

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

THE GOODS YARD AND THE DEPOT, TOTTENHAM

LBH planning ref: HGY/2022/0563

(Resolution to grant as of July 2023)

Description: Detailed permission for a residential led mixed-use scheme comprising residential units, flexible commercial and F&B space, within iterated 2014 Arup HRWMF.

Site Area: 2.5045 Ha (25,045m²)

Total Class C (Residential): 75,369m² GIA

: 82,603m² GEA

Total New Homes: 844 Units

Mix: 1 Bed (29%)
2 Bed (50.5%)
3 Bed (19.5%)
4 Bed (1%)

Car Parking: 30No. Standard Spaces
50No. Accessible Spaces
8No. Standard Commercial Spaces
2No. Accessible Commercial Spaces

Cycle Parking: 1,568 secure covered residential spaces
78 visitors spaces in public realm
15 secure covered commercial spaces

Amenity: Play space: 2,900m² (3.5m² Per Unit)
Open space: 15,630m² (18.5m² Per Unit)

LBH reference HGY/2022/0563 is a revised version of a nearly identical scheme for the sites allowed at appeal (ref: HGY/2019/2929) which delivered 867 new homes on the site. The reason for the amendment was to address development with regards to fire safety legislation and the Building Safety Act (2022) subsequent to the allowed appeal.



FIGURE 73. Illustrative views of Goods Yard and Depot Scheme

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

HIGH ROAD WEST, TOTTENHAM

LBH planning ref: HGY/2021/3175

Description: Hybrid planning application seeking outline permission for creation of a new mixed-use development including residential, commercial, business and service, leisure, community uses and Sui Generis uses (creation of a new public square, park and associated public realm works). The application also seeks detailed application for creation of new residential floorspace together with landscaping, parking and associated works.

Site Area: HGY/2021/3175

Total New Homes: 2,612 Units (illustrative scheme)

Mix:

- 85 Units: Studio (3%)
- 859 Units: 1 Bed (33%)
- 1,237 Units: 2 Bed (48%)
- 375 Units: 3 Bed (14%)
- 56 Units: 4 Bed (2%)

Total Class C (Residential): 245,685 sqm

Total Class E (Retail): 12,922 sqm

Total Class F (Community): 2,997 sqm

Amenity: 42,100 sqm of publicly accessible open space

The initial strategy for tall buildings was first established in the 2014 HRW Framework by Arup, which set out a spine of taller buildings along the western railway line with a gradient of heights falling down to the High Road and the scheme's sensitive northern and southern boundaries.

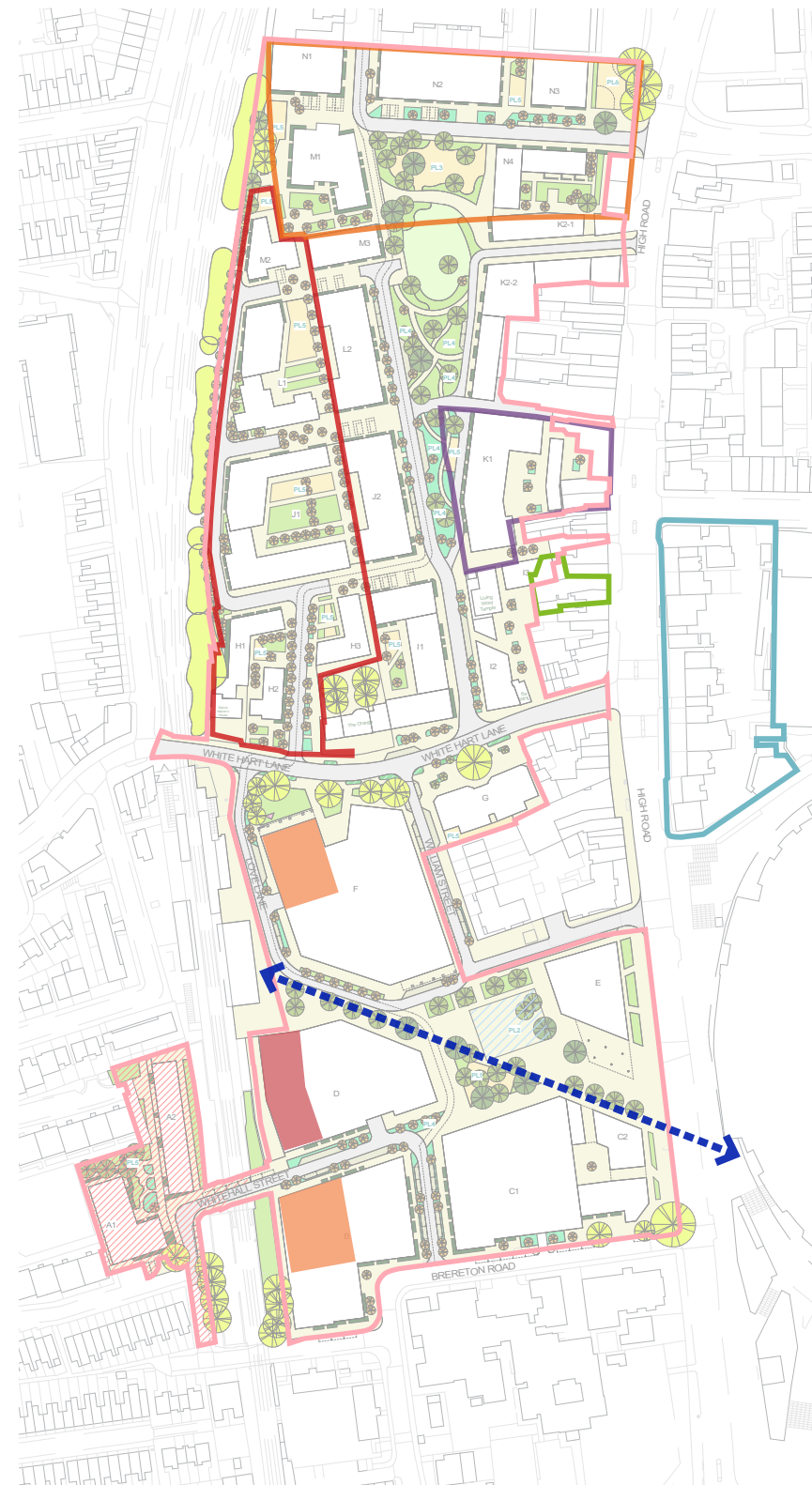


FIGURE 74. Lendlease Masterplan with Overlaid Site Outlines



FIGURE 75. Illustrative heirarchy of buildings diagram

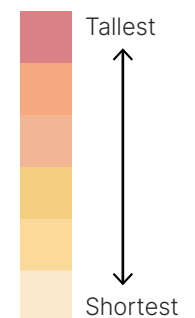


FIGURE 76. Tall Buildings above 10 Storeys

KEY

- HRWMF Application Boundary
- ① Goods Yard
- ② The Depot
- ③ 807 High Road*
- ④ Northumberland Terrace
- ⑤ Printworks*

↔ Direct linkage to TH Stadium



*Note: Sites 1, 2, 3, 4 & 5 owned by THFC shown for reference purposes

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

HIGH ROAD WEST, TOTTENHAM

The HRW Masterplan submitted by Lendlease (LBH's development partner) proposes buildings between two storeys and 29 storeys, where the tallest buildings are located in the southern part of the site.

The height of Plot D in particular is described as a marker building to support the legibility of the Site, drawing attention to the principal destinations of White Hart Lane station, Moselle Square to the south and Peacock Park to the north.



FIGURE 77. Illustrative sketch of the Lendlease Hybrid HRW Masterplan



FIGURE 78. Artist's Impression CGI Moselle Square Lendlease Hybrid HRW Application



FIGURE 79. Artist's Impression CGI of Lendlease Hybrid HRW Application



FIGURE 80. Artist's Impression CGI of Lendlease Hybrid HRW Application