

PRE-APPLICATION CONSULTATION PROCESS

3.5.3 HISTORIC ENGLAND - WRITTEN RESPONSE RECEIVED

Date:

05/05/21

Overview:

A detailed introductory report of the proposed scheme and context was electronically issued to Historic England Officers. This covered details of:-

- Existing Site
- Arup 2014 HRWMF
- Heritage Context
- Heritage Significance
- Reinforcing the Historic Grain

Feedback:

In written response Officers confirmed that whilst they would be a statutory consultee, they did not deem it necessary to participate within the pre-application discussion.

**FIGURE 106.** Grade II Listed Buildings Existing**FIGURE 107.** Grade II Listed Buildings Proposed

Mr Alan Carruthers
F3 Architects
5 Rochester Mews
London
NW1 9JB

Direct Dial: 0
Our ref: PA01158509
6 May 2021

Dear Mr Carruthers

Request for Pre-application Advice

GOODS YARD: 36 & 44-45 WHITE HART LANE; THE DEPOT: 867-879 HIGH ROAD; & PRINTWORKS 819-829 HIGH ROAD TOTTENHAM N17

Thank you for contacting us on 21 April 2021 seeking our pre-application advice on proposals for the above site.

Having reviewed the information provided by you, we conclude that this proposal would lead to an application for which Historic England would be a statutory consultee. It is not possible or necessary for us to engage with every proposal that affects the historic environment at pre-application stage. In this instance we do not consider it necessary for us to participate in pre-application discussions. If, as the scheme develops, there are material changes to the proposals which would affect the historic environment, please consult us again.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Kate Tatlow
Business Officer
E-mail: kate.tatlow@historicengland.org.uk

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FIGURE 108. Letter Received From Historic England

THE PRINTWORKS

SECTION 4.0 DESIGN RESPONSE

4.1 SCHEME OVERVIEW

Following the principles set out in the adopted masterplan, the proposals build on the 'behind the High Street' typology to provide new, high quality homes, associated amenity spaces, and places to work in Tottenham within the heritage context of the High Road and Conservation Area.

The conservation, restoration, and extension of the existing historic terrace forms the central driver for the scheme as this 'front door' setting informs the massing, access, and architectural treatment of the proposed new buildings beyond. The Applicant has worked with LBH to restore the Northumberland Terrace, a significant section of the High Road just to the south-east of The Site, with the Printworks proposals delivering further heritage benefits.

The area behind Nos. 819-829 High Road is partly car park and partly covered by a light industrial shed providing a key opportunity for redevelopment. A series of new buildings have been designed around courtyards to accommodate PBSA, commercial space, and amenity spaces at a density and distribution appropriate to the overall masterplan and heritage context.

Brunswick Square is re-imagined as an active, vibrant, and welcoming gateway, providing a safe and fully accessible entrance to the Printworks scheme. This new public space facilitates an east-west link to the wider masterplan sites in the future and marks this important threshold to the new neighbourhood.

Access to the proposed development behind the High Road has been very carefully considered and, on balance, having reviewed a series of options, and undertaken extensive design development, the widening of Brunswick Square, the alleyway to the north of The Site, is

suggested. This, regrettably, results in the loss of No. 829 High Road but, having developed the scheme with officers, it is felt that the many, and varied, benefits which the project would bring about more than justify this central move.

The careful consideration of access is further supported through the revised designs for Percival court, to the south of The Site, where another masterplan link is enabled, with due regard for the consented proposals at No. 807 High Road, also submitted by the same Applicant.

Importantly, the design consent now proposed retains the design principles already accepted and established by the extant permissions at the Printworks site.



FIGURE 109. Aerial View

4.2 USE AND AMOUNT

The scheme comprises PBSA, mixed-use development, with a flexible range of commercial, business and service uses, at a density considered appropriate for the location given the design led approach adopted, the TAAP NT5 allocation, and the principles of the HRWMF.

Within the flexible commercial Class E spaces, potential uses are identified as indicated within the attached plans. These uses are intended to serve the increased public access into The Site as well as the new PBSA community.

The remaining, existing, commercial units to the High Road are restored and improved and could operate as F&B offer to further activate the street and promote movement northwards.

To the north-west of the scheme, the ground floor corner unit is envisaged as a café fronting the future masterplan open space, Peacock Park, and marking an important wayfinding junction within the overarching development leading to the GY site to the west.

To the south-west corner of the Printworks, a further commercial space is planned, helping to activate Percival Court and the future masterplan street, Peacock Mews, to the west.

Final confirmation of uses within the Class E spaces would be subject to detailed landlord and tenant discussion post a successful planning application.

The proposed land uses accord with principles set out within the HRWMF applicable to the areas of the masterplan that cover the application site. These are identified as: -

- Residential development focused to the north of White Hart Lane.
- Service/ F&B use located to eastern side of Peacock Park.
- Work with residential above specially shown for the masterplan blocks on the application site.

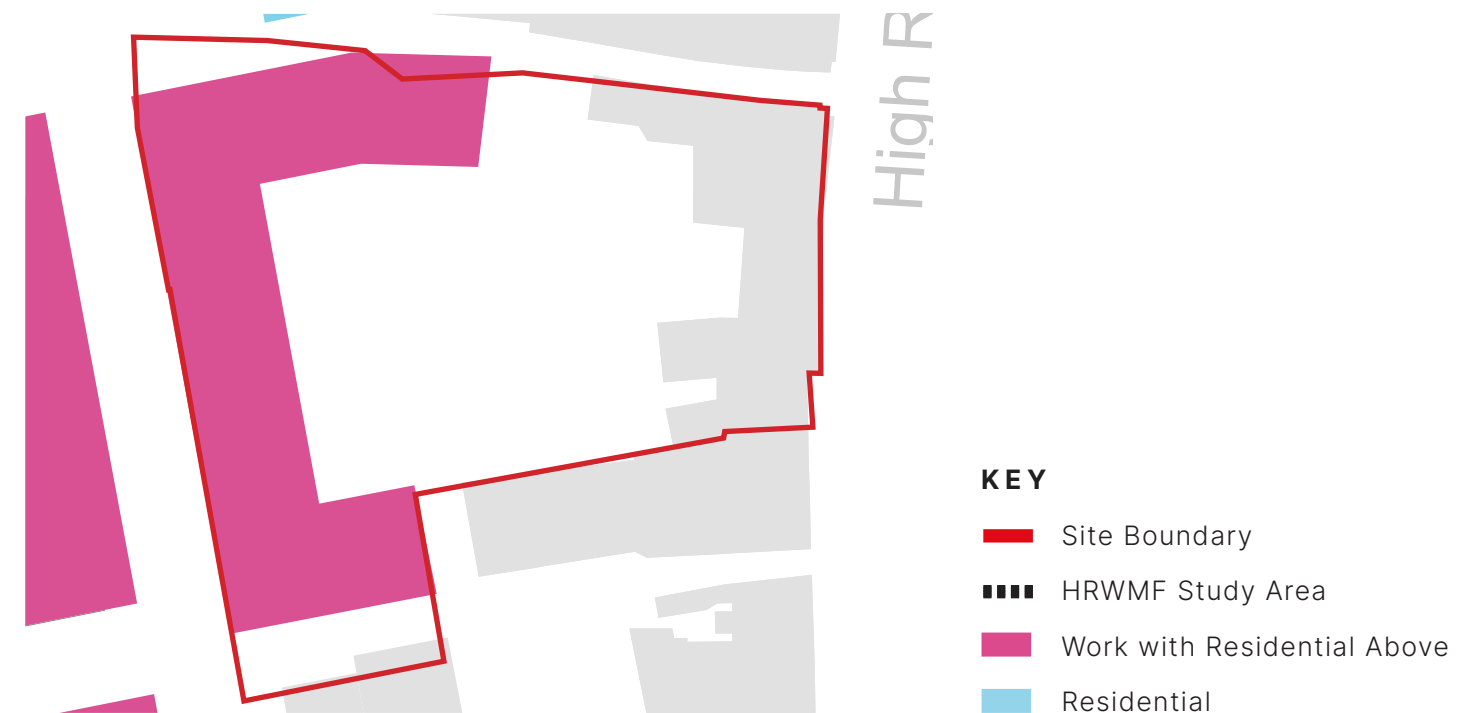


FIGURE 110. HRWMF Proposed land Uses

INDICATIVE LAND USES



FIGURE 111. Indicative Land Uses

USE AND AMOUNT

Application Site Area: 0.36 Ha (3,598 m²).

Total Area: Approx. 9580 m² GIA

Total Beds: 287

Total New Beds: 276

Duplex Cluster Beds: 33 (12.0%)

Single Cluster Beds: 189 (68.4%)

Studios: 54 (19.6%)

High Road: 6 units (11 Beds)

Total Clusters: 28

Total KDL Number: 28

KDL Area: 958.4 m² (4.3 m²/Bed)

Cycle Parking: 248 m² (237 Spaces)
(219 Long Stay + 18 Short Stay)

Internal Amenity: 405.2 m² (1.4 m²/Bed)

GF External Amenity: 635 m² (2.32 m²/Bed)

Terrace External Amenity: 210 m² (0.76 m²/Bed)

Class E: 216 m² (251.4 m² with HR building)

Total Amenity: 4.55 m²/Bed

All numbers are approx. and subject to further design development

KEY

Retail	Studio Standard	KDL
Amenity	Studio Premium	Stair Core
Apartment	Cluster	Corridor
Cycle	High Road Studio	



FIGURE 112. Level L00



FIGURE 113. Level L01



FIGURE 114. Level L02



FIGURE 115. Level L03

Not to scale