

# Nos. 790-794 High Road

## **REAR LANDSCAPING**

TOTTENHAM, N17.

DESIGN & ACCESS STATEMENT

DECEMBER 2023

STRICTLY COMMERCIAL AND IN CONFIDENCE



CONTENTS

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COVER IMAGE:  
No. 790 Dial House, Rear Elevation - 1906

## INTRODUCTION

This Design & Access Statement has been prepared by F3 Architects on behalf of Tottenham Hotspur Football Club to outline the proposed landscaping scheme to the rear of Nos. 790-794 High Road, Tottenham N17.

This application should be considered alongside the consented Paxton Building project (HGY/2016/3310 & 3540), the Paxton17 Masterplan (HGY/2020/1584 & 1586), and the Planning and Listed Building Consent for Nos.792-794 (HGY/2020/1658 & 1659), as part of the effort to improve the public realm behind, and restore the Northumberland Terrace.

The Consented Planning and Listed Building Consent for Nos. 792-794 provides artists' studios with a change of use from residential to a flexible Class E (commercial, business and service) and/or F1b (displays of works of art) allowing the charity Sarabande to occupy the buildings.



**FIGURE 1.** Northumberland Terrace External Restoration - High Road looking South-East

## INTRODUCTION

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This document sets out the design response with regard to the completion of the landscaping to the rear of No. 790-794 High Road, Tottenham.

The space behind these buildings has already seen significant development in recent years with the introduction of the Paxton Building and Paxton Place.

The Paxton Building accommodates Tottenham Hotspur Football Club's ticket office at ground floor with commercial tenants above representing the creative industries.

Paxton Place is a vibrant new public square in the heart of Tottenham and is set to form an important gateway to the future Paxton17 project - a mini-masterplan for the Northumberland Terrace and the area behind it to develop a new creative quarter.



FIGURE 2. Paxton Place looking South

PAXTON17

Paxton17 will see these historic buildings restored to their former glory, bringing new life and creative flair to N17.

The vision is for a vibrant commercial quarter where an infrastructure of restored and new buildings can facilitate the organic development of a creative ecosystem, centred around a newly created semi-public courtyard.

Adding to an established vibrant local arts scene, Paxton17 will house facilities to support talent across the creative industries - from fashion and textiles to street art and performance, this will be a home for all creative artists and makers alike.



# A New Neighbourhood

FIGURE 3. Paxton17 Overview

# PAXTON17

The development of the historic Northumberland Terrace aims to support the growing regeneration of Tottenham, initiated by the completion of the new stadium.

Comprising 12 Listed and Locally Listed buildings from No. 790 to No. 814 High Road, the development will encourage and support a thriving commercial and creative arts scene in this area of North London bursting with talent, giving a much-needed platform to shine.

Planning and LBC Approved - HGY/2020/1584 & 1586



FIGURE 4. Aerial view of Paxton17



FIGURE 5. No. 808-812



FIGURE 6. Proposed Landscaping to the Rear of No. 808-810/812



FIGURE 7. Proposed Paxton17 Masterplan

### SITE AND CONTEXT

The site is shown edged in red on the aerial image, sitting immediately adjacent to the rear elevations of No. 790-794 High Road and forming the western boundary of Paxton Place.

The location provides opportunity to re-invent the rear of the terraces, creating “new front doors” whilst simultaneously greening and creating high quality public spaces.

This includes ramped access to the rear of the terraces, respite and seating, as well as sensitive planting.

- KEY

  - A Paxton Place
  - B Paxton Building
  - C Tottenham Hotspur Stadium
  - D Northumberland Terrace
  - E Paxton17
  - F Lilywhite House
  - Application Boundary

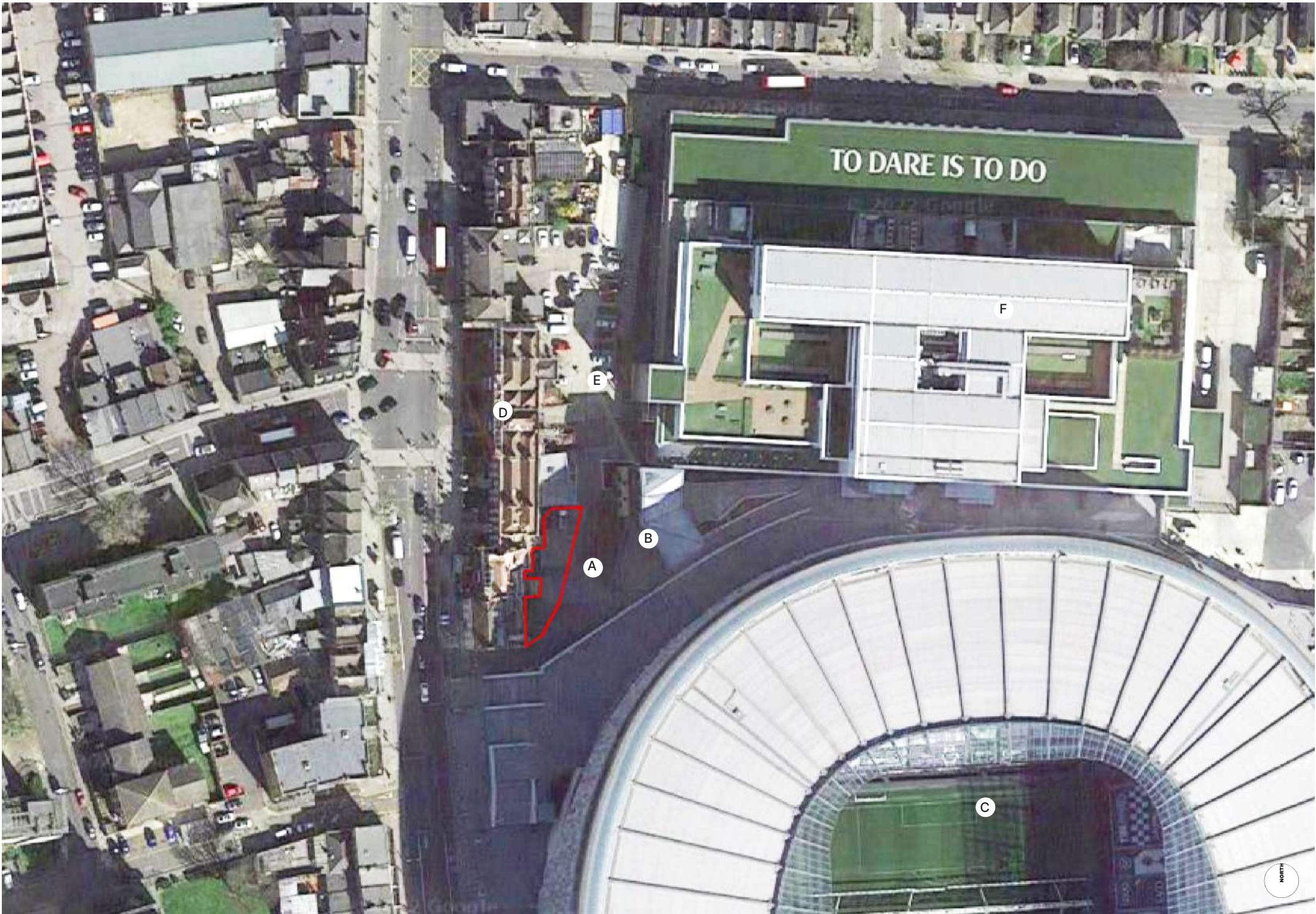


FIGURE 8. Site Aerial View

## SITE AND CONTEXT

Historic ownership and acquisitions associated with the redevelopment of this important High Road site over a number of years has placed THFC in the position where it is in control over all of the terrace of buildings from No. 790 to 814.

This unique situation has offered the opportunity to assess a unifying approach and overarching strategy for the redevelopment of the eastern High Road associated with the stadium regeneration project.

Through funding supplied by Haringey Council we have already undertaken and completed the exterior restoration of Northumberland Terrace facing the High Road and Paxton Place.



**FIGURE 9.** Northumberland Terrace Restoration Works in Progress

## SITE AND CONTEXT

The application site is in Tottenham, within the Northumberland Park Ward, and the administrative boundary of the London Borough of Haringey.

The site boundary falls to the North-West of the existing Tottenham Hotspur Football stadium, to the rear of the Grade II and Grade II\* listed properties on the east side of the Tottenham High Road Historic Corridor. The site boundary is within the North Tottenham Conservation Area.



**FIGURE 10.** No. 796 - Existing Landscape to Percy House to be retained



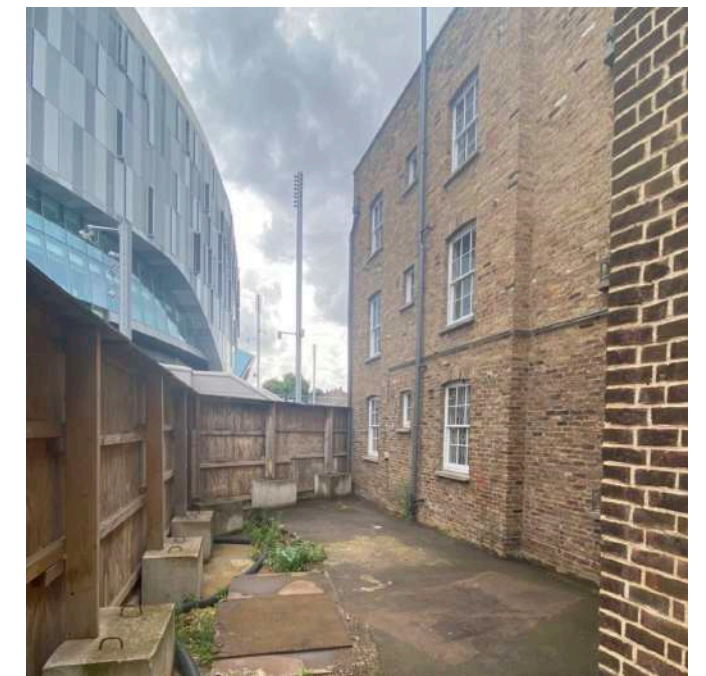
**FIGURE 7.** Land to the Rear of No. 794 looking South



**FIGURE 11.** Land to the Rear of No. 792 looking North



**FIGURE 13.** No. 794 - Land to the Rear looking North



**FIGURE 12.** No. 790 - Land to the Rear looking South

## HERITAGE SIGNIFICANCE

The importance of the Northumberland Terrace is well understood, particularly the impact of the buildings as a group, and therefore their significance to the Conservation Area.

The formation of Paxton Place has created a slightly unusual situation where the rear elevations of the buildings are now publicly accessible and highly visible. A great deal of work has already been undertaken to remove unsightly later extensions which detracted from the significance of the original buildings, and the external envelope has also been restored with funding from the local authority.

The project aims to build on this good work by further enhancing the setting of the properties, particularly at the rear, to focus the view from the square on the rear elevations and, in turn, help to preserve the terrace and aid understanding of it.



**FIGURE 14.** No. 790 Rear Elevation



**FIGURE 15.** No. 792 Rear Elevation



**FIGURE 16.** Northumberland Terrace Rear



**FIGURE 17.** No. 794 Rear Elevation



**FIGURE 18.** Heritage Significance Plan for 790-796 High Road



CONSULTATION

All previous consultation carried out, for example, that with Historic England, remains relevant to this application.

The London Borough of Haringey - Planning:

It is worth noting that planning and Listed Building Consent was achieved for an interim home for Sarabande, at Nos. 792+794 High Road, at the beginning of November (HGY/2022/1658 & HG Y/2022/1659). This has informed the proposals for this project as we better understand how the tenant will use the building and how they will impact the community.

As noted earlier in the report, the project benefits from extant Planning and Listed Building Consents, HG Y/2016/3310 & 3540.

A pre-application advice meeting was held with LBH on the 3rd November 2022 and 21st August 2023. Senior Planning Officers Robbie McNaugher and John McRory were in attendance, along with Case Officer Samuel Uff, Design Officer Richard Truscott, and Conservation Officer Elisabetta Tonazzi.

Following the pre-consultation meeting, the landscape layout was altered to more closely follow the boundaries of the existing historic properties as opposed to the Paxton Place.

This possess greater emphasis on the visual impression of the historic garden walls that existed to the rear of the properties.

The updated proposal was shared with LBH on 20th September 2023 and no adverse comments were raised.

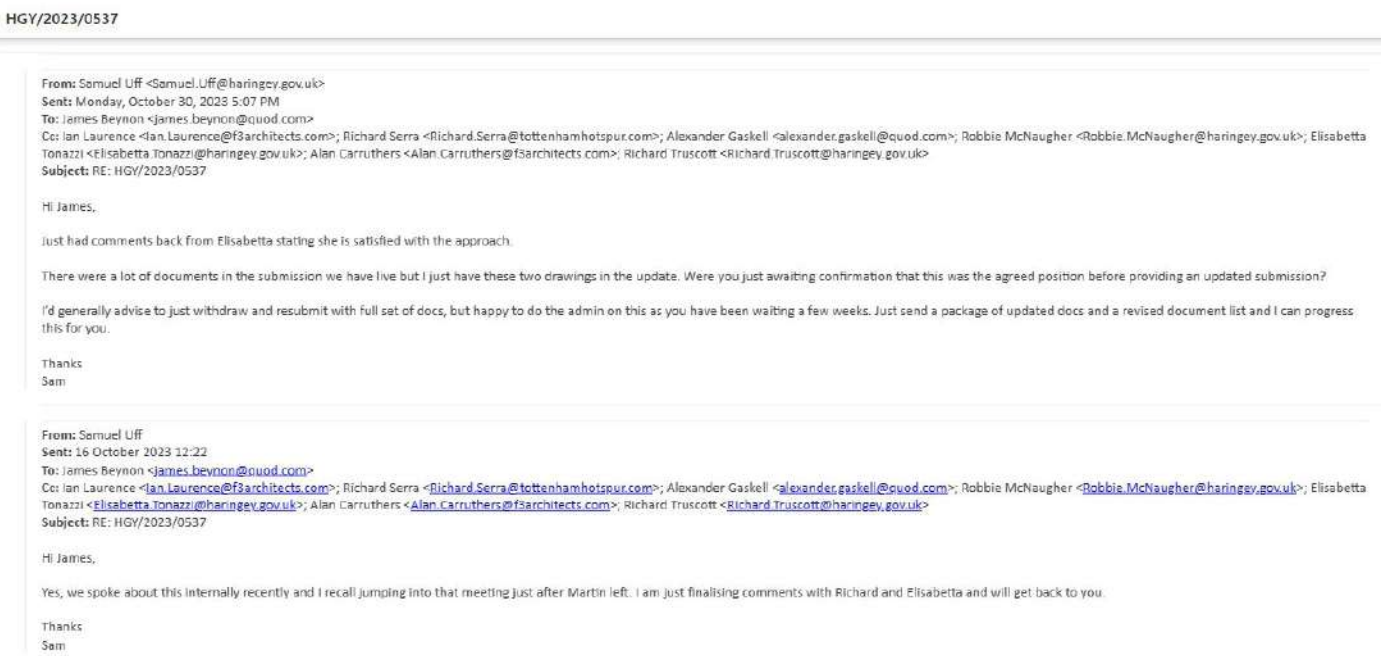


FIGURE 19. London Bourough of Harinegy - Correspondence

## CONCEPT

The approach to the landscape scheme is based on the following key principles:

### Reinforcing the existing amenity space:

The varying levels of the proposed terrace act to place a small area of more private amenity space within the overall context of the public Paxton Place – again, this promotes a more long-term commitment to the use of the existing buildings as their setting is enhanced.

The raised terrace then resolves the western edge of the public space in an overall manner, to more carefully consider how the square meets the back of the historic terrace, but it also forms a key western edge to the main paved area of Paxton Place with planters and seating creating amenity and better holding the square.

The inclusion of trees and planting reinforces the quality of the space, a particularly important aspect of the design, both to soften the hard edge of the courtyard and encourage biodiversity. Trees help as wayfinding to signpost the central steps to the terrace with planted beds laid out to define seating areas and form a buffer zone between the hard surface treatments and the existing rear elevations of the terrace.



FIGURE 20. Proposed Schematic Plan

## CONCEPT

### The need for level access:

The historic buildings each have a 'stoop' to their primary west elevation with this stepped access preventing use by all. The unbroken western frontage results in a highly significant historic setting, both in terms of the individual buildings, and their impact as a group. Therefore, providing level access from the west is challenging.

With this in mind, a key principle of this landscaping proposal, and those landscape designs for Paxton17, is to create new 'front doors' to the east of the terrace, accessible, and integrated with the new public space. This approach has already been delivered at No. 796, Percy House, where a contemporary rear extension also helps to create a new 'front door'.

The overall ambition of improving access will also support finding viable, long-term tenants for the buildings, to ensure their ongoing upkeep. The extensive regeneration work carried out thus far has already resulted in securing the first Paxton17 occupants.



**FIGURE 21.** Proposed Urban Greening Looking North West

## SCHEME PRECEDENTS



**FIGURE 28.** Jubilee Square, Leicester.



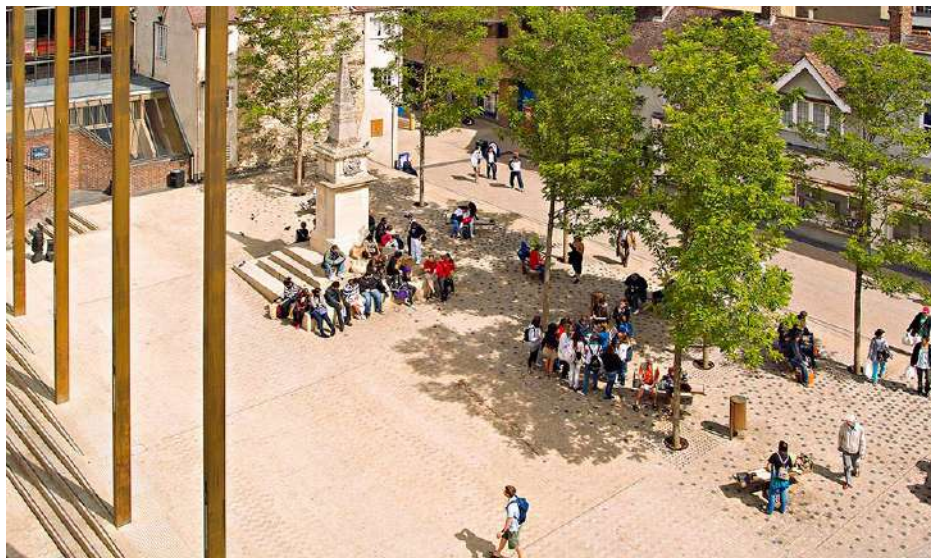
**FIGURE 27.** Las Vegas Strip, Nevada.



**FIGURE 22.** Sky UK Headquarters, Isleworth.



**FIGURE 23.** Sky UK Headquarters, Isleworth.



**FIGURE 24.** Bonn Square, Oxford.



**FIGURE 25.** Bonn Square, Oxford.



**FIGURE 29.** Platz an der Sutelstraße, Hannover.



**FIGURE 26.** Platz an der Sutelstraße, Hannover.

## DESIGN RESPONSE

The proposed scheme looks to enhance the existing public realm that borders the historic properties with Paxton Place through the low level urban greening, shown adjacent:

Not only will it serve the buildings themselves by creating a new point of entry at the rear, but by introducing seating at the boundary with Paxton Place, it serves to create respite space, particularly on match days, as well as simple seating for public use on a more regular basis.

The greening is generally low level with feature trees so as not to impact the rear setting of the historic terrace while simultaneously activating the space. The planting itself references the history of the Club, such as the mulberry tree, which will be trained on the wall of the rear extension to Percy House.

Proposed planter design helps recreate visual historic boundaries to individual properties with feature trees demarcating central steps to terraced landscaping.



**FIGURE 30.** Proposed visualisation looking North, at the extension to Percy House



**FIGURE 31.** Proposed visualisation looking North-West from the podium

## DESIGN RESPONSE

Nos. 792-794 have recently been granted Listed Building Consent and Planning Permission which allows for Sarabande's occupation as a set of artists' studios. The overarching ambition of the scheme is to help to promote a viable and long term use of the adjoining buildings.

The level access is provided via ramp at No. 794 which runs parallel to No. 796 rear wall and as such reduces the impact to the rear of historic buildings.

The ramp is designed to keep handrails to the minimum and where required are designed to be discreet.

This allows the focus to remain entirely on the planting, and elevations, with the low level seating recessed into the composition.



**FIGURE 32.** Visualisation looking North-West, from Paxton Place

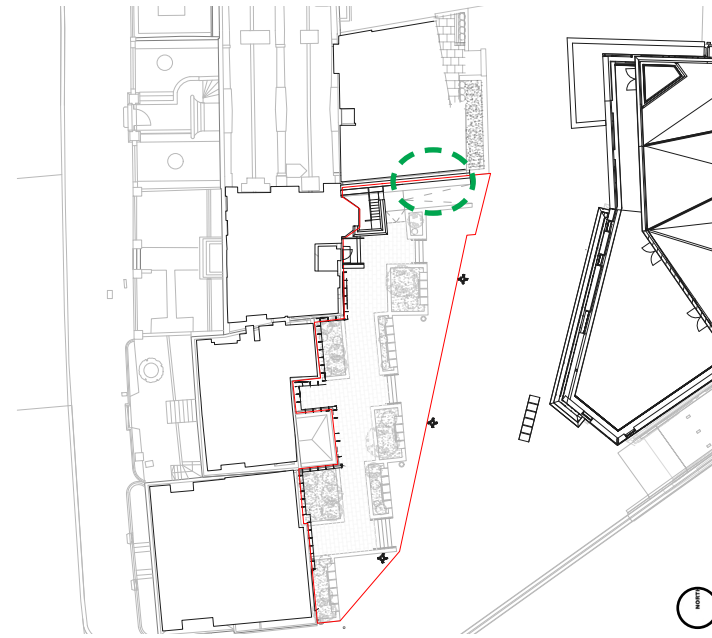
## DESIGN RESPONSE

The inclusion of the mulberry tree in the scheme makes reference to the plant's significant and symbolic role in the history of Tottenham Hotspurs' origins. From 1883-85 the first Club headquarters was the basement of the YMCA at Percy House, as arranged by Church Warden, Johns Ripsher.

"At the Club's first Annual General Meeting in August 1883, 21 boys turned up and John Ripsher was elected President of Hotspur Football Club, John Randall captain and Billy Harston vice-captain.

The boys couldn't help but get up to mischief and ended up getting removed from the YMCA: The boys kicked the ball around inside. The light broke and the ball went up the chimney to emerge covered in soot. With comedy timing, one of the YMCA councillors having been disturbed upstairs came down and the ball hit him in the face. There were also accusations of card playing and pinching mulberries from the tree in the back garden."

Extract taken from the Tottenham Experience Content Plan, by Mather & Co.



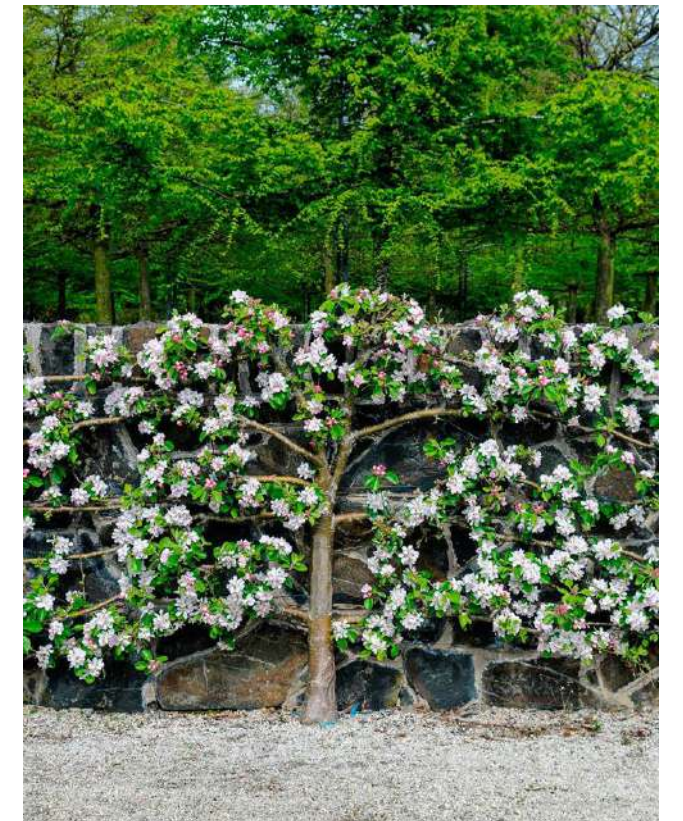
**FIGURE 33.** Plan showing mulberry tree location



**FIGURE 34.** Precedent image - trained espalier tree



**FIGURE 36.** Proposed visualisation - mulberry tree espaliered against brickwork of Percy House extension



**FIGURE 35.** Precedent image - trained espalier tree

DESIGN RESPONSE

Adjacent are a set of sections showing the landscape in more detail. The rightmost section shows the proposed change in levels and how the historic fabric will interact with the landscape proposal.

The detail shows the proposed metal grilles and drainage strategy where the proposal borders the historic rear elevations of Nos. 790-794.

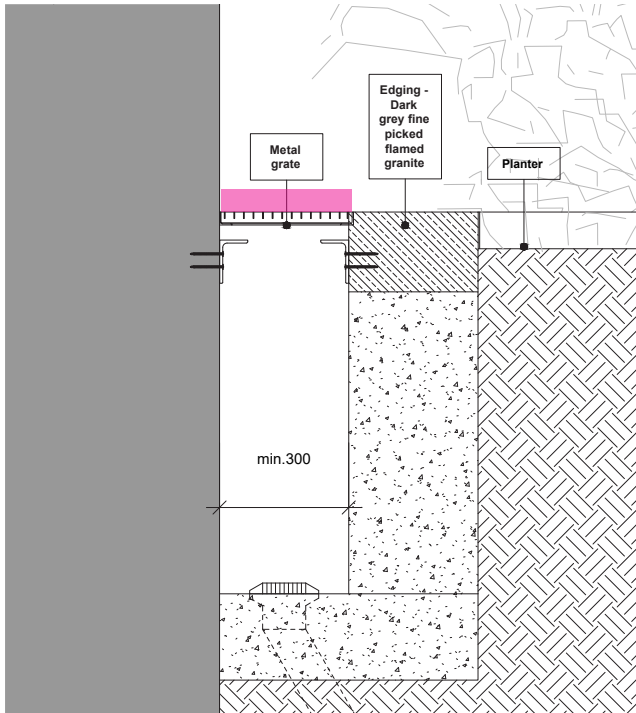


FIGURE 37. Detail - drainage strategy

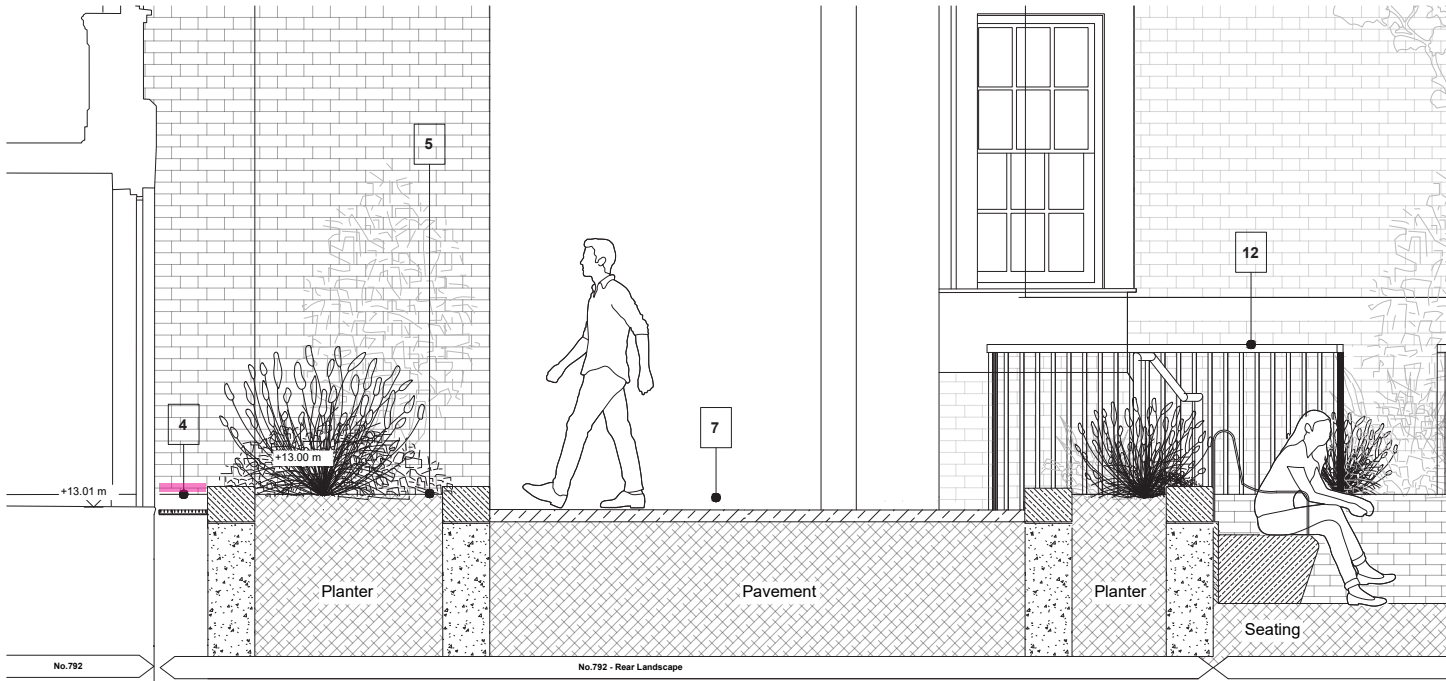


FIGURE 39. Section looking north

KEY

Boundary with Historic Rear Elevation

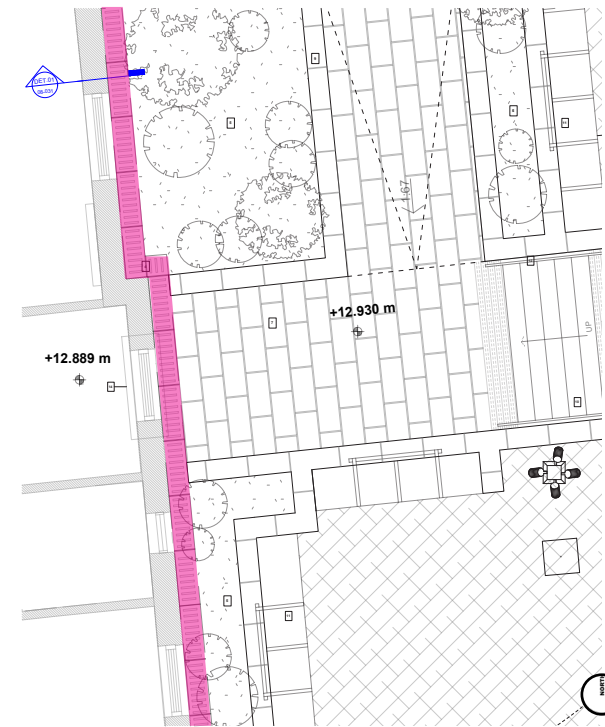


FIGURE 38. Proposed Plan - land to the rear of No. 790

KEY

1) Reinstate historic York flag stones

2) Extend wall to lightwell to suit revised layout

3) Repair and reinstate existing stone coping and balustrade to lightwell

4) Drainage channel at junction of proposed landscaping and historic building

5) London stock buff brick planters. English garden bond wall with bullnose stone copings. Allow for drainage layer and growth medium.

6) Proposed new bin locations

7) Stone paving - Dark grey fine picked flame granite

8) Level access to existing rear door

9) Copings - Buff Yorkstone

10) Steps - Yorkstone

11) Seating - Yorkstone seating with metal arm and backrest

12) Handrail - bronze tone mild steel. LED light strip to the underside

13) Main accessible entrance via ramp

14) Potential future access shown indicatively - Window could be lowered to form door

## MATERIAL PALETTE

### HARDSCAPE

A simple and elegant selection of hard landscape materials create a timeless palette that respects the nearby Conservation Area and heritage context of the scheme. A considered suite of street furniture will create a diversity of spaces for users.

- The design intent is to create a high quality public realm through the use of a refined palette of complementary materials that go well with the existing paving. The warm tones will complement the historic brickwork providing material continuity between the front and the rear.
- Paving arrangements are simple stretcher bond to avoid any complex designs, differing unit sizes and colours.
- Hard surfaces have capacity to incorporate sustainable urban drainage systems (SUDs) to aid in the natural approach to drainage.
- Paving joints should 'run through' uninterrupted where possible.
- All paving are slip resistant to follow PVT 36+ and Rz surface roughness of 20+  $\mu\text{m}$  (low slip potential) to comply with relevant British Standards.



**FIGURE 40.** Contemporary, narrow width pavers  
Proposed Material : York stone



**FIGURE 41.** Coping, Edging and Cladding  
Proposed Material : Dark Grey Granite



**FIGURE 43.** Clear stemmed tree planting



**FIGURE 42.** Seating set beside planter edge

## MATERIAL PALETTE

### SOFTSCAPE

A diverse planting scheme is proposed to provide year-round structure and seasonal interest throughout the site; aiming to provide a visually striking palette that can be easily maintained.

Tree and shrub planting are proposed to enhance the design and definition of the public spaces and circulation routes and provide soft thresholds between public and private amenity spaces. Shrub planting, where included, must be selected for appropriateness to context, function, wildlife and biodiversity value, and with regard to natural surveillance.

- Structural planting is proposed to building thresholds and around key social spaces. This will be provided by mixed ornamental shrub and herbaceous planting.
- Evergreen shrub, fern and grass species will create a textural foil against which dramatic, emergent herbaceous species will form strong bursts of colour.
- Bulbs will ensure colour emerges within the gardens during late winter and early spring and can be naturalised within the lawns in addition to the formal planting beds.



Platanus x acerifolia

Tiarella 'Spring Symphony'

Narcissus 'Geranium'

Liquidambar styraciflua

Blechnum spicant

Narcissus 'Minnow'

Tilia cordata 'Winter Orange'

Luzula nivea

Crocus spp.

Malus 'Street Parade'

Euphorbia amygdaloides robbiae

Cyclamen coum

Prunus avium 'Plena'

Daphne 'Sweet Amethyst'

Helleborus niger

## MATERIAL PALETTE

### LIGHTING

- Care will be taken to ensure that lighting levels are as even as possible throughout the space as shadows and pools of light can create optical illusions and mask potential hazards.
- The existing lighting columns provide ample coverage and as such the proposed intervention is low level and fit for safety, orientation and circulation purposes.
- Routes will be well-lit in accordance with prescribed standards, with way finding incorporated to ensure clear ease of use and access.
- The scheme will not effect the traffic on the main road as the light is not directional towards the road.
- Low level spike lighting will be employed strategically, to illuminate steps and pathways to improve circulation.
- In order to further reduce potential light pollution, the external lights will be switched from a time clock with daylight sensor override such that the lights can be turned off outside of opening hours.



**FIGURE 44.** Outdoor handrail lights



**FIGURE 45.** Discreet low level spike lights



**FIGURE 46.** Totem lights

## ACCESS AND MANAGEMENT

### INCLUSIVE DESIGN PRINCIPLES

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#### INCLUSIVE DESIGN

This access statement has been prepared to explain how the development will be achieved in accordance with the principles of inclusive design.

#### PHILOSOPHY

The principles of inclusive design include provision of places that are:

- **Inclusive**, so everyone can use them safely, easily and with dignity.
  - **Responsive**, taking account of what people say they need and want.
  - **Flexible**, so different people can use them in different ways.
  - **Convenient**, so everyone can use them without too much effort or separation.
  - **Accommodating** for all people, regardless of their age, gender, mobility, ethnicity or circumstances.
  - **Welcoming**, with no disabling barriers that might exclude some people.
  - **Realistic**, offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.
- 

#### MOVEMENT AND CRIME PREVENTION

- The proposed design will be incorporated into the wider NDP Stadium egress, evacuation and inclusive access strategies.
- It is seen as a pedestrian prioritised scheme with managed vehicular access for service and emergency vehicles only and constitute as one of the three principle approaches to Paxton17 mini masterplan via Paxton Place.
- The principal external circulation routes through the development are open with no blind spots and pass through wide areas of public amenity space.
- New and improved entrances to the site, and routes through it, bring increased activity to this former back lot area.
- Circulation routes will be well observed through the activity of the surrounding facilities, increasing passive and perceived surveillance levels.
- Routes will be clearly defined through external surfacing materials and separated from defensible spaces through level changes, planting and screening.
- Pedestrian approach routes to the site will be of sufficient gradient and slip resistance so as to provide compliant (greater than 1:21 gradient) access to all.

#### MANAGEMENT

Tottenham Hotspur Football Club will maintain the appearance of the landscaping as part of Paxton Place, a crucial access point to the stadium, especially on event days.

This will include active maintenance, litter picking, and gardening, with an irrigation strategy to maintain the health of the planting and trees.

ACCESS AND MANAGEMENT

Adjacent is the landscaping plan, outlining the boundary of the site and showing how the proposal will provide access to Nos. 790-794:

The plan is annotated to highlight the three stepped means of access with tactile paving at both ends of the proposed steps, compliant with Diagram 5 (shown adjacent) from Approved Document Part M.

The highlighted bronze balustrade and handrails are also compliant with Approved Document Part K, as shown in Diagram 3.1.

The ramped access shown at the northern boundary at No. 794 is compliant with Approved Document Part M. Please refer to Table 1 for the maximum gradients on access ramps.

KEY

→

Stepped Access

→

Ramped Access

Guarding/Handrails

Existing Rear Door

Potential Rear Door

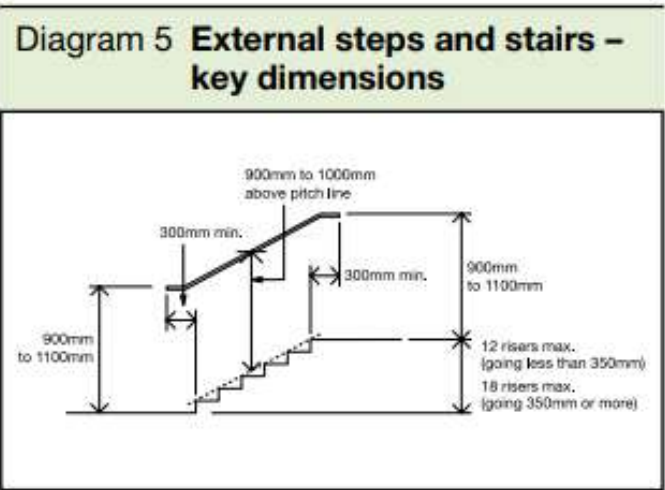


FIGURE 48. Diagram 5 - from Approved Document Part M

| Table 1 Limits for ramp gradients |                  |              |
|-----------------------------------|------------------|--------------|
| Going of a flight                 | Maximum gradient | Maximum rise |
| 10m                               | 1:20             | 500mm        |
| 5m                                | 1:15             | 333mm        |
| 2m                                | 1:12             | 166mm        |

**Note:**  
For goings between 2m and 10m, it is acceptable to interpolate between the maximum gradients, i.e. 1:14 for a 4m going or 1:19 for a 9m going (see Diagram 3).

FIGURE 49. Table 1- from Approved Document Part M

| Building Category and location<br><small>See paras 3.2 and 3.4</small> |                                                                    | Height (h)                                                                          |
|------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Single family dwellings                                                | Stairs, landings, ramps, edges of internal floors                  | 900mm for all elements                                                              |
|                                                                        | External balconies, including Juliette balconies and edges of roof | 1100mm                                                                              |
| Factories and warehouses (light traffic)                               | Stairs, ramps                                                      | 900mm                                                                               |
|                                                                        | Landings and edges of floors                                       | 1100mm                                                                              |
| Residential, institutional, educational, office and public buildings   | All locations                                                      | 900mm for flights otherwise 1100mm                                                  |
|                                                                        | Assembly                                                           | Within 530mm in front of fixed seating                                              |
| Retail                                                                 | All locations                                                      | 900mm for flights elsewhere 1100mm                                                  |
|                                                                        | Glazing in all buildings                                           | At opening windows except roof windows in lift extensions, see Approved Document B1 |
| Glazing in all buildings                                               | At glazing to changes of levels to provide containment             | Below 800mm                                                                         |

Diagram 3.1 Guarding design

FIGURE 50. Diagram 3.1- from Approved Document Part K

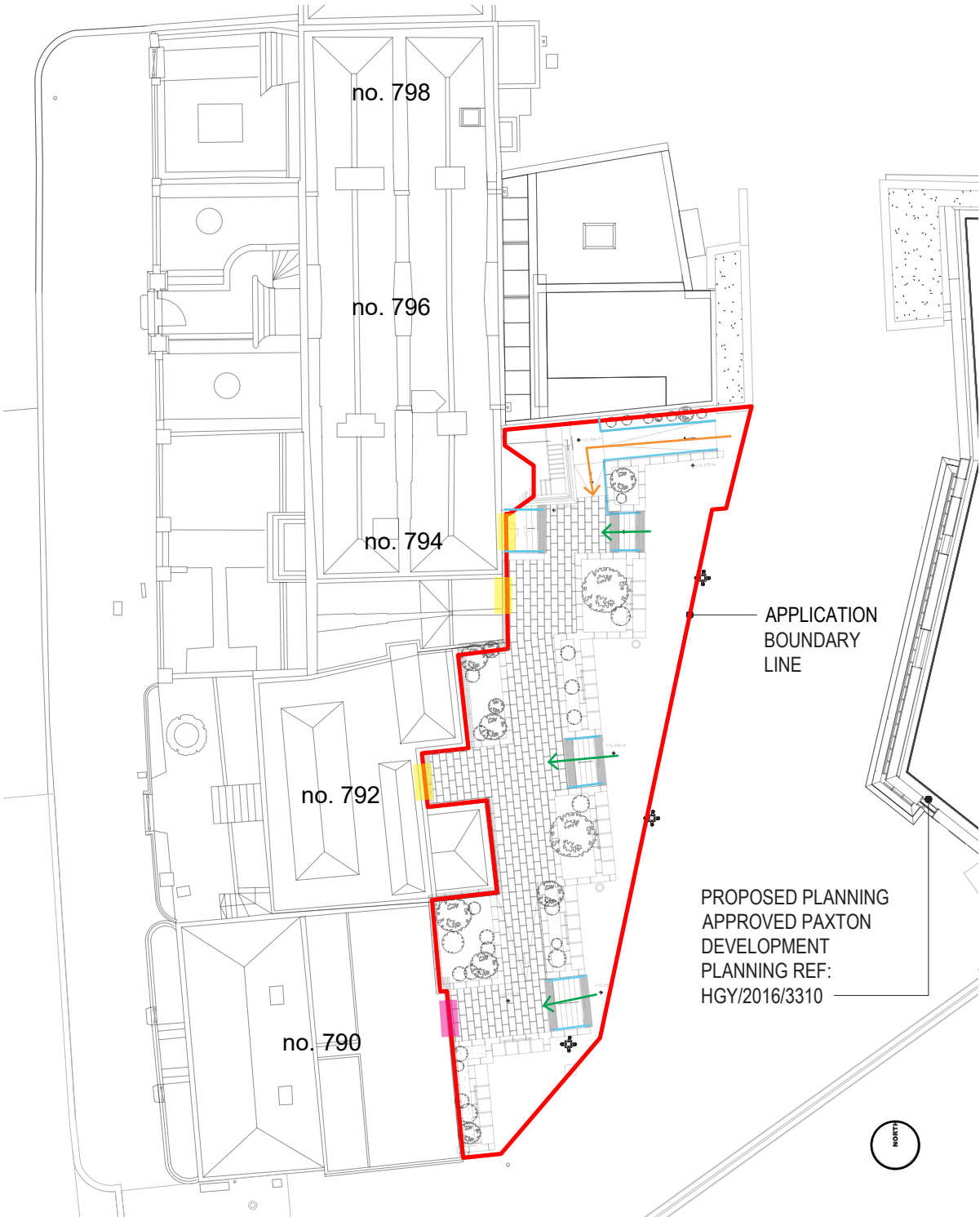


FIGURE 47. Proposed landscaping plan showing access to the rear of terrace



[www.f3architects.com](http://www.f3architects.com)

e: [info@f3architects.com](mailto:info@f3architects.com)

t: +44 (0)20 7267 8332