

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



Fig. 3.5: The Stadium (Plot 1) to the left and the Tottenham Experience buildings on the High Road (Plot 2) to the right have been completed and are operational.



Fig. 3.6: The Tottenham Experience buildings on the High Road (Plot 2) to the left and Plot 3 to the right. The Stadium (Plot 1) is seen in the background.



Fig. 3.7: Park Lane. Plot 3 is seen in the foreground and the Stadium (Plot 1) in the background.



Fig. 3.8: Park Lane looking north-west with the unbuilt Plots 5, 4 and 3 and the completed Tottenham Experience buildings at Plot 2. The Stadium (Plot 1) is seen to the right.



Fig. 3.9: The Stadium (Plot 1) seen behind terraced houses on the High Road, within the North Tottenham Conservation Area, namely the Grade II listed buildings at Nos. 798-802, 794, 792 and the Grade II* buildings at No. 796 and 790.



Fig. 3.10: High Road looking towards buildings within the North Tottenham Conservation Area, including the locally listed The Coach & Horses PH at Nos. 860-862.

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Fig. 3.11: Locally listed buildings at Nos.850-830 High Road looking south towards the North Tottenham Conservation Area.



Fig. 3.12: View of the High Road and part of the North Tottenham Conservation Area. The Grade II listed Nos. 867 and 869 are in the foreground.



Fig. 3.13: The locally listed St Francis de Sales Church within the southern part of the North Tottenham Conservation Area, opposite the NDP Site.



Fig. 3.14: White Hart Lane with the Love Lane Estate buildings on the right. The Stadium (Plot 1) is in the background.



Fig. 3.15: Church Road looking east towards the NDP Site.



Fig. 3.16: White Hart Lane Overground Station, west of the Site.

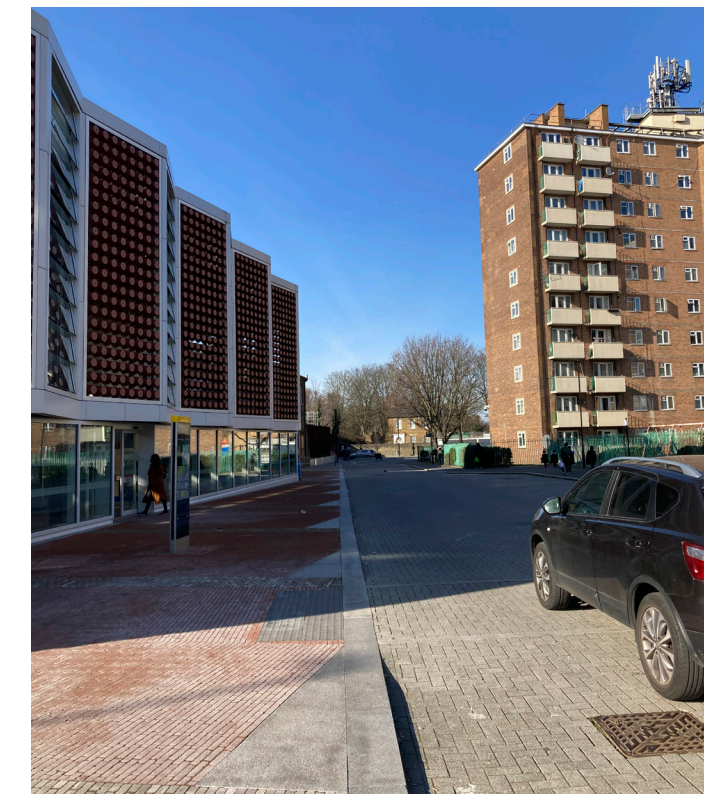


Fig. 3.17: The locally listed Station Master's House as seen from White Hart Lane Overground Station. One of the 10-storey buildings within the Love Lane Estate is on the right.

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THE EMERGING CONTEXT

The Emerging Context

- 3.10 Several development projects in close proximity to the Site are currently in various stages of construction or have received planning consent. The High Road West regeneration scheme submitted on behalf of Lendlease (Ref: HGY/2021/3175) ('Lendlease Scheme') is the closest, located to the west of the Site and was granted planning permission from LB Haringey in August 2022. Although it is currently pending judicial review, for the purposes of the townscape and visual assessment, it is considered as a cumulative scheme accounting for the 'worst case scenario'. The full list of cumulative schemes is set out in the ES Volume III, Appendix 2.2. Of these, the relevant cumulative schemes for the TVIA assessment are listed below, in paragraph 3.11, and plotted on the 3D map at Fig. 3.18.
- 3.11 The following cumulative schemes are relevant to the assessments in this report. The numbers correspond to those in the full list of cumulative schemes as set out in Appendix 2.2 of ES Volume III, and to those on the adjacent map.

Committed schemes:

- 1 Nos.819-829 High Road (Printworks site) (HGY/2021/2283): LBH resolved to grant full planning and listed building consent for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; the change of use of 819-827 High Road to flexible residential and commercial use; and the development of a mixed-use development to the rear comprising residential (c.70 units), a cinema and supporting commercial uses. Construction works predicted to commence in June 2024 and anticipated to finish in January 2026.
- 2 The Goods Yard and The Depot, 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road (and land to the rear) (HGY/2021/1771), allowed at appeal. Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use. A revised scheme submitted in May 2023 was granted planning permission on 18th July 2023. For the purposes of the assessments in this section, the 2021 permitted scheme (HGY/2021/1771) has been considered instead of the more recent May 2023 version, as the latter scheme includes very minor adjustments in height and/or materiality that would not materially affect the cumulative effects for this S.73 application.

- 3 Northumberland Terrace (HGY/2020/1584), approved 09/04/2021. Planning permission and Listed Building Consent for the regeneration of Nos.798-808 High Road and land to the rear, including the erection of a new four-storey building adjoining the west of Lilywhite House, replacement of rear extensions to the High Road properties and public realm improvements. The construction is anticipated to be 18 months.
- 4 No.807 High Road (HGY/2021/0441), approved 03/09/2021. Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3) (9 units), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.
- 6 Meridian Water (16/01197/RE3), permission granted in July 2017. Outline application for development of Phase 1 of Meridian Water comprising up to 725 residential units, new station building, platforms and associated interchange and drop-off facilities including a pedestrian link across the railway, a maximum of 950 sqm retail (A1/A2/A3), floorspace, a maximum of 600 sqm of community (D1) floorspace, a maximum of 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycle-ways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and children's' play areas, and various temporary meantime uses without structures (landscaping and open space).

Emerging schemes:

- 7 Nos.50-56 Fore Street (20/01742/FUL), planning Committee resolved to refuse permission on 18/01/2022. Redevelopment of the site involving demolition of the existing building and the erection of a new development comprising a residential use (Class C3) with flexible community/commercial space at ground floor (Class A1/A3/A4/D1), creation of landscaping and associated works.
- 8 Joyce Avenue And Snells Park Estates (22/03346/OUT), application in progress. Hybrid planning application (part detailed/part outline) for the phased demolition of all existing buildings and structures, site preparation works and the comprehensive residential-led mixed use redevelopment.

Committed scheme, currently under judicial review:

- 9 High Road West ('Lendlease Scheme') (GY/2021/3175), pending judicial review. Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development).

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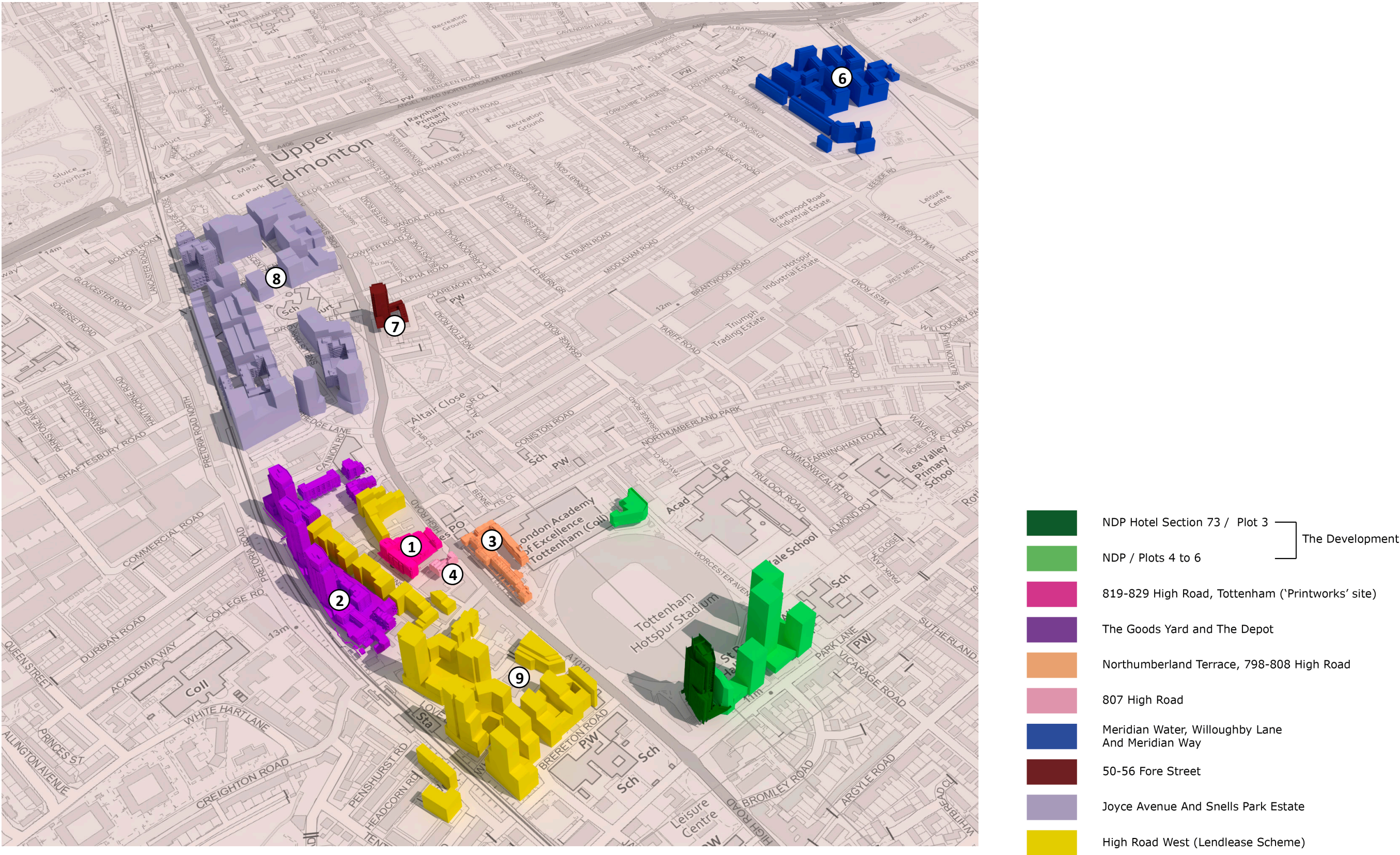


Fig. 3.18: Map showing the surrounding cumulative development considered in this report. Plot 3 is shown in dark green; Plots 4, 5 and 6 are shown in light green (source: Miller Hare). The numbers correspond to those in the full list of cumulative schemes as set out in Appendix 2.2 of ES Volume III.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The reconsideration of the Hotel scheme at Plot 3 arises by virtue of a number of factors, among them the recognition that the building position holds a landmark potential, the opportunity, with fresh architectural thought, to make a design more worthy of landmark status, while meeting new building regulations. The aim therefore is to produce a better building from these three factors. The need for greater floorspace to accommodate the last factor also beneficially increases the height while reducing the length, giving the building a stronger presence in the context of the remaining elements of the Development, and thus better fulfilling its role as a landmark.
- 4.2 Plot 3 of the Site is long and narrow in a north/south direction. The consented hotel scheme, therefore, had broad dimensions seen from the east and west. The amended proposals for the hotel is considerably less broad and divided into two planes at an angle. Together with the building's increased height there arises an improvement in its elegance and verticality. The building's considerable height remains, however, of a large scale. The architects have devised a design which deals with the factor of scale in an effort to better integrate it into its context. This is achieved by a substantial vertical articulation between two planes and an extension of the planes beyond the enclosed internal space to form 'blades'. These both soften the overall form and allow a characterful profile of two stepped angles. These appear both at the top and where the building narrows with a 'horizontal', though angled, articulation near the top.
- 4.3 The expressed vertical blades, which are expressed with vertically emphasised mullions between window bays, together with the glazed surface providing a light colour, meet a further articulated element at the base which has a more earthy colour derived from the High Road frontage cast metal buildings. It contrasts with the blades, appearing more solid both in colour and in its rigorously expressed texture, verticality being further expressed with continuous, deep vertical fins.
- 4.4 The composition of the building, of base, middle and top, being expressions of a change in plan that reduces in form as the building rises, together with the vertical articulations, provide scaled devices which relate the building to its context while also maintaining a strong landmark characteristic. Views from the west, in particular from residential areas and from the very few views available from landscaped spaces, such as the cemeteries and Bruce Park, will generally experience the building as four articulated planes with a rising profile. Closer views will then reveal the lower element which roots the building into its context.
- 4.5 Views from the north and south, the latter being more prevalent, have a different character owing to the building's pronounced slenderness. From here the 'blades' are experienced as slender edges to very narrow 'ladder-like' balcony expressions, their horizontal form balancing the strident verticality. The east and west faces are seen at a very acute angle, appearing light in colour and more solid on account of the extended mullions. The base appropriately wraps around the southern element so that the whole composition is of three overlapping vertical elements.
- 4.6 Figures 4.12 to 4.14 provide a comparison from both the west and the south showing the improved proportions of the building.
- 4.7 Such is the high quality of the concept and the detail that, as well as creating a legible wayfinding landmark, wherever it is seen from within townscapes or landscapes it is a beneficial addition to the area.



Fig. 4.1: CGI showing the proposed Hotel's distinct vertical planes that provide landmark qualities. The lower plane of earthy hue integrates aesthetically with the existing perimeter Stadium buildings. The main tower planes exhibit a lightness which relates to the light panels which clad the Stadium.