

THE PRINTWORKS

STUDENT ACCOMMODATION SCHEME

819-829 HIGH ROAD, TOTTENHAM, N17

PRINT-1000-ZZ-ZZ-RG-A-0001

DESIGN AND ACCESS STATEMENT

AUGUST 2023



ARUP

re-form
landscape architecture



THE PRINTWORKS

PRINT SOCIAL

PRINTWORKS STUDENTS HA

PRINTWORKS GALLERY

NORTHUMBERLAND PARK

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THE PRINTWORKS

SECTION 1.0 INTRODUCTION



1.1 PROJECT OVERVIEW

This Design and Access Statement has been prepared by F3 Architects (F3) in conjunction with the wider consultant team on behalf of Goodsynd Tottenham Limited (TH)*, the Applicant, in support of a Full Planning and Listed Building Consent Application.

The purpose of this document is to describe the design for the proposed redevelopment referred to as The Printworks, Nos. 819-829 High Road, and the land to the rear.

The Site is located within the London Borough of Haringey (LBH) and falls within the adopted High Road West Masterplan Framework (HRWMF) proposal.

The Full Planning and Listed Building Consent Application comprises the demolition and clearance of existing buildings and structures to allow for the redevelopment of The Site for a Purpose Built Student Accommodation (PBSA) scheme providing 287 bedrooms (Sui Generis), ancillary space, amenity space, and a range of flexible commercial uses (Class E).

The proposals include a detailed scheme for public and private open space as well as the adaptive restoration and re-use of a number of statutorily and locally listed buildings within The Site.

This report has been prepared with due regard to the requirements detailed within, and in accordance with, Article 9 of the Town & Country Planning (Development Management Procedure) (England) Order.

This Design and Access Statement should be read in conjunction with the wider planning and Listed Building Consent application documents prepared as part of this submission.

* Goodsynd Tottenham Limited is a Special Purpose Vehicle connected to the ownership of Tottenham Hotspur Football Club (TH).



FIGURE 1. South West Corner Visual

1.2 PROJECT TEAM

	CLIENT		HERITAGE	
	GOODSYARD TOTTENHAM LIMITED*		COGENT HERITAGE	
	ARCHITECT		ARCHAEOLOGY	
	F3 ARCHITECTS LLP		RPS	
	PLANNING CONSULTANT		LANDSCAPE	
	QUOD		RE-FORM	
	MASTER PLANNING AND TRANSPORT		ECOLOGY AND AIR QUALITY	
	ARUP		LOGIKA	
STRUCTURAL ENGINEER, MEP SERVICES, SUSTAINABILITY & ENERGY, FLOOD RISK, BREEAM ASSESSMENT(S)*, DRAINAGE STRATEGY			COST CONSULTANT	
	BURO HAPPOLD		ARCADIS	
DAYLIGHT AND SUNLIGHT			PBSA SPECIALISTS	
	DELVA PATMAN REDLER		RENU	
FIRE STRATEGY			CGI SPECIALIST	
	BB7		MILLERHARE	

* Goodsyard Tottenham Limited is a Special Purpose Vehicle connected to the ownership of Tottenham Hotspur Football Club (TH).



1.3 BRIEF AND VISION

Based in the area for over 120 years, TH are passionate about Tottenham and have a vision to deliver new homes, green spaces, public areas, leisure, and retail opportunities across a number of sites that they own located in close proximity to the new TH Stadium which opened in 2019.

This application focuses on The Site at Nos. 819-829 High Road, and the land to the rear, where the Applicant is proposing to redevelop the existing historic terrace and light industrial sheds behind to create a purpose built student accommodation development known as 'The Printworks' (PW). Critically the scheme also proposes commercial ground floor accommodation. The aim is to deliver the vision of the HRWMF, and help build a neighbourhood that is a successful and cohesive mixed community where residents can live, work, study, and play.

The Printworks development will form an important entrance to the HRWMF area from the High Road, reinforcing east-west links to facilitate better connections to the future phase of the masterplan as they are brought forwards. The adopted 2014 HRWMF was prepared by Arup who have been engaged by the Applicant as master planner within the project team for The Printworks.

The scheme is closely linked to two other nearby sites, the Goods Yard (GY) and The Depot (TD), where the same Applicant has recently secured significant planning consents for key components of the HRWMF. The Printworks project has been developed at the same time as the design work carried out for GY and TD, by the same design team, and so every effort has been made to integrate and connect The Sites within the overall masterplan vision – this understanding is to the benefit of all three developments. However, the Printworks scheme is also cognisant of the need to stand alone and be able to operate independently of any wider redevelopment.

The ambition is to transform the area into a new, better connected, neighbourhood which offers an exciting and balanced mix of uses for residents and visitors alike to enjoy. A re-consideration of the masterplan to the north of White Hart Lane in the round has allowed for an optimisation of the overall design, resulting in an even higher quality public realm and delivering a greater number of new dwellings, including much needed

affordable homes and with these scheme, high quality student accommodation to complement these uses.

TH has a proud record of delivering new homes, schools, community benefits and facilities in Tottenham – including affordable homes at Cannon Road, 500 White Hart Lane and Berland Court, new buildings and facilities for Brook House Primary School, and creating thousands of jobs in the area through these projects and the Stadium development.

TH are also co-founder of the thriving London Academy of Excellence Tottenham which provides a state funded education to local children taught by outstanding teachers and supported by top independent schools.

ACRONYMS/ABBREVIATIONS

F3	F3 Architects
PW	The Printworks
PBSA	Purpose Built Student Accommodation.
HRWMF	High Road West Masterplan Framework
LBC	Listed Building Consent
LP	London Plan
LBH	London Borough of Haringey
GLA	Greater London Authority
TAAP	Tottenham Area Action Plan
TH	Goodsyrd Tottenham Limited
GY	Goods Yard
TD	The Depot
PBSA	Purpose Built Student Accommodation



FIGURE 2. South West Visual

1.4 STUDENT ACCOMMODATION DEMAND

- London represents the largest student housing market in the UK – and Europe – with c. 400,000 full time students studying across over 40 major universities, as well as those at smaller institutions.
- The stature and reputation of both the city itself and its high-quality institutions make it a significant draw for international students, who currently make up around a third of the student population.
- Whilst London has a large purpose-built student housing market, it does not come close to providing the amount of accommodation required to house London's students, with c.310,000 students having to find accommodation outside of this purpose built sector, mostly in Houses in Multiple Occupation, which puts further pressure on the residential market.
- There is an undeniable demand for PBSA in London. The new London Plan acknowledges this by identifying the need for 3,500 beds a year for the life of the plan.
- We note that the London Borough of Haringey has a comparatively low provision of student accommodation in relation to other London boroughs such as Tower Hamlets, Southwark, Islington and Camden.
- The location of the site is close to several transport hubs, which puts it within 40 minutes' door to-door travel time of a good representation of universities, that between them have c.240,000 full time students.
- There are numerous universities campus within a 40 minute catchment of the subject property which include: University of Middlesex, University College London, Queen Mary University of London, University of the Arts and City University.
- Even under cautious growth scenarios, the gap between the available student housing supply and the student population is set to be maintained. Given the general increasing population in London, the challenge of finding homes for this student population will continue to increase and continue to put pressure on the private rented sector.
- The student accommodation development pipeline is diminishing, despite a growing student population. Within the borough under 1,000 PBSA beds have been consented over the last couple of years, which is very low relative to the catchment c.240,000 full time students.
- London remains fundamentally undersupplied in terms of student accommodation, and the scenario looks unlikely to change in the short term with the GLA.
- It is considered that there is a strong demand for student accommodation at the subject site due to a significant catchment of c.240,000 full time students; (the proposal for the rental is to be at the more affordable end of the rental curve) a large undersupply of beds in London; and a diminishing pipeline of new schemes coming through in the future both in London and more specifically Haringey.

1.5 POTENTIAL PARTNERS

1.5.1 MIDDLESEX UNIVERSITY

- The applicant has engaged in detailed discussion with Middlesex University who have expressed interest in the proposed Printworks scheme to supplement their existing stock of student accommodation.
- A number of meetings have been held to develop the project to Middlesex University's requirements, resulting in their providing a letter of support to accompany this application.
- Furthermore, the University has expressed early interest in opening a campus within the Paxton17 development located to the east of the High Road, and are working on preliminary space planning for these buildings support their creative courses.



Paula Sanderson, FCCA, MBA, MTEM, DBA
Chief Operating Officer

Date 23 June 2023

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Dear Sir/Madam,

I am writing to express the Middlesex University's support for the Printworks PBSA development in Tottenham. We believe that this development will play a significant role in the growth of the local area and will provide much-needed accommodation for our students.

Middlesex University has ambitious growth plans, and we are constantly looking for ways to ensure that we can support our students' needs. One of the key challenges we face is the shortage of affordable accommodation in London. The Printworks will help to alleviate this problem by providing high-quality accommodation that is both affordable and conveniently located in an area our students currently reside and shown interest in moving to.

We believe that the proposed development will provide a welcome boost to the local economy, creating jobs and generating new opportunities for businesses in the area. This will not only benefit our students but also the wider community and the local economy as a whole.

Middlesex University is committed to providing our students with the best possible education and support. However, we recognise that this cannot be achieved without good quality accommodation. The Printworks will help to ensure that we can continue to attract and retain talented students from all over the world, providing them with the support they need to achieve their full potential.

In conclusion, we fully support the Printworks development and believe that it will provide a much-needed boost to the local area. We would encourage all stakeholders to support this development, which will help to ensure that the Middlesex University can continue to grow and thrive in the years to come.

Yours sincerely,

Paula Sanderson
Chief Operating Officer

