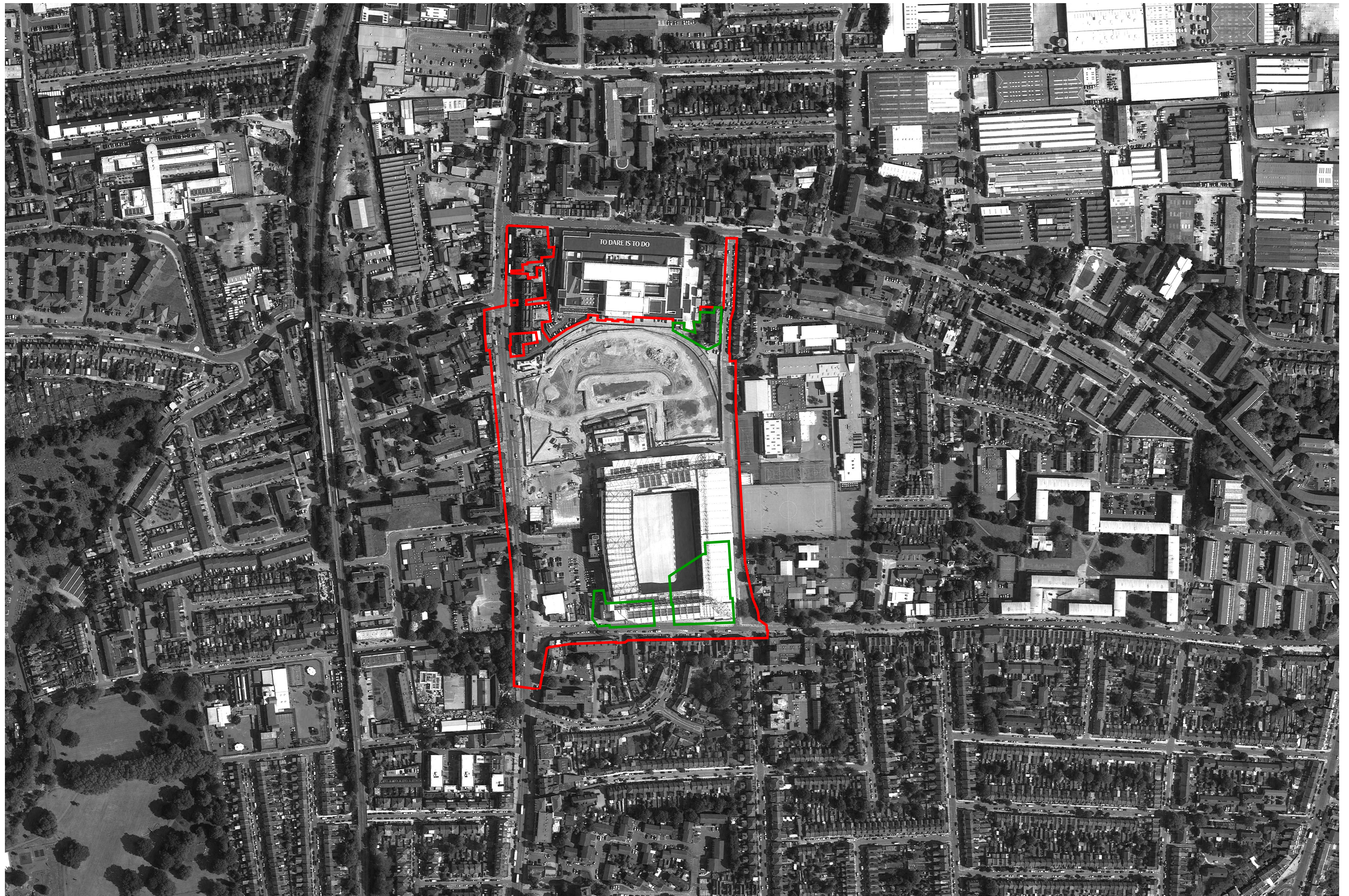


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RESIDENTIAL



11.1 Residential Introduction

11.1.1 INTRODUCTION

This chapter of the Design and Access Statement has been prepared by Allies and Morrison Architects on behalf of Tottenham Athletic Football Club Limited (THFC) in support of an outline planning application for residential towers and associated amenity, commercial and community spaces in the Northumberland Development Project. The format and content of this statement is based upon the guidance supplied by CABE in their publication “Design and Access Statements - How to write, read and use them”.

The purpose of this chapter of the Design and Access Statement is to illustrate how the design of the buildings has developed leading up to the planning application and to describe the design thinking behind the submitted scheme.

This chapter is split into three sections, each containing sub-headings as follows:

Site Context and Analysis

This section sets out the site specific parameters which have guided the design proposals including:

- Policy context
- Site history
- Strategic location and connectivity
- Urban form and site description
- Local facilities
- Site constraints and opportunities

Design Objectives and Scheme Evolution

This section summarises the key principles established for the new scheme as a result of the context analysis and briefing and consultation process.

Proposed Scheme

This section describes the new buildings as proposed. This statement should be read in conjunction with the Planning Statement prepared by DP9, together with the application drawings, parameter plans, Design Code and specialist reports in the Environmental Statement.

The following sub-headings set out how the illustrative scheme design proposal responds to the guidelines described in the design code:

- Use and amount of development
- Layout
- Scale and massing
- Appearance and materials
- Landscape and amenity
- Inclusive access
- MEP and fire strategies
- Operational waste management strategy

11.1.2 DESCRIPTION OF THE DEVELOPMENT

This chapter describes the outline planning permission sought for the southeast corner of THFC stadium application site. The proposals comprise a mixed-use development of 585 units arranged as cluster of four residential towers of varying height, ranging from 16 to 32 storeys above a three storey podium, which will provide up to 4000 sqm commercial and community space above a double basement.

The proposal addresses key local planning and regeneration issues including:

- Provision of new homes, including family and affordable housing provision
- Enhancement of economic opportunities
- Enhancement of the conservation area
- The provision of new amenity space
- Enhanced connectivity



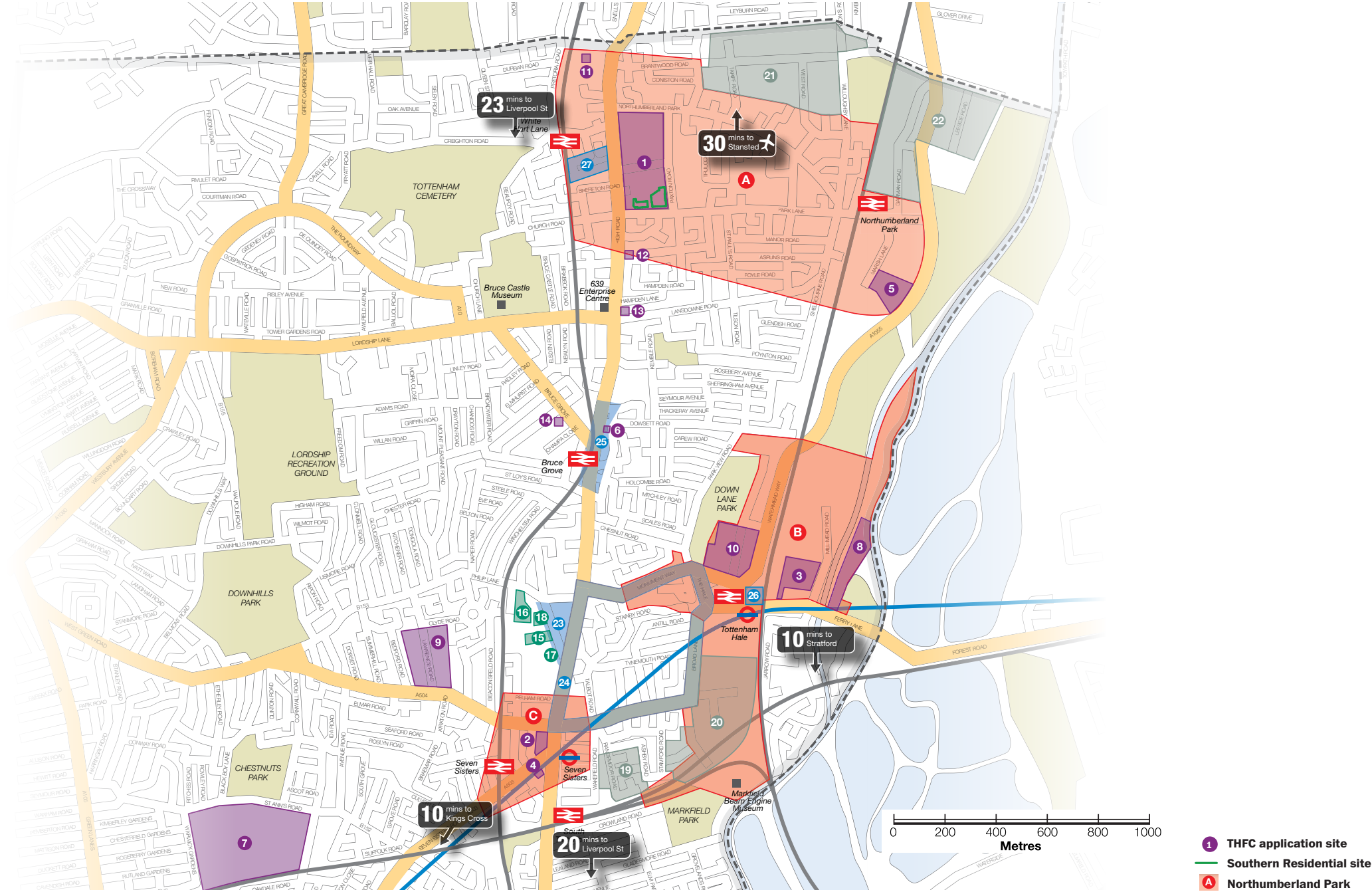
11.1.3 REGENERATION CONTEXT
AND PRINCIPLE OF DEVELOPMENT

The principle of redevelopment has been established by the approval of the consented scheme of 2010 for this site. Unforeseen delays due to protracted CPO and a desire to attract the National Football League (NFL) to stage American football matches at the venue have led THFC to reconsider the design the of the stadium and associated buildings including the residential quarter (See Chapters 1 and 2 of this Statement).

During the pre-application discussions with Officers of the London Borough of Haringey (LBH) and the Greater London Authority (GLA) between 2014 - 2015, the principle of tall buildings, use and the quantum of accommodation has been established and agreed.

Key regeneration programmes being progressed by LBH within the Tottenham Area Action Plan area and which form the context within which the stadium masterplan has been prepared include the following:

- High Road West Masterplan Framework – the masterplan framework was approved by LBH in August 2014 following extensive community and stakeholder engagement. The masterplan area is immediately to the west of the station between Tottenham High Road and the railway line. High density, mixed-use development is proposed including the delivery of new community uses. The masterplan also includes important principles which will help improve pedestrian accessibility between the new stadium and White Hart Lane railway station.
- Northumberland Park Strategic Framework – a separate masterplanning exercise has been undertaken which explores a range of development scenarios for the housing-led regeneration of the Northumberland Park estate to the east of the stadium site. Again, significant local engagement has informed the evolution of the framework.
- Tottenham Hale District Centre Framework (DCF) – the framework promotes the establishment of a new district centre at Tottenham Hale which is the nearest principal public transport interchange to the stadium. Up to 5,000 new dwellings and 4,000 new jobs will be delivered in the Tottenham Hale area.



Tottenham Area Action Plan map showing regeneration areas and key development proposals up to 2025, London Borough of Haringey
from A Plan for Tottenham

11.1.1.4 POLICY CONTEXT: DELIVERY OF NEW HOMES

There is an increasing requirement for the delivery of new housing across London and particularly within the London Borough of Haringey (LBH). This is reflected within the draft Further Alterations to the London Plan (May 2015) and the Government’s requirements in the National Planning Policy Framework (NPPF) to significantly boost the supply of housing. The Planning Statement submitted with the application explains the relevant design and sustainability policies which have informed the scheme evolution and design of this development.

The regeneration of the wider Northumberland Park area, which includes the redevelopment of the Tottenham Hotspur Football Club, is identified in Haringey’s Spatial Strategy of the Local Plan Strategic Policies (March 2013) as a ‘Growth Area’, “...with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community (Policy SP1, Managing Growth p. 55, Haringey Local Plan Strategic Policies).”

The description of Haringey’s Growth Areas in LBH’s Spatial Strategy document states that “Tall buildings may be appropriate at certain locations within these areas (p. 40 Haringey Local Plan Strategic Policies).”

The proposed development will create 585 new homes in a well connected area of LBH, representing approximately 5.8% of the annual housing delivery requirement for the borough as a whole. The proposed development has been designed to be tenure blind.

The Design and Access Statement of the consented 2012 southern residential development sets out the socio-economic context of the Development Project:

The site is located in Northumberland Park ward, one of the most vibrant and diverse parts of Haringey, with strong communities, some good schools and beautiful parks and housing. It is however an area with significant deprivation and higher rates of unemployment than in the rest of Haringey or London.

...
Tottenham High Road itself acts as a key local centre and has recently seen new investment from the Council as part of its ‘Tottenham Town Centre Environmental Improvements’ package. This has delivered new kerbs, crossings and pavements, widened junctions, new street lighting and a better environment.

This part of the High Road is also within a Conservation Area and part of the High Road Historic Corridor, with several buildings either Grade II, Grade II or locally listed. In developing the plans, the Club is seeking to replace its ageing stadium infrastructure with a world class scheme which would bring real improvements to the local area and represent a significant step in the growth of the Club.*

Work has already begun on rebuilding some of the buildings on the High Road following the August 2011 riots but there is a longer term plan to include jobs, improve housing and create more public spaces.

...
The area is in need of a positive image change and regeneration in its broadest sense.

11.1.1.5 HIGH QUALITY EXEMPLAR DESIGN

The proposed Southern Residential Development within the Northumberland Development Project has been designed by Allies and Morrison architects. Allies and Morrison have an extensive track record of working alongside Haringey Council in the Tottenham area. Most recently, the practice led the design team during the preparation the Tottenham Hale DCF and is therefore very familiar with the north Tottenham area.

The design of the proposed development has evolved and responded to consultation with statutory bodies and stakeholders. The robust design is of a high quality and has been designed to complement the design of the new stadium and its associated leisure buildings at the southern end of the development site.

The new homes will be built to the highest standard, providing high quality, sustainable residential accommodation including generously sized homes that meet the GLA’s housing design guidance and requirements for private and communal amenity space.

11.1.1.6 LOCAL HIGH DENSITY RESIDENTIAL DEVELOPMENTS

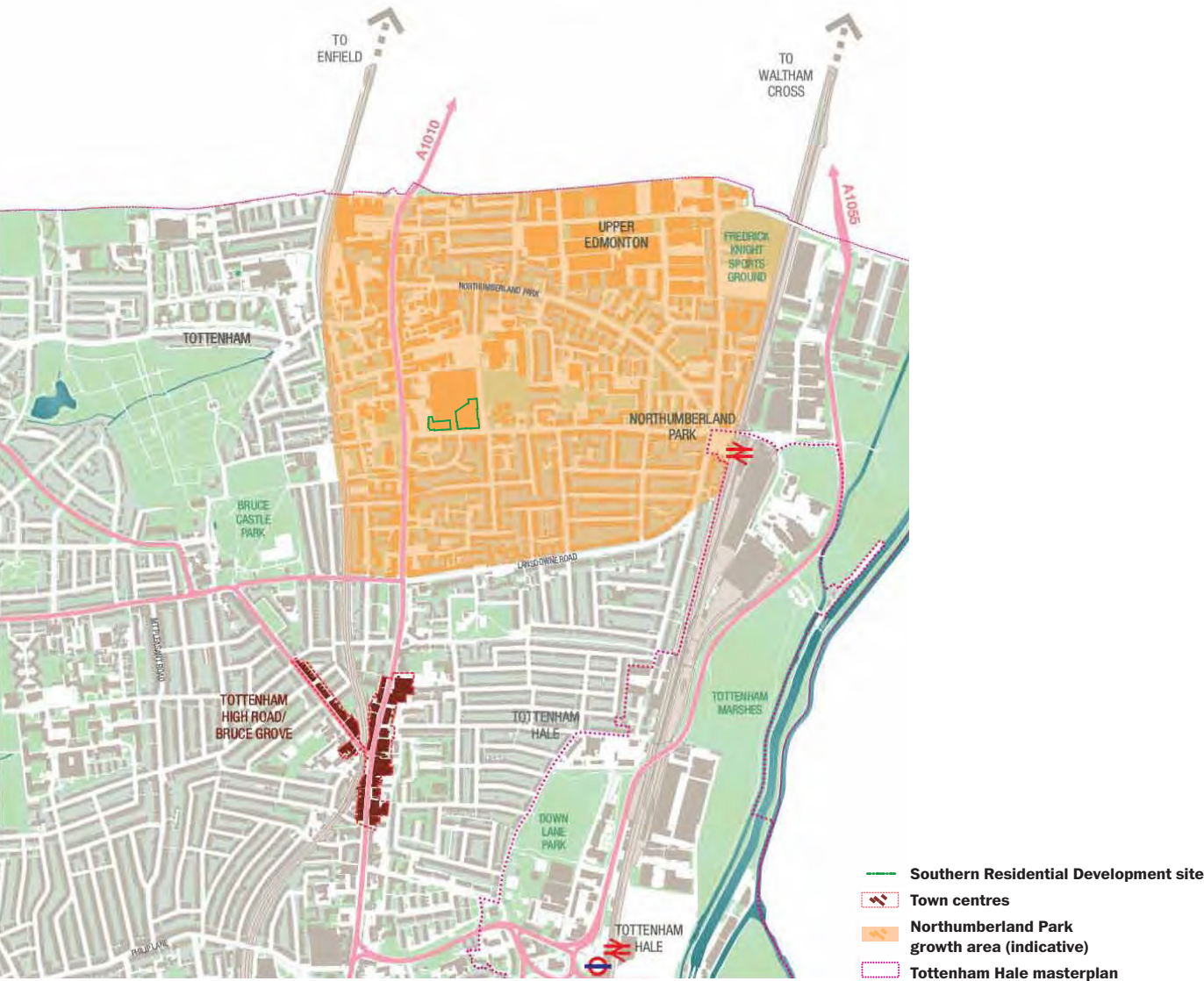
Brook House, Tottenham N17

Located on the High Road to the north of the development site, Newlon Housing Trust’s Brook House forms part of North Tottenham’s wider regeneration strategy, which will transform this light industrial area to a new residential quarter. The scheme will deliver 222 affordable and shared ownership residential units in four blocks ranging from 5 to 22 storeys.

Woodberry Park, Hackney N4

When complete in 2020, over 3900 new homes will be created on a 26 Ha site overlooking the east and west reservoirs on the Woodberry Down estate near Finsbury Park.

The development includes medium and high rise residential buildings ranging from 8 to 27 storeys.



London Borough of Haringey Local Plan (March 2013), Spatial Strategy: map showing the Northumberland Park growth area