

2.5 HARINGEY LOCAL PLAN

The site is located within the London Borough of Haringey (LBH). The design has been undertaken having regard to the National Planning Policy Framework (NPPF) and against the relevant Development Plan which comprises: -

- LBH Strategic Policies 2013 (with alterations adopted July 2017)
- LBH Development Management DPD (adopted July 2017)
- Site Allocations DPD (adopted July 2017)
- Tottenham Area Action Plan (adopted July 2017)
- London Plan (March 2021)

Applicable site-specific policies are summarised as follows: -

- Northumberland Park Growth Area (LBH Policy SP1)
- Tottenham Hotspur Stadium Site Allocation (LBH Policy NT7)
- Tottenham Area Action Plan (AAP)
- Tall Building Growth Area (LBH Policy DM6)
- Archaeological Priority Area (LBH Policy SP12; DM9)
- North Tottenham High Road Conservation Area [adjacent to] (LBH Policy CSV1)
- Critical Drainage Area (LBH Policy DM26)
- Listed Buildings within or surrounding (Statutorily and locally) (LBH Policy CSV1)
- Flood Zone 2 (LBH Policy DM26 – in part)
- Upper Lea Valley Opportunity Area (LP Policy SD1)

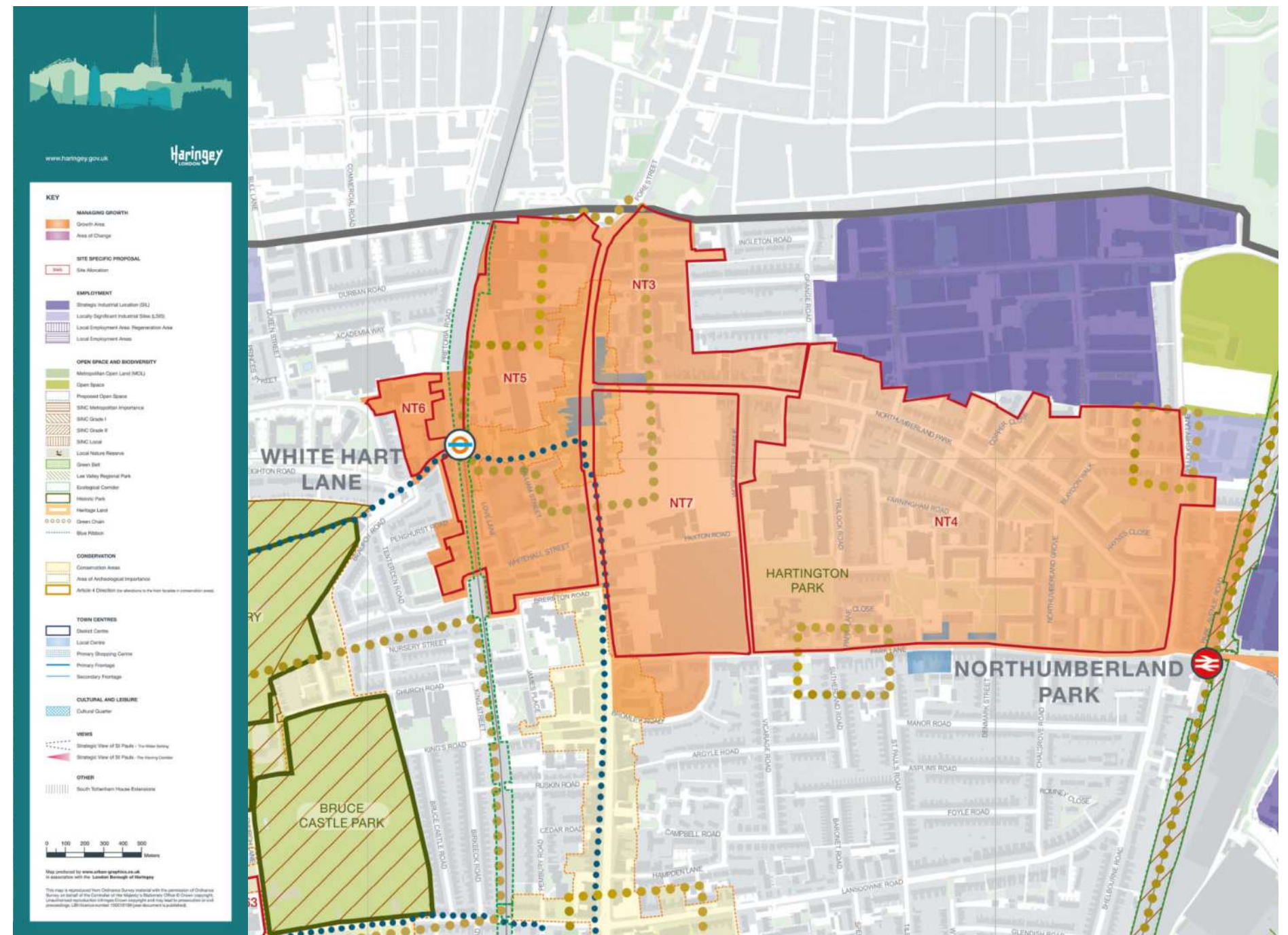


FIGURE 20. Haringey Local Plan Extract

2.6 PLANNING DESIGNATION

The site forms part of the NT7 allocation within the Tottenham Area Action Plan (TAAP).

The TAAP allocates the Tottenham Hotspur Stadium site for comprehensive stadium-led development identifying:-

“A Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail, education, community, leisure and hotel uses, and improved public realm across the site.”

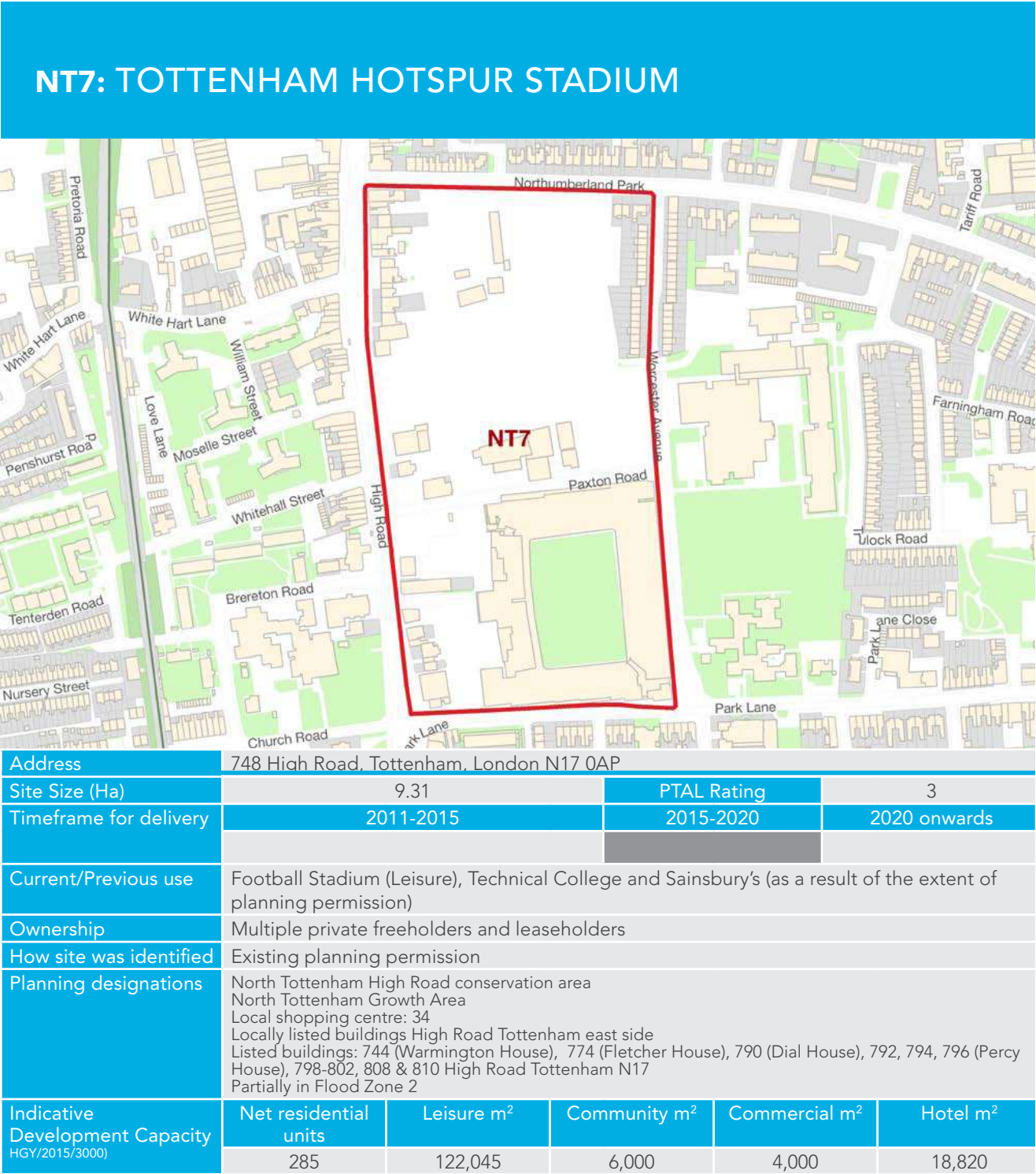


FIGURE 21. NT7 Area of the Tottenham Area Action Plan

2.7 HERITAGE AND CONSERVATION

Though the NDP Hotel site does not lie directly within the Conservation Area, it is still in close proximity to the North Tottenham Conservation Area that runs along the northern stretch of the road, from Lordship Lane/ Landsdowne Road junction to the northern boundary of the borough.

Around the junctions of White Hart Lane and Northumberland Park the Conservation Area forms a historic village core dating back to the Romans, as well as several significant statutory listed buildings.

A mixture of statutory listed buildings and locally listed buildings in the immediate vicinity include:-

- The nearby Grade II Listed Building, **Warmington House**, which has been restored as part of the wider Tottenham Experience scheme.
- Directly across the Site on Park Lane are two locally listed buildings, **No. 2 and 4 Park Lane**.
- **No. 707 High Road (Moselle House)** (fronting onto Church Road) is a Grade II Listed Building, in close proximity to the S73 Site.
- Grade II* Listed **No. 808-810 High Road**, as well as Grade II Listed **No. 790 (Dial House)** and **No. 796 (Percy House)**, to the north of the Stadium precinct.
- At the corner of High Road and Park Lane, **No. 732 High Road**, was previously the ticket office to the TH White Hart Lane Stadium. It has since been restored back into a public house called 'The Corner Pin.'
- A cluster of locally listed buildings, **St Francis de Sales Church** and **No. 729 (St Francis de Sales Presbytery)**, situated directly to the west of the NDP Hotel plot.

KEY

- | | |
|---|--|
|  North Tottenham Site Allocation (Haringey Local Plan) |  Locally Listed Buildings (Haringey Online Planning Maps) |
|  NDP Application Boundary (HGY/2015/3000) |  Grade II Listed Building |
|  Conservation Areas (Haringey Council Local Plan) |  Grade II* Listed Building |
| |  Overground Station |
| |  Plot 3 Hotel |

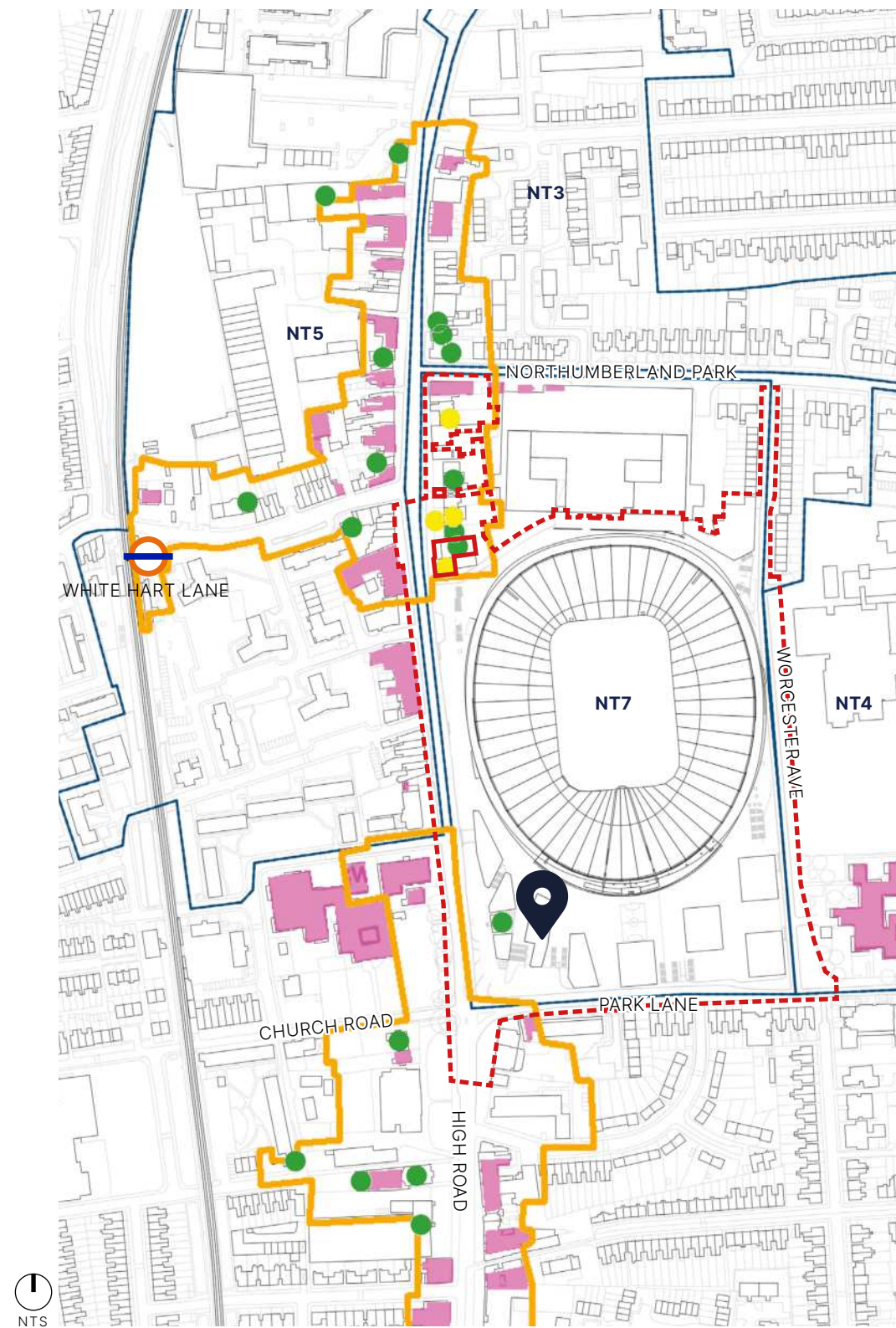


FIGURE 22. Heritage Context Diagram



FIGURE 23. Listed Building - No. 707 (Moselle House)

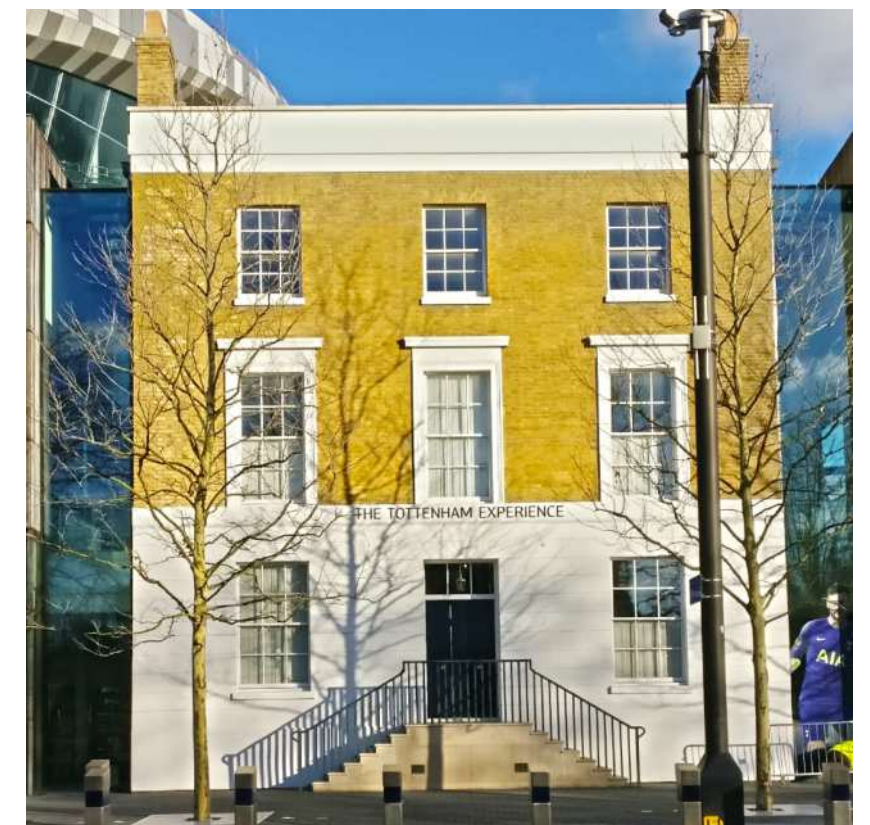


FIGURE 24. Listed Building - Warmington House

2.8 OPEN SPACE NETWORK

There is a range of provision and distribution of metropolitan and district scale parks and gardens in the area, including Bruce Castle Park and Lee Valley Regional Park further afield. There are six open space facilities with play provision within 15 minutes walking distance from the High Road which provide the following facilities:

- Pymmes Park - hard tennis courts
- Craig Park - playground, outdoor gym, basketball court and tennis court
- Florence Green Park - playground and basketball court
- Hartington Park - playground, multi-use games area and a kickabout area
- Bruce Castle Park - hard macadam public tennis courts, bowling green and basketball courts
- Weir Hall - play area

Other significant open space amenities include the Tottenham Cemetery, which can be used as a walking route away from the road and Tottenham Marshes, which sits within the Lee Valley. LBH's Open Space and Biodiversity Study (October 2014) reinforced earlier studies that identified a deficit in district-scale natural green space and a deficit of small local-scale parks, gardens and natural green spaces in the Northumberland Park area.

KEY

-  Plot 3 Hotel
-  NDP Application Boundary
-  Lee Valley Regional Park
-  Metropolitan Open Land
-  Significant Local Open Land

-  River
-  Culverted River

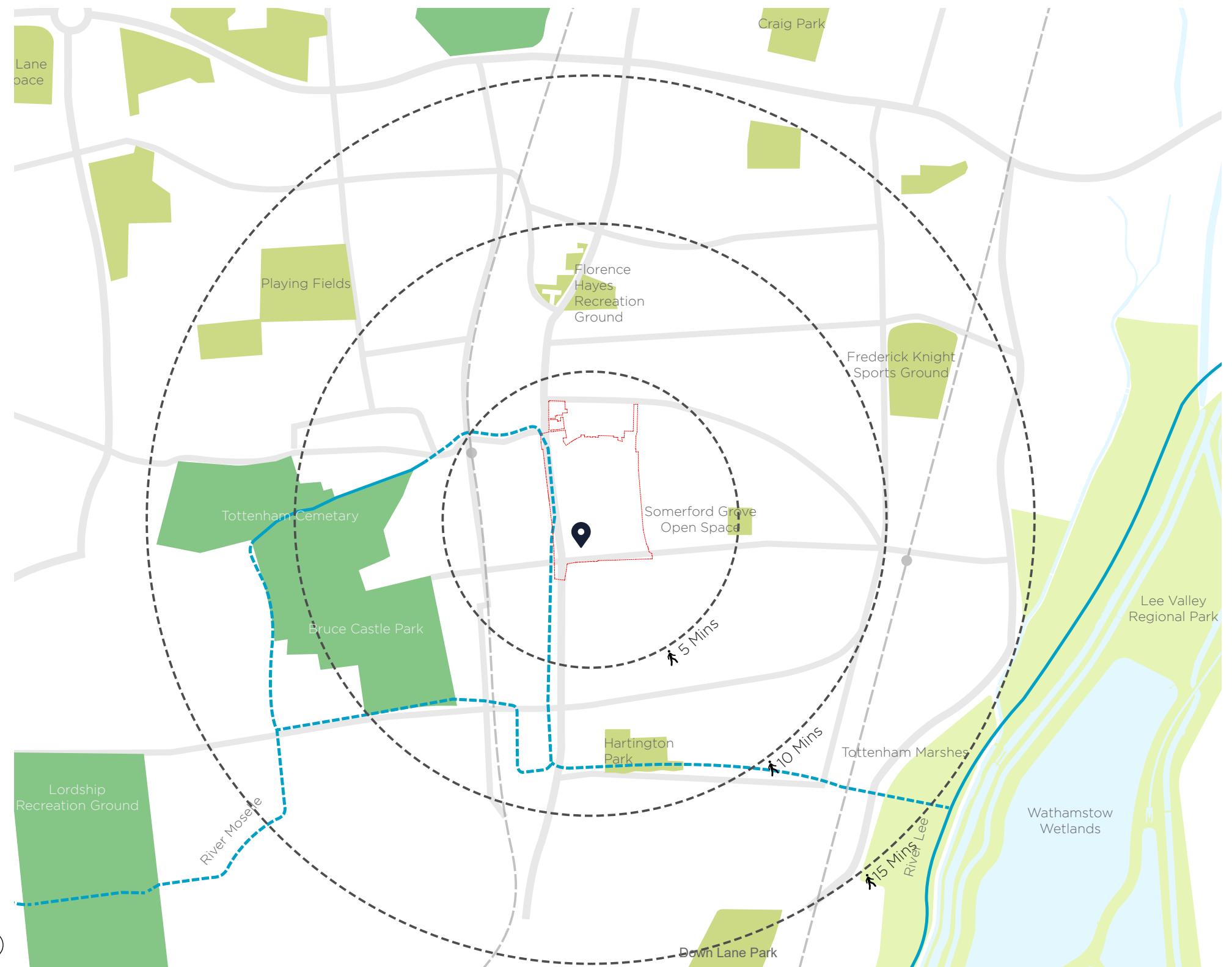


FIGURE 25. Open Space Diagram

2.9 PLANNING HISTORY: ORIGINAL 2016 APPROVED NDP HOTEL SCHEME

2.9.1 OVERALL SCHEME

The site benefits from extant planning permission granted in 2016. The extant planning permission and consents for the NDP Hotel scheme are as follows:-

LPA Ref: HGY/2015/3000 (FULL) and HGY/2015/3001 (LISTED BUILDING)

- Approved: 15/04/2016
- Permission Type: Hybrid
- Reserved Matters: Plot 4, 5 and 6
- Implemented: Yes
- A number of amendments and reserved matters applications have been submitted since the 2016 Approved Scheme, of key relevance to the Hotel plot, reference No. HGY/2017/1183.

The original Hybrid Consent which comprises:-

- Full planning permission for Plot 1 (The Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel)
- Outline planning permission for Plot 4 (The Extreme Sports Building), Plot 5 (The Residential Buildings and Flexible B1/D1 Space) and Plot 6 (The Community Health Building).

Plots 1 and 2 have been implemented and were completed in 2019. Plot 3 has been implemented with sub and super structure works completed up to podium level.

KEY

- Plot 1 - The Stadium
- Plot 2 - The Tottenham Experience
- Plot 3 - The Hotel
- Plot 4 - The Extreme Sports Building
- Plot 5 - The Residential Buildings and Flexible B1/D1 Space
- Plot 6 - Community Health Building

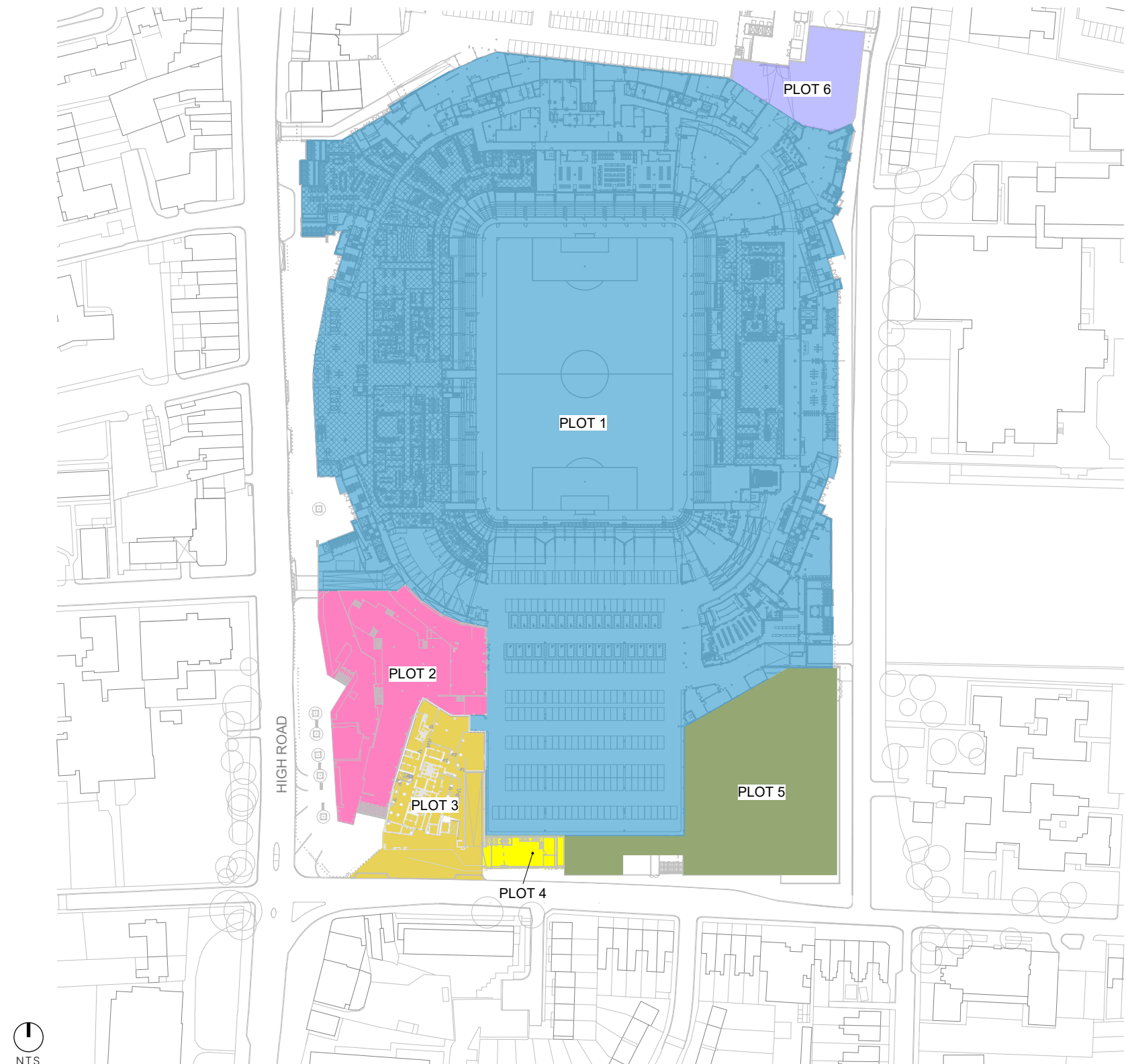


FIGURE 26. Illustrative Plot Plan

2.9 PLANNING HISTORY: ORIGINAL 2016 APPROVED NDP HOTEL SCHEME (CONTINUED)

2.9.1 OVERALL SCHEME (CONTINUED)

The Plot 3 Site forms part of the ongoing phased redevelopment of the NDP for which the Hybrid Consent was approved in 2016 (ref. HGY/2015/3000). The Hybrid Consent granted full planning permission for a 23-storey tower to accommodate a 180-bedroom hotel with an additional 49 serviced apartments.

The 2016 Hybrid Planning permission (as subsequently amended) consented the following;

- A full planning permission for a 61,000 seat football stadium for THFC and associated supporter facilities
- A new Club shop, museum and café (the Tottenham Experience)
- A 180-bed hotel with 49 apartments
- Application for Conservation Area Consent
- Application for Listed Building Consent (proposed alterations to 744 High Road 'Warmington House')

The scheme also looked to secure outline planning permission for:

- An Extreme Sports Building
- Up to 585 residential units in towers A, B, C and D
- A Community Health Centre

The original design brief for the Tottenham hotel focused on the creation of an urban experience for guests and an extension of the public realm for residents and visitors to the stadium precinct to create a unique destination.



FIGURE 27. Approved NDP Hotel and Southern Development (2016)

**Note all images and summary as described within the 2015 NDP DAS produced by Populous Architects et al.*

2.9 PLANNING HISTORY: ORIGINAL 2016 APPROVED NDP HOTEL SCHEME (CONTINUED)

2.9.1 OVERALL SCHEME (CONTINUED)



FIGURE 28. Park Lane Elevation - Aerial View



FIGURE 30. High Road Junction with Northumberland Park Looking South



FIGURE 29. Brereton Road Looking East



FIGURE 31. High Road Junction with Cedar Road Looking North

2.9 PLANNING HISTORY: ORIGINAL 2016 APPROVED NDP HOTEL SCHEME (CONTINUED)

2.9.2 PLOT 3 - NDP HOTEL

The building can be broken down into a series of elements, helping tie into the local context. An extract taken from the original NDP Application DAS** describes:-

‘A solid **plinth** contains the majority of the public facilities and is set at a height to reflect the general scale of the surrounding buildings. A **slot** is then used to create an open terrace that separates the plinth from the **tower** element that contains the hotel rooms and serviced apartments, with a **roof bar and terrace** completing the composition.’

Site Area: 8.97Ha (Total Stadium Site)

GIA: c. 18,820m²

Commercial Space: Hotel c. 18,820m²

Hotel Rooms: 180 rooms

Hotel Rooms: 49 serviced apartments

Car Parking: 76

Building Heights: 22 storeys (23 storeys including roof level plant enclosure)



FIGURE 32. West Aerial View



FIGURE 33. 'Campanile' to the Stadium Precinct



FIGURE 34. High Road Southern Approach



FIGURE 35. Podium Level from East

**Note all images and summary as described within the 2015 NDP DAS produced by Populous Architects et al.*

***This does not take into account a subsequent non-material amendment approval to remove occupancy restrictions on the serviced apartments in the hotel to permit unrestricted residential use – see section 2.10*