

2.11 SITE DEVELOPMENT

Since the Hybrid Consent and subsequent NMA was approved in 2016 and 2017 respectively, TH have commenced the phased delivery of the NDP masterplan through the completion of:-

- A** Plot 1 - The Stadium (completed 2019)
- B** Plot 2 - Tottenham Experience (completed 2018)
- C** Plot 3 - Hotel Plot sub and super structure up to podium level (completed 2019)
- D** Interim / temporary landscaping on podium level (2019).
- E** The Corner Pin No. 732 High Road*, on Park Lane, restored from the TH Stadium ticket office to a public house.

**Note: 732 sits outside of the NDP Application red line (2021).*



FIGURE 65. White Hart Lane Stadium (2015)



FIGURE 66. White Hart Lane (2022)



FIGURE 67. Tottenham Experience and Warmington House (2019)

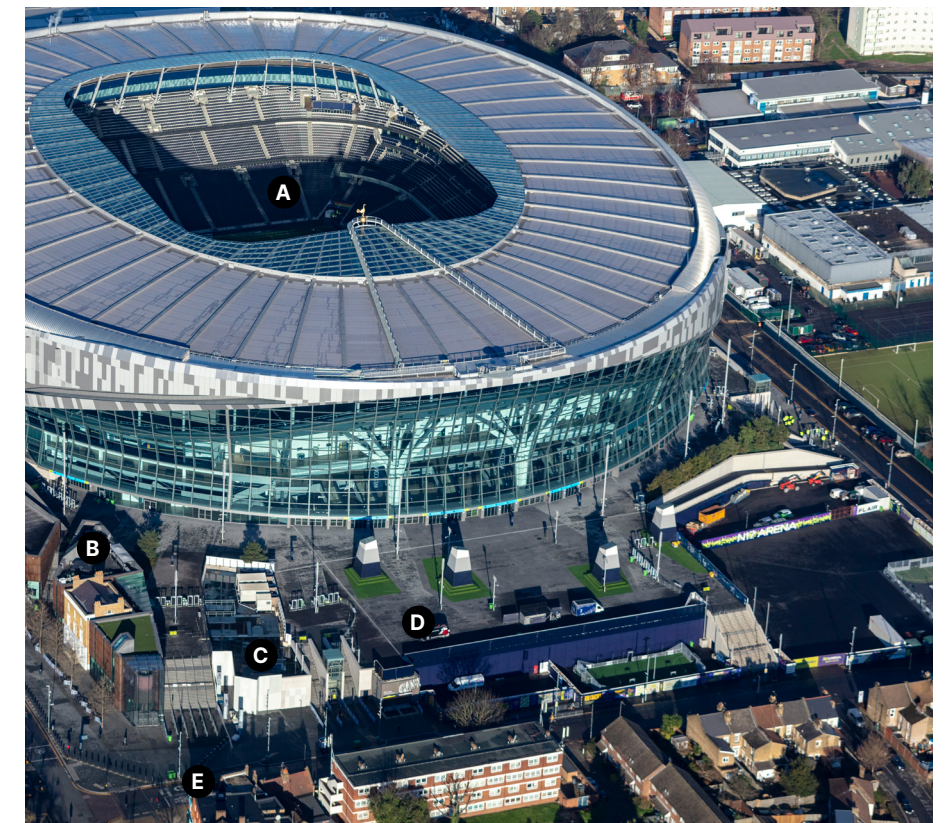


FIGURE 68. Aerial View of Southern Development

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT

Since 2016, beyond the NDP boundary, a number of key sites adjoining, or in close proximity, have been subject to extant or recent planning approval by LBH.

KEY

-  Plot 3 Hotel
-  NDP Application Boundary
-  Goods Yard
-  867-879 High Road (The Depot)
-  807 High Road
-  Northumberland Terrace
-  Printworks
-  Lendlease High Road West Masterplan Framework (HRWMF) Boundary

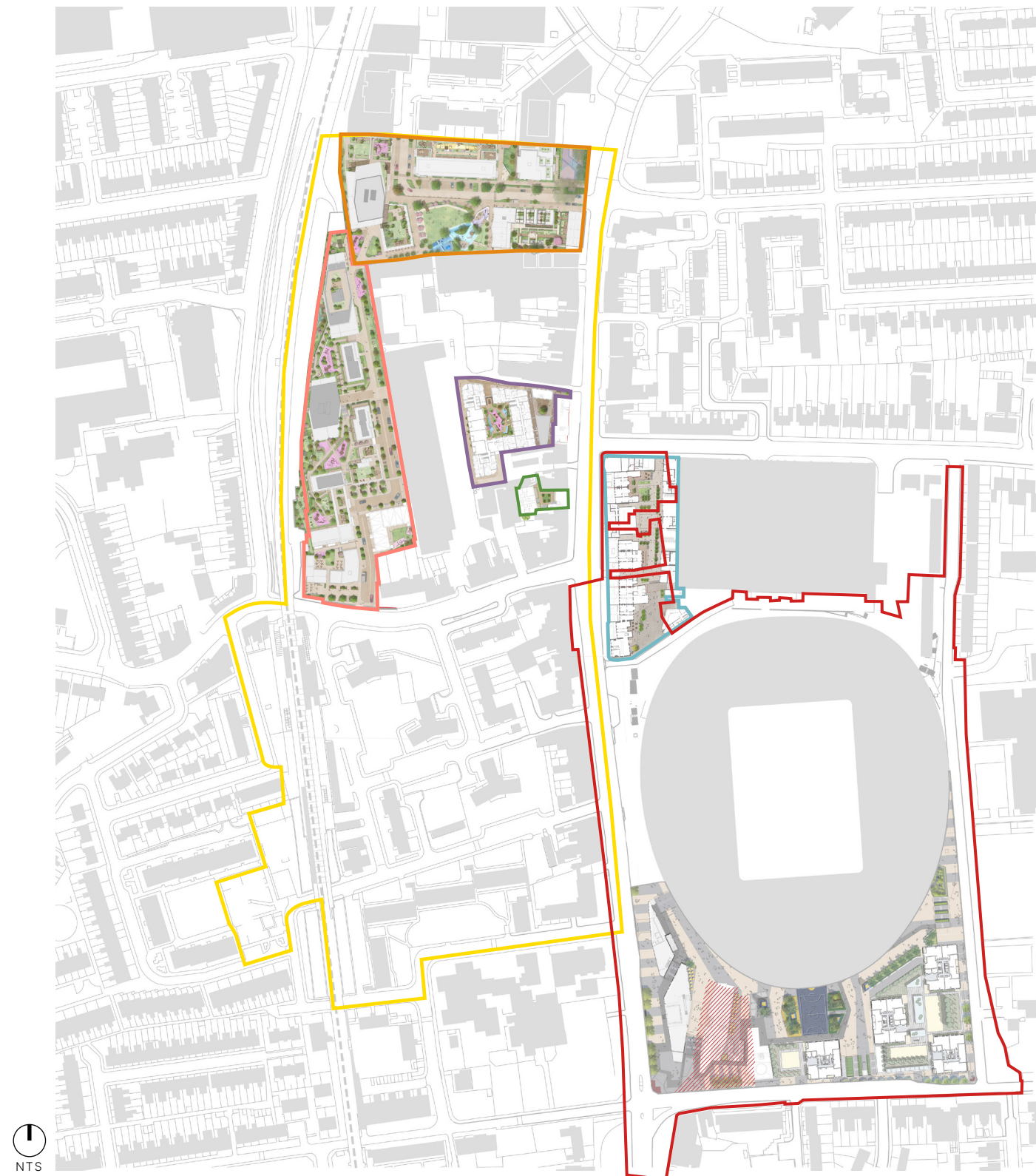


FIGURE 69. Consented Applications & Future Development Site Boundaries

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

807 HIGH ROAD**Planning Permission ref:** HGY/2021/0441**Description:** Full permission for a residential led mixed-use scheme.**Site Area:** 0.06 Ha**GIA:** 1,302m²**New Homes:** 9**Commercial Space:** 219m²**Open Space:** 112m²**Play Space:** 11m²**Car Parking:** 1 Accessible**Building Heights:** 4 Storeys, 26m AOD**FIGURE 70.** Illustrative views of 807 High Road Scheme**NORTHUMBERLAND TERRACE****Planning Permission ref:** HGY/2020/1584**Description:** Full permission and LBC for a heritage regeneration mixed-use commercial scheme**Site Area:** 0.38 Ha**Commercial GIA:** approx. 6,745m²**Open Space:** approx. 1,400 m²**Car Parking:** 2 Accessible**Building Heights:** up to 4 Storeys, approx. 27m AOD**FIGURE 71.** Illustrative views of Northumberland Terrace Scheme

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

PRINTWORKS

Planning Permission ref: HGY/2021/2283

Listed Building Consent ref: HGY/2021/2284

Description: A residential led mixed-use scheme is being prepared by the same project team on behalf of TH in parallel to that for the GY and TD site.

Site Area: 0.36 Ha (3,598m²)

Total New Homes: 72 Units

Mix:

- 21 Units: 1 Bed (32%)
- 35 Units: 2 Bed (49%)
- 13 Units: 3 Bed (18%)
- 1 Unit: 4 Bed (1%)

Family Home: 19% (3 and 4 Bed)

Accessibility: 90% Part M4 (2) Homes

10% Part M4 (3) Homes

Commercial Space GIA: approx. 1,000 m²

Open Space: approx. 1,400 m²

Cycle Parking: 136 secure covered residential spaces

22 visitor spaces in public realm

4 secure covered commercial spaces

Amenity: 1164m² Open Space

200m² Play Space

The site is presently subject to the preparation of a revised application for purpose-built student accommodation (PBSA), adhering to the general mass, form and layout of the approved scheme. This is due to be submitted for consideration to LBH in August 2023.



FIGURE 72. Illustrative views of Printworks Scheme