

2.4 EMERGING DEVELOPMENT

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.

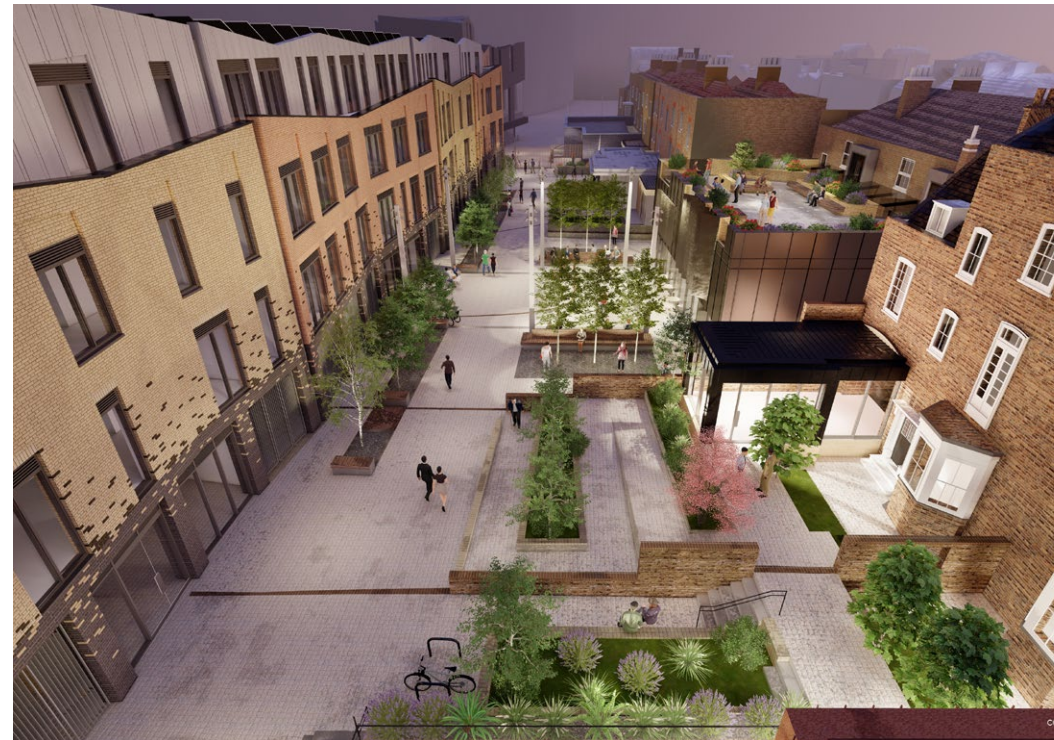


FIGURE 35. View of landscaped semi-public yard



FIGURE 36. Street food market in the yard



FIGURE 37. View of Grade II* listed Buildings



FIGURE 38. Aerial View

2.4 EMERGING DEVELOPMENT

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 39. Southern Development View from Park Lane



FIGURE 41. Extreme Sports Building



FIGURE 40. New Residential Towers



FIGURE 42. Aerial View of the Stadium Southern Development

2.4 EMERGING DEVELOPMENT

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 43. Southern Development Aerial Overview



FIGURE 45. View from the High Road Looking South



FIGURE 44. View from the High Road Looking North



FIGURE 46. Hotel Entrance Park Lane

2.5 CONSTRAINTS

CONSTRAINTS

- 807 High Road is facing the High Road to the east, which is a source of some noise and air pollution that can be mitigated with high level glazing specification and MVHR.
- Directly adjacent to the south there is a beer garden which is also a source of some noise during opening hours.
- The site is within the High Road conservation area and surrounded by two locally listed buildings.
- In the adjacent plot, a tree is located very close to the boundary and will need consideration during the construction process.
- The site falls within the Critical Drainage Area and is adjacent to Flood Zone 2 which crosses the frontage of the site. We include a Flood risk assessment within this application.
- Constrained vehicular access via Percival Court for service and emergency vehicles.

KEY

- Site boundary
- HRWMF Boundary
- Conservation area
- Grade II Listed building
- Locally Listed building
- Ad-hoc commercial parking through Percival Court
- Surrounding Building
- ~ High Road: source of noise & air pollution
- Inactive Frontage
- Narrow access routes to rear of site
- 🔊 Beer Garden: source of noise
- Existing Trees
- Ⓐ Church Courtyard

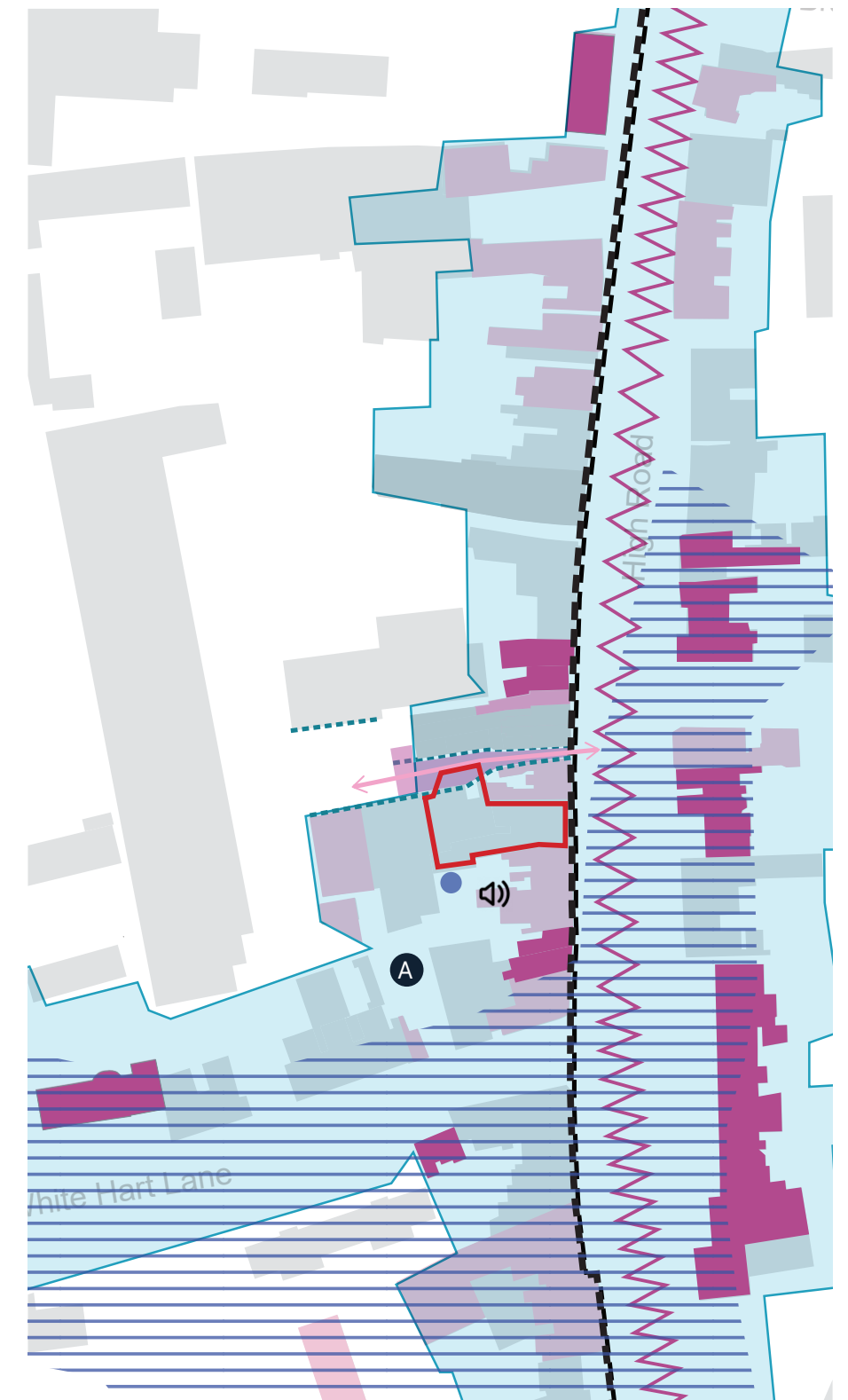


FIGURE 47. Constraints diagram



Not to scale

2.5 OPPORTUNITIES

OPPORTUNITIES

The specific location and context of 807 High Road offers the following opportunities for its development:

- Contribute to and enhance the conservation area and the High Road.
- Provide active frontage to Percival Court, increasing passive surveillance.
- Integrate and start delivering NT5:High Road West Area Action Plan and masterplan development.
- Provide a raised podium garden within a communal amenity space in line with masterplan principles.
- Provide the High Road with more commercial space and create student accommodation units.
- Provide supporting accommodation to the adjacent approved Printworks PBSA.

KEY

- Site Boundary
- ↔ High Quality New Public Link
- Conservation area
- Grade II Listed building
- Locally Listed building
- Printworks - PBSA
- Approved Masterplan massing

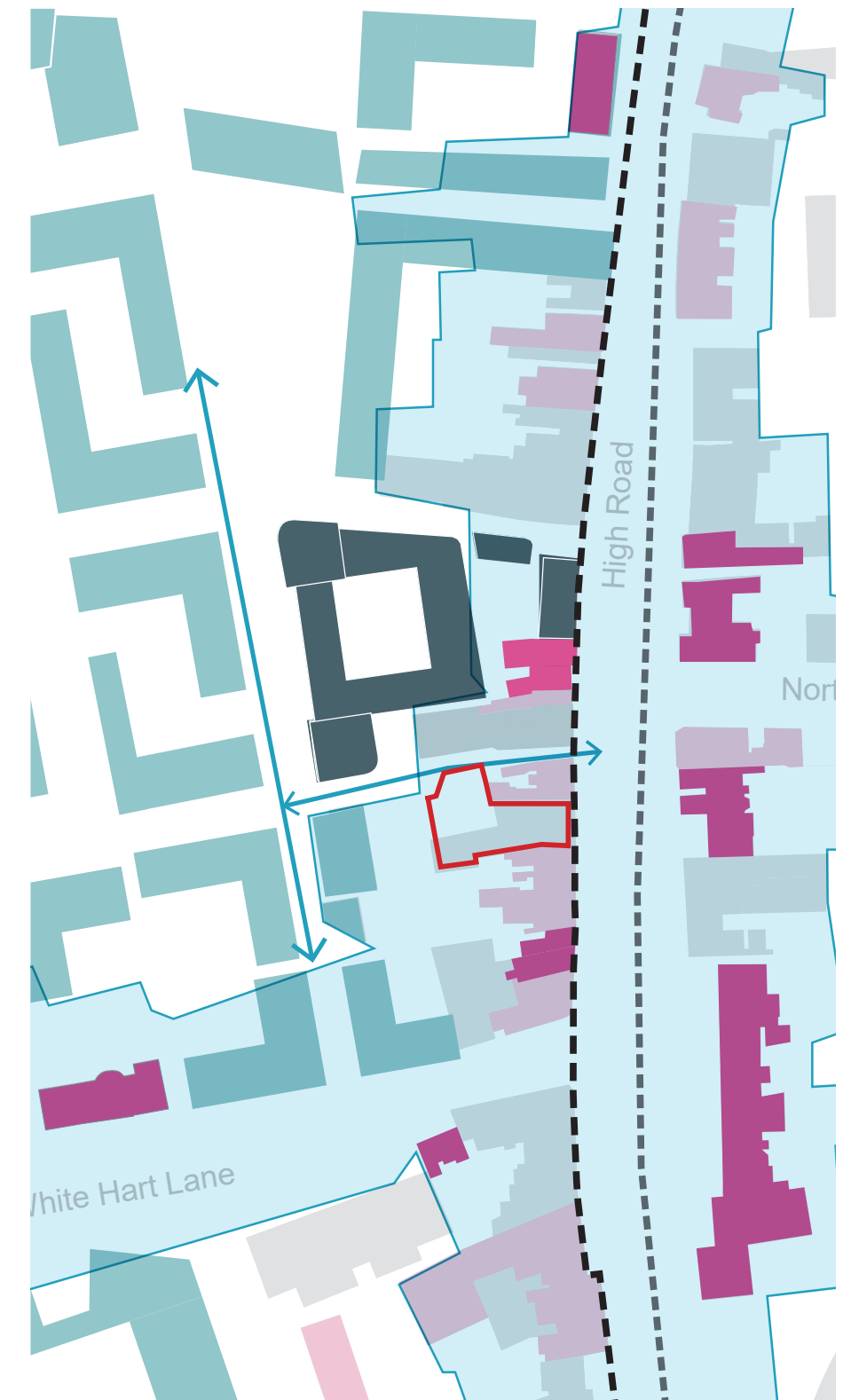


FIGURE 48. Opportunities diagram

807 HIGH ROAD

SECTION 3.0: CONSULTATION FEEDBACK

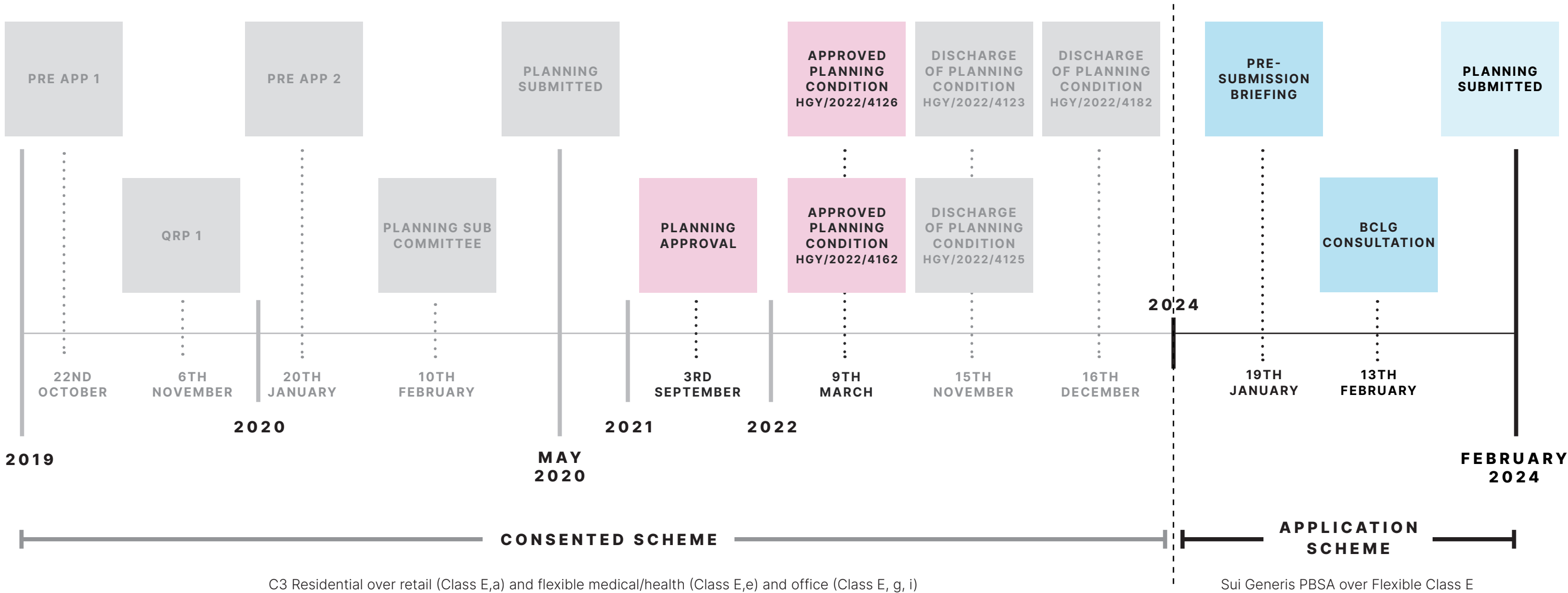
3.1 TIMELINE

Overview:

As part of the design process, the previously approved scheme was developed in detailed dialogue with Haringey planning officers, including the Conservation and Design officers. The emerging consent proposals were also discussed with the Quality Review Panel and presented to the Planning Sub Committee.

Consultation Meetings (Residential Scheme):

Pre-App 1:	22.10.2019
QRP:	06.11.2019
Pre-App 2:	20.01.2020
Sub-Committee:	10.02.2020



3.2 PRE-APP 1, 2, QRP AND SUB-COMMITTEE DESIGN FEEDBACK

1. Conservation and Heritage:

- Principle of replacement of High Road block supported.
- Scale of the rear block to be considered in the context of the front Block and broader Conservation Area.

2. Design Impact and Building Height:

1. Level access to commercial and residential units required.
2. Replacement building to be consistent and of a pleasing scale and form.
3. Extending a section to match the extension to the rear of 803-805 may be acceptable.
4. Treatment to High Road Block A to include sympathetic fenestration and retention of chimney features.
5. Local views from the eastern foot way of the High Street and northern foot way of Northumberland Park requested to assess impact of rear block on Conservation Area.
6. To Block B, a three storey building with set back fourth floor acceptable in principle.
7. Positioning of greatest bulk to the north to be investigated.
8. Block B must be designed “in the round” to be viewed from all angles.
9. Additional storey to Block A considered acceptable
10. Window pattern and proportions are appropriate, but should be more to match neighbours, and pattern should relate to the shop front.
11. 3 smaller dormers may be acceptable.
12. Window surrounds should be more in keeping with adjacent buildings and not in a contrasting material.

3. Entrances and Accessibility:

- Communal entrances to the flats from High Road and Percival Court desirable.
- 90% of Dwellings M4(2), 10% M4(3).
- Single lift cores acceptable.

4. Impact on Neighbouring Amenity:

- Separation distances between Blocks A and B acceptable subject to DLSL.

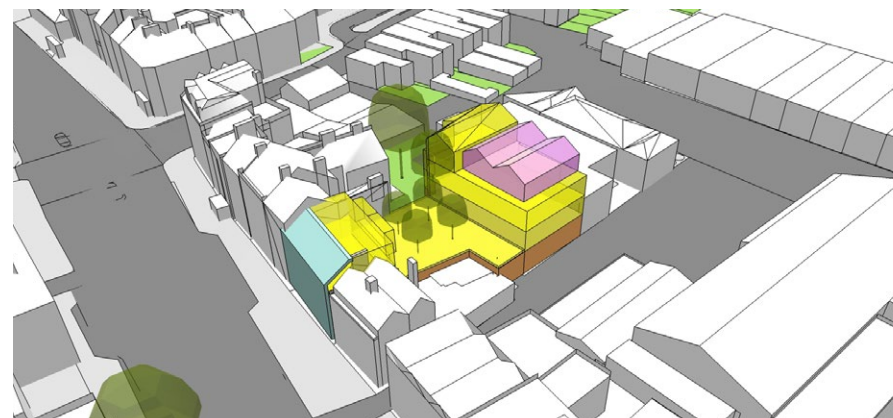


FIGURE 49. Pre-App I Massing



FIGURE 52. Pre-App I Shared Amenity Space and Rear Block B



FIGURE 51. Pre-App II Block A

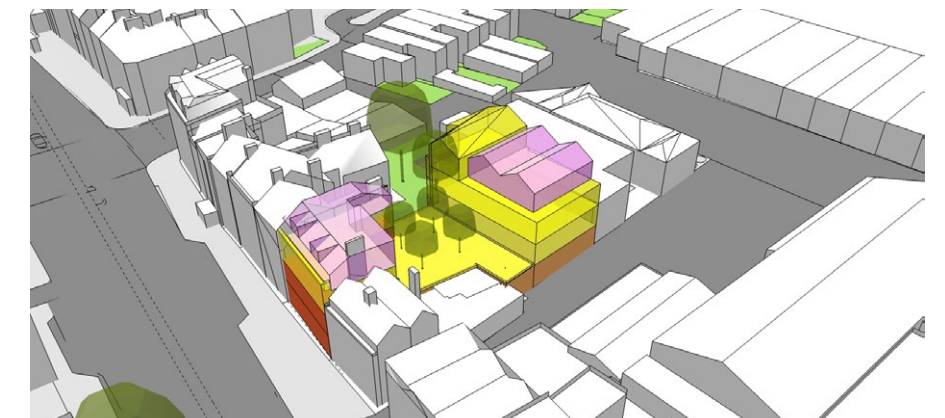


FIGURE 50. Pre-App II Massing

3.3 PRE-SUBMISSION BRIEFING OVERVIEW

- A LBH suggestion:** Consider use of a darker colour for Percival Court ground floor interface to discourage graffiti.



F3 action: Amended the colour to allow for darker shade of grey.

- B LBH suggestion:** Consider alternative to fully glazed elevation to Percival Court.



F3 action: Amended the design to allow for spandrel panel up to 800mm from floor level.

- C D LBH suggestion:** Consider improving the quality of internal amenity space on the ground floor to allow for more natural light.



F3 action: Amended the design by relocating the cycle storage to allow for improved relationship of amenity space to Percival Court with an increase to frontage (C) and the addition of a rooflight (D).

- E LBH suggestion:** Confirm smq/unit of external and internal amenity space.



F3 action: Confirmation of positive contribution of external and internal amenity space, in line with Printworks provision. Figures as follow:

807 Internal amenity: c. 50 sqm - 1.98 sqm/bed

807 External amenity: c. 95 sqm - 3.8 sqm/bed

PRE-MEETING

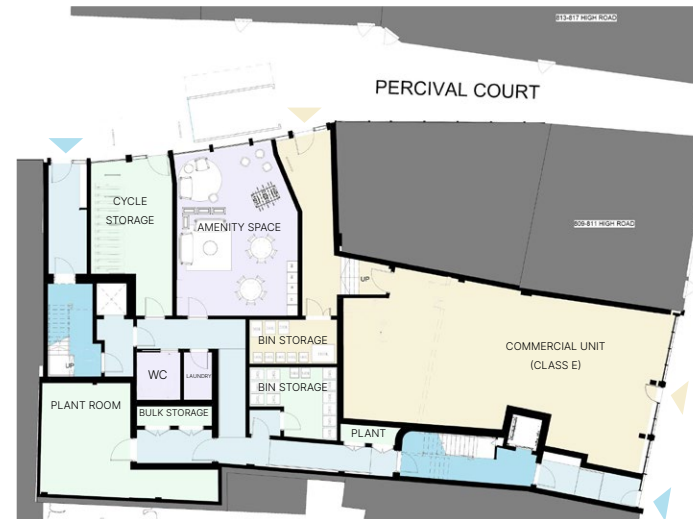


FIGURE 53. Ground Floor Plan

POST-MEETING

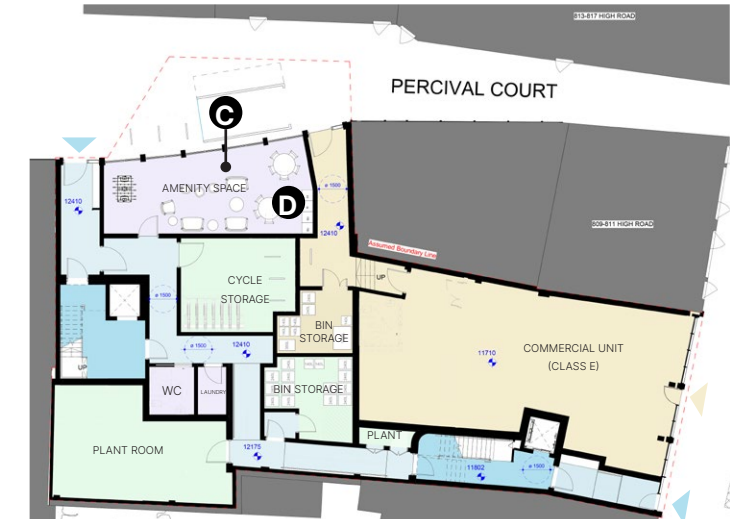


FIGURE 54. Ground Floor Plan



FIGURE 55. First Floor Plan



FIGURE 56. First Floor Plan



FIGURE 57. Percival Court Visual



FIGURE 58. Percival Court Visual

3.4 DESIGN DEVELOPMENT - BLOCK A

In developing the facade to Block A, fronting the High Road, references to the adjacent buildings and broader conservation area have been included in the treatment of the proposed proportions, materials and details.



FIGURE 59. High Road Photo montage

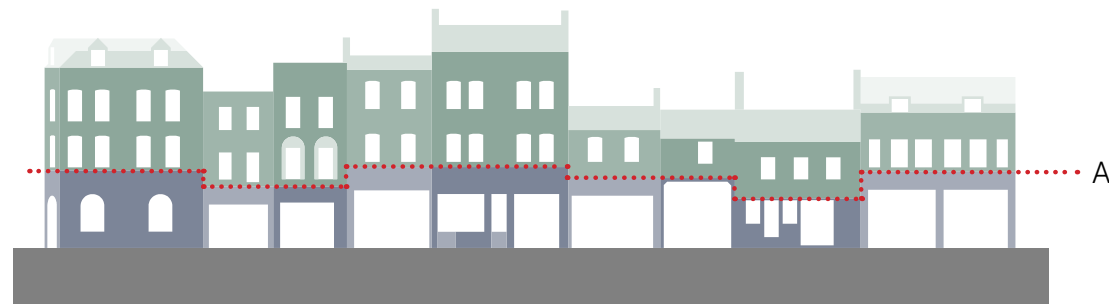


FIGURE 60. High Road pre 1950 (assumed)



FIGURE 61. High Road Existing

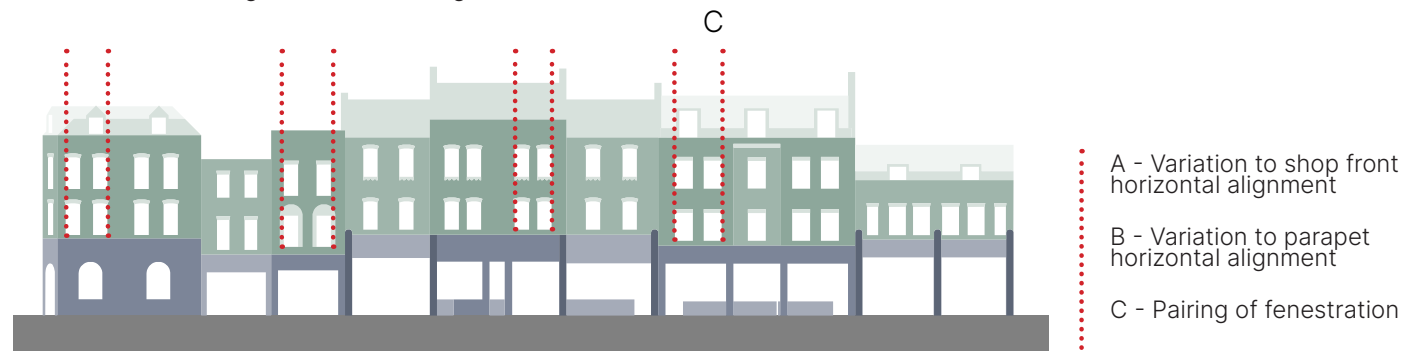


FIGURE 62. High Road Proposed



FIGURE 63. High Road Proposed Photo montage

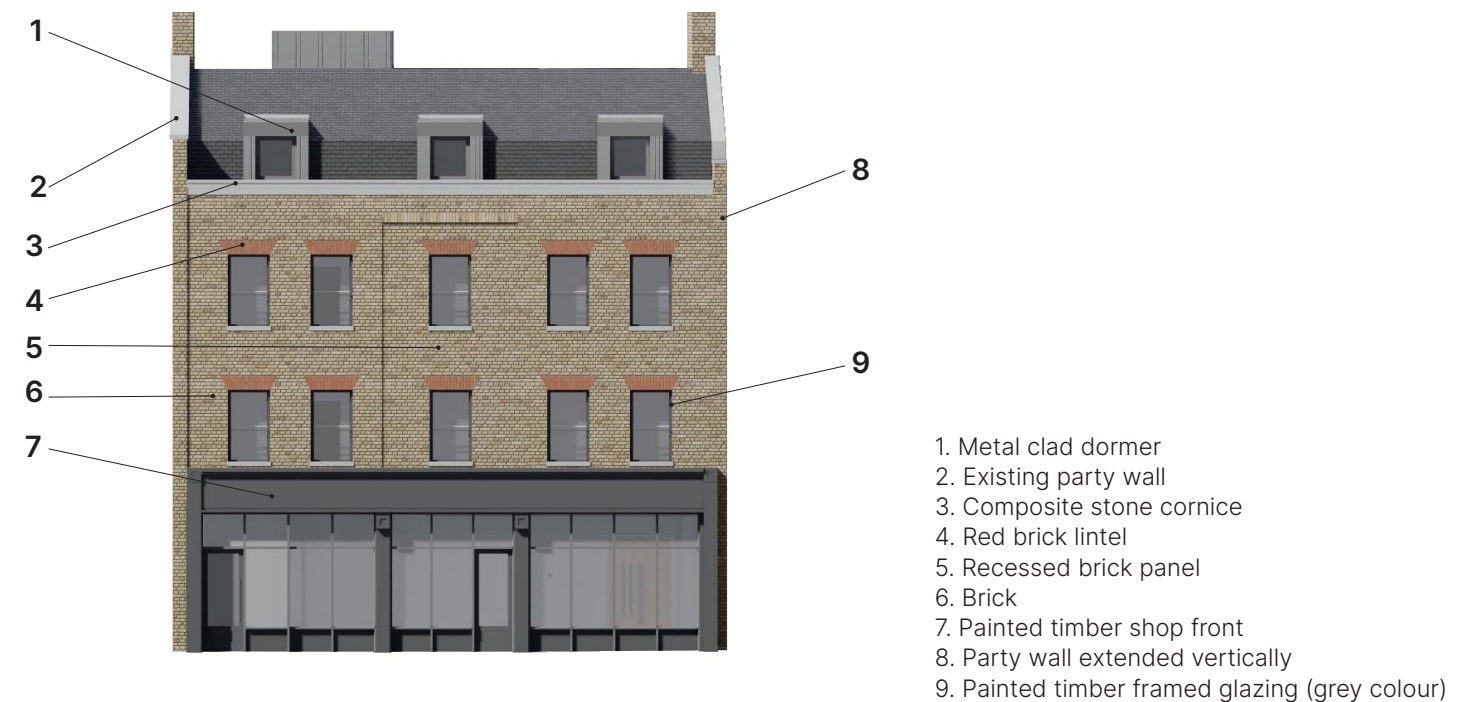


FIGURE 64. Block A Materials

807 HIGH ROAD

SECTION 4.0: DESIGN PROPOSALS

4.1 SUMMARY

The proposal is a re-working of the approved scheme HGY/2021/0441 for residential over commercial. Changes to the approved scheme are largely related to the internal layouts, with some minor amendments to the exterior in line with the new layouts, use, safeguarding and changes to environmental performance requirements.

BRIEF:

- Total 25 studios (8 premium, 15 standard, 2 en-suite bedroom/cluster);
- 10% accessible room provision (total 3 rooms - min. 24sqm);
- Affordable student accommodation of 35%;
- Approx. 182sqm of commercial space (GIA) with street frontage (incl. BOH, Bin Storage and Rear Access);
- Service spaces to the rear including plant space, bin and cycle storage, amenity space, laundry and changing room;
- Raised courtyard garden connecting both volumes and providing communal amenity space.

KEY

- Commercial Unit
- PBSA - Ancillary and Amenity Space
- PBSA - External Amenity Space
- PBSA - Studio
- PBSA - Cluster
- Cores and Circulation
- PBSA Entrance
- Commercial Entrance

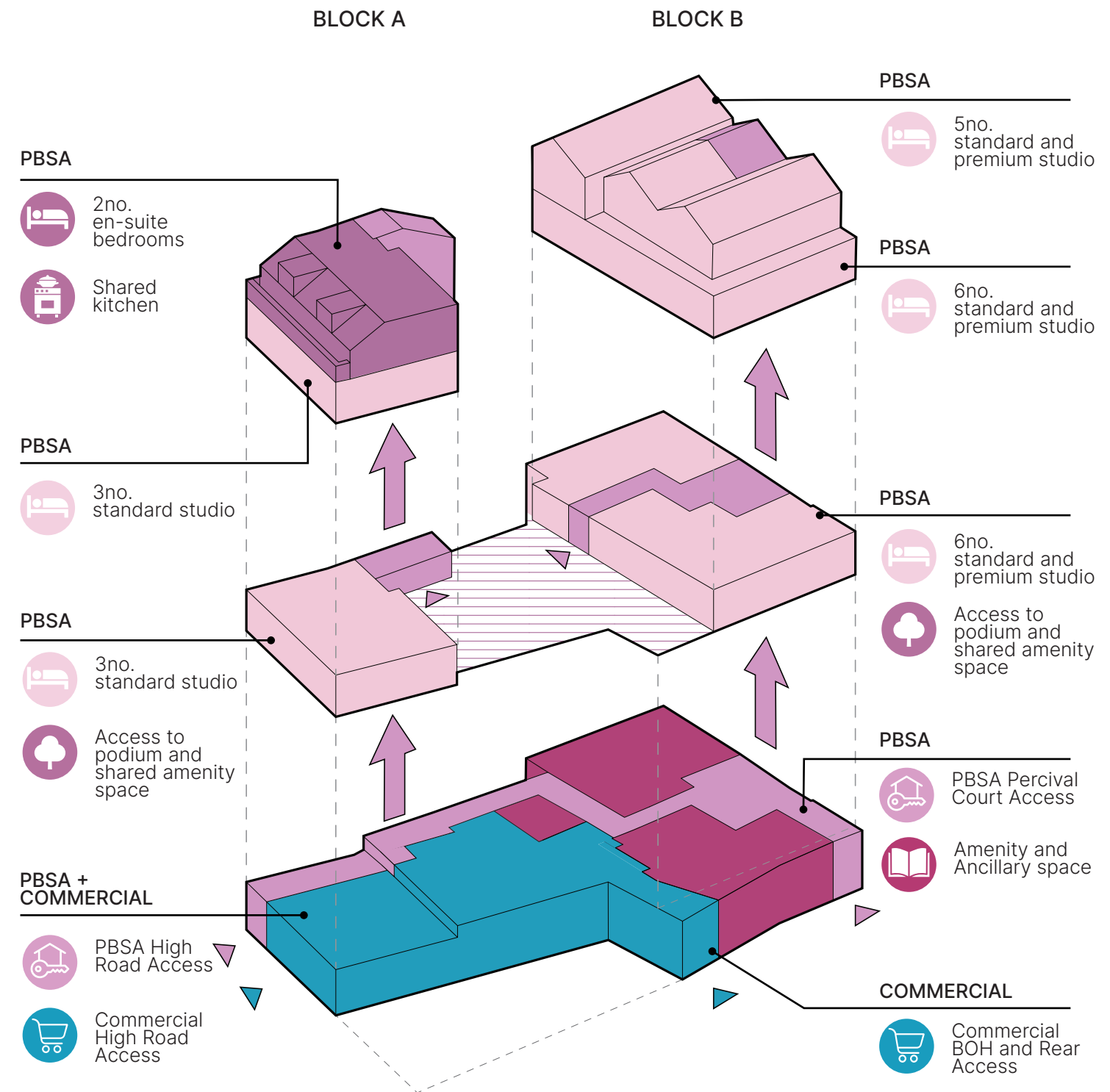


FIGURE 65. Spatial Arrangement Diagram

4.2 PRECEDENTS AND MATERIALS

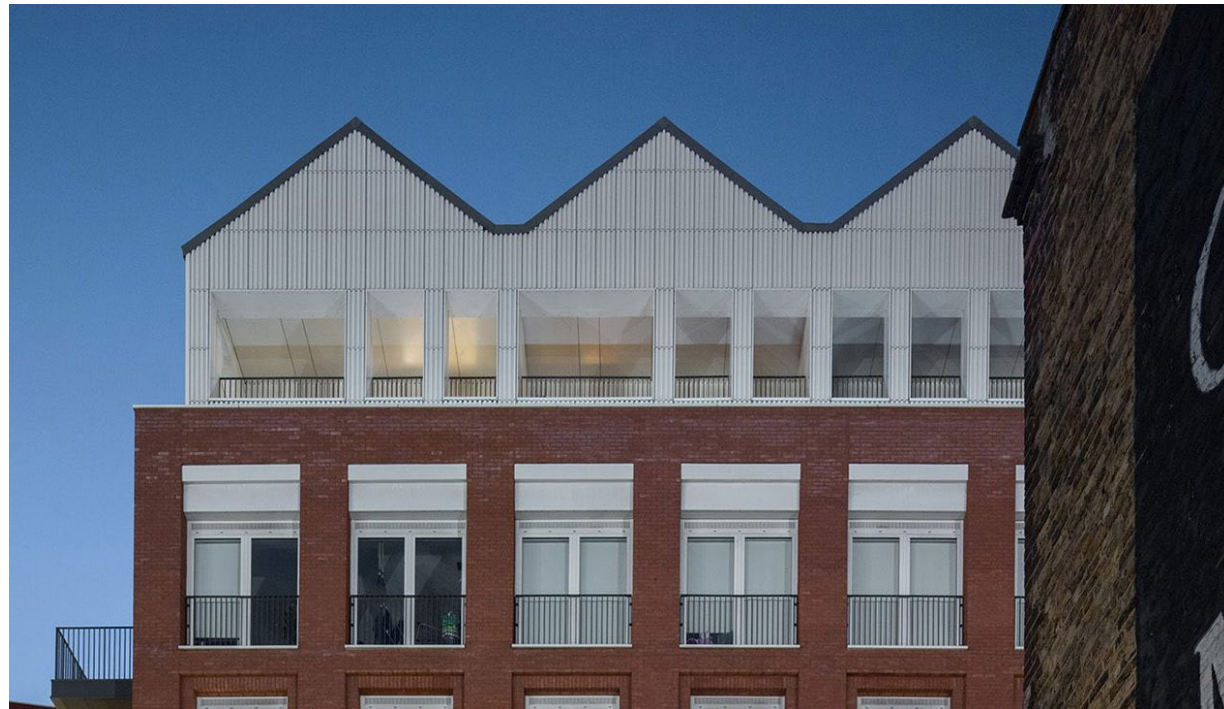


FIGURE 66. Residential development (Vauxhall) by Allies & Morrison



FIGURE 67. Residential development (Harrow Road) by GPAD



FIGURE 68. Residential development (Tower Hamlets) by Metropolitan Workshop



FIGURE 69. Residential development Studio Mackereth



FIGURE 70. Residential (Cambridge) by Proctor and Matthews



FIGURE 71. Shared surface road. Alesbury Estate (Southwark) by PTE Architects



FIGURE 72. Mixed-use development (Harrow Road) by Rolfe Judd

4.3 DESIGN CHARTER RESPONSE

In the development of the design, and set out in the following pages we have addressed the following criteria set out in the: **POLICY DM1 DELIVERING HIGH QUALITY DESIGN.**

POLICIES	CRITERIA TO MEET THE POLICIES	F3 DESIGN APPROACH
<u>HARINGEY DEVELOPMENT CHARTER</u> All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.	• Relate positively to neighbouring structures, new or old, to create a harmonious whole. • Make a positive contribution to a place, improving the character and quality of an area. • Confidently address feedback from local consultation. • Demonstrate how the quality of the development will be secured when it is built. • Are inclusive and incorporate sustainable design and construction principles.	• The proposal respects the distinctive local architectural styles, detailing and materials. • Positive contribution to the High Road and Percival Court interfaces with active frontage. • The proposed scheme received positive feedback from LBH and the THFC BCLG forum. • Robust materials and details to reduce maintenance and ensure longevity. • Provision of 10% accessible studios.
<u>CHARACTER OF DEVELOPMENT</u> Development proposals should relate positively to their locality.	• Building heights. • Form, scale and massing prevailing around the site. • Urban grain, and the framework of routes and spaces connecting locally and more widely. • Maintaining a sense of enclosure and, where appropriate, following existing building lines. • Rhythm of any neighbouring or local regular plot and building widths. • Active, lively frontages to the public realm. • Distinctive local architectural styles, detailing and materials.	• Overall massing of the buildings sits within the parameters established by the consented scheme and has been carefully developed to fit in with the surrounding building forms and massing. • Block strategy is derived from the existing adjacent routes and spaces. • Existing building lines are respected, High Road frontage is derived from Georgian architectural principles in the proportions and positions of openings and shop front. • Active, lively frontages to the public realm on both elevations. • Reference to the industrial past of the area with a domestic reinterpretation of 19th and early 20th century industrial architecture.
<u>LANDSCAPING</u> Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.	• Landform. • Levels, slopes and the fall of the ground. • Trees on and close to the site. • Landscaped boundary and treatments. • Any other significant biodiversity on or close to the site.	• External amenity space is provided at podium level to enhance the quality of the development and its biodiversity. • Biodiversity enhancements via the provision of tree planting, ornamental shrub, lawn and species enhancements (incl. swift bricks, sparrow boxes, insect tower).
<u>PRIVACY AND AMENITY</u> Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.	• Provide appropriate Sunlight, daylight and ope aspects to all parts of the development and adjacent buildings. • Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy. • Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions.	• The stair to the rear of Block A its curved to provide a smaller footprint and volume and improve the daylight and views to the PBSA units. • South facade has been set back 1.2m from the boundary to improve daylight and privacy to the rooms compared with the consented scheme. • Liaison with acoustic consultant highlighted no noise-related issues with the proposed scheme. • Position of openings have been carefully considered. • MVHR ensures air quality.