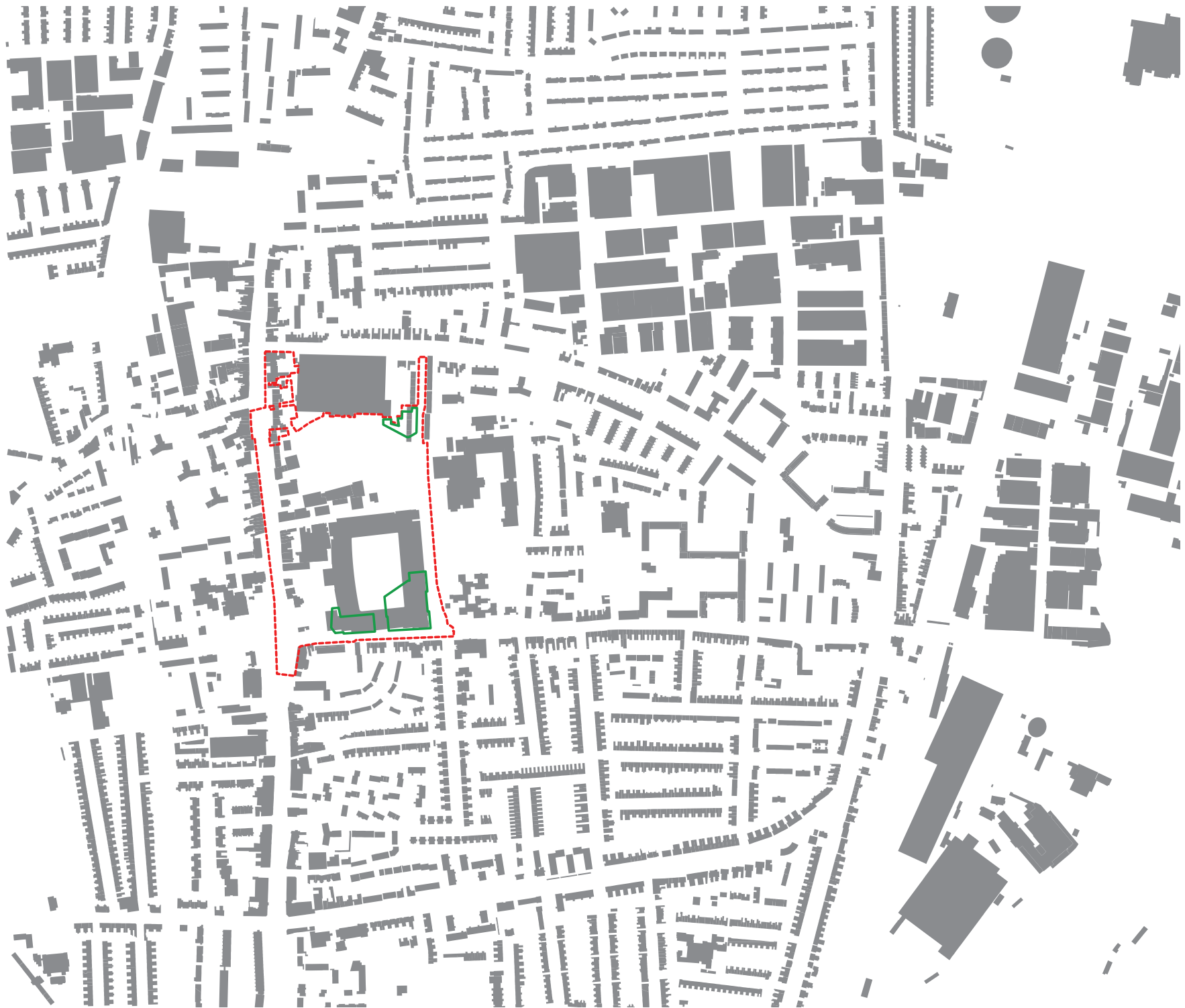


The Haringey Local Plan Strategic Policies document (March 2013) notes that the urban form of Northumberland Park area is fragmented with an incoherent street pattern. Streets with smaller scaled terrace houses are interrupted by areas of large industrial buildings, fragmented council blocks, and the football stadium itself.

An extract from site context analysis from the 2012 DAS provides a summary description of the current urban fabric:

"The Figure Ground drawing shows the urban grain of the wider and immediate area. It is notable that the High Road is the dominant feature and that this grain is relatively consistent. Away from the High Road long terraces of finer grain development exists. However, in the immediate area of the stadium to the east and west of the High Road the grain is far less consistent and much coarser. The cleared areas are clearly evident. In these areas the figure ground highlights the fragmented nature of the industrial and post war housing developments. The area of finer grain to the High Road is confined to a narrow strip fronting the High Road itself."

The High Road is the key defining piece of urban structure in the area. Its historical significance as a Roman road and the main link to Cambridge is evident in its form today. The character of the area is significant because of the fine 18th and 19th Century buildings that remain but within, say, a 200m radius of the stadium the character is more mixed."



Existing figure - ground diagram

Site description

The residential development site is currently occupied by the five storey existing THFC stadium, constructed between the 1970's to 1990's, and is characterised by its blank blockwork and metal clad elevations along Park Lane and Worcester Avenue. This building provides an impermeable street elevation with little activity, presenting an imposing frontage on Park Lane.



Aerial view of Park Lane facing north

Worcester Avenue is equally characterised by the monolithic scale and impermeability of the existing football stadium building. On the west side of the street are two schools: Saint Paul and All Hallows Church of England Infant and Junior Schools (accessed from Park Lane) and Northumberland Park Community School. These separated by associated access driveways and sports grounds.



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Aerial view of Worcester Avenue facing west

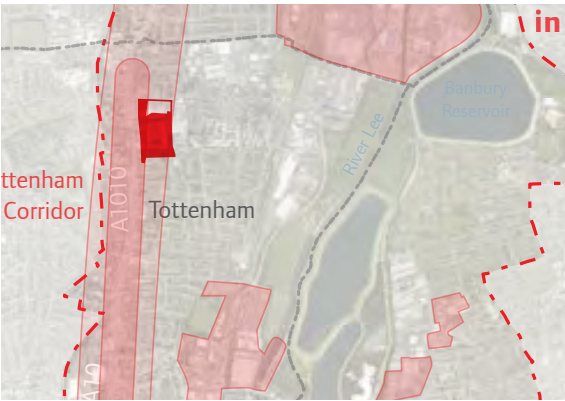
11.2.4 LOCAL FACILITIES

Routes to and from local facilities are identified in the local connectivity and land use diagram on the facing page. A range of facilities are easily accessible within 10 minutes walk.

Current facilities include a large Sainsburys supermarket and Tottenham University Technical College to the north of the site (both delivered as part of the 2012 planning consent), local shops and two schools to the east.

The North Tottenham High Road and the area around the THFC stadium is identified as an urban growth area / town centre in the Upper Lee Valley Opportunity Area Planning Framework (OAPF), which is Supplementary Planning Guidance to the London Plan, setting out the mayoral priorities and long term strategic vision for this area. A key objective of the OAPF is to provide “optimised development and redevelopment opportunities along the A10/A1010 corridor, in particular the Tottenham High Road corridor and Northumberland Park. This will include full integration between the existing communities and new jobs, homes and services provided as part of the new developments.”

The Western area masterplan site will deliver various new local facilities, including the relocation of White Hart Lane station and associated improvements to the public realm and access to the High Road and stadium. The southern residential development will deliver new community and commercial facilities in the plinth overlooking Park Lane and Worcester Avenue, while a new Health Centre is to be provided in the northeast corner of the site on Worcester Avenue as part of the Northumberland Development Project.

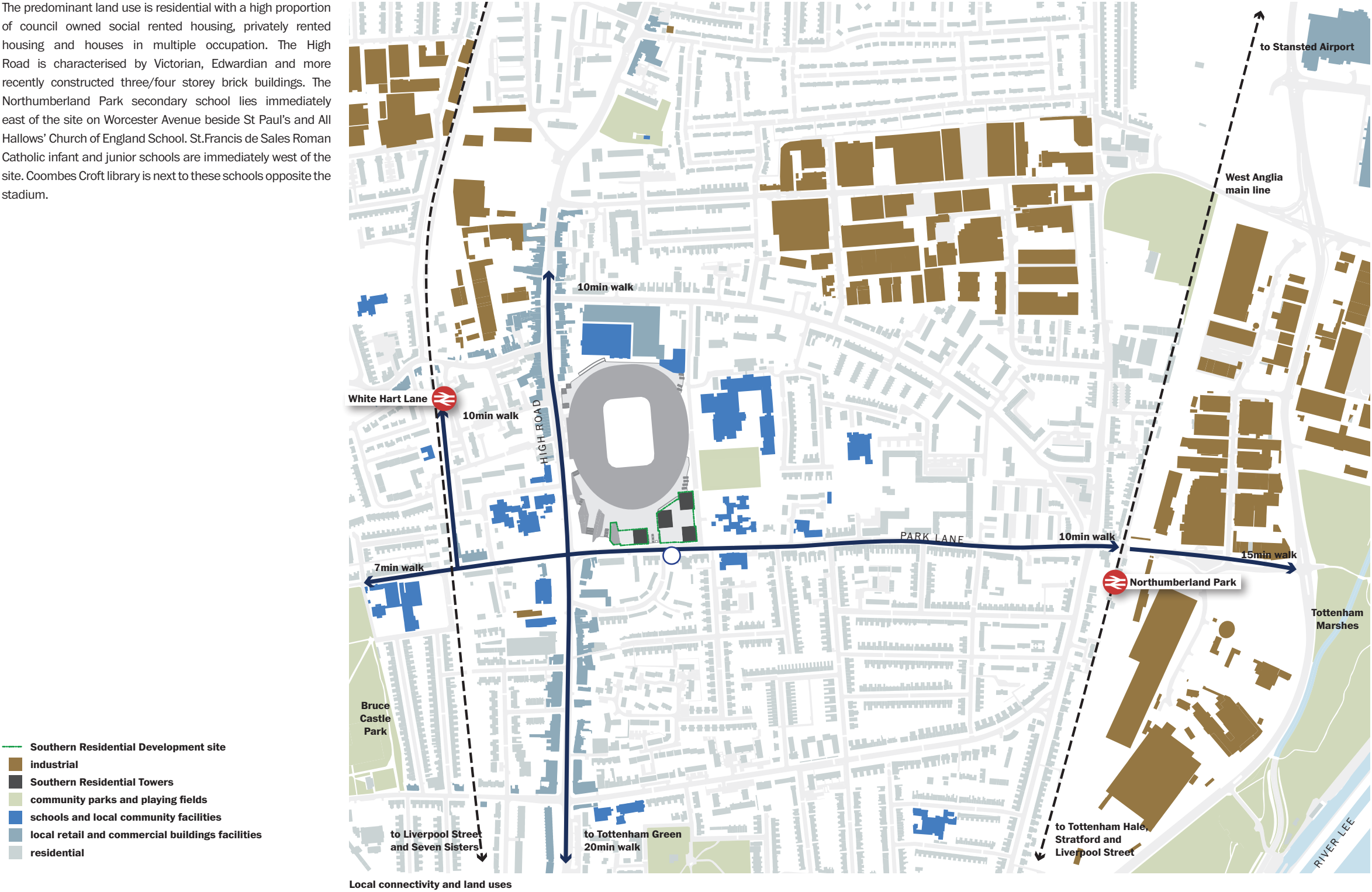


The Upper Lee Valley Opportunity Area and Growth Areas from the Upper Lee Valley OAPF

- Northumberland Development Application boundary
- Growth Areas
- Opportunity Area
- Borough boundaries



The predominant land use is residential with a high proportion of council owned social rented housing, privately rented housing and houses in multiple occupation. The High Road is characterised by Victorian, Edwardian and more recently constructed three/four storey brick buildings. The Northumberland Park secondary school lies immediately east of the site on Worcester Avenue beside St Paul's and All Hallows' Church of England School. St.Francis de Sales Roman Catholic infant and junior schools are immediately west of the site. Coombes Croft library is next to these schools opposite the stadium.



11.2.5 CONSTRAINTS AND OPPORTUNITIES

An evaluation of the site and its context was carried out for the 2012 application and has been revisited by the current design team in order to define those aspects that have influenced the design approach and brief for the current scheme design. This has been distilled into the following constraints and opportunities:

Site constraints

There is potential for the development to impact on views from the Conservation Area. There is also the potential for the development to be visible in views from Alexandra Palace and Bruce Castle Park to the west and Lee River valley to the east.

The safety requirement to increase pavement widths to ensure crowd safety on match days constrains the development site area by approximately two metres from the ownership boundary. This has the potential to reduce privacy distances between residential blocks.

High density tall buildings will need careful consideration in terms of their siting and orientation for daylight, sunlight and rights of light over existing nearby properties.

The prevailing wind is from the southwest and the design of the public realm and amenity space needs to provide wind mitigation features to ensure the spaces will be able to accommodate the intended uses safely and comfortably.

The new southern development should respond positively to the scale of the surrounding neighbourhood of 2-3 storey Victorian and early 20th century residences currently facing the 5 storey south stand of the existing stadium.

- application site boundary
- prevailing wind from south-west
- solar path
- rights of light overshadowing
- crowd flow: increased pavement widths or street closures required on match days
- ownership boundary line
- key local viewpoints
- conservation area
- listed buildings
- locally listed buildings
- parking area for broadcast vehicles



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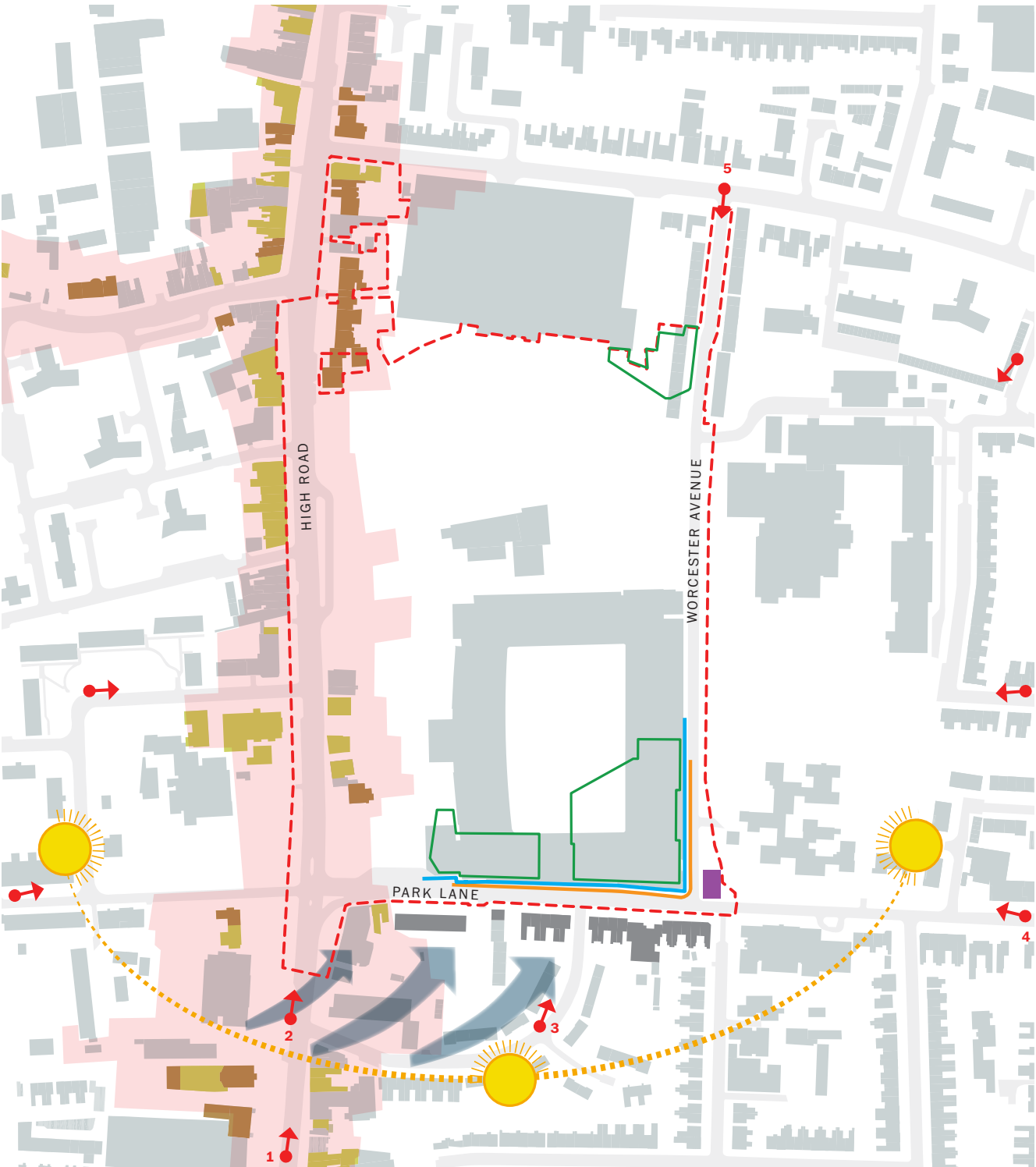
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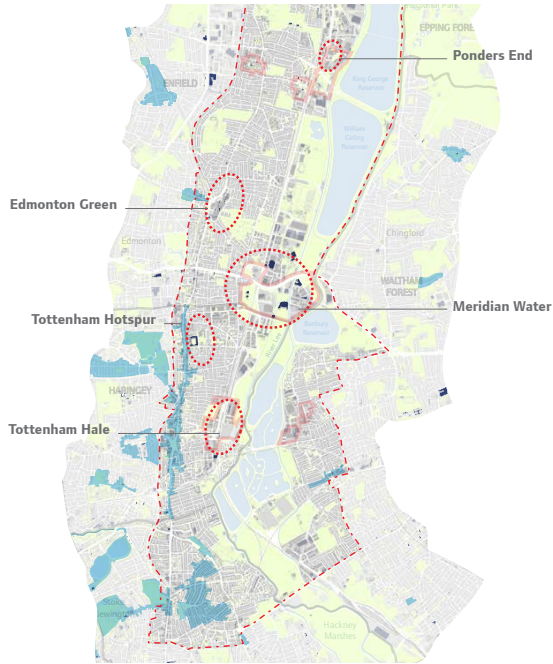
Existing

Site opportunities

The Upper Lee Valley Opportunity Area Planning Framework (OAPF) identifies the Tottenham Hotspur stadium site as an opportunity area for tall buildings. The optimum location of a cluster of tall residential buildings is at the southern end of the site, in the present location of the South and East stands of the existing stadium. In this location near the existing 19th and 20th century residential streets, there is an opportunity to take advantage of good sunlight into the flats and amenity spaces between, with minimal overshadowing to the local residences to the south, and other amenity spaces nearby. For further information see the Daylight/ Sunlight report.

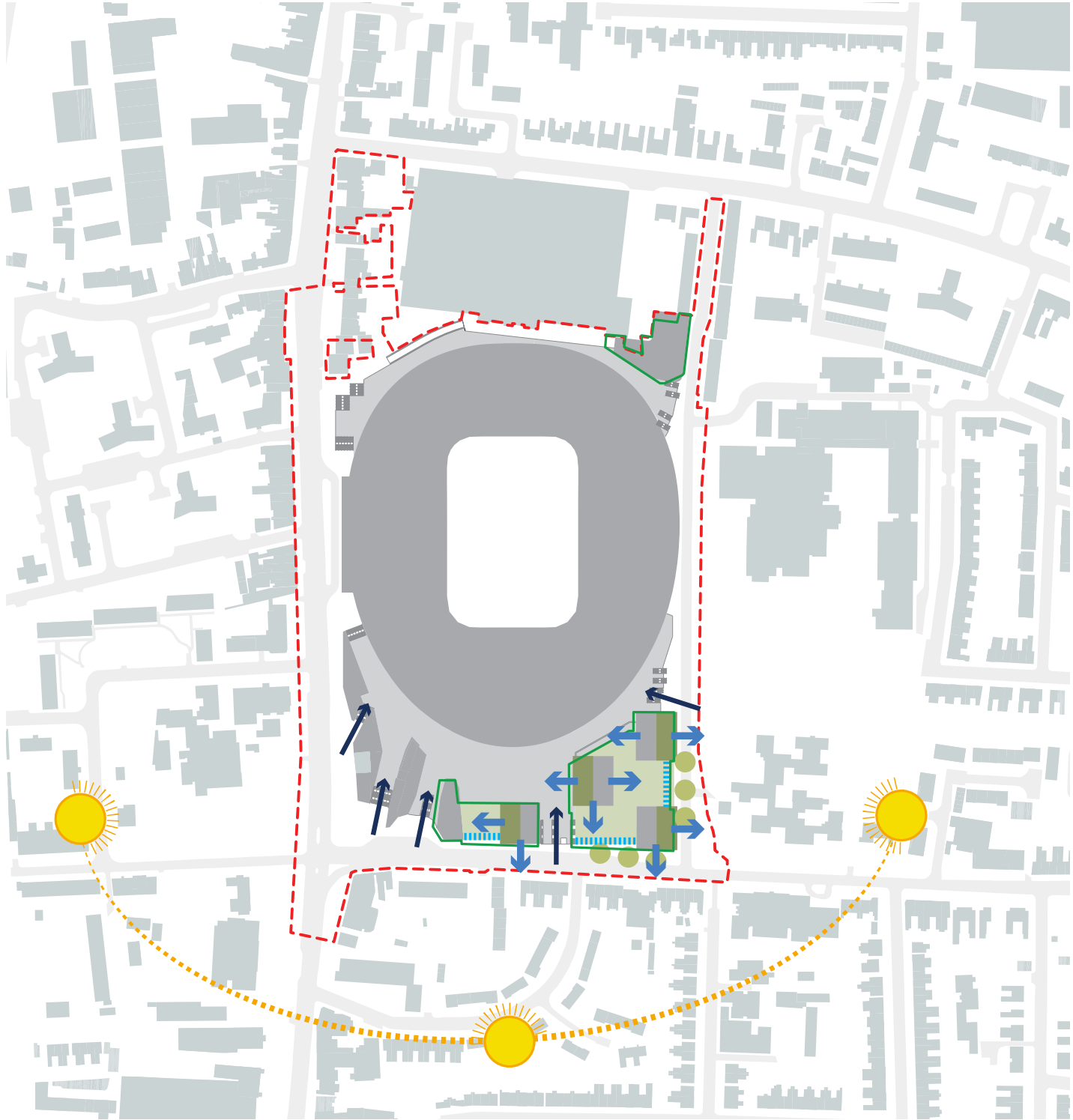
The existing stadium building on the site has created a five-storey wall with no active frontage or permeability into the block. There is an opportunity to provide new public routes into and across the site, improving legibility and creating new public amenity space.

A three-storey plinth will provide the opportunity for community and commercial accommodation, with communal landscaped amenity space on its roof. There is also opportunity for further semi-public amenity space at a stepped roof garden at the top of the towers, where all residents would be able to enjoy stunning views across the Lee Valley and city.



Tall buildings (from the Upper Lee Valley OAPF)

www.alliesandmorrison.com



Proposed - site opportunities

- opportunity to improve the streetscape by adding trees and widening the pavements along Park Lane and Worcester Avenue to create generous, landscaped streetscape
- ← opportunity to provide new pedestrian routes through the site, accessed from street level
- ← opportunity to take advantage of views from the flats and communal roof gardens out toward the city and the landscape to the east and west
- roof garden at top of towers
- sun path; the site plan offers an opportunity for good solar orientation of flat layouts, minimising north facing rooms
- opportunity to provide landscaped amenity space for residents on the roof of the three storey plinth
- ||||| opportunity to provide planted pergolas and other landscaping for wind mitigation
- outline application boundaries
- Northumberland Development Application boundary

11.2.6 A CLUSTER OF TALL BUILDINGS

Policy SP11 (Design) insists on high quality design throughout the borough. In particular, applications for tall buildings will be assessed against compliance with the following four criteria. Our response to each criterion is noted below.

An adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;

The Tottenham Area Action Plan has been issued as a 'Preferred Option Consultation' in February 2015. Figure 1.3, right, locates purple stars in the southern area of the Northumberland Development Project application site, denoting 'Potential Tall Buildings'. This is due to the site's location within a 'Growth Area' and located along a major east-west pedestrian route (in pink) on Park Lane between the two railway stations of White Hart Lane to the west and Northumberland Park to the east.

Assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;

An Urban Characterisation Study has been prepared in February 2015 as an evidence study to support Haringey's Local Plan. This includes a neighbourhood study for North Tottenham & Northumberland Park, including the northern most part of Tottenham High Road, which forms the centre of this neighbourhood. The study notes that the Tottenham Hotspur Stadium development will make this area a more significant centre of commerce, although it is not currently a designated District Centre. The study suggests that it is reasonable to reconsider the suitability of the urban character of the area between the two rail stations in the North Tottenham/ Northumberland Park neighbourhood could accommodate high rise buildings once the transport improvements are available. White Hart Lane has already got higher frequency 'turn up and go' service similar to tube lines with the recent extension of the Overground network. Additionally, Northumberland Park is being considered for Crossrail 2.

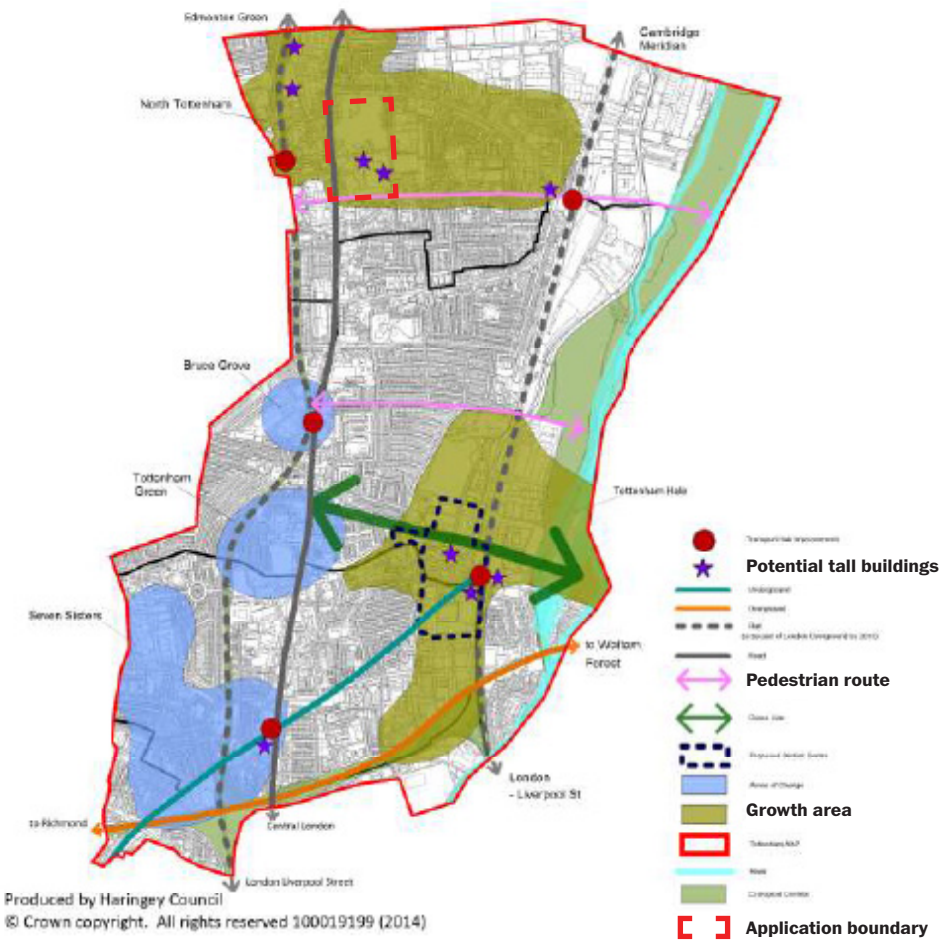


Fig. 1.3 Tottenham Area Action Plan key diagram: 'Preferred Option Consultation', February 2015

Compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design

A Consultation Document for Haringey's Local Plan: Development Management Policies was published in February 2015. Policy DM5: Siting and design of tall buildings includes Map 2.2 (available only in low-resolution in this document), identifying areas where tall buildings will be acceptable in principle, including the Tottenham Hotspur Stadium site. The current design has been informed by a masterplanning exercise in regular consultation with the council. This consultation process has reviewed the emerging proposals in the context of local and national policy and has informed the design. In particular the application documentation demonstrates the following five criteria set out in DM5:

- a. The townscape views in this Design and Access Statement (DAS) and the Townscape and Visual Impact Assessment (TVIA) demonstrate how the proposal relates to the surrounding buildings. In particular, the local townscape views demonstrate the appropriateness of tall buildings as seen in the context of the horizontal mass of the new stadium building.
- b. The Heritage Statement sets out how the proposals respond to the local and historic environment.
- c. The Residential Design Codes and later sections of this chapter of the DAS demonstrate the aspiration for the highest design quality.
- d. The residential towers, along with the new hotel building at the corner of Tottenham High Road and Park Lane provide a cluster of landmark buildings, which mark the presence of the Hotspur stadium in the heart of the North Tottenham neighbourhood.
- e. The Environmental statement, in particular the Energy Statement, Ecology, Daylight/ Sunlight, Noise and air quality considers the impact on ecology and microclimate.

Compliance with all the relevant recommendations as set out in CABI/ English Heritage 'Guidance on Tall Buildings', 2007.

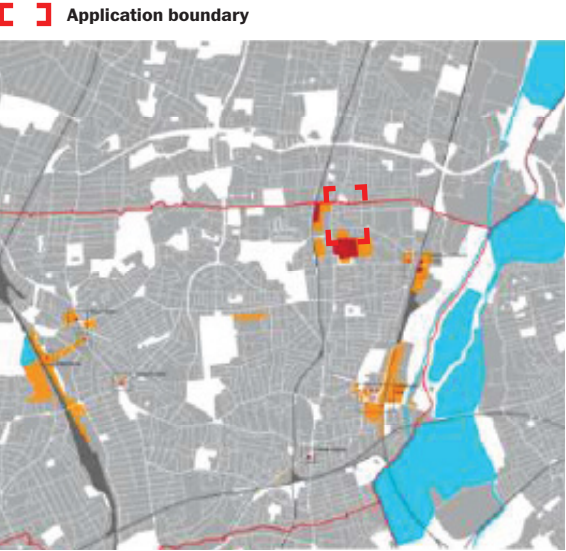
The comments noted in responses to the first three criteria is compliant with the Guidance on Tall Buildings. Consultation has taken place with Historic England and the London Borough of Haringey's Quality Review Panel (QRP). The QRP offered cautious support for the scale of tall buildings on this site, and they commended the quality of design and attention to detail with which the design has been developed.

As a conclusion, we see the site as an appropriate location for tall buildings, both from a policy perspective and a design one. From a design point of view, the stadium development begins to establish a new major node in North Tottenham. The new open space, new programme of events, leisure facilities and the footfall generated on match days establishes this location as a new hub of activity. At the same time, the large scale of the stadium development sets the scene for new developments that can begin to respond to its scale and importance as a major building in the fabric of north London.

The tall buildings will signify and mark the location of this emerging node. In addition, the residential development will ensure that the stadium is integrated within the urban fabric, and its periphery is not blighted by inactivity outside match days. The density of residents offered by the tall buildings will ensure that streets and commercial activity is supported throughout the year. The active plinth frontages on Worcester Avenue and Park Lane will ensure that those streets are enlivened and animated outside match and event days.

Introducing a cluster of tall buildings helps reduce the visual impact of the height, when compared with a single tall building. The gradual stepping up of the cluster ensures a varied composition that will add interest to the skyline of North Tottenham. This also helps mitigate environmental effects of the height, such as wind, where the shorter towers to the west of the cluster help break up the south-westerly prevailing wind.

Locating the cluster to the south of the Stadium means that most of the adverse environmental impacts, such as wind and overshadowing, are mitigated within the Stadium Development and kept to a minimum outside its demise. Locating the cluster towards the south-east minimises the visual impact on the High Road Conservation Area. More specifically, locating the tallest tower in the centre of the cluster provides a focal point to the composition and minimises overshadowing onto the existing context.



Map 2.2 Locations suitable for tall buildings
Consultation Document for Haringey's Local Plan: Development Management Policies, February 2015

11.3 Design Evolution and Consultation

11.3.1 KEY DESIGN OBJECTIVES

The design has been developed based on THFC brief for the residential site that centres upon:

- Promoting and delivery of outstanding design
- Creating good quality amenity for commercial, visitors, community and residential occupiers, including access to a private balcony or private outdoor space
- Connecting and integrating with the new stadium and its associated leisure buildings and outdoor recreation spaces at podium level
- Replacing the existing stadium building with a more permeable urban residential development that relates appropriately to the existing residences in the neighbourhood, whilst enhancing the quality, character and active uses on the site's street frontages.
- Delivering high standards in energy and water efficiency, sustainable drainage, waste reduction, renewable and non-polluting materials and renewable energy technologies.
- Maintaining good daylight to the neighbouring properties and to properties and spaces within the development.
- Employing a car parking and servicing strategy that does not adversely affect local residents or current levels of street parking. Highway and traffic safety should be a priority.
- Promoting lower car usage and dependency, prioritising pedestrians and cyclist and encouraging good access to public transport.
- Providing a safe and secure environment which reduces the incidence and fear of crime. Reflecting 'Secured by Design' and 'Safer Places' principles in the design by encouraging residents' overlooking of streets and spaces, clear public/private boundaries, casual social interaction and active frontages at ground floor level.

- Reinforcing the overall design concept through the landscape strategy and recognise the potential to enhance the biodiversity within the site overall particularly in respect of green/ brown roofs and tree planting.
- Ensuring that buildings and spaces are accessible for everyone including people with disabilities.
- Creating a coherent identity for the development through the quality of the layout, architecture and landscape.

The land-use brief has two key components which were developed based on the following:

Commercial and community uses

The brief is to replace the existing stadium with a new residential quarter including accommodation within a three-storey plinth which contains up to 4000m2 flexible space for use by the community and / or local businesses. A challenge of the brief is to incorporate this use within a very deep plan plinth below the residential amenity space, without compromising the residential character above.

Residential

The brief is to provide a high density residential mix of units that acknowledges site conditions and meets the Housing Design Guidelines in the London Plan. As a response to the site constraints and design opportunities explored, the illustrative scheme provides 585 units, comprising a mix of studio, one, two and three bedroom apartments across four residential towers and triplex maisonettes at street level lining the plinth on Park Lane.



Southern Residential study model south elevation view, July 2015