

PLANNING POLICY

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KEY

■■■■ Site Boundary

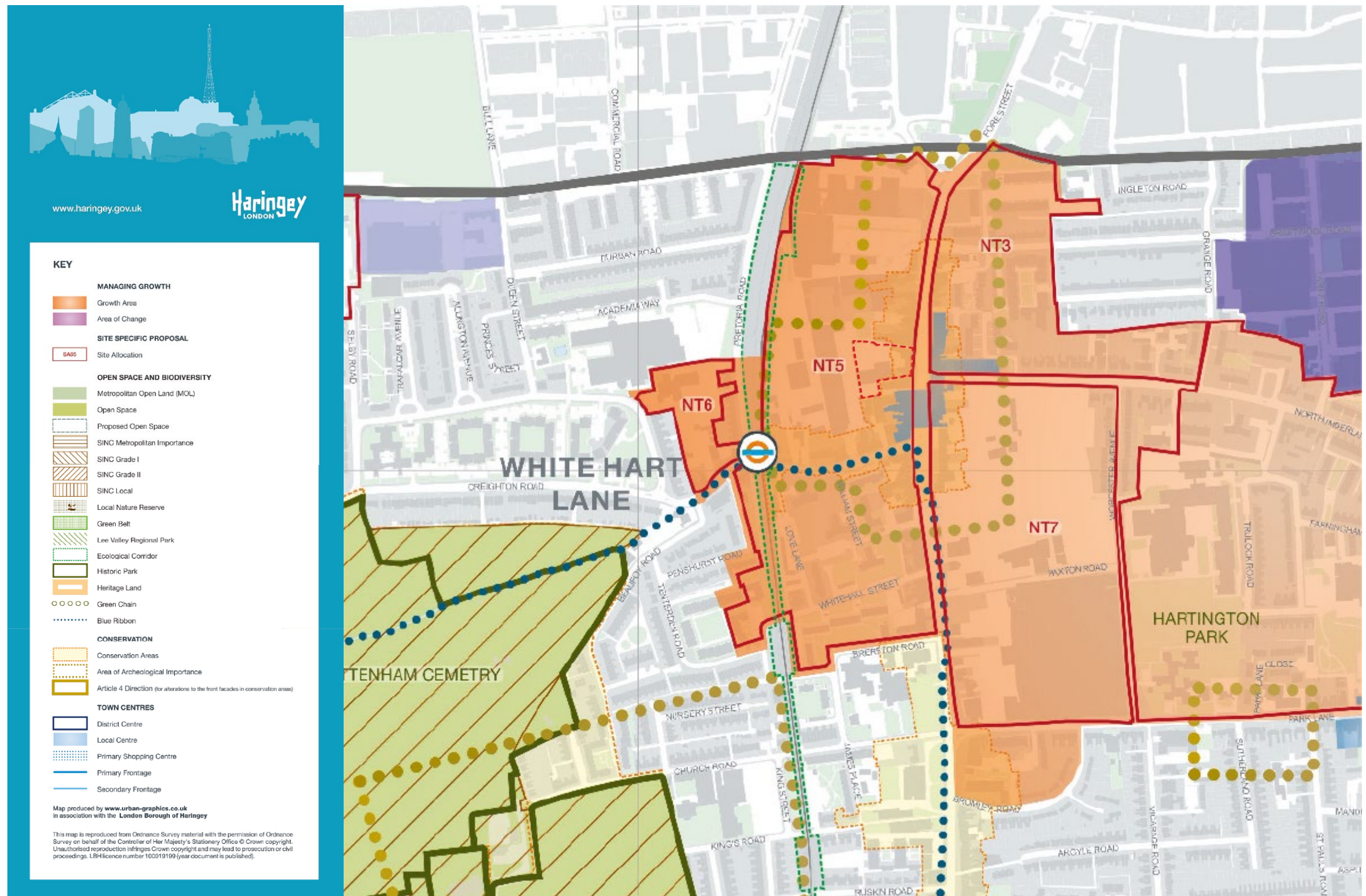


FIGURE 45. Haringey Local Plan Extract

2.8 TOTTENHAM AREA ACTION PLAN (TAAP)

The Site forms part of the NT5: HRWMF designation of the TAAP. The Site allocation states that it should be a:

“Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.”

In addition to requirements to plan comprehensively and follow the principles of the most up to date (2014 Arup) masterplan, the ‘Site Requirements’ amongst other things envisage the creation of a residential neighbourhood with a minimum of 1,400 homes overall (including the re-provision of the Love Lane Estate) and to respond to part of The Site’s presence in a Conservation Area.

The ‘Development Guidelines’ also require the provision of a net increase in the amount and quality of both public open space and private amenity space within the area, re-provision of lost employment space, creation of legible east west streets and the establishment of clear building frontages along White Hart Lane.

The TAAP is not prescriptive about the scale and density of development (referring to indicative development capacity) and consistent with national, strategic and local planning policy there is an opportunity to optimise development within NT5. Using a design led approach, there is potential to increase the number of homes that can be delivered and respond to significant housing need in the borough and London more generally. The potential to increase densities has been recognised by the Council who, in their March 2020 Cabinet meeting, acknowledged potential to increase the number of homes within NT5 to circa 2,500 subject to further testing.

KEY

- Site Boundary
- NT5 Site Boundary

Not to scale

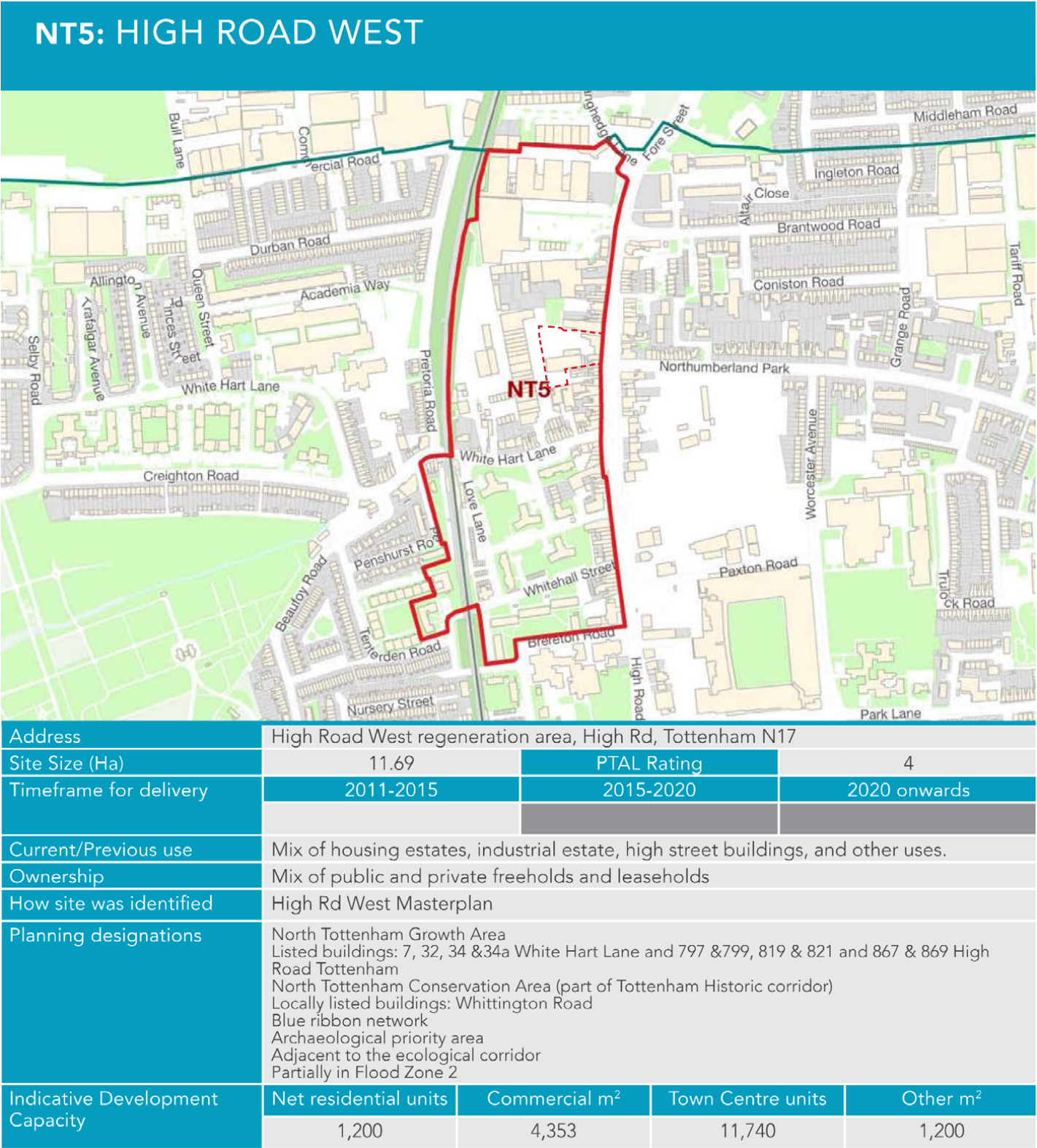


FIGURE 46. NT5 Area of the Tottenham Area Action Plan (p102, TAAP)

2.9 HIGH ROAD MASTERPLAN FRAMEWORK

The adopted High Road West Masterplan Framework 2014 (HRWMF), produced by Arup, sets out a path to make this part of North Tottenham a better place to live and work while delivering residents' priorities and aspirations.

The Site sits to the eastern edge of the masterplan, and outlines the location, scale, and position of new development that is anticipated to the west of The Site, against a new masterplan street.

The masterplan vision is to create a vibrant, attractive and sustainable neighbourhood and a new sports and leisure destination for North London. It creates a well-connected place, accessible by all forms of transport with attractive walkable streets, designed to provide a safe and welcoming neighbourhood with attractive open space.

The HRWMF envisages a mix of homes of different tenures and types, maximising housing choice for residents. Homes are located along street patterns aligned with the local character and new routes are designed to improve connectivity within the High Road West area and with the wider surrounding context.

Providing access to public and private outdoor space is one of the key principles of the HRWMF. A large, new community park is proposed to provide outdoor space for all residents including new play and recreational facilities. It is designed to promote social interaction and inclusion.

Some of the proposed streetscape and shop front improvements on the High Road and White Hart Lane have since come forward, such as the new public realm along White Hart Lane, the restoration of Warmington House and the new public realm around the TH Stadium.

The latest published masterplan is that from Arup dated 2014; however, subsequent planning permission have been granted which update this. Notably, the Goods Yard and Depot sites to the west/north benefit from an extant planning permission (HGY/2021/1771) and a more recent resolution to grant consent (HGY/2022/0563) for two very similar forms of major redevelopment. Alongside this, the Council and their development partner (Lend Lease) have secured a hybrid planning consent for the entirety of High Road West (NT5) Site Allocation (ref. HGY/2021/3175).

KEY

- Site Boundary
- HRWMF Study Area
- A** Brook House Primary School
- B** New large residential block (Rivers Apartments)
- C** Peacock Garden
- D** New homes
- E** New workspace
- F** White Hart Lane Station
- G** Learning Centre
- H** Moselle Square
- I** Tottenham Hotspur Stadium
- J** Leisure Facilities

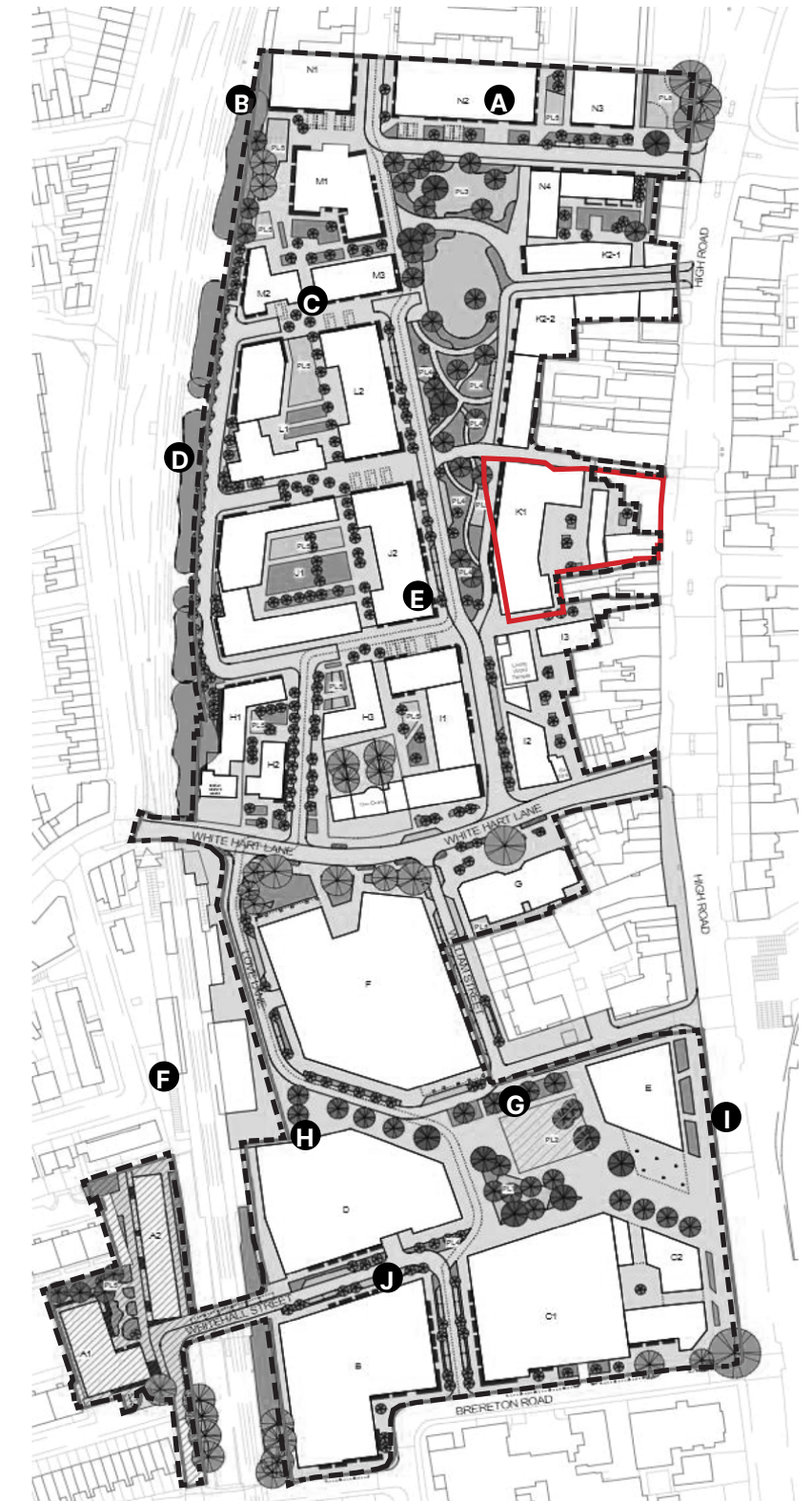


FIGURE 47. Lendlease Masterplan Framework (2022)



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2.10 LAND USE

2.10.1 EXISTING

The biggest single feature is the commercial leisure and retail activity associated with the TH Stadium on the High Road. Finer grained commercial leisure and retail uses then continue north up the High Road from the stadium and White Hart Lane. These are predominantly at ground floor with residential accommodation above.

Love Lane, to the south of The Site provides social housing in coarse grained blocks with considerable space between them.

Light industrial use is found to the west and north to the High Road which has organically developed over time and has poor servicing linkages.

Large areas of industrial use are present in the north west past the railway line, and to the north east of the stadium.

A range of uses are concentrated around the Lilywhite House block off Northumberland Park and the High Road, comprising of large superstore retail, education and light office uses.

The nearest significant green space is the cemetery and allotments to the south west, with Bruce Castle park further beyond.

The remaining land uses are predominantly residential with pockets of community and education, such as Brook House Primary School. The residential development is generally fine grained traditional terraced housing, with the occasional tower building and modern apartment buildings.

Whilst The Site does have historical industrial uses, the current land use is entirely commercial at ground floor, with some residential accommodation above within the High Road properties.

KEY

— Site Boundary	 Industrial	 Commercial
 NT5 Boundary	 Residential	 Community
 Transport	 Educational	



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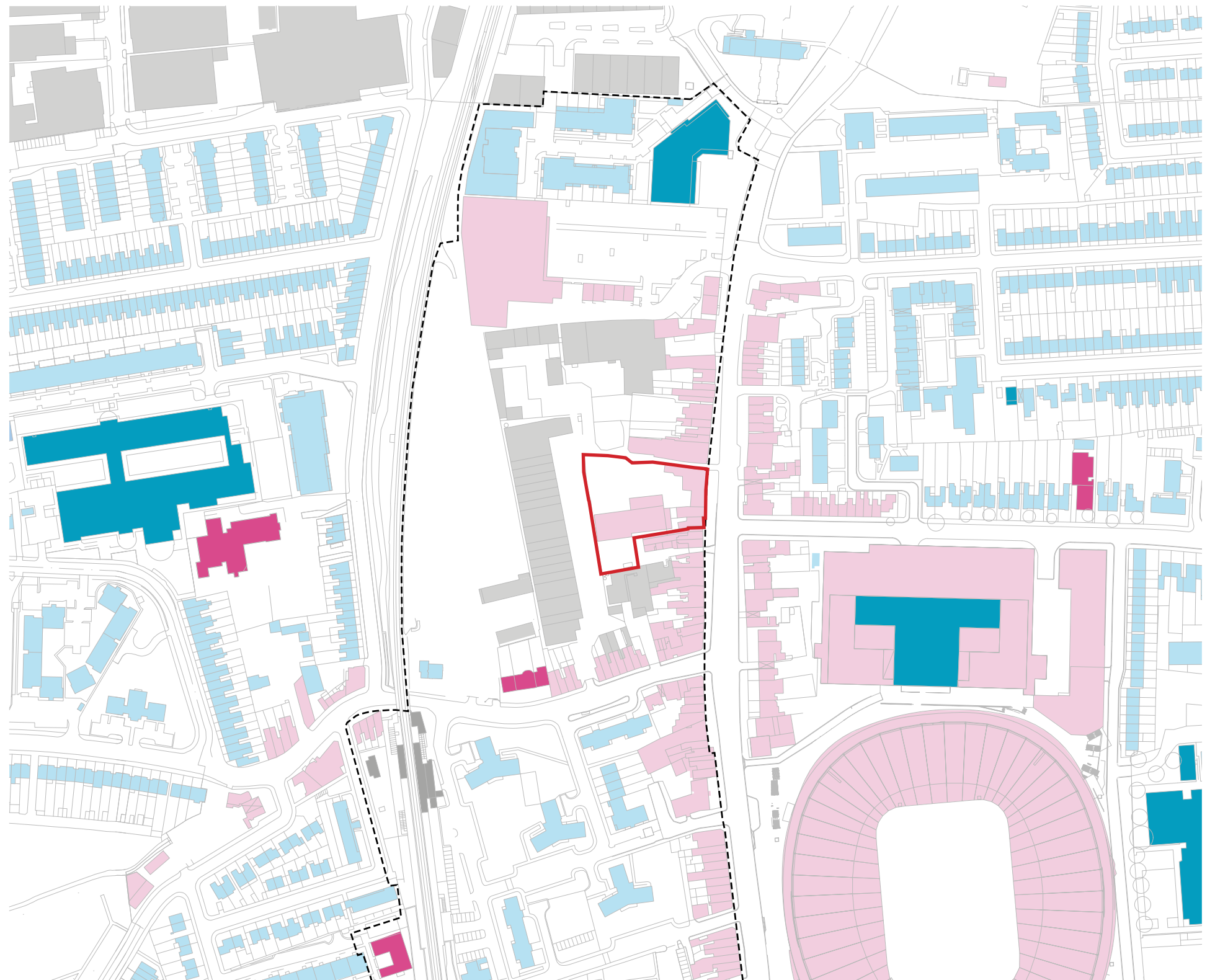


FIGURE 48. Existing Land Uses Diagram

LAND USE

2.10.2 MASTERPLAN

The land use strategy for the HRWMF envisages a balanced community and a mixed-use development with a new leisure destination alongside residential units of a range of types and tenures.

Retail uses are located to reinforce the role of the High Road and new community and leisure uses are sited south of White Hart Lane. The northern part of the masterplan is predominantly residential with the provision of food and beverage units.

The Printworks site is highlighted adjacent. The proposed block is designated as work with residential above,

KEY

- Site Boundary
- ■ ■ ■ HRWMF Study Area
- Cinema
- Learning Centre
- Work with Residential Above
- Retail with Residential Above
- Fitness Centre with Residential above
- Health Centre with Residential above
- F&B with Residential above
- Residential
- Sports with Residential above

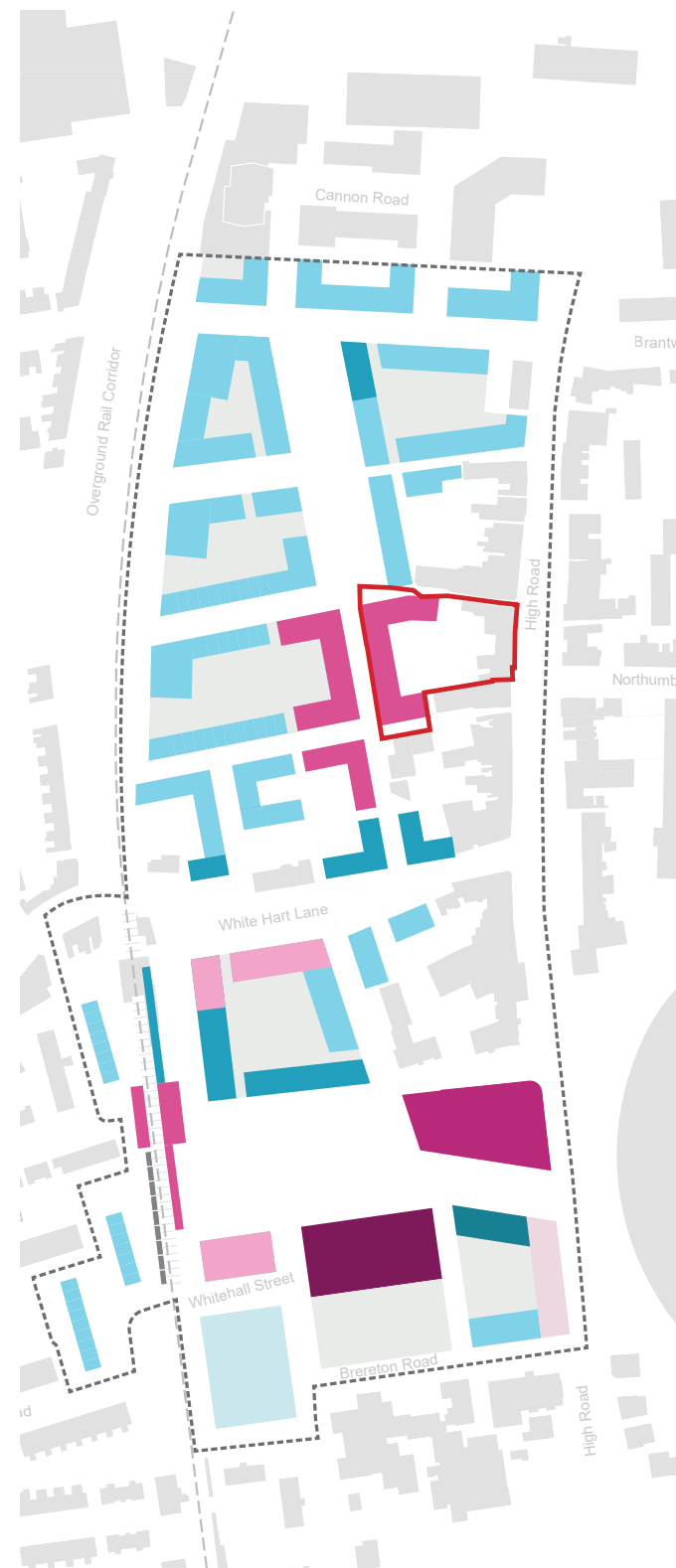


FIGURE 50. Land Use HRWMF (2014)



FIGURE 51. Land Use Goods Yard Approved Scheme with Evolved Arup Masterplan (2022(3))

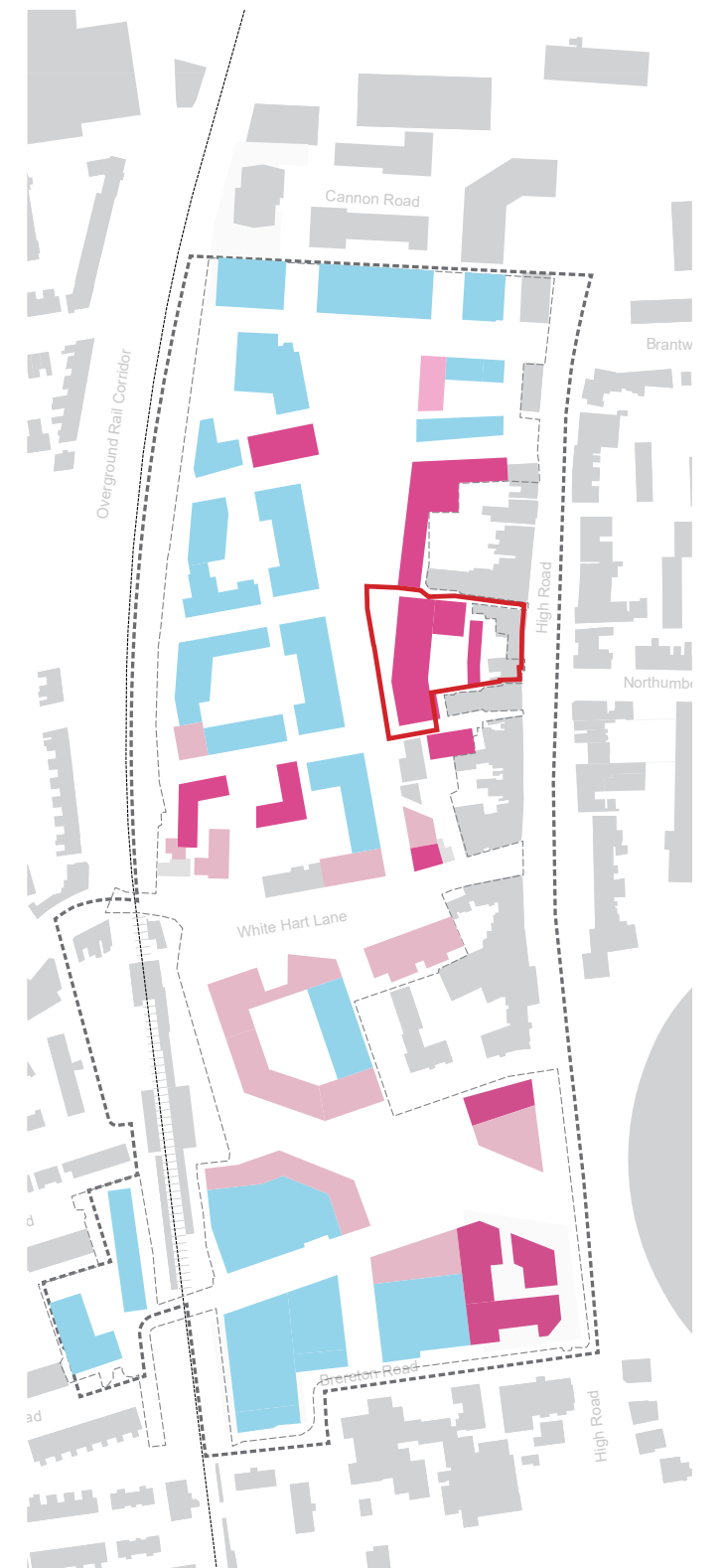


FIGURE 49. Land Use Lendlease Approved Masterplan (2022)



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2.11 BUILDING HEIGHTS

2.11.1 EXISTING

Building heights surrounding The Site vary from the low rise single storey industrial units immediately to the west and the two storey terraced houses in the far west and far east, to much taller buildings sited to the east of the Railway. These include the Cannon Road Development to the north of The Site, which incorporates Rivers Apartments, and Love Lane to the south which form a north-south axis of taller buildings.

KEY

- Building Heights 01 to 03 Storeys
- Building Heights 04 to 07 Storeys
- Building Heights 08 to 15 Storeys
- Building Heights 16+ Storeys
- Application Site Boundary
- NT5 Site Boundary

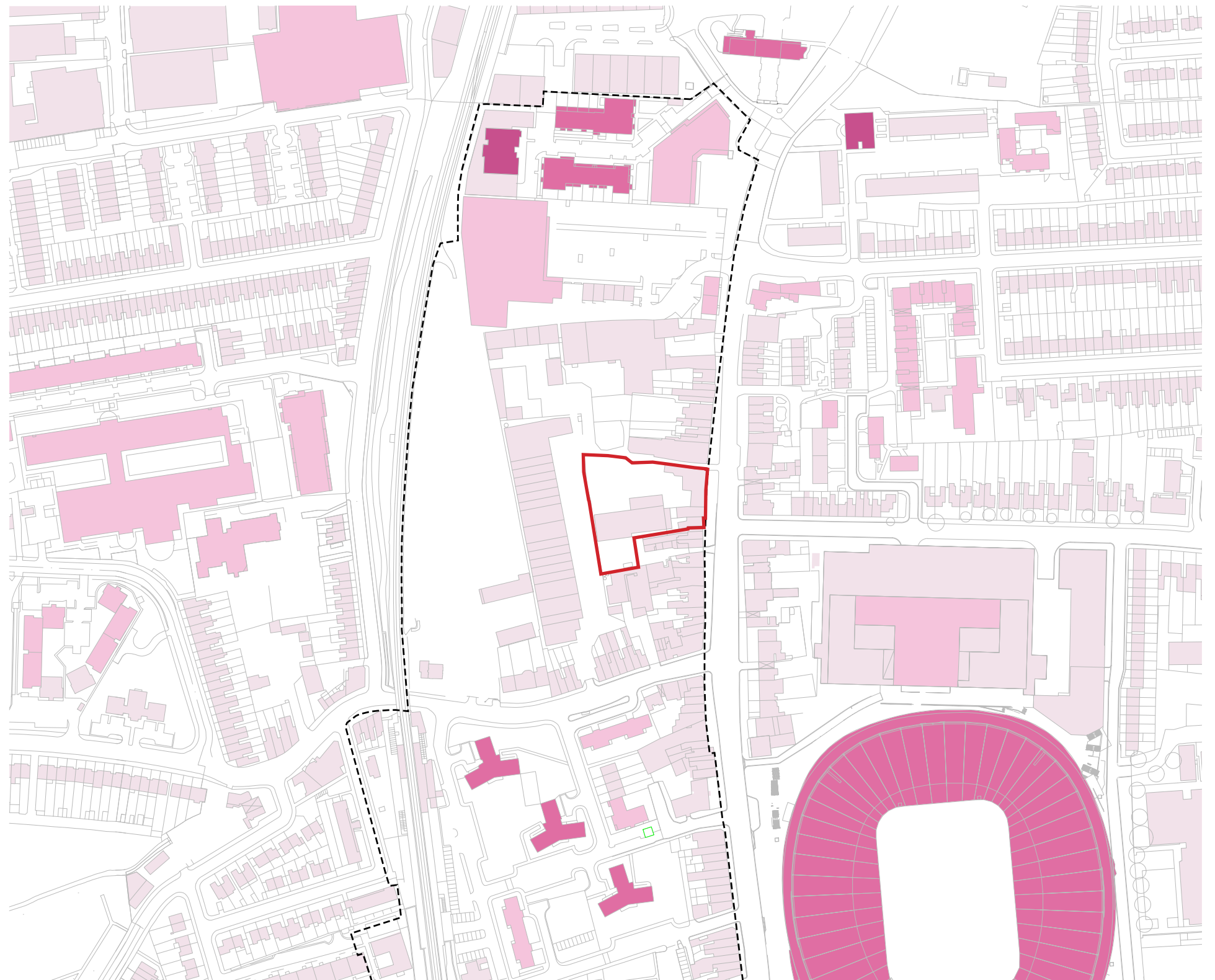


FIGURE 52. Existing Building Heights Diagram



Not to scale

BUILDING HEIGHTS



Not to scale

2.11.2 MASTERPLAN

The massing strategy within the HRWMF responds to the context of heritage assets along the High Road and White Hart Lane, the scale and shape of the new TH Stadium and existing taller buildings in the vicinity. Tall buildings are only considered in parts of the masterplan where the existing character would not be adversely affected by their scale, mass or bulk.

All taller buildings within HRWMF are located adjacent to the rail corridor away from the High Road. Within the northern part of the masterplan, towers descend from the north towards White Hart Lane. They are located to minimise overshadowing of adjacent development. They also play an important role in the wayfinding and movement strategy, leading people into The Site and away from the High Road.

KEY

- Site Boundary
- HRWMF Study Area
- 2-3 Storeys
- 3-5 storeys
- 5-8 storeys
- 8+ storeys

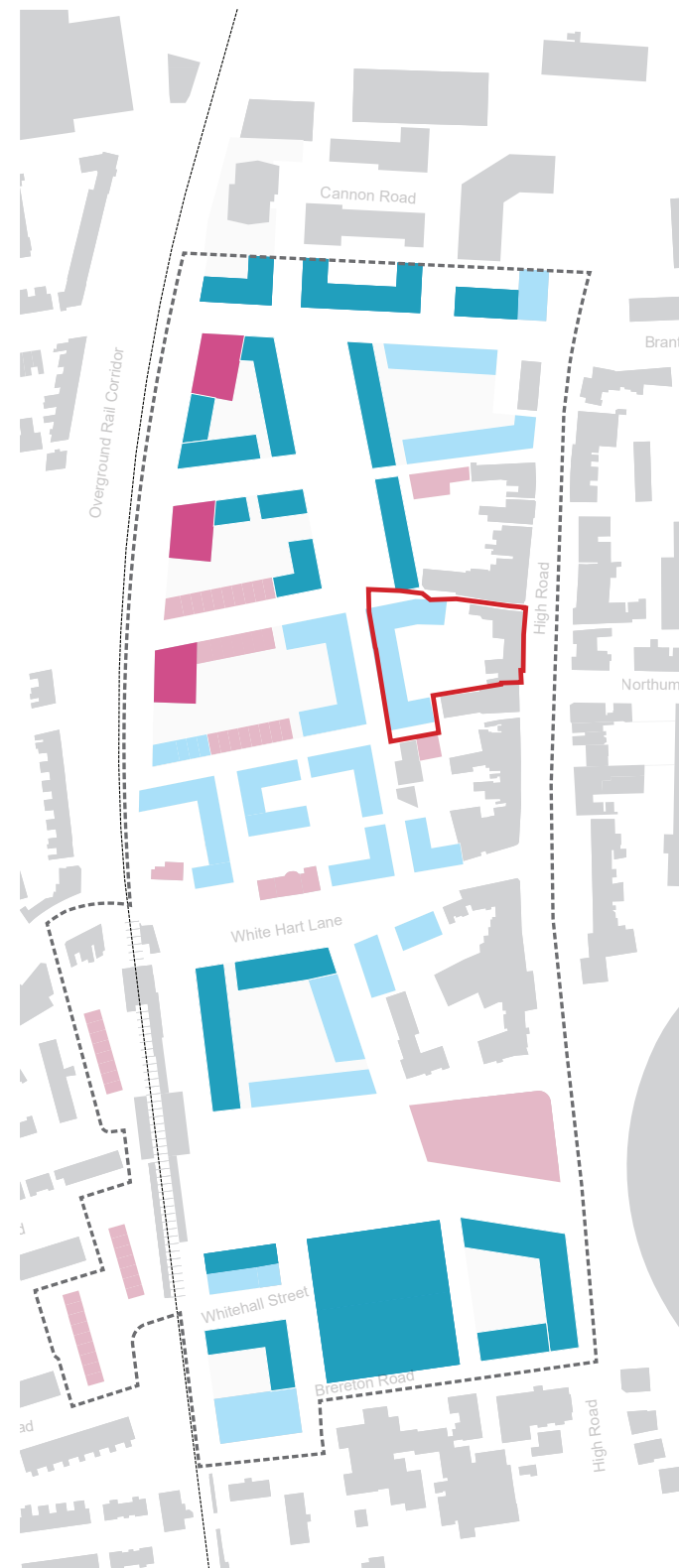


FIGURE 54. Building Heights HRWMF (2014)

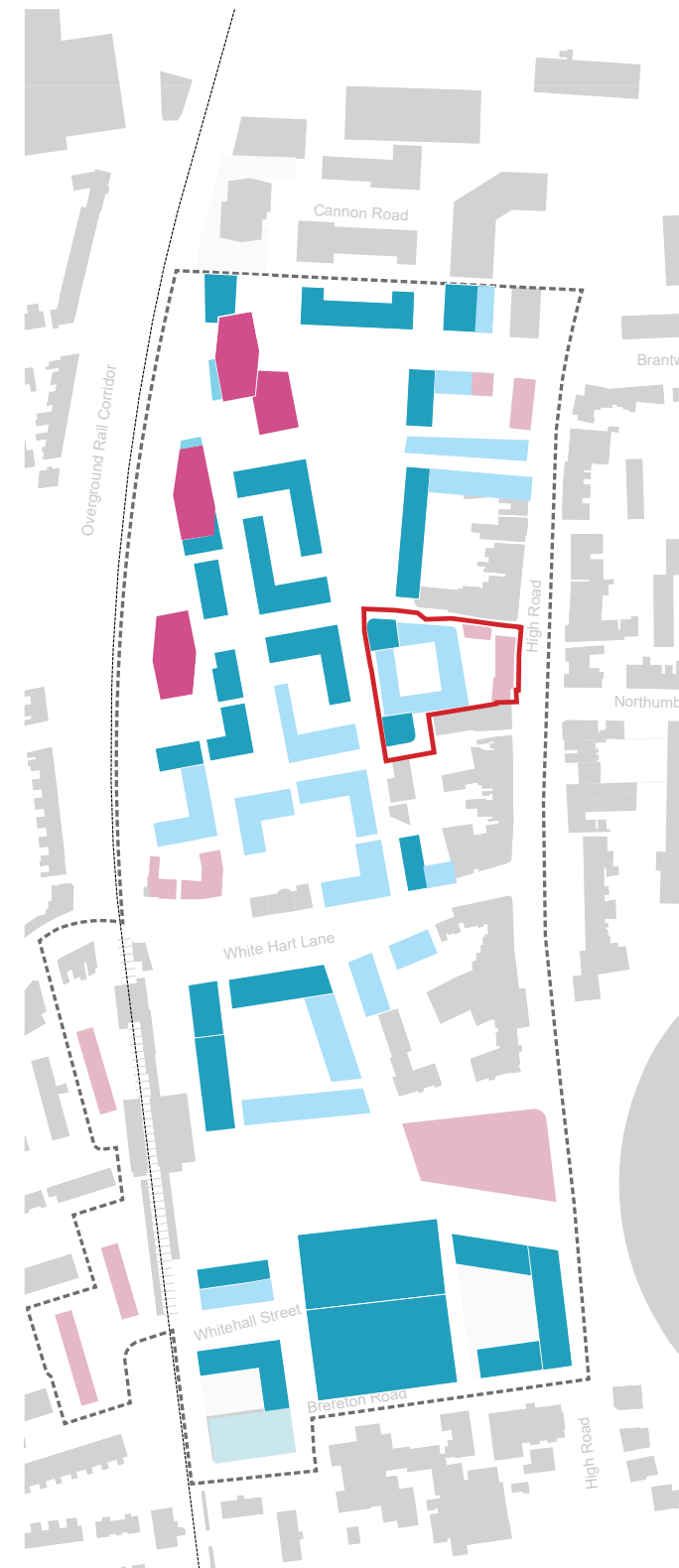


FIGURE 55. Building Heights Goods Yard and The Depot Approved Scheme (2022(3))



FIGURE 53. Building Heights Lendlease Approved Masterplan (2022)

2.12 EMERGING DEVELOPMENT

TH are investing in Tottenham's future, with a further number of key sites in close proximity, which have been subject of recent or extant planning approval.

Two of these sites, Goods Yard (GY) and The Depot (TD), benefit from extant planning permissions, granted in 2018, 2019, 2022 and 2023 (resolution to grant), for major residential-led development which have been designed to be consistent with the principles of the published masterplan for the area (being the 'High Road West Masterplan Framework' or "HRWMF"), but planned so they could be delivered independently.

The adopted 2014 HRWMF was prepared by Arup who have been re-engaged by the Applicant as master planner within the project team.

KEY

- HRWMF Study Area
- The Printworks
- Goods Yard & The Depot
- 807 High Road
- Northumberland Terrace
- Southern Stadium Development

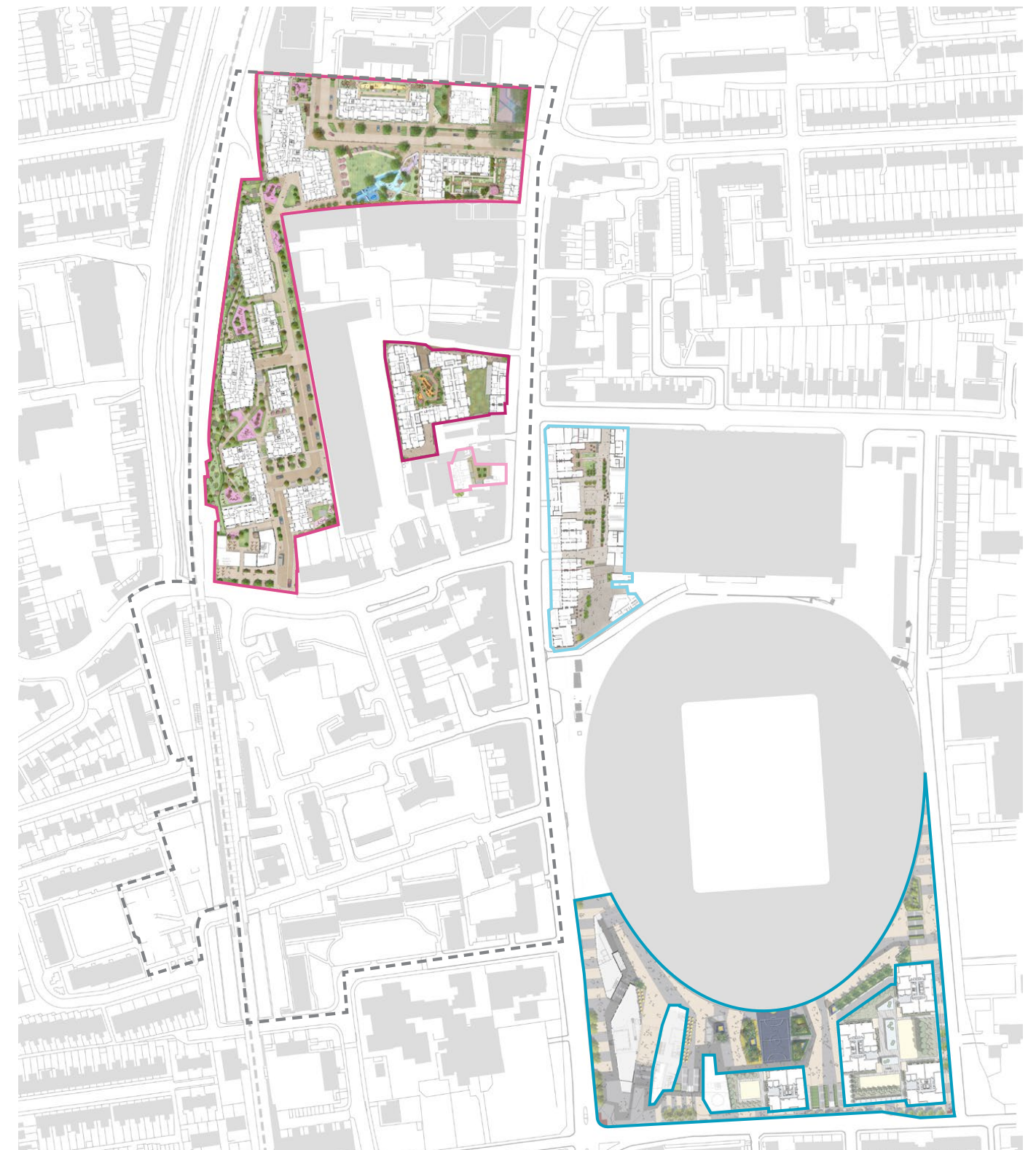


FIGURE 56. Consented Development & Emerging Context Masterplan



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EMERGING DEVELOPMENT

2.12.1 GOODS YARD AND THE DEPOT

Planning Application Ref: HGY/2022/0563

Description: “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.”

Site Area: 2.5 Ha

Residential GIA: 78,737m²

New Homes: 844

Commercial GIA: 2,040m²

Open Space: 15,553m²

Play Space: 2,900m²

Car Parking: 155 Spaces including 89 accessible spaces, 4 car club spaces and 2 visitor spaces

Building Heights: Up to 32 Storeys, 116m AOD

A residential led mixed-use combined site scheme has been prepared by the same project team on behalf of TH. The scheme will include up to 844 new homes, and approx 2,040m² commercial space. A resolution to grant was given 18/07/23.

This sites sit immediately to the west and to the north of the existing Peacock Industrial Estate. The proposed scheme falls with the TAAP NT5 allocation and the HRWMF and adheres to these principles with regard to its design.

The aim of the project is to deliver a high quality public realm and new dwellings, including much needed affordable homes. The aim is to help build a neighbourhood that is a successful and cohesive mixed community where residents can live, study, work and play, transforming this area into a new, better connected place to live which offers an exciting and balanced mix of uses for residents and visitors alike to enjoy.



FIGURE 57. White Hart Lane Gateway



FIGURE 58. Proposal for a new public 'Southern Square'



FIGURE 59. View along new neighbourhood Street 'Embankment Lane'



FIGURE 60. Aerial view of the Scheme.

EMERGING DEVELOPMENT

2.12.2 807 HIGH ROAD

Planning Permission ref: HGY/2021/0441

Description: Resolution to grant consent for a residential led mixed-use scheme.

Site Area: 0.06 Ha

GIA: 1,302m²

New Homes: 9

Commercial Space: 219m²

Open Space: 112m²

Play Space: 11m²

Car Parking: 1 Accessible

Building Heights: 4 Storeys, 26m AOD

No. 807 High Road is a medium scale commercial and residential development in the heart of Tottenham, just to the north west of the stadium. Planning consent is in place to take down the existing High Road building, replacing it with an enhanced 4 storey brick building including a shop front and mansard. Behind this, a first floor podium level garden links the street facing block to a well-proportioned residential development consisting of 9 apartments.



FIGURE 61. View of on-podium private amenity space, and shared podium space



FIGURE 63. View of the new residential block to the rear.



FIGURE 62. Aerial View



FIGURE 64. View from Percival Court

EMERGING DEVELOPMENT

2.12.3 NORTHUMBERLAND TERRACE

Planning Permission ref: HGY/2020/1584

Description: Full permission and LBC for a heritage regeneration mixed-use commercial scheme

Site Area: 0.38 Ha

Commercial GIA: approx. 6,745m²

Open Space: approx. 1,400 m²

Car Parking: 2 Accessible

Building Heights: up to 4 Storeys, approx. 27m AOD

The development of the historic Northumberland Terrace aims to support the growing regeneration of Tottenham, extending Paxton Place, and activating the space. The development exists of: the restoration of an existing historic terrace of locally listed, Grade II Listed and Grade II* listed buildings; A new landscaped semi-public yard; and a new linear building behind. Retail opportunities throughout the new and restored buildings will encourage movement up the High Road to a new destination and heart space in Tottenham, a breeding ground for creative collaboration and a focus for the community. Adding to an established, vibrant local arts scene, PAXTON17 will support talent across the creative industries – an ecosystem will develop around the arts, music and co-working.



FIGURE 65. View of landscaped semi-public yard



FIGURE 66. Street food market in the yard



FIGURE 67. View of Grade II* listed Buildings



FIGURE 68. Aerial View

EMERGING DEVELOPMENT

2.12.4 TH STADIUM SOUTHERN DEVELOPMENT

Planning Permission ref: HGY/2015/3000

Description: Hybrid permission and LBC for hotel, leisure and residential buildings to southern portion of the TH Stadium site (NT7) Heritage regeneration mixed-use commercial scheme

Site Area: 8.97 Ha (Total NDP Site)

GIA: approx. 60,700 m² (Residential)

New Homes: approx. 585

Commercial Space: Extreme Sports Centre approx. 2,100 m²

Open Space: approx. 2,850m²

Car Parking: 275 (Residential Spaces)

Building Heights: up to 36 Storeys, 121m AOD

Building on the success of the new Stadium, and the positive change this has brought about, the area to the south will be brought forward to create a diverse and dynamic new piece of city. The Tottenham Experience building is already in place, a contemporary structure built around the historic Grade II Listed Warmington House. The next phases of the Southern Development will include a hotel, visitor attraction building, residential towers, and commercial space.



FIGURE 69. Southern Development View from Park Lane



FIGURE 71. Extreme Sports Building



FIGURE 70. New Residential Towers



FIGURE 72. Aerial View of the Stadium Southern Development

EMERGING DEVELOPMENT

2.12.5 NORTHUMBERLAND DEVELOPMENT PROJECT HOTEL

Planning Application Ref: HGY/2023/2137

Description: Hybrid planning permission HGY/2015/3000 (as amended) for the proposed demolition and comprehensive redevelopment of the Northumberland Park Development Project (the amendments consist of revisions to the design, height and maximum floorspace at Plot 3 Hotel and other changes).

Site Area: 8.97 Ha (Total NDP Site)

GIA (as per submitted Area Schedule):
11,246 m² (Residential) 16,132 m² (Hotel)

Hotel Rooms: 180 Rooms

New Homes: 49

External Amenity Space: 676 m²

Car Parking: 64 Spaces including 7 accessible

Cycle Parking: 148 Spaces

Building Heights: 29 Storeys, c. 117m

The reappraisal of the NDP Hotel scheme provides the opportunity to provide a number of benefits over the approved 2016 application. In turn this supports the Applicant's continuing aim to deliver on the original NDP permission's vision to provide investment and support of the wider regeneration of this part of North London - meeting local people's priorities of more job opportunities, leisure facilities, high quality housing and improved transport links, as well as bringing new visitors to Tottenham as a major London destination.



FIGURE 73. Southern Development Aerial Overview



FIGURE 75. View from the High Road Looking South



FIGURE 74. View from the High Road Looking North



FIGURE 76. Hotel Entrance Park Lane