

THE PRINTWORKS

SECTION 2.0 CONTEXT

2.1 THE SITE



The Site red line application boundary is located within the London Borough of Haringey (LBH) close to the northern boundary with the London Borough of Enfield. It sits within the High Road West portion of the NT5 allocation earmarked for future development. The eastern portion of The Site sits within the North Tottenham Conservation Area, and the Tottenham High Road Historic Corridor.

The overall application site area is 0.36 Ha (0.89 acres).

The Site is located on the west side of the historic Tottenham High Road, with Peacock Industrial Estate forming its western boundary. It is enclosed by Brunswick Square to the north of The Site, and a number of sheds and a High Road building to the south, meeting Percival Court in the south west corner. It extends back 70.2m from the High Road, and 43.7m north to south, extending a further 18.5m in the south west corner to encompass a small car park to the south of the large shed behind nos. 819-821 High Road.

The Site contains two Grade II Statutorily Listed buildings along the eastern edge in the south (Nos. 819-821 High Road) which are used as commercial properties at ground level, with residential units above. Three locally listed buildings are present along the eastern edge of The Site towards the north (nos. 823-829 High Road), these properties are also used as commercial units at ground level, with residential units above. To the rear of these properties, modern extensions have been constructed, which are considered detrimental to the conservation area.

A large shed has been constructed to the back of Nos. 819-821 High Road which was constructed as a printing works for the Tottenham and Edmonton Weekly Herald Newspaper offices in Nos. 823-829 High Road, but currently houses a banqueting suite connected to the Grade II Listed Nos, 819-821 High Road.

A large area to the north west of The Site is clear, and used as a car park, servicing the banqueting suite. There is another small car park to the south of the banqueting suite currently used by TH on match days.



FIGURE 3. Site Aerial Overview

KEY

- | | | |
|---|---|------------------------------------|
| ■ Site Boundary | D White Hart Lane Overground Station | H Peacock Ind. Estate |
| A Vacant Lot (Future Goods Yard Site) | E High Road | I Tottenham Hotspur Stadium |
| B B&M Store and Car Park (Future The Depot Site) | F Love Lane Estate | J Northumberland Park |
| C White Hart Lane | G 819-821 Grade II Listed | |

THE SITE - CONTINUED

The Site sits towards the north of the Tottenham High Road Historic Corridor, with a number of commercial units continuing north along the High Road up to a large 'B&M' Retail Superstore, the new Cannon Road development, and the border with the London Borough of Enfield.

To the south of The Site sits White Hart Lane and the newly refurbished White Hart Lane Overground Station. The majority of the Tottenham High Road historic Corridor sits to the south of The Site, with this area being defined by historic circa. late 19th/early 20th century shop fronts containing a wide variety of commercial units, with residential properties above.

The recent development at Northumberland Park sits to the south east of The Site, containing the new Tottenham Hotspur stadium and the London Academy of Excellence Tottenham. This has brought a new scale and impetus to the area, and has been the catalyst for significant renewal along the High Road.

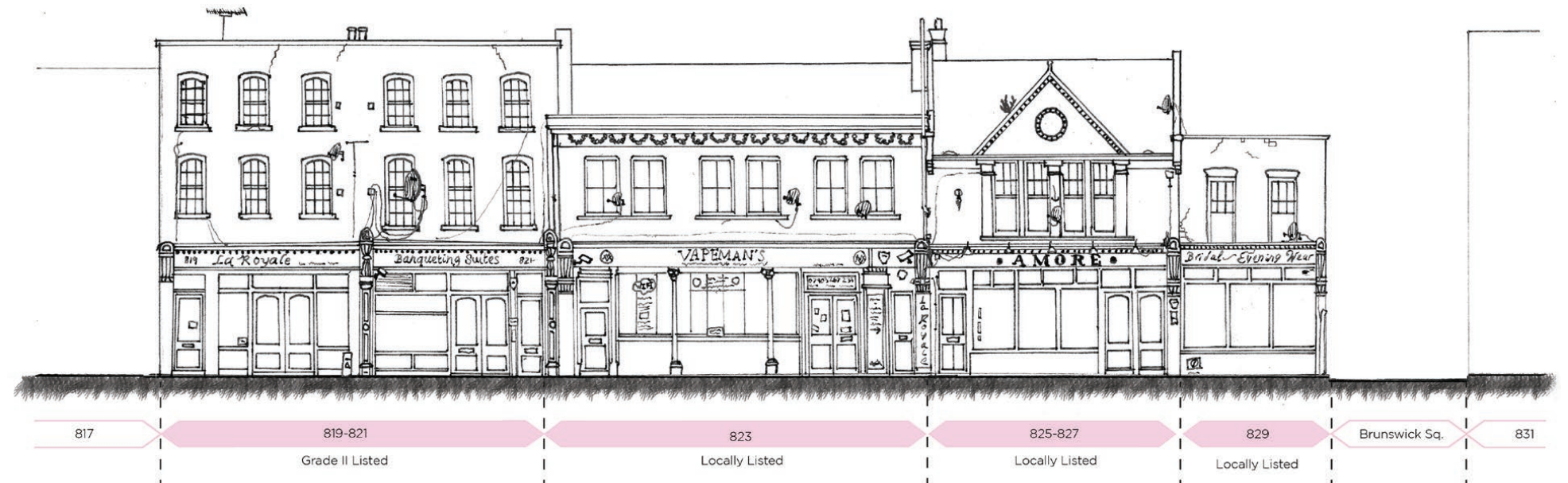


FIGURE 4. Existing Elevation



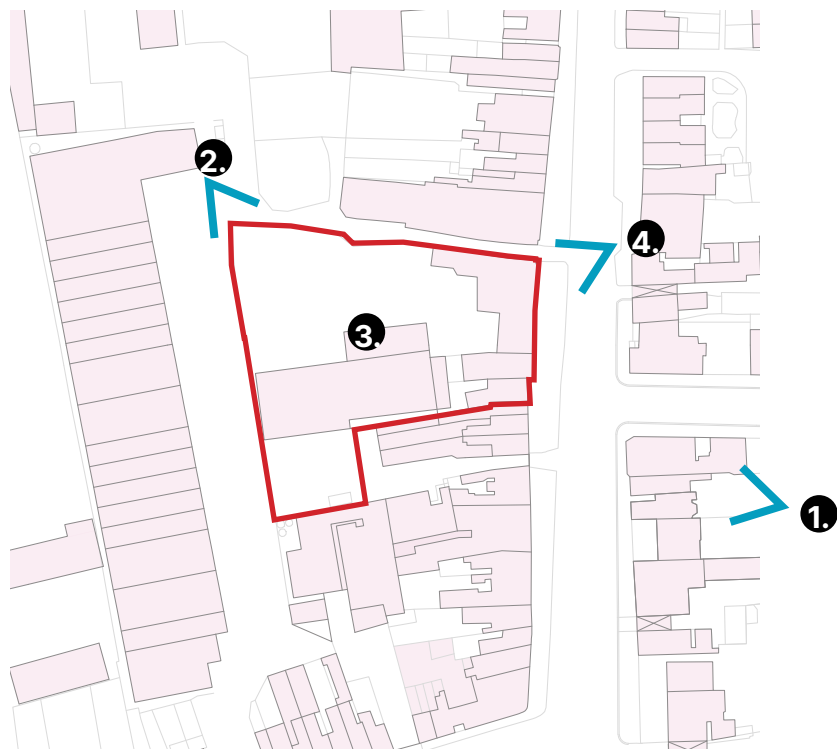
FIGURE 5. High Road Context

THE SITE

EXISTING PHOTOGRAPHIC RECORD



Not to scale

**FIGURE 6.** View of Printworks looking from the HR (1)**FIGURE 7.** The Printworks looking south east (2)**FIGURE 8.** Aerial Photograph of The Site (3)**FIGURE 9.** View looking south west from the High Road (4)

THE SITE

EXISTING PHOTOGRAPHIC RECORD - CONTINUED



Not to scale



FIGURE 10. View of shop fronts from the High Road (1)



FIGURE 11. Nos. 823-829 High Road (2)

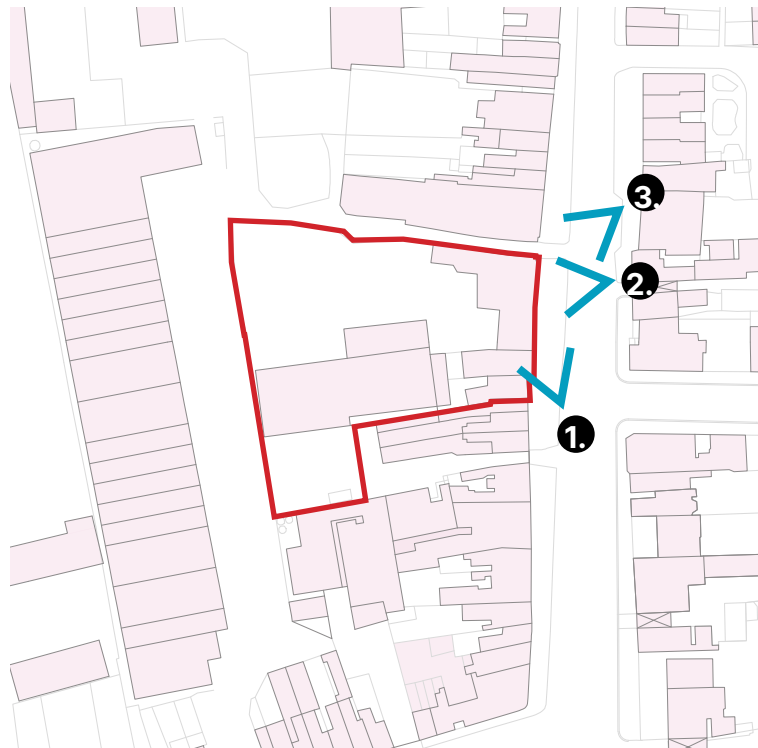


FIGURE 12. View of site High Road Frontage from the East side of the High Road (3)

THE SITE

EXISTING PHOTOGRAPHIC RECORD - CONTINUED



Not to scale



FIGURE 13. View of large car park in the north west of The Site (1)



FIGURE 14. Rear of nos. 823-829 High Road (2)

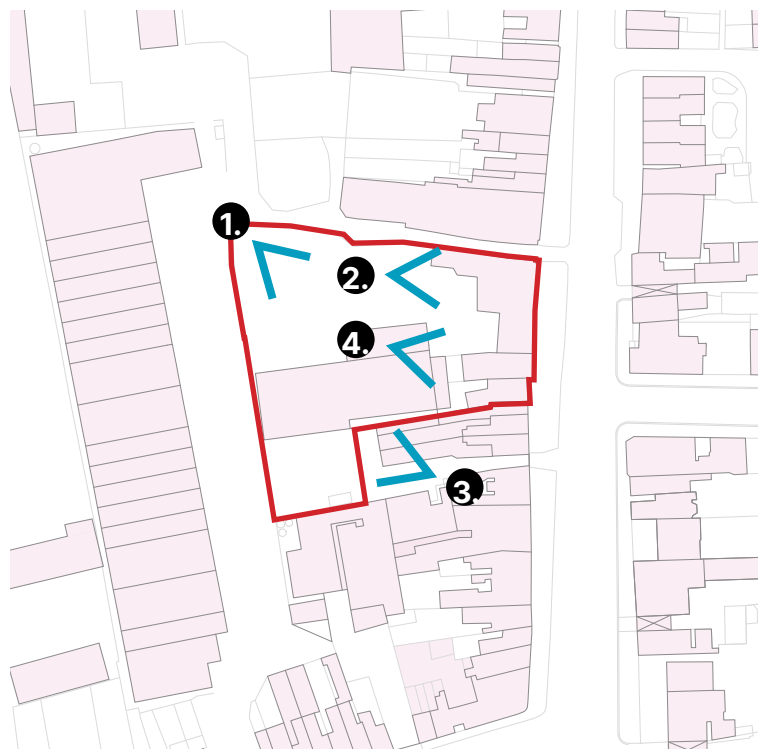


FIGURE 15. Small car park in the south west corner. (3)



FIGURE 16. Rear of nos. 819-827 High Road (4)

2.2 SITE TOPOGRAPHY



The Site is oriented east west, rising from 11.8m AOD at the High Road to a consistent level of approx. 12.8m AOD from the rear of the High Road properties to the western edge of The Site.

There is an average drop from 13.7m at the Peacock Industrial Estate to 12.9m AOD on the western edge of The Site along the boundary.

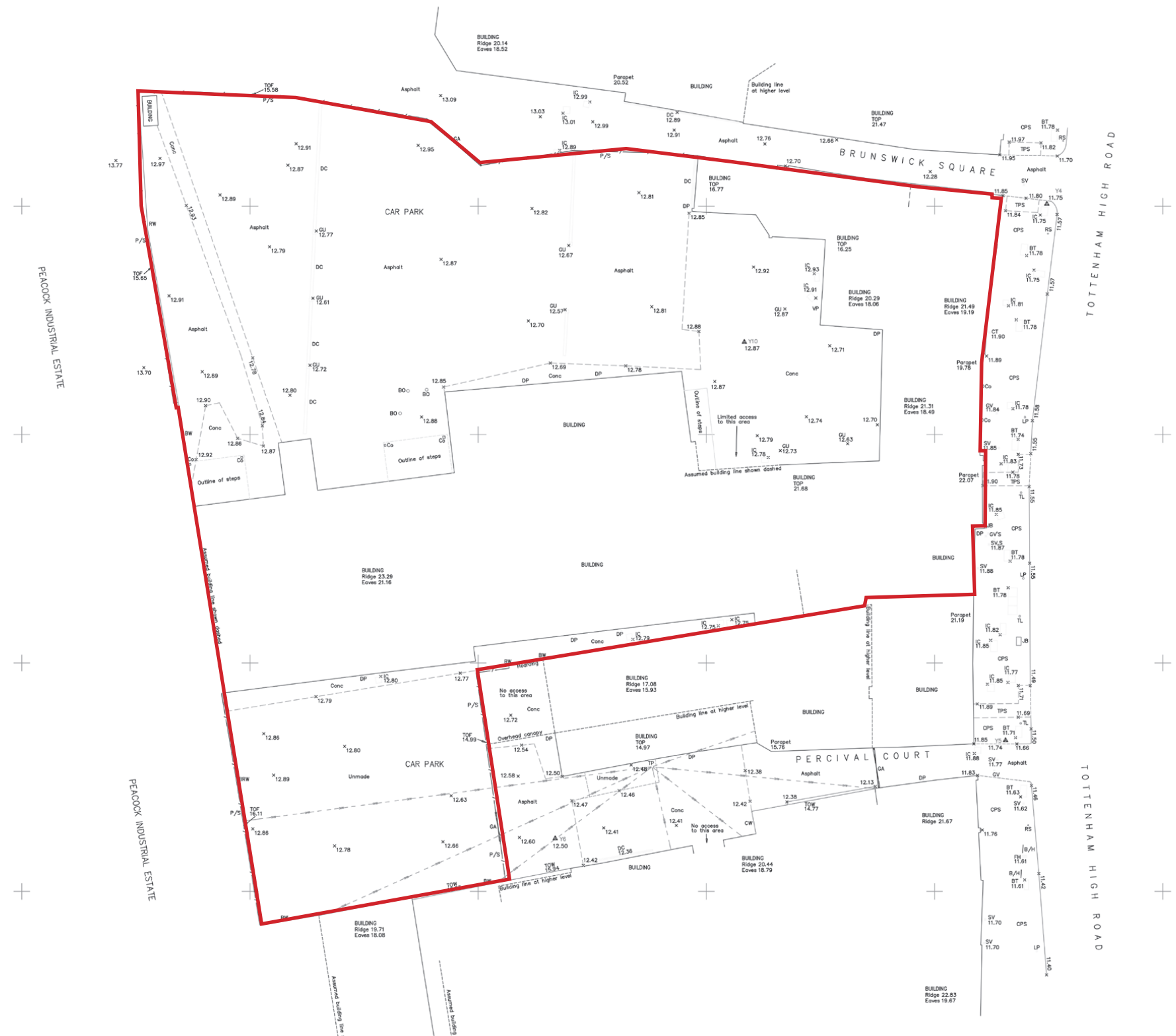
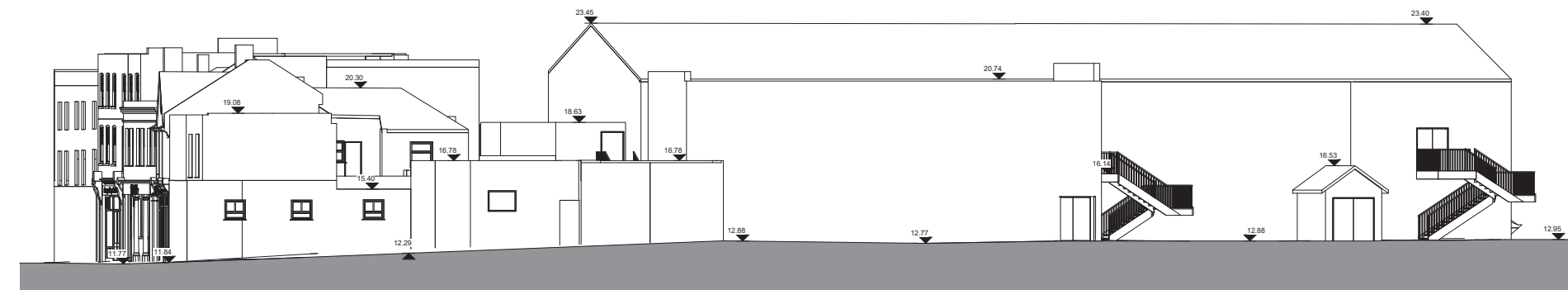


FIGURE 17. Topographical Site Plan

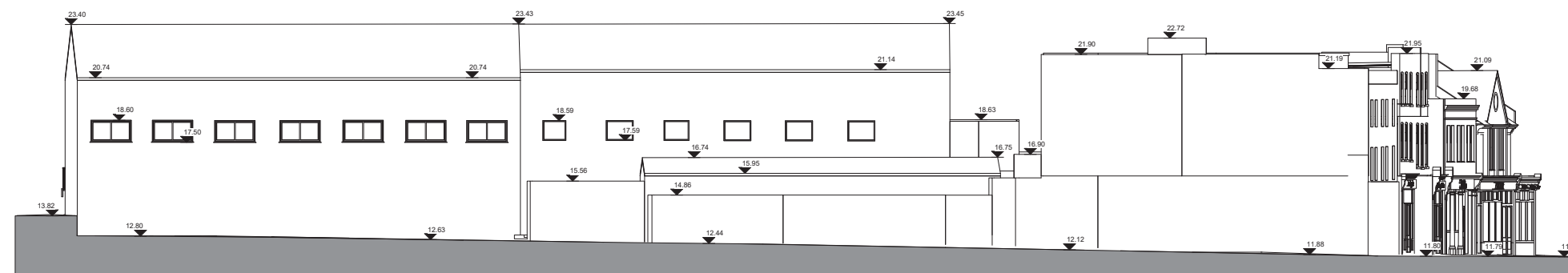
SITE TOPOGRAPHY



Not to scale



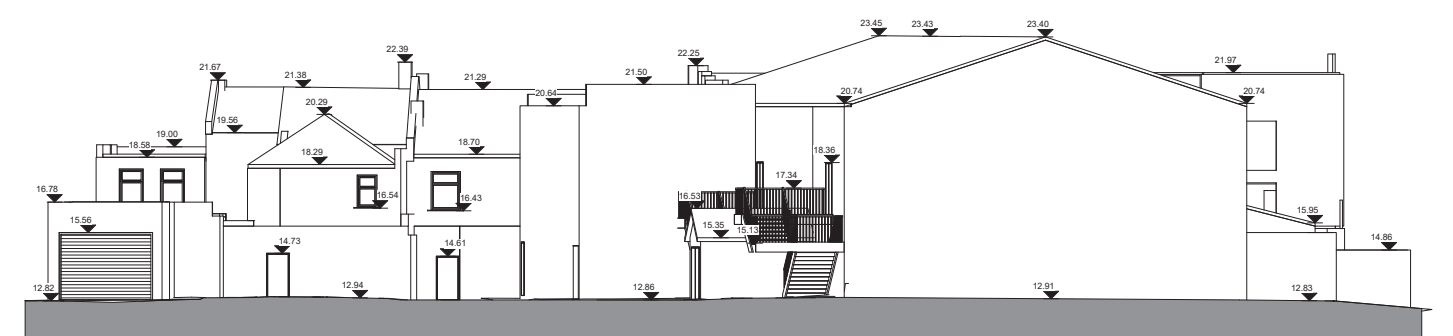
1. North Elevation
1 : 100



2. South Elevation
1 : 100



3. East Elevation
1 : 100



4. West Elevation
1 : 100

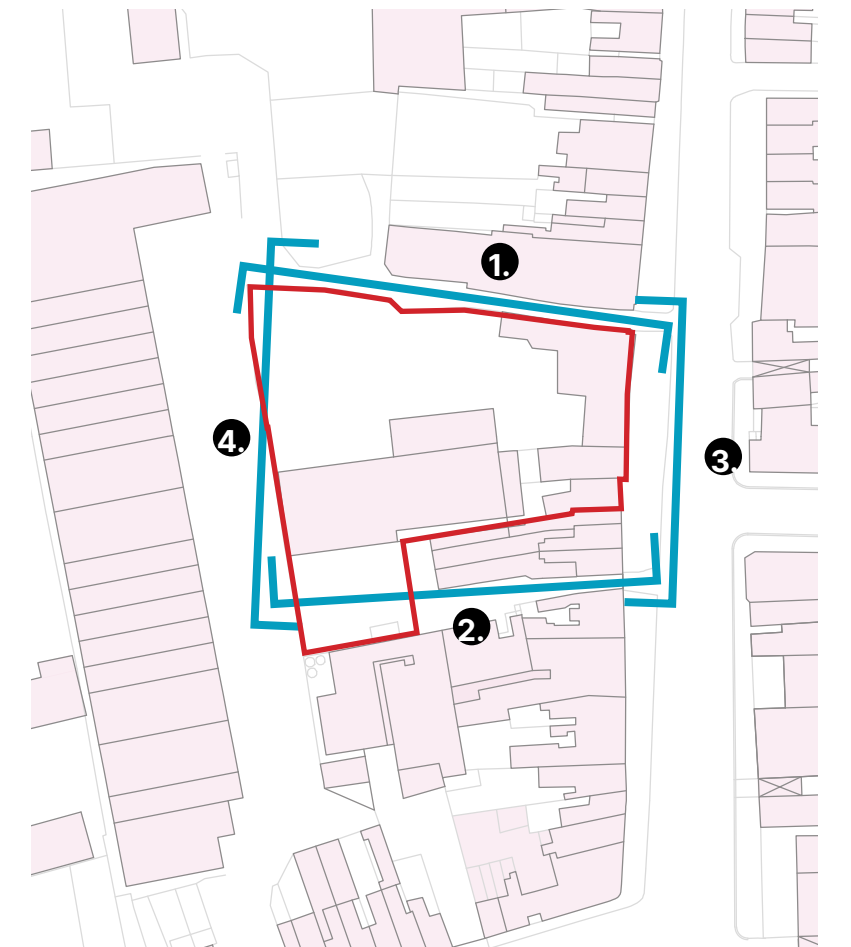


FIGURE 18. Topographical Site Sections

2.3 FLOOD RISK

The culverted River Moselle runs underneath White Hart lane, south of The Site, but The Site does not sit within any flood zone.

A Flood Risk Assessment has been prepared by Buro Happold and is included with this application.



Not to scale

KEY

-  Flood Zone 2
-  River Moselle
-  Application Site Boundary
-  NT5 Site Boundary

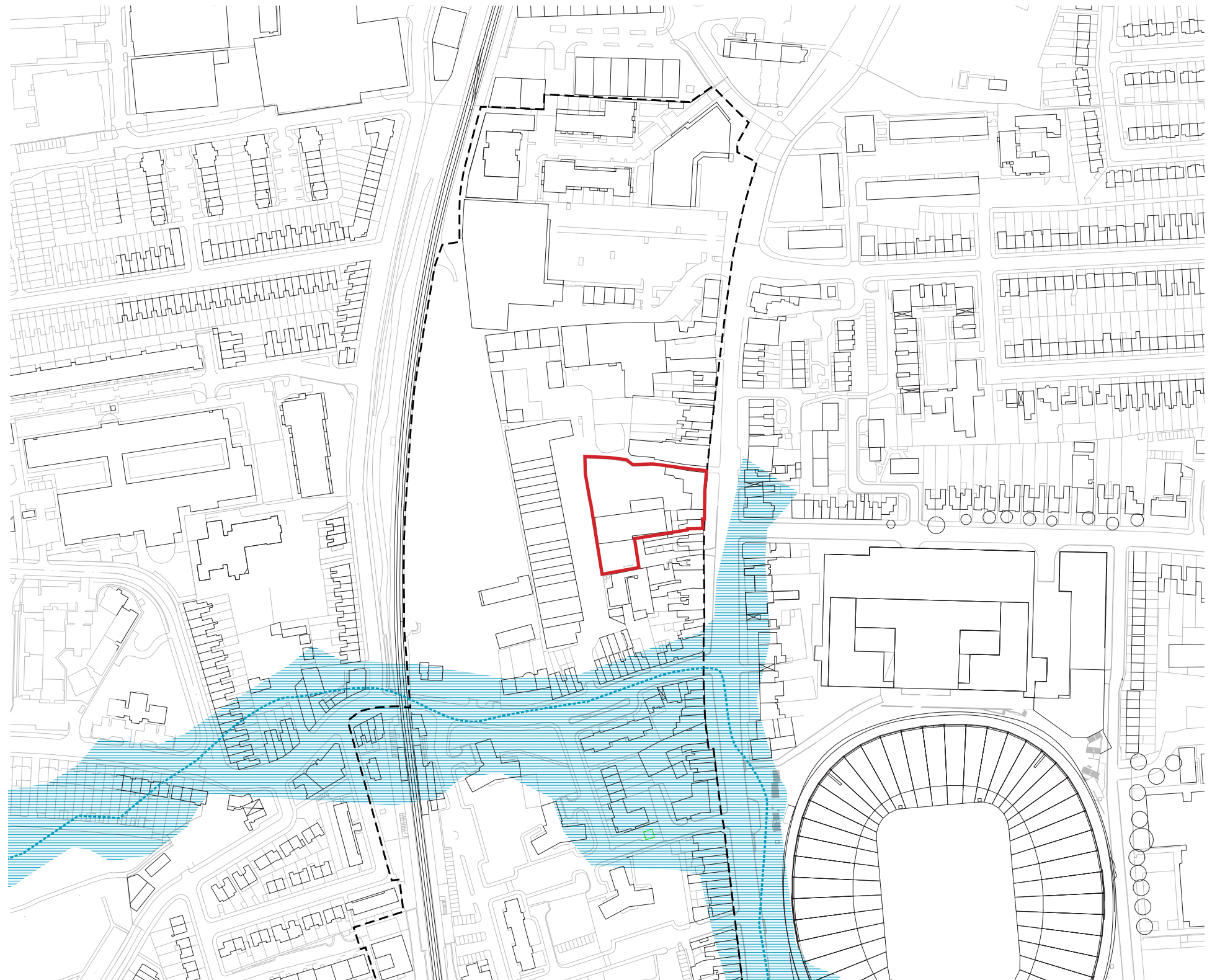


FIGURE 19. Flood Risk Diagram

2.4 CONNECTIVITY



Not to scale

The Site is located adjacent to the High Road and Northumberland Park retail district, allowing residents to access the local retail, services and amenities on foot. Pedestrian infrastructure in the vicinity of The Site is good, with a signal-controlled crossing point on the High Road directly to the east of The Site.

Pedestrian facilities in the area have recently been considerably improved. These are associated with the TH Stadium redevelopment, which has seen improved crossing points, widening of pavements and the creation of public squares/ plazas.

The Site benefits from a range of good Public Transport Accessibility Level (PTAL) ratings from 5-4 as indicated in the adjacent diagram, achieving a high rating of 5 to the southern boundary with Percival Court and the south east of The Site's High Road Frontage, and a rating of 4 to the northern boundary along Brunswick Square and the north eastern part of The Site's High Road frontage.

The majority of The Site area is classified as PTAL 4

KEY

-  0 (Worst)
-  1A
-  1B
-  2
-  3
-  4
-  5
-  6A
-  6B (Best)

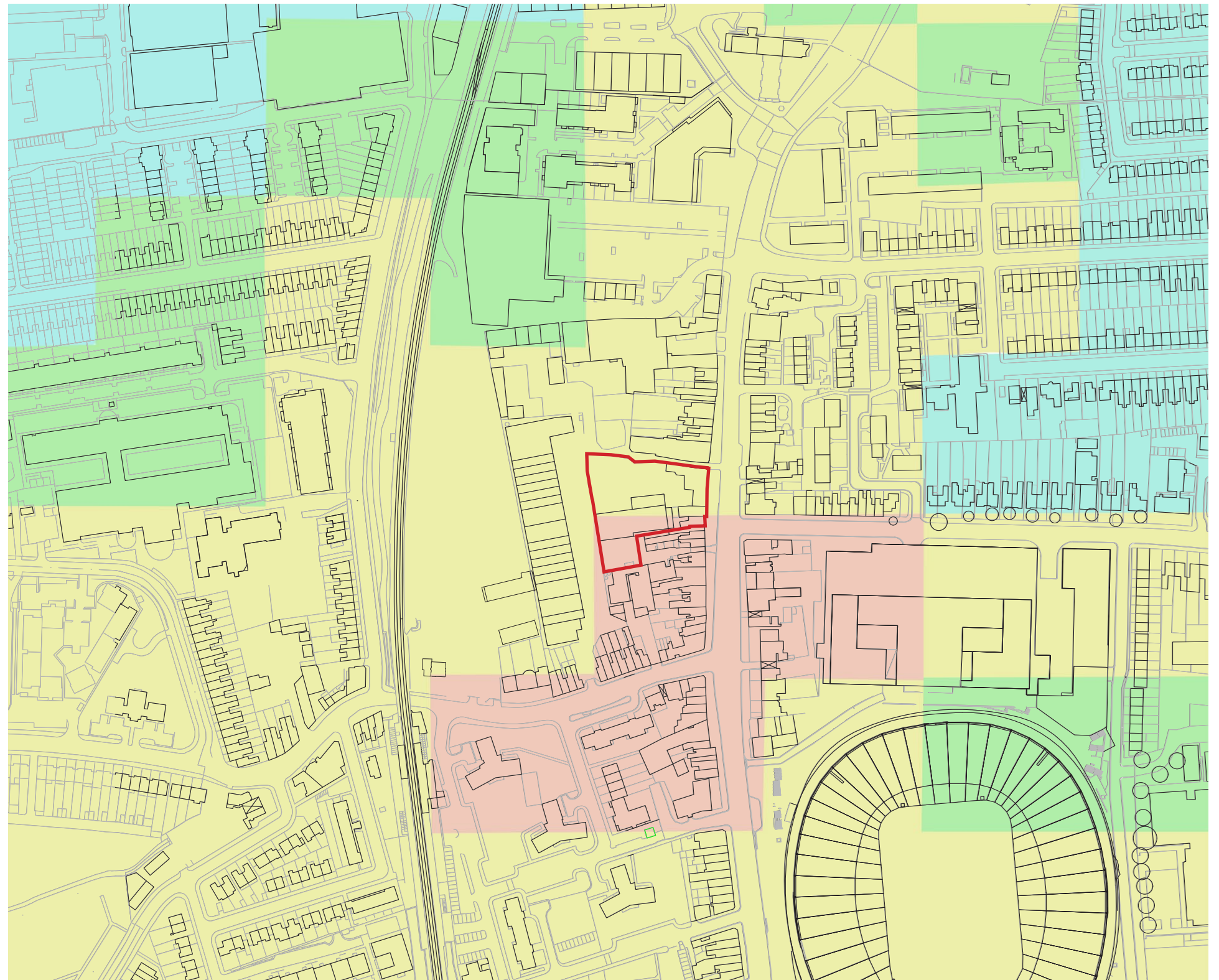


FIGURE 20. PTAL Diagram