PLOT H, TOTTENHAM COMMERCIAL PARK

DESIGN AND ACCESS STATEMENT

SUBSTATION | NOVEMBER 2026

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INTRODUCTION

1. INTRODUCTION

This Design and Access Statement supports a full planning application for the development of a substation at Plot H, Tottenham Commercial Park, Leeside Road, London N17 0QJ.

The substation is intended to support the future functioning of Tottenham Commercial Park and Goodman's other strategic industrial sites in north London, by providing an improved power supply for the business occupiers.

This document contains a summary of the site context and analysis of the surrounding area. It explains how the physical characteristics of the scheme have been informed by the design process, culminating in the proposed design solution.

The statement is structured to reflect the requirements of the National Planning Practice Guidance ('Making an Application'), which states that Design and Access Statements should set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information.

Design team:

UMC ARCHITECTS

Turley

SHARPS ACOUSTICS

Link ENGINEERING

FPCR





Site Location Plan

PLANNING

2. PLANNING

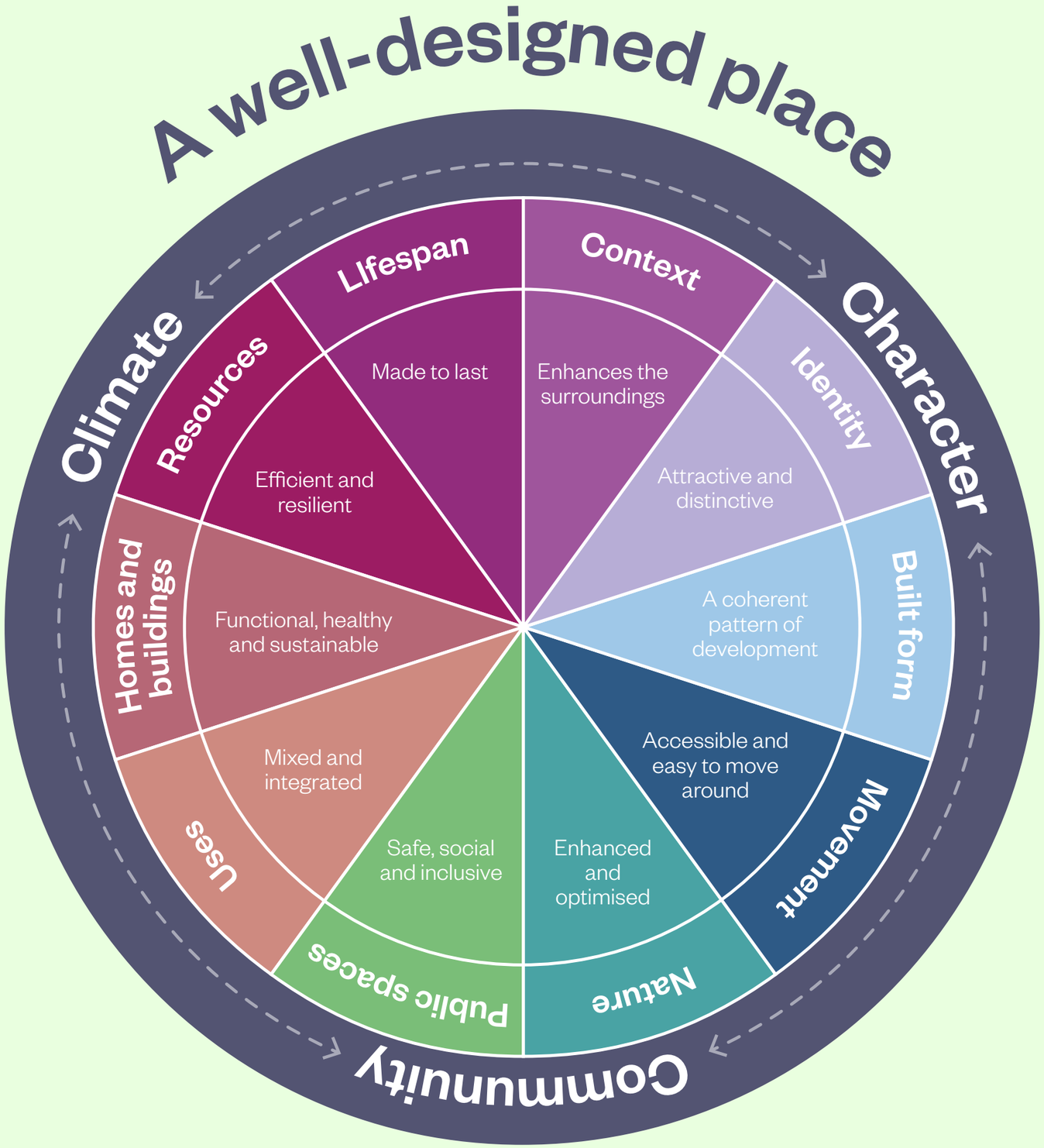
National Policies

The current version of the National Planning Policy Framework was published in August 2026. In terms of design, it states that the objective of the national decision-making policies in Chapter 14 is to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes.

Policy DP3 sets key principles for well-designed places. Development proposals should respond to their context, including innovation and change where appropriate. Where relevant, development proposals should also reflect the principles of liveability (supporting healthy and integrated communities); climate (contributing to the transition to net zero); nature (connecting to green infrastructure and incorporating sustainable drainage systems); movement (providing transport choices that support the design vision); built form (using the pattern of buildings to define the arrangement of spaces); public space (including spaces that are safe and accessible for all); and identity (creating visually distinctive development to maintain a sense of place).

Policy DP4 relates to the design process. It states that design quality should be considered throughout the evolution, assessment and delivery of development proposals.

The National Design Guide (2019) illustrates the priorities for well-designed places in the form of ten 'characteristics' which work together to create physical character, nurture and sustain a sense of community, and positively address environmental issues affecting the climate.



2. PLANNING

Strategic and Local Policies

The London Plan (March 2021) includes the following design and access policies:

+ Policy D3 sets out the design-led approach. It provides that development must make the best use of land and optimize site capacity, taking into account design options to determine the most appropriate form of development that responds to context and capacity for growth. It also sets out considerations in respect of form, layout, experience, quality and character;

+ Policy D4 seeks to ensure design scrutiny by requiring Design and Access Statements to demonstrate how the requirements of the London Plan have been met;

+ Policy D5 provides that developments should achieve the highest standards of accessible and inclusive design. Developments should take into account London's diverse population and provide people focussed spaces;

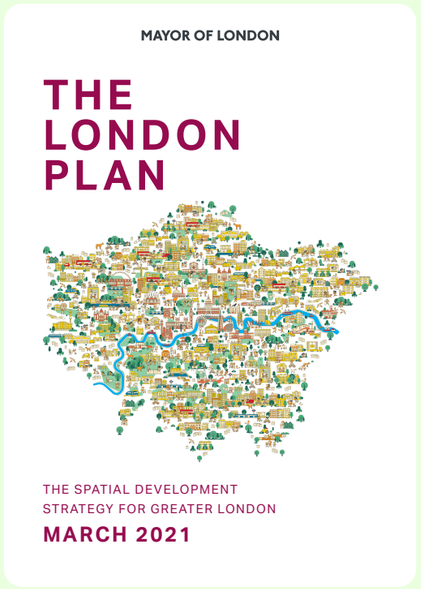
+ Policy D8 relates to the public realm. It seeks to achieve outcomes including well-designed, inclusive and attractive public realm.

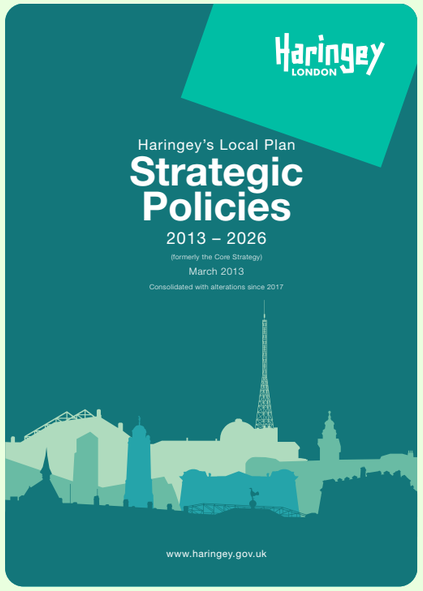
Local design and access policies include the following:

+ In the Haringey Strategic Policies Plan (March 2013), Policy SP11 states that development should enhance Haringey's built environment and create places that are high quality, attractive, sustainable, safe and easy to use. Policy SP7 promotes key infrastructure proposals to support Haringey's regeneration and access to employment areas;

+ In the Haringey Development Management Plan (July 2017), Policy DM1 seeks a high standard of design, which contributes to the character and amenity of the area, having regard to factors including height, form, urban grain and architectural style. Policy DM2 secures accessibility and safety within developments;

+ In the Tottenham Area Action Plan (July 2017), Policy AAP6 recognises the significant changes planned for Tottenham's growth areas and contains provisions in respect of height and density.









SITE CONTEXT

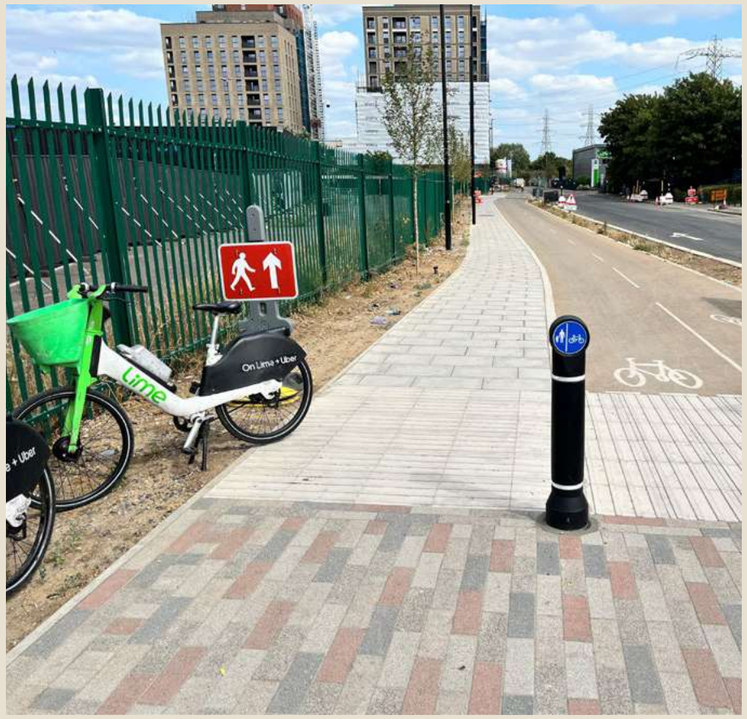
3. SITE CONTEXT



Watermead Way



Internal view of the Estate



Leeside Road footway/cycleway



National Grid compound and pylons

Tottenham Commercial Park

Tottenham Commercial Park lies to the west of Watermead Way (A1055). It accommodates a range of industrial, storage and distribution businesses and operates on a 24-hour basis including commercial HGV traffic movements. Occupiers include Travis Perkins (building supplies), Lyreco (office supplies), Celtic Bakers (food preparation), EIV (extractor fan manufacture) and Hedonism Drinks (wine and spirits distribution). It also includes several vacant units and one plot that was the subject of fire damage in July 2026.

It is allocated as part of the Central Leaside Strategic Industrial Location (SIL) in the London Plan and Haringey Council's Tottenham Area Action Plan. London Plan Policies E4 and E5 confirms that the SIL should be sustained as one of the Capital's largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London's economy. Policy compliant uses in SIL include energy infrastructure, such as the proposed development.

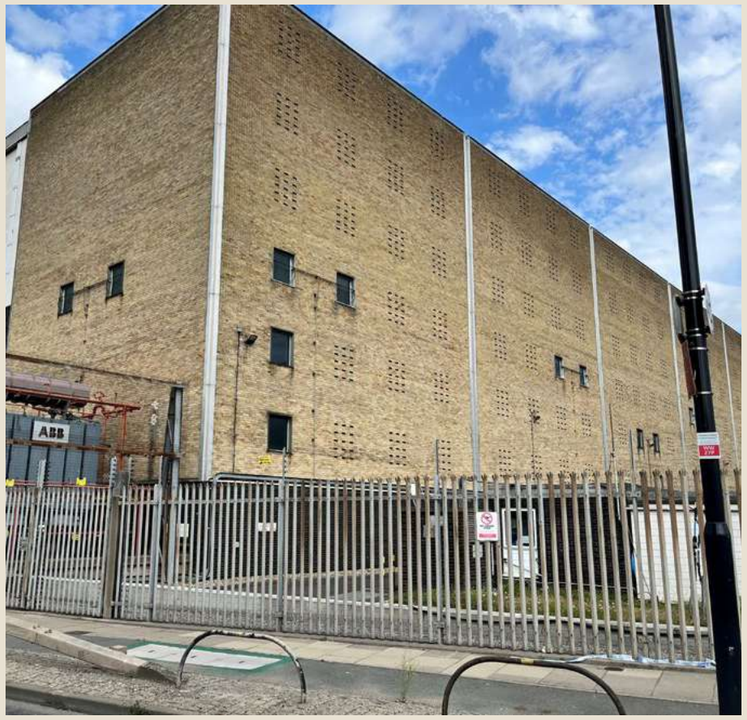
The design of Tottenham Commercial Park reflects a contemporary industrial aesthetic. It is characterised by clean built forms, with elevations of profiled metal cladding and a grey colour palette. Exterior landscaping is hard and functional, including tarmac access roads, concrete service yards and plot boundaries defined by palisade fencing. The external spaces also function to accommodate parked vehicles and stored goods associated with commercial activities.

3. SITE CONTEXT

Surrounding development mainly comprises industrial, storage, distribution and electricity infrastructure and includes the following mix:

+ To the west, Watermead Way and further industrial, storage and distribution development along Garman Road;
+ To the south, National Grid's Tottenham Marsh Electricity Transformer Station, which incorporates buildings that are taller than Tottenham Commercial Park;
+ To the east, a National Grid compound including electricity pylons, beyond which lie the Pymmes Brook and Tottenham Marshes;
+ To the north, Leeside Road and the Meridian Water regeneration area, including the Drumsheds events venue, Tesco Extra and under-construction residential apartments.

Tottenham Commercial Park has excellent road connectivity, including proximity to the A406 North Circular. It also benefits from public transport connections including Meridian Water Station (Greater Anglia) and local bus services. Footway/cycleway infrastructure is available along Leeside Road.



Tottenham Marsh Electricity Transformer Station



Drumsheds events venue



Residential development under construction



Meridian Water Station

3. SITE CONTEXT

Application Site

Plot H is located in the north-east corner of Tottenham Commercial Park, adjacent to the Leeside Road frontage. It currently accommodates a terrace of three industrial units (H1, H2 and H3). The occupiers comprise Colts Cabs (EV servicing) and RA Trading (storage and distribution), both on short term leases, and the third unit is vacant.

The terrace of units is positioned across the central and eastern parts of the site. In line with the wider Estate, the buildings are characterised by simple built forms with grey profiled metal cladding and level access doors. The western part of the site comprises service yards, which are accessed from the private Estate Road.

To the north, a strip of soft landscaping enclosed by palisade fencing provides a transition between the building and Leeside Road.

Haringey Council previously approved the demolition of the existing building in January 2026 (ref HGY/2025/3215).



Elevation to Leeside Road



Elevation to Estate Road

DESIGN PROPOSALS

4. DESIGN PROPOSALS

Site Layout

The substation has been designed to support the future functioning of Tottenham Commercial Park and also Goodman's other developments on SIL in north London (including Martinbridge Industrial Estate in the London Borough of Enfield and Staples Corner Business Park in the London Borough of Brent).

It would provide an improved power supply for the business occupiers that is secure, resilient and efficient and support long term digital infrastructure growth in the area. It would function as an interface between the adjacent National Grid electricity infrastructure and Tottenham Commercial Park.

Electricity would be supplied from the existing National Grid Tottenham Marsh 275kV substation infrastructure via two independent high voltage connections. Within the application site, the power would be transformed to a lower voltage that is suitable for onward distribution. The proposed substation would:

+ **Receive electricity** from the National Grid transmission network at 275kV;
+ **Convert the voltage** from 275kV to 132kV using two large power transformers;
+ **Distribute power** through a compact on-site 132kV switch gear system;
+ **Supply business occupiers** through dedicated transformers that further reduce the voltage to 20kV for commercial use;
+ **Provide future network capacity** for outgoing connections.

The design includes two separate incoming National Grid circuits. This arrangement provides a high level of resilience and operational flexibility, helping maintain supply during maintenance activities or in the event of a fault on one connection.

The 132kV switchgear system would utilise Gas Insulated Switchgear (GIS) technology, which contains electrical equipment within enclosed metal compartments and substantially reduces the footprint of the proposed substation. Associated control, protection, access and maintenance facilities would also be provided.

The design proposals comprise the following elements:

Demolition of existing Units H1, H2 and H3

Erection of new substation

Access from the existing private Estate Road

Clean built form and grey cladding to reflect established Estate character

Soft landscaping retained on Leeside Road frontage

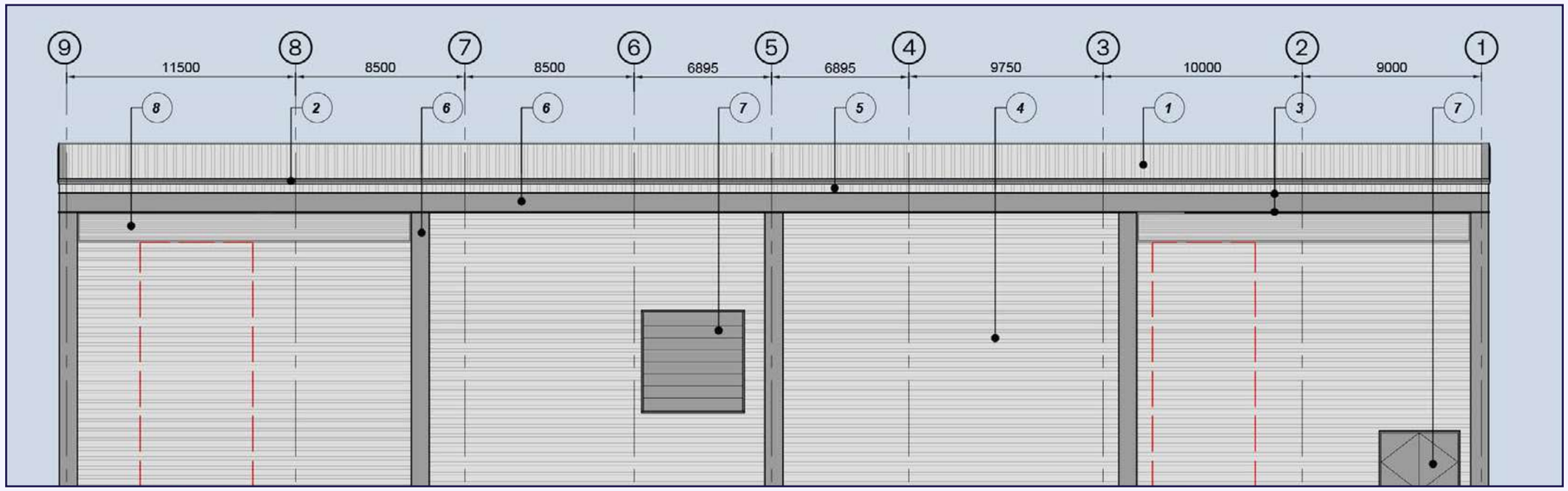
All associated infrastructure works

4. DESIGN PROPOSALS

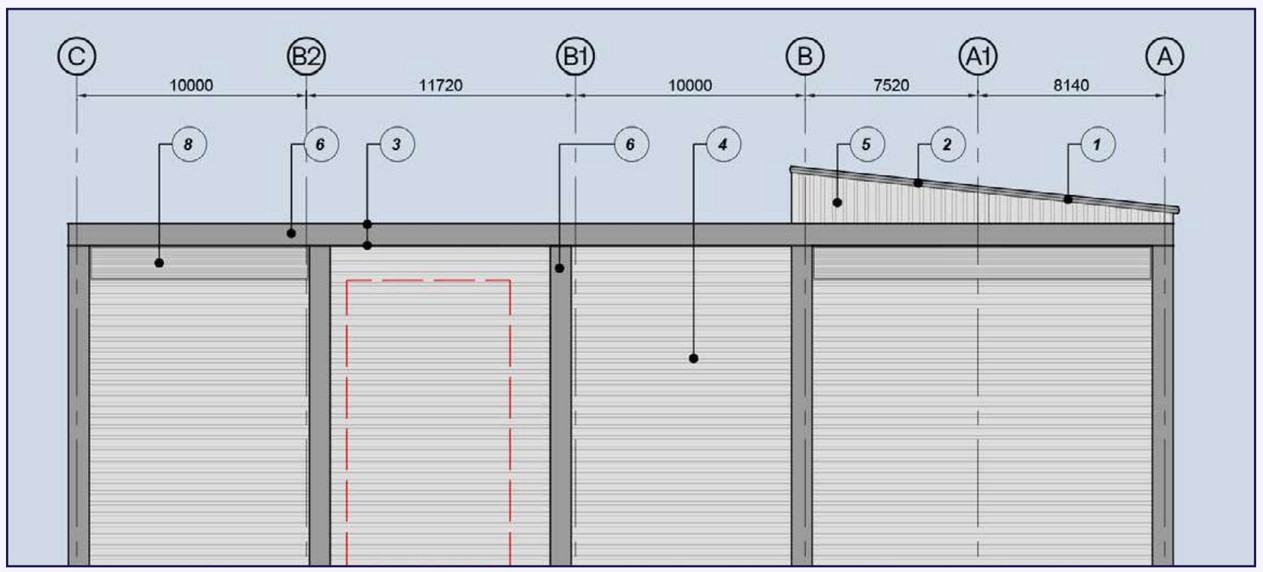
Scale and Appearance

The substation would be fully enclosed. The effect of the enclosure would firstly be to ensure that in design terms the built form and overall scale of the substation would be consistent with the established character of Tottenham Commercial Park. The selection of an external materials palette in a mix of greys would similarly reconcile the architectural appearance of the development with the wider Estate.

The effect of the enclosure would secondly be to ensure that the proposal will be a good neighbour to the Meridian Water regeneration area to the north, including future residents. It would effectively mitigate the proposal by ensuring that the transformers and other equipment are visually screened. Environmental effects would also be contained. Albeit under the 'Agent of Change' principle the Meridian Water regeneration has already been required to mitigate against the established commercial activity at Tottenham Commercial Park, through design measures including noise attenuation.



North-west elevation



North-east elevation

4. DESIGN PROPOSALS

Access and Landscaping

The substation would be accessible from the Estate Road, which is accessed from Leeside Road. The north-west elevation includes exterior doors.

Dedicated vehicle parking is not required because the site would be unmanned and routine operations would rely on remote monitoring. Typically, meter readings would be taken once per month and the equipment would be inspected once per year.

Transformer equipment would have a 30 to 50-year lifespan, meaning replacement would be required only once in a generation. In order to facilitate this occasional process, the elevations would incorporate removable panels.

The existing soft landscaping and fencing to the northern boundary with Leeside Road would be retained.



Existing soft landscaping to be retained



Site Layout Plan

5

SUMMARY

5. SUMMARY



This Design and Access Statement demonstrates how the development of a substation at Tottenham Commercial Park would result in a well-designed, high quality scheme. It would support the future functioning of the SIL; and the proposed built form and palette of materials would be in keeping with the established character of the Estate.

The Design and Access Statement recognises the planning policy requirements in respect of design and access including the provisions of the London Plan and the Haringey DPDs. The design and access proposals have been formulated to ensure compliance with these policies and seek to successfully balance the design and access considerations.

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