

3.0 THE SITE, CURRENT AND EMERGING CONTEXT (CONTD.)



Fig. 3.2: Aerial view of the Site looking north-east (Google Earth, 2023). The Site is outlined in red and the Plot 3 is hatched in red.



Fig. 3.3: Aerial view of the Site looking northwest (Google Earth, 2023). The Site is outlined in red and the Plot 3 is hatched in red.

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Surrounding Context

- 3.4
- The Site lies to the east of the High Road, a busy and heavily trafficked north/south route. It also lies to the east of North Tottenham Conservation Area which is part of a group of conservation areas within Tottenham, that are centred upon the High Road and form the Tottenham High Road Historic Corridor, a continuous area between Enfield to the north and Stamford Hill to the south (see Fig. 3.2 and 3.3).
- 3.5
- The surrounding area to the south-west contains four conservation areas: the Tottenham Cemetery Conservation Area, the Bruce Castle Conservation Area, the Tower Gardens Conservation Area, and the Peabody Cottage Conservation Area. Further conservation areas to the north-east of the Site are the Fore Street South and the Fore Street Angel Conservation Areas located in the London Borough of Enfield (see Fig. 3.4).
- 3.6
- Several listed buildings and locally listed buildings are located along the High Road and within the aforementioned conservation areas, including the Grade I Bruce Castle, the Grade II* Parish Church of All Hallows, and the Grade II* All Hallows Vicarage the Priory in Bruce Castle Park; and the Grade II* Dial House, Percy House, and Nos.808-810 on the High Road.
- 3.7
- This TVIA has considered the aforementioned heritage assets in order to establish the townscape and visual receptors, however, their significance and setting is analysed in detail in the Heritage Statement Addendum produced by Cogent Heritage that accompanies the S73 application.
- 3.8
- The existing building heights in the surrounding area vary from three to 23 storeys. The Cannon Road development to the north-west comprises three residential apartment buildings, including the 23-storey Rivers Apartments, and Brook House Primary School. Stellar House to the north of the Site is a 20-storey building and 10-storey blocks are located within the Love Lane Estate to the west. The White Hart Lane Overground Station is to the west of the Love Lane Estate. There is an extant permission to the south of the Cannon Road development and to the west of the Peacock industrial estate, for the redevelopment of The Goods Yard and The Depot sites, in the northern part of the High Road West Masterplan Framework (HRWMF). This consent includes tall buildings of up to 29 storeys in height for The Depot site and 32 storeys for The Goods Yard site. They would replace the current Peacock Industrial Estate. LB Haringey's development partner, Lendlease, have also received planning consent for these sites including for sites south of White Hart Lane, which together form the whole of the HRWMF; the Lendlease scheme is currently under judicial review. All these proposals include high density housing including multiple tall buildings. This is set out in more detail at paragraphs 3.10-3.11.
- 3.9
- The following pages include photographs of the Site and the surrounding area.

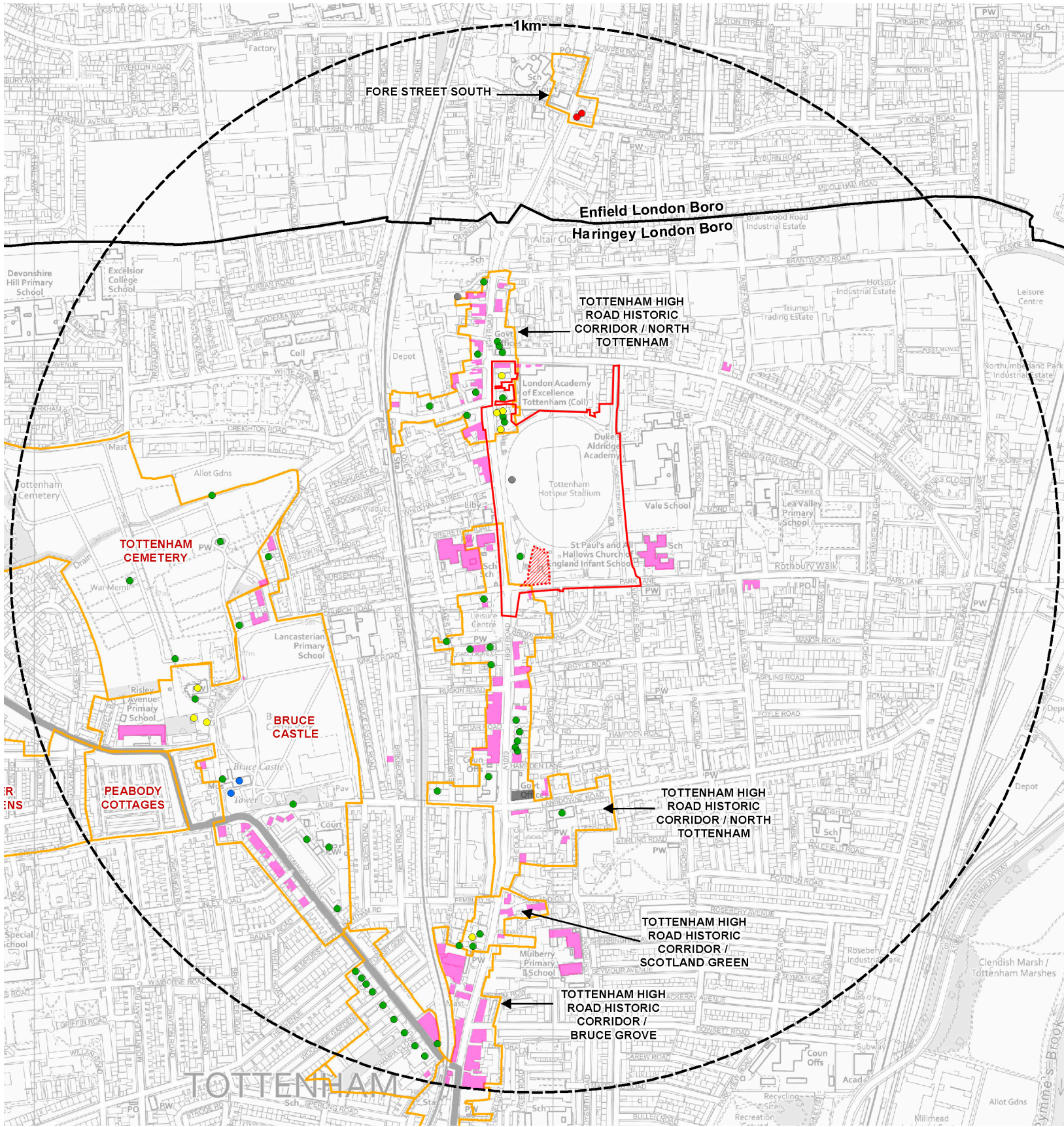


Fig. 3.4: Map prepared by Cogent Heritage showing the heritage assets surrounding the Site (outlined in red). The Plot 3 is hatched in red.