

807 HIGH ROAD

STUDENT ACCOMMODATION SCHEME

HIGH ROAD, TOTTENHAM, N17 8EY

DRAWING NUMBER:

807HR-1000-ZZ-ZZ-RG-A-00002

DESIGN AND ACCESS STATEMENT

FEBRUARY 2024



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807 HIGH ROAD

SECTION 1.0 THE SITE

1.1 BRIEF AND VISION

Based in the area for over 120 years, TH are passionate about Tottenham and have a vision to deliver new homes, green spaces, public areas, leisure, and retail opportunities across a number of sites that they own located in close proximity to the new TH Stadium which opened in 2019.

This application focuses on The Site at No. 807 High Road, and the land to the rear, where the Applicant is proposing to redevelop the existing training and storage facility to create a purpose built student accommodation development. The scheme also proposes commercial ground floor accommodation. The aim is to deliver the vision of the HRWMF, and help build a neighbourhood that is a successful and cohesive mixed community where residents can live, work, study, and play.

The 807 High Road development will integrate into the masterplan aspirations forming an entrance to the HRWMF area from the High Road, reinforcing east-west links to facilitate better connections to the future phase of the masterplan as they are brought forwards.

The scheme is closely linked to three other nearby sites, the Goods Yard (GY), The Depot (TD) and particularly to the Printworks PBSA (PW) where the same Applicant has recently secured significant planning consents for key components of the HRWMF. The 807 High Road project has been developed alongside the design work carried out for GY, TD, and PW by the same design team, and so every effort has been made to integrate and connect the sites within the overall masterplan vision – this understanding is to the benefit of all four developments. However, the 807 High Road scheme is also cognisant of the need to stand alone and be able to operate independently of any wider redevelopment.

The ambition is to transform the area into a new, better connected, neighbourhood which offers an exciting and balanced mix of uses for residents and visitors alike to enjoy. A re consideration of the masterplan to the north of White Hart Lane in the round has allowed for an optimisation of the overall design, resulting in an even higher quality public realm and delivering

a greater number of new dwellings, including much needed affordable homes and with this scheme, high quality student accommodation to complement these uses.

TH has a proud record of delivering new homes, schools, community benefits and facilities in Tottenham – including affordable homes at Cannon Road, 500 White Hart Lane and Berland Court, new buildings and facilities for Brook House Primary School, and creating thousands of jobs in the area through these projects and the Stadium development.

TH are also co-founder of the thriving London Academy of Excellence Tottenham which provides a state funded education to local children taught by outstanding teachers and supported by top independent schools.



1.2 STUDENT ACCOMMODATION DEMAND

- London represents the largest student housing market in the UK – and Europe – with c. 400,000 full time students studying across over 40 major universities, as well as those at smaller institutions.
- The stature and reputation of both the city itself and its high-quality institutions make it a significant draw for international students, who currently make up around a third of the student population.
- Whilst London has a large purpose-built student housing market, it does not come close to providing the amount of accommodation required to house London's students, with c.310,000 students having to find accommodation outside of this purpose built sector, mostly in Houses in Multiple Occupation, which puts further pressure on the residential market.
- There is an undeniable demand for PBSA in London. The new London Plan acknowledges this by identifying the need for 3,500 beds a year for the life of the plan.
- We note that the London Borough of Haringey has a comparatively low provision of student accommodation in relation to other London boroughs such as Tower Hamlets, Southwark, Islington and Camden.
- The location of the site is close to several transport hubs, which puts it within 40 minutes' door to-door travel time of a good representation of universities, that between them have c.240,000 full time students.
- There are numerous universities campus within a 40 minute catchment of the subject property which include: University of Middlesex, University College London, Queen Mary University of London, University of the Arts and City University.
- Even under cautious growth scenarios, the gap between the available student housing supply and the student population is set to be maintained. Given the general increasing population in London, the challenge of finding homes for this student population will continue to increase and continue to put pressure on the private rented sector.
- The student accommodation development pipeline is diminishing, despite a growing student population. Within the borough under 1,000 PBSA beds have been consented over the last couple of years, which is very low relative to the catchment c.240,000 full time students.
- London remains fundamentally undersupplied in terms of student accommodation, and the scenario looks unlikely to change in the short term with the GLA.
- It is considered that there is a strong demand for student accommodation at the subject site due to a significant catchment of c.240,000 full time students; (the proposal for the rental is to be at the more affordable end of the rental curve) a large undersupply of beds in London; and a diminishing pipeline of new schemes coming through in the future both in London and more specifically Haringey.

1.3 MIDDLESEX UNIVERSITY

The applicant has engaged in discussion with Middlesex University, who have expressed interest in the proposed 807 High Road scheme to supplement their existing stock of student accommodation and also their interest in the adjacent Printworks PBSA scheme; this has resulted in a letter of support to accompany the 807 High Road application:



Paula Sanderson, FCCA, MBA, MTEM, DBA
Chief Operating Officer

Date 9 February 2024

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Dear Sir/Madam,

I am writing to express the Middlesex University's support for the 807 High Road PBSA development in Tottenham. We believe that this development will play a significant role in the growth of the local area and will provide much-needed accommodation for our students.

Middlesex University has ambitious growth plans, and we are constantly looking for ways to ensure that we can support our students' needs. One of the key challenges we face is the shortage of affordable accommodation in London. The Printworks and 807 High Road will help to alleviate this problem by providing high-quality accommodation that is both affordable and conveniently located in an area our students currently reside and shown interest in moving to.

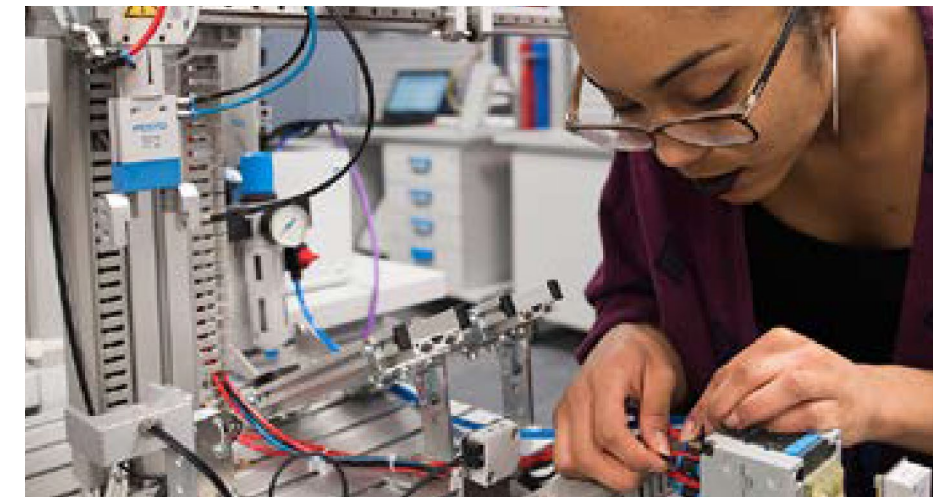
We believe that the proposed development will provide a welcome boost to the local economy, creating jobs and generating new opportunities for businesses in the area. This will not only benefit our students but also the wider community and the local economy as a whole.

Middlesex University is committed to providing our students with the best possible education and support. However, we recognise that this cannot be achieved without good quality accommodation. The Printworks and 807 High Road will help to ensure that we can continue to attract and retain talented students from all over the world, providing them with the support they need to achieve their full potential.

In conclusion, we fully support the 807 High Road development and believe that it will provide a much-needed boost to the local area. We would encourage all stakeholders to support this development, which will help to ensure that the Middlesex University can continue to grow and thrive in the years to come.

Yours sincerely,

Paula Sanderson
Chief Operating Officer



1.4 PROJECT INTRODUCTION



F3 Architects have been instructed to prepare a full planning application for the property at 807 High Road.

The site is substantially developed and at ground floor is currently used as a training and storage facility for the THFC match day staff with an adjoining ground floor unit used solely as storage.

Above ground floor there are two blocks, the main volume facing the High Road, arranged over first and second floor and currently vacant; the second volume, facing Percival Court arranged as first floor residential use and also currently unoccupied. The Council's public access records suggest the front block was last used as a nightclub. The property is not listed, but falls within the North Tottenham High Road (THRHC) Conservation Area.

This Design and Access document relates to the proposed demolition and redevelopment of the application site. The works described herewith are illustrated in the plan extracts and the visuals in of this document (and more comprehensively in the submitted drawings forming part of the planning application), and include (but are not limited to):

Demolition of all structures and volumes

Full planning application comprises the demolition of existing buildings and structures to 807 High Road; and redevelopment for Purpose-Built Student Accommodation (PBSA) scheme providing 25 bedrooms (Sui Generis), ancillary space, amenity space, and a flexible commercial unit (Class E) on the ground floor.

The proposals include a raised courtyard between the front and rear blocks at first floor, providing shared private amenity space.

This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.



FIGURE 1. Site Aerial Overview

OVERALL SITE AREA 520m²

KEY

- | | | |
|---|---|------------------------------------|
| ■ Site Boundary | D White Hart Lane Overground Station | H Peacock Ind. Estate |
| A Vacant Lot (Future Goods Yard Site) | E High Road | I Tottenham Hotspur Stadium |
| B B&M Store and Car Park (Future The Depot Site) | F Love Lane Estate | J Northumberland Park |
| C White Hart Lane | G 819-821 Grade II Listed | L 807 High Road |

LEGEND: SITE LOCATION

APPLICATION SITE

1.5 PROJECT TEAM

CLIENT
HIGH ROAD WEST TOTTENHAM LTD*



ARCHITECT
F3 ARCHITECTS LLP



PLANNING CONSULTANT
QUOD



TRANSPORT AND WASTE MANAGEMENT
ARUP



MEP SERVICES, SUSTAINABILITY & ENERGY
P3R



DAYLIGHT AND SUNLIGHT
DELVA PATMAN REDLER



FIRE STRATEGY
OFR



STRUCTURAL AND CIVIL
SYMMETRYS



ARCHAEOLOGY
MOLA



LANDSCAPE
TIM MOYA ASSOCIATES



ECOLOGY AND AIR QUALITY
LOGIKA



COST CONSULTANT
ARCADIS



BREEAM
FOCUS



PRINCIPAL DESIGNER
IM2



* High Road West Tottenham Ltd is a Special Purpose Vehicle connected to the ownership of Tottenham Hotspur Football Club (TH).

1.6 SITE AERIAL VIEWS



FIGURE 2. Aerial View



FIGURE 3. Aerial View

Application site



1.7 EXISTING PHOTOS

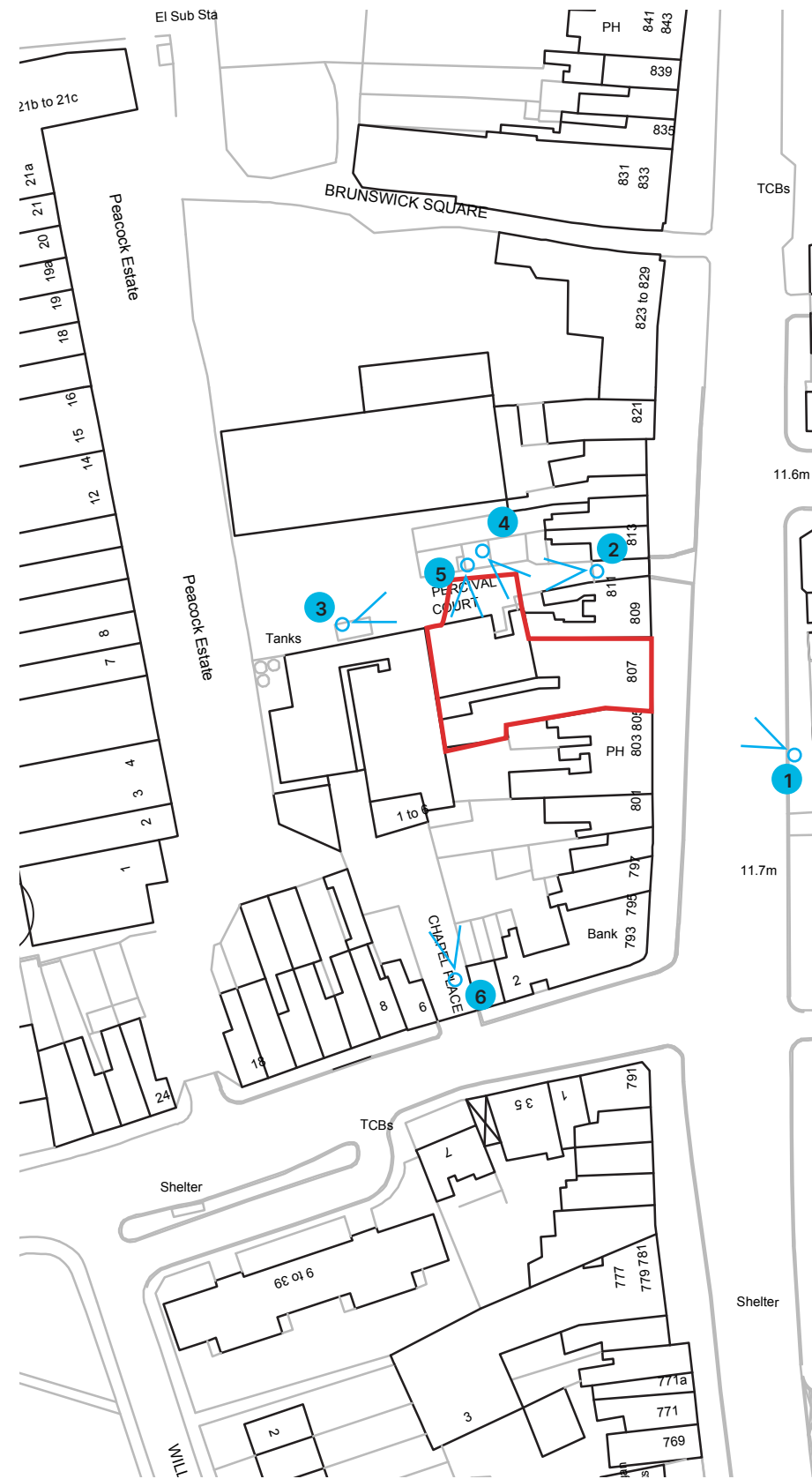


FIGURE 4. Key Plan



1 View from High Road



2 View from Percival Court



3 View from Percival Court towards High Road



4 View from Percival Court to rear façades



5 View from Percival Court



6 View from Chapel Place

1.8 HERITAGE CONTEXT

The property, although not listed, falls within the North Tottenham High Road (THRHC) Conservation Area. It does not immediately adjoin any statutory listed building.

The historic maps in this sheet show the evolution of the site over its documented history. Photographic records show that the site has provided a commercial and residential use since 1909.

The current building likely dates from the late 1940's following bomb damage to the original. The scale and proportions of the elevation are not in keeping with the more refined, older facades to the buildings adjacent and opposite.

We believe the proposals outlined in this document provide an opportunity to improve the setting and develop the property whilst providing high quality residential accommodation and enhancing the conservation area.

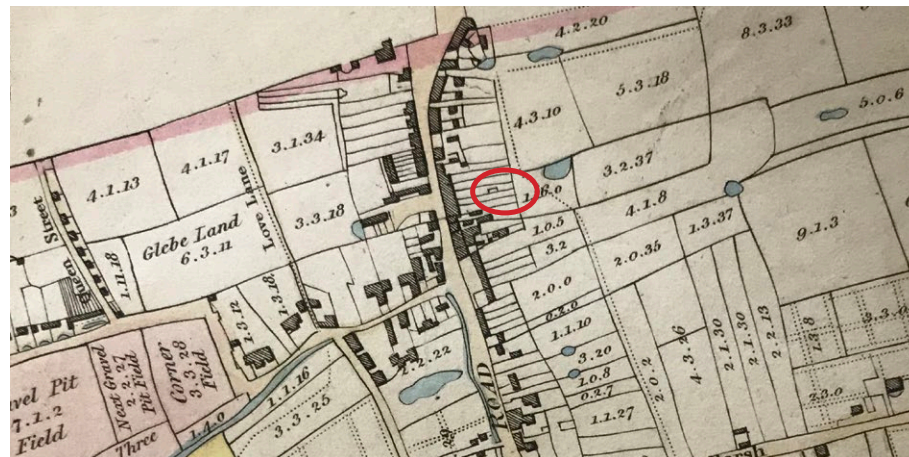


FIGURE 5. 1818 Map of the Parish of Tottenham in the County of Middlesex from an actual survey.



FIGURE 6. Ordnance Survey Map 1864



FIGURE 7. World War II Bomb Map



FIGURE 8. Ordnance Survey Map 1955



FIGURE 9. Ordnance Survey Map 1985



FIGURE 10. 807 High Road 1909



FIGURE 11. 807 High Road 1952

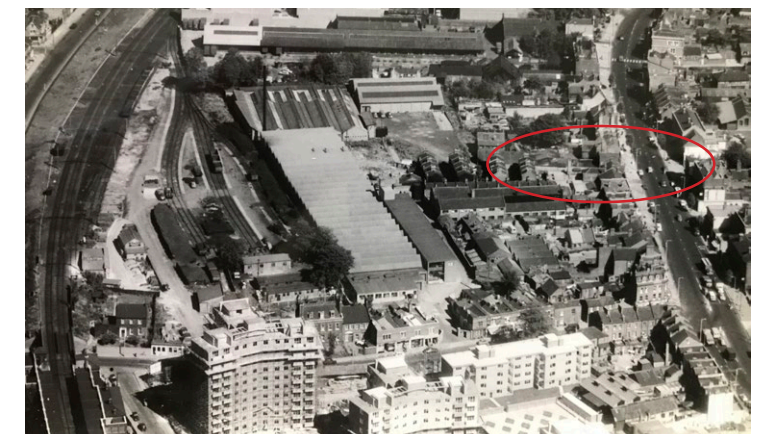


FIGURE 12. Aerial View 1961

1.9 LOCATION AND PUBLIC TRANSPORT

The application site has excellent accessibility to nearby transport links, with a number of bus routes and also the White Hart Lane station within 300m.

According to the TFL Planning Information Database, the site has a **PTAL rating of 5**. The access to good public transport links limits the number of car journeys which would be generated by the proposed use, and promotes the use of sustainable modes of transport.

KEY

- 0 (Worst)
- 1A
- 1B
- 2
- 3
- 4
- 5
- 6A
- 6B (Best)

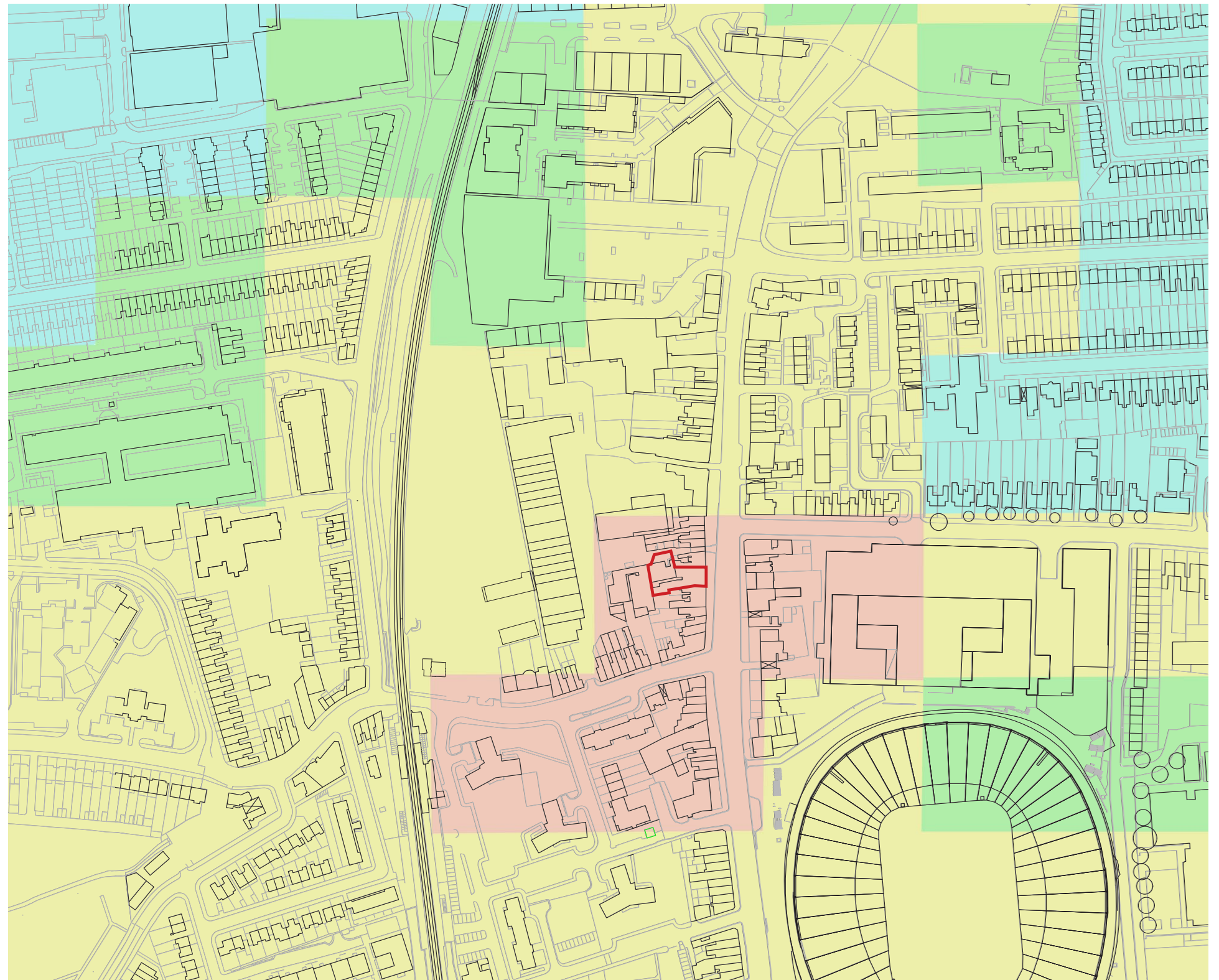


FIGURE 13. PTAL extract from TFL website