m from the house to present a natural step up in the massing towards the chamfered corner.

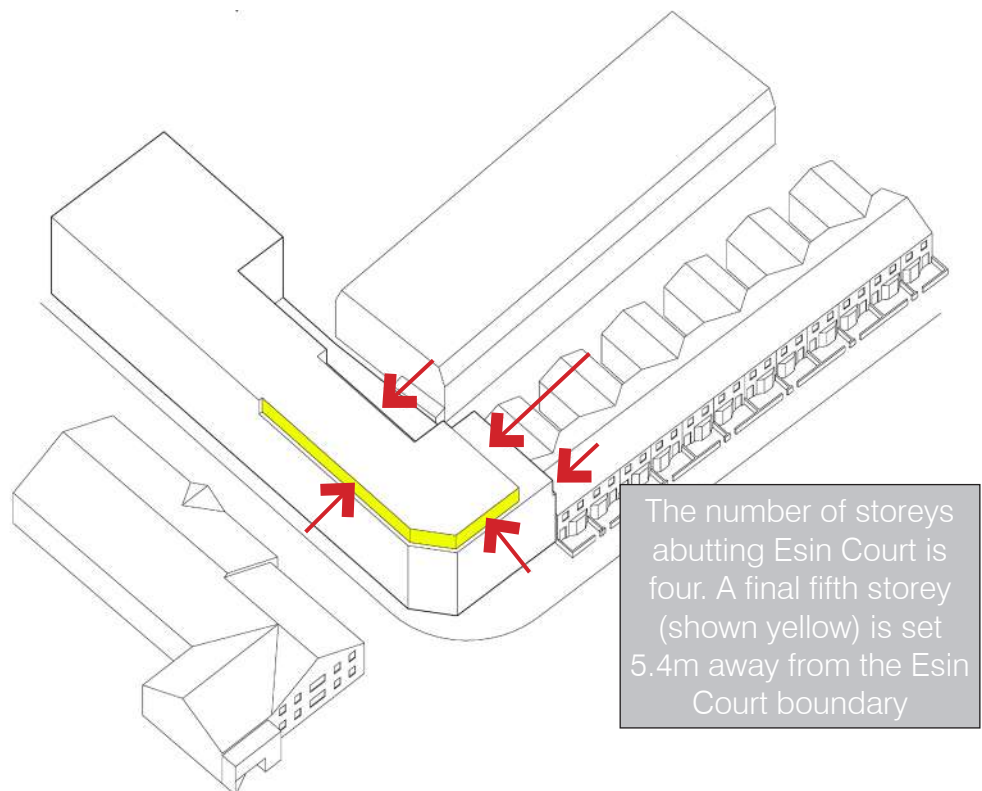
Moving on to the middle segment. The notion of gradual massing steps is continued as this middle segment is one storey higher than the west Broad Lane facing section. And finally, the gradual building up of massing leads to the taller element (28m) at the east of the Site which terminates the view from Broad Lane. This part of the Site has no directly abutting residential buildings and faces an industrial area. The taller element is deliberately positioned next to the industrial area to avoid overshadowing residences and gardens.



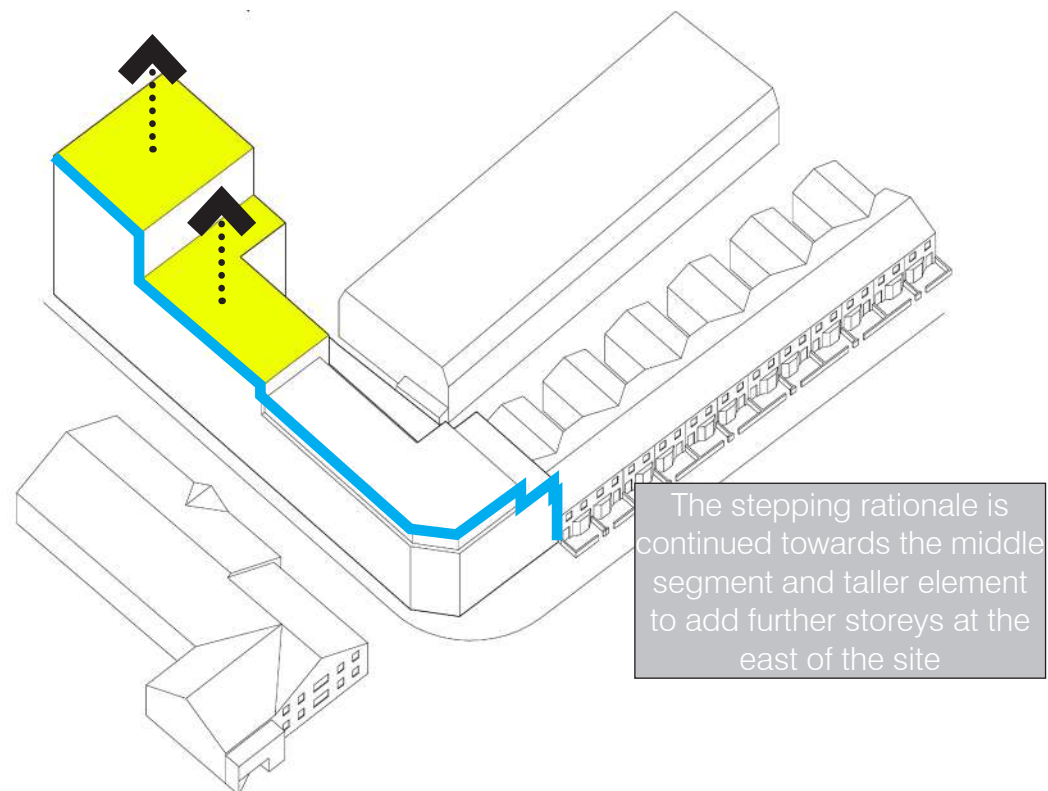
1. FOOTPRINT



2. ADDING STOREYS WITH A MASSING CUT-OUT



3. FORMING STEPS IN THE MASSING AT THE BROAD LANE CORNER PIECE



4. CONTINUING STEPPING UP OF MASSING BY INTRODUCING STOREYS TO THE MIDDLE SEGMENT AND TALLER ELEMENT

FIGURE 09 - PROPOSED MASSING DEVELOPMENT