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1.10 FLOOD RISK

A Flood Risk Assessment and Drainage Strategy has been prepared by Waterman and is included with this application as the site falls **within Flood Zone 1 and borders to Flood Zone 2** to the east. And it is also located within the Critical Drainage area.

In order to reduce the runoff rates, a total attenuation volume of 43.2m³ is proposed in the form of blue roofs and a below ground geocellular tank (Refer to Waterman Flood Risk Assessment). This has been calculated for the 1 in 100 year plus 40% climate change scenario.

Appropriate treatment would be incorporated into the drainage system to ensure that the quality of water discharged is acceptable. This would in part be achieved through the incorporation of areas of green roof.

The on-site drainage network and Sustainable Drainage Systems would be privately managed and maintained for the lifetime of the development, ensuring that they remain fit for purpose and function appropriately.

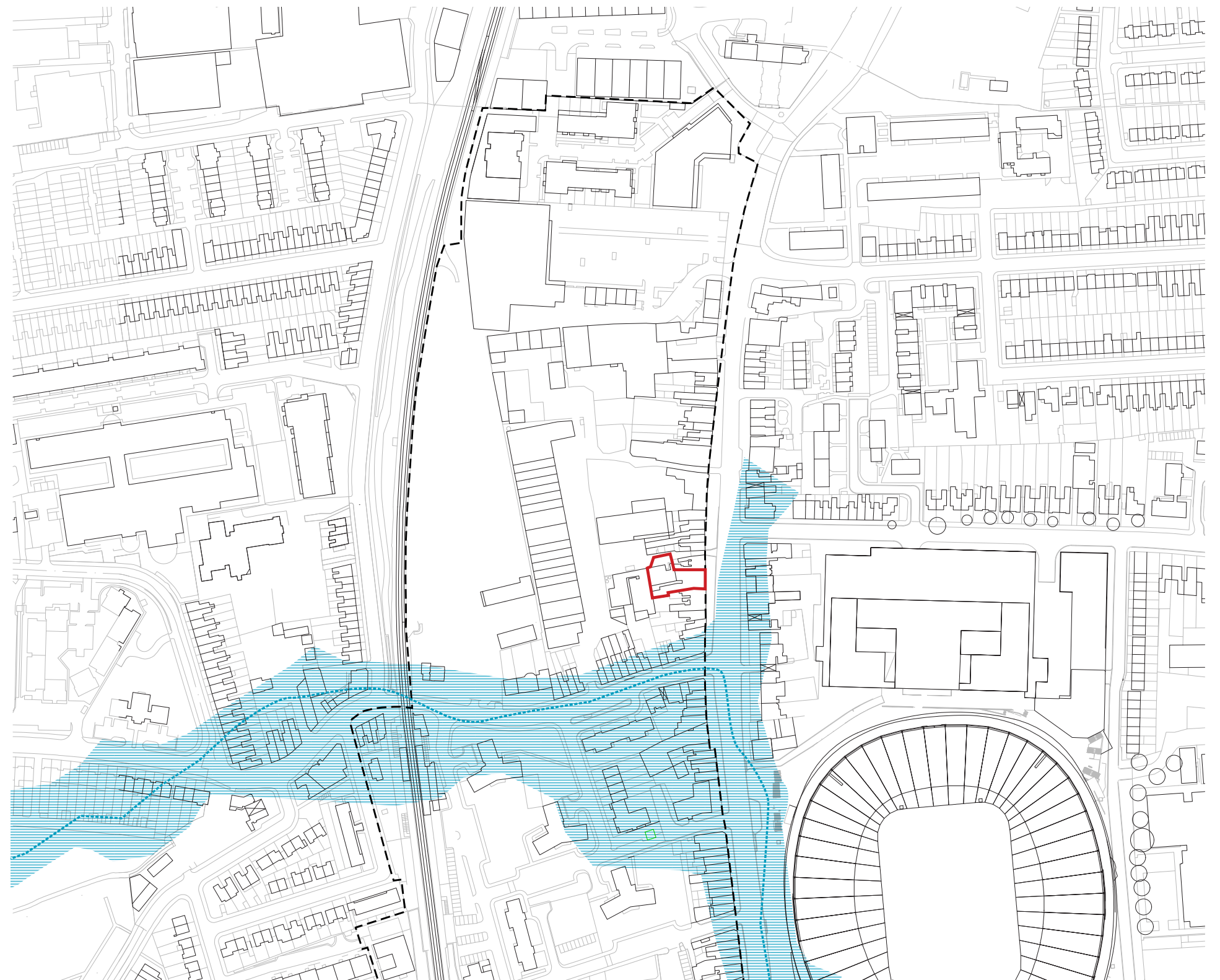


FIGURE 14. Flood Risk Diagram

KEY

- Flood Zone 2
- River Moselle
- Application Site Boundary
- NT5 Site Boundary

1.11 PLANNING POLICY CONTEXT

The Site is located within the London Borough of Haringey (LBH). The design has been undertaken having regard to the National Planning Policy Framework (NPPF) and against the relevant Development Plan which comprises:

- LBH Strategic Policies 2013 (with alterations adopted July 2017)
- LBH Development Management DPD (adopted July 2017)
- Site Allocations DPD (adopted July 2017)
- Tottenham Area Action Plan (adopted July 2017)
- London Plan (March 2021)

Applicable site-specific policies are summarised as follows:

- Northumberland Park Growth Area (Policy SP1)
- High Road West Site Allocation (Policy NT5)
- Archaeological Priority (Policy SP12; DM2.75)
- North Tottenham High Road Conservation Area (Policy CSV1)
- Critical Drainage Area (Policy DM26)
- Tottenham High Road North Local Shopping Centre (Policy SP10)

A critical test of the proposals will be adherence to the LBH Development Management DPD (adopted July 2017).-DM1(A) Delivering High Quality Design (Haringey Development Charter). These are outlined as follows:

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. The Council will support design-led development proposals which meet the following criteria:

- 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; and
- Are inclusive and incorporate sustainable design and construction principles.

A detailed assessment of planning policy matters is addressed within the accompanying Planning Statement prepared by Quod and included within the application submission.

1.11 PLANNING POLICY CONTEXT

The Site forms part of the NT5: HRWMF designation of the TAAP. The Site allocation states that it should be a:

“[a] Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led[sic] mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.”

The applicants note that in examining the AAP, the planning inspector acknowledged that sites within it might be brought forward individually, and the recent development of the Brook House site and this application can be seen as examples of this approach.

A High Road West Masterplan Framework was produced and widely consulted in the formulation of the AAP and its contents have been utilised extensively in the formulation of the proposals.

The published public transport accessibility level (PTAL) for the site is 5, indicating excellent links to public transport.

- KEY**
- Site Boundary
 - NT5 Site Boundary

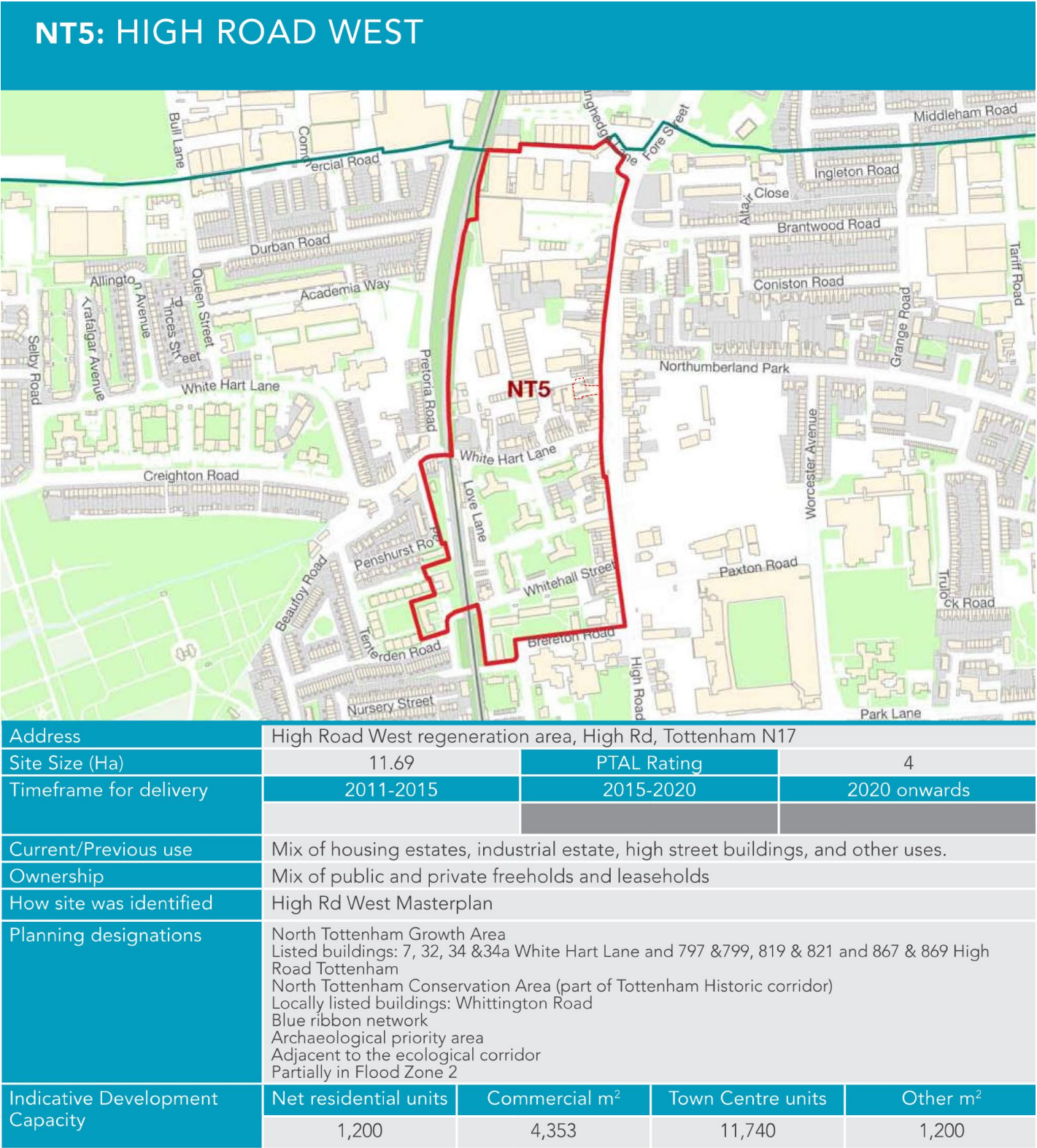


FIGURE 15. NT5 Area of the Tottenham Area Action Plan (p102, TAAP)

1.12 PLANNING HISTORY

All relevant planning history at the Property address available online is listed in the table on this sheet.

A four storey block to the High Road was approved in 2021, ref: HGY/2021/0441, the massing of the building to the High Road has informed the development of designs for Block A within our proposal.

The Printworks PBSA was recently approved (ref: HGY/2023/2306).



FIGURE 17. Approved Aerial View - HGY/2021/0441

REFERENCE	PROPOSAL	DECISION	DECISION DATE
HGY/2021/0441	Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.	Approve with Conditions	03/09/2021
HGY/2019/1744	Proposed non-illuminated fascia sign	Approved	06/08/2019
HGY/2019/1743	Repair and restoration works to the upper facade and ground floor of the front elevation of 807 High Road	Approved	06/08/2019
HGY/2016/165	Change of use from D2 to D1 including external alterations	Granted	23/05/2016
HGY/2015/1014	Change of use from D2 to D1	Refused	03/06/2015
HGY/2014/0742	Change of use from D2 to D1	Refused	07/05/2014
HGY/2007/0850	Demolition of existing buildings and erection of 3 storey office block and 3x2 storey two bed houses.	Permit	23/04/2007
HGY/2007/0279	Internal alterations in association with a previously approved scheme in order to provide one additional self contained unit.	Approved	23/03/2007
HGY/2006/2182	Redevelopment of this site involving the erection of 2 storey rear extension at 1st and 2nd floor level, the creation of additional floor at roof level to allow the conversion of the 1st, 2nd and 3rd floor into 1 x one bed and 2 x two bed and 1x three bed self contained flats. At ground floor level the existing nightclub will be changed to retail uses, 1 x A1 unit, and 1 x A2 uni. The proposal will also include the installation of two new shop fronts and fenestration to the upper floors.	Granted	27/12/2006

FIGURE 16. Relevant Planning Applications On The Site

1.12 PLANNING HISTORY - EXTANT CONSENT OVERVIEW

HGY/2021/0441 - "Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works."

Conditions Partially Discharged*:

- 6 | Block A - Noise Attenuation 1
- 9 | Tree Retention
- 18 | Updated Energy & Sustainability Statement
- 19 | Overheating
- 21 | Land Contamination - Site Investigation Report
- 24 | Archaeology 1 - Written Scheme of Investigation
- 25 | Archaeology 2 - Detailed scheme of foundation design and below ground works.
- 30 | Construction Logistics Plan (CLP)
- 31 | Demolition/Construction Environmental Management Plans (D/CEMP)
- 32 | Impact Piling Method Statement
- 33 | Business and Community Liaison During Demolition and Construction

* Black conditions: Discharged

Grey conditions: Under Consideration

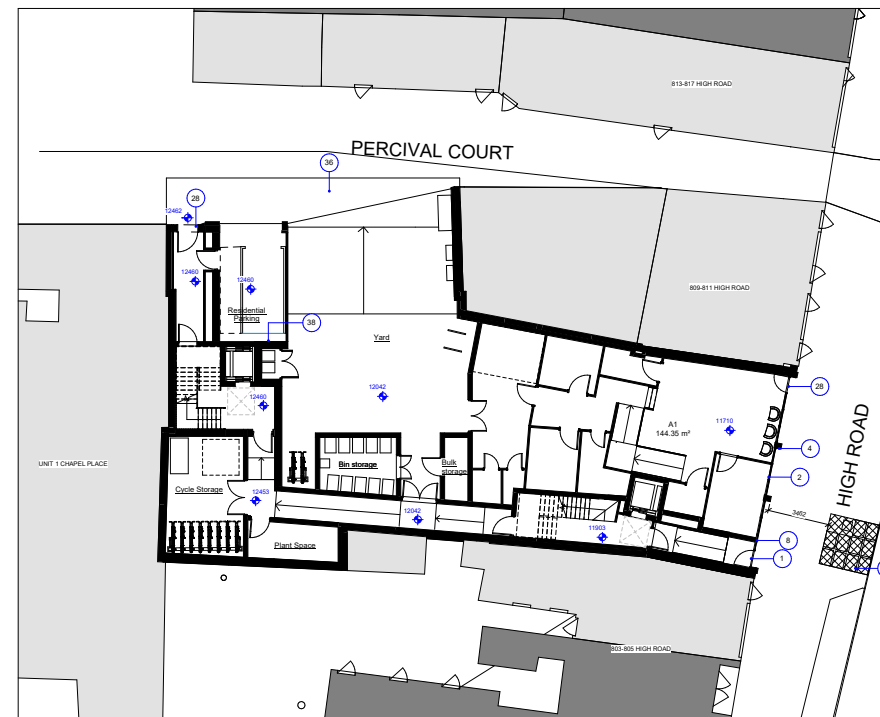


FIGURE 18. Approved Scheme - Ground Floor Plan



FIGURE 19. Approved Scheme - First Floor Plan



FIGURE 20. Approved Scheme - Second Floor Plan



FIGURE 21. Approved Scheme - Third Floor Plan

807 HIGH ROAD

SECTION 2.0 ANALYSIS

2.1 HIGH ROAD WEST MASTERPLAN

The adopted High Road West Masterplan Framework 2014 (HRWMF), produced by Arup, sets out a path to make this part of North Tottenham a better place to live and work while delivering residents' priorities and aspirations.

The Site sits to the eastern edge of the masterplan, and outlines the location, scale, and position of new development that is anticipated to the west of The Site, against a new masterplan street.

The masterplan vision is to create a vibrant, attractive and sustainable neighbourhood and a new sports and leisure destination for North London. It creates a well-connected place, accessible by all forms of transport with attractive walkable streets, designed to provide a safe and welcoming neighbourhood with attractive open space.

KEY

- Site Boundary
- Goods Yard & 867-879 High Road Proposals
- Public Open Space
- Shared Private Courtyards
- Primary School
- Overground Station
- High Street / Retail



FIGURE 22. Approved High Road West Development Masterplan (Arup) (2014)



FIGURE 23. High Road West Masterplan Evolution (Arup) including consented Goods Yard scheme and 867-879 High Road Scheme (2022)



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2.1 HIGH ROAD WEST MASTERPLAN

The HRWMF envisages a mix of homes of different tenures and types, maximising housing choice for residents. Homes are located along street patterns aligned with the local character and new routes are designed to improve connectivity within the High Road West area and with the wider surrounding context.

Providing access to public and private outdoor space is one of the key principles of the HRWMF. A large, new community park is proposed to provide outdoor space for all residents including new play and recreational facilities. It is designed to promote social interaction and inclusion.

Some of the proposed street-scape and shop front improvements on the High Road and White Hart Lane have since come forward, such as the new public realm along White Hart Lane, the restoration of Warmington House and the new public realm around the TH Stadium.

The latest published masterplan is that from Arup dated 2014; however, subsequent planning permission have been granted which update this. Notably, the Goods Yard and Depot sites to the west/north benefit from an extant planning permission (HGY/2021/1771) and a more recent resolution to grant consent (HGY/2022/0563) for two very similar forms of major redevelopment. Alongside this, the Council and their development partner (Lend Lease) have secured a hybrid planning consent for the entirety of High Road West (NT5) Site Allocation (ref. HGY/2021/3175).

KEY

- Site Boundary
- HRWMF Study Area
- A** Brook House Primary School
- B** New large residential block (Rivers Apartments)
- C** Peacock Garden
- D** New homes
- E** New workspace
- F** White Hart Lane Station
- G** Learning Centre
- H** Moselle Square
- I** Tottenham Hotspur Stadium
- J** Leisure Facilities

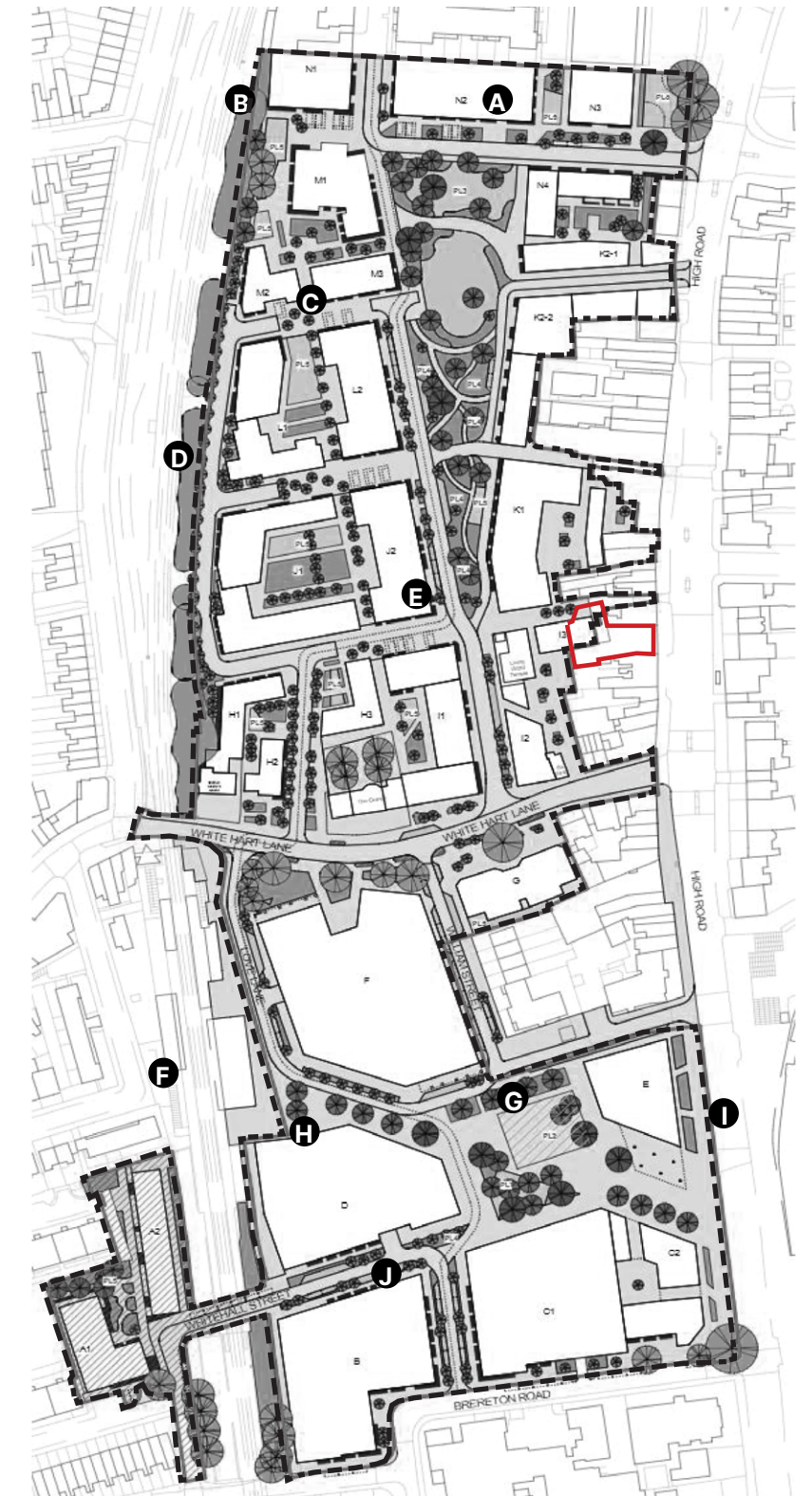


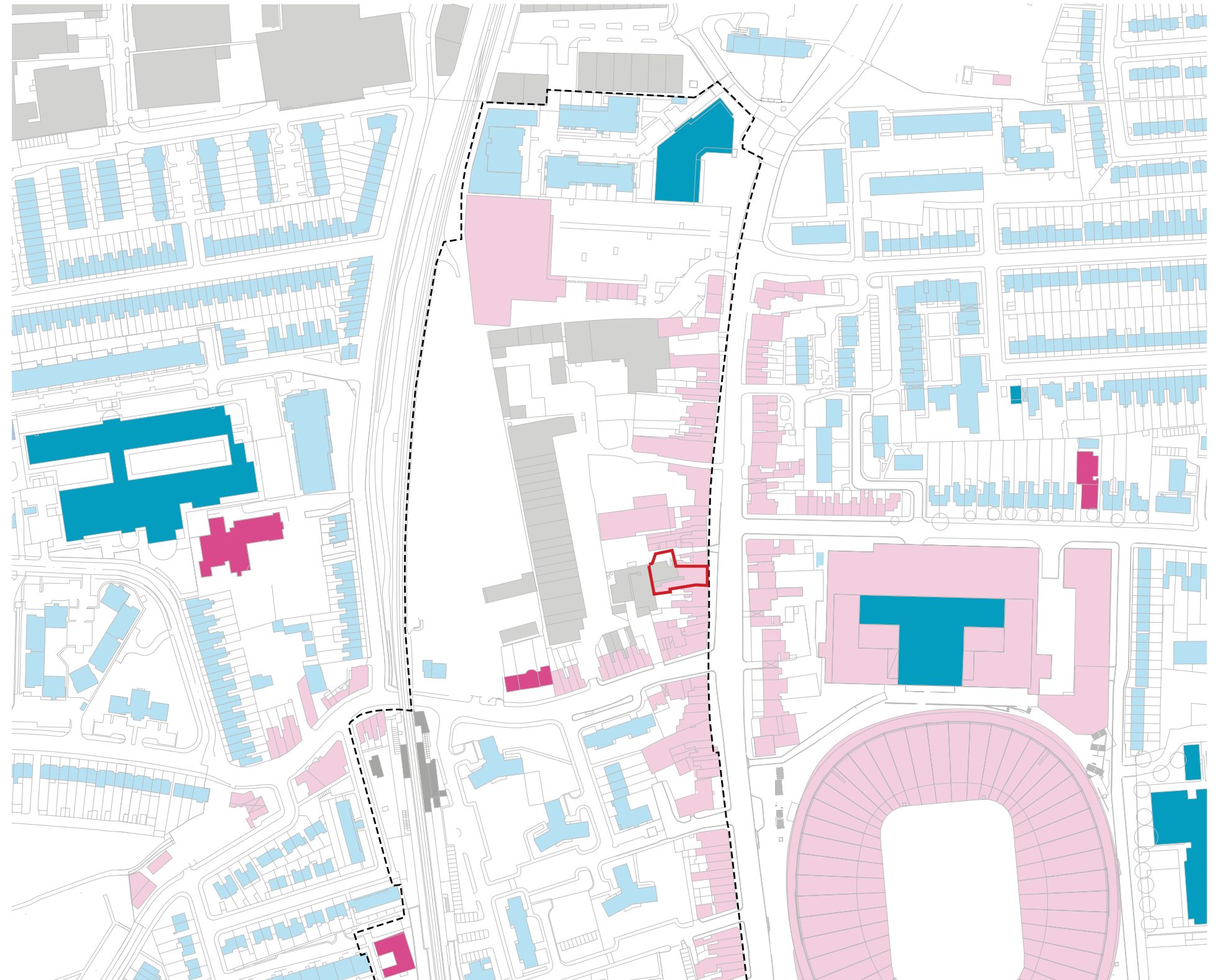
FIGURE 24. Lendlease Masterplan Framework (2022)

2.2 EXISTING LAND USE



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The existing land uses immediately adjacent to the site are predominantly commercial and light industrial at ground floor with residential uses over.



KEY

■ Site Boundary	■ Industrial	■ Commercial
■■■■ NT5 Boundary	■ Residential	■ Community
■ Transport	■ Educational	

FIGURE 25. Existing Land uses diagram

2.3 LAND USE MASTERPLAN

The land use strategy for the HRWMF envisages a balanced community and a mixed-use development with a new leisure destination alongside residential units of a range of types and tenures.

Retail uses are located to reinforce the role of the High Road and new community and leisure uses are sited south of White Hart Lane. The northern part of the masterplan is predominantly residential with the provision of food and beverage units.

807 High Road is highlighted and designated to work with residential above commercial.



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KEY

- Site Boundary
- HRWMF Study Area
- Cinema
- Learning Centre
- Work with Residential Above
- Retail with Residential Above
- Fitness Centre with Residential above
- Health Centre with Residential above
- F&B with Residential above
- Residential
- Sports with Residential above
- Student Accommodation (PBSA)

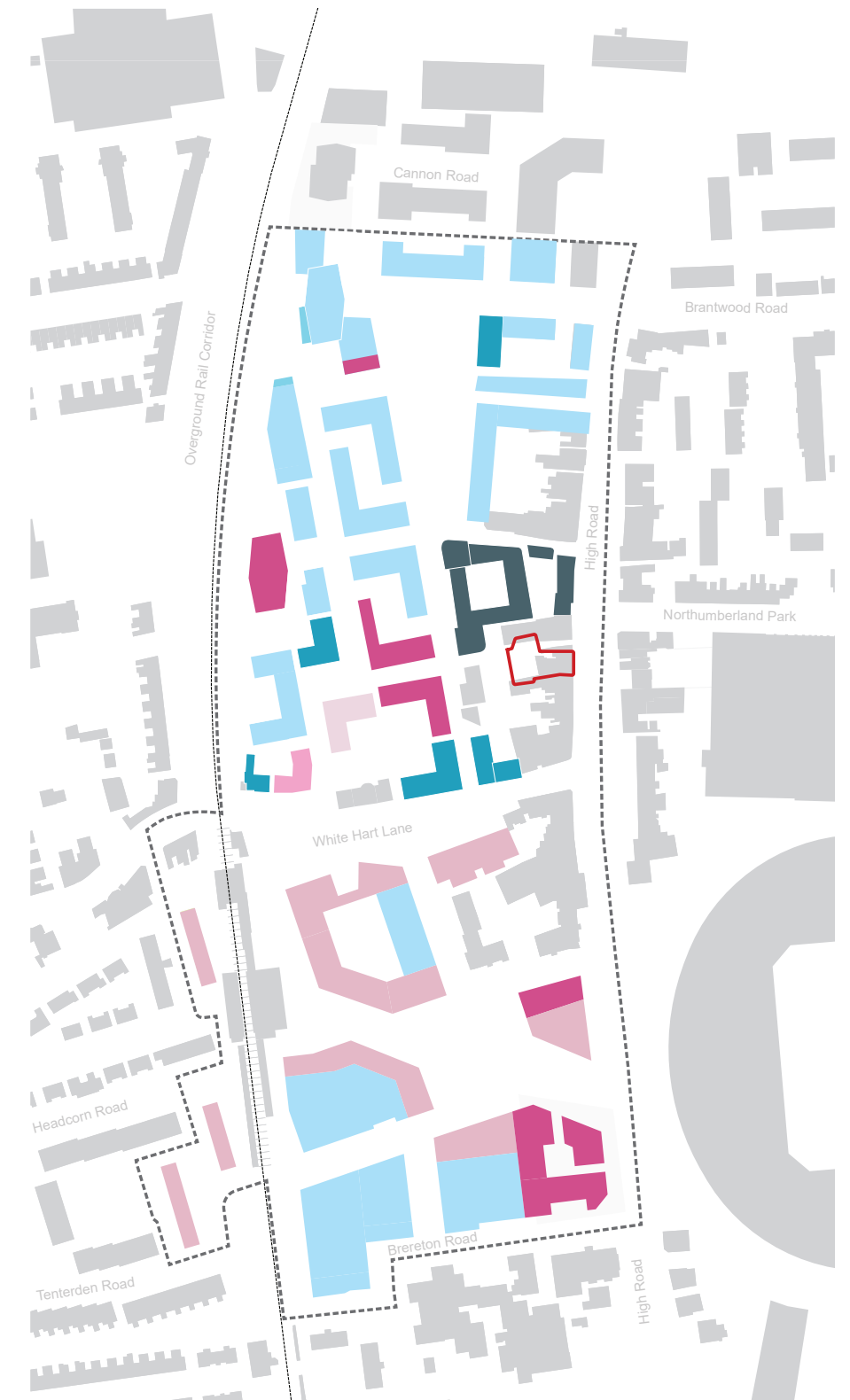


FIGURE 26. Land Use Goods Yard Approved Scheme with Evolved Arup Masterplan (2022(3))

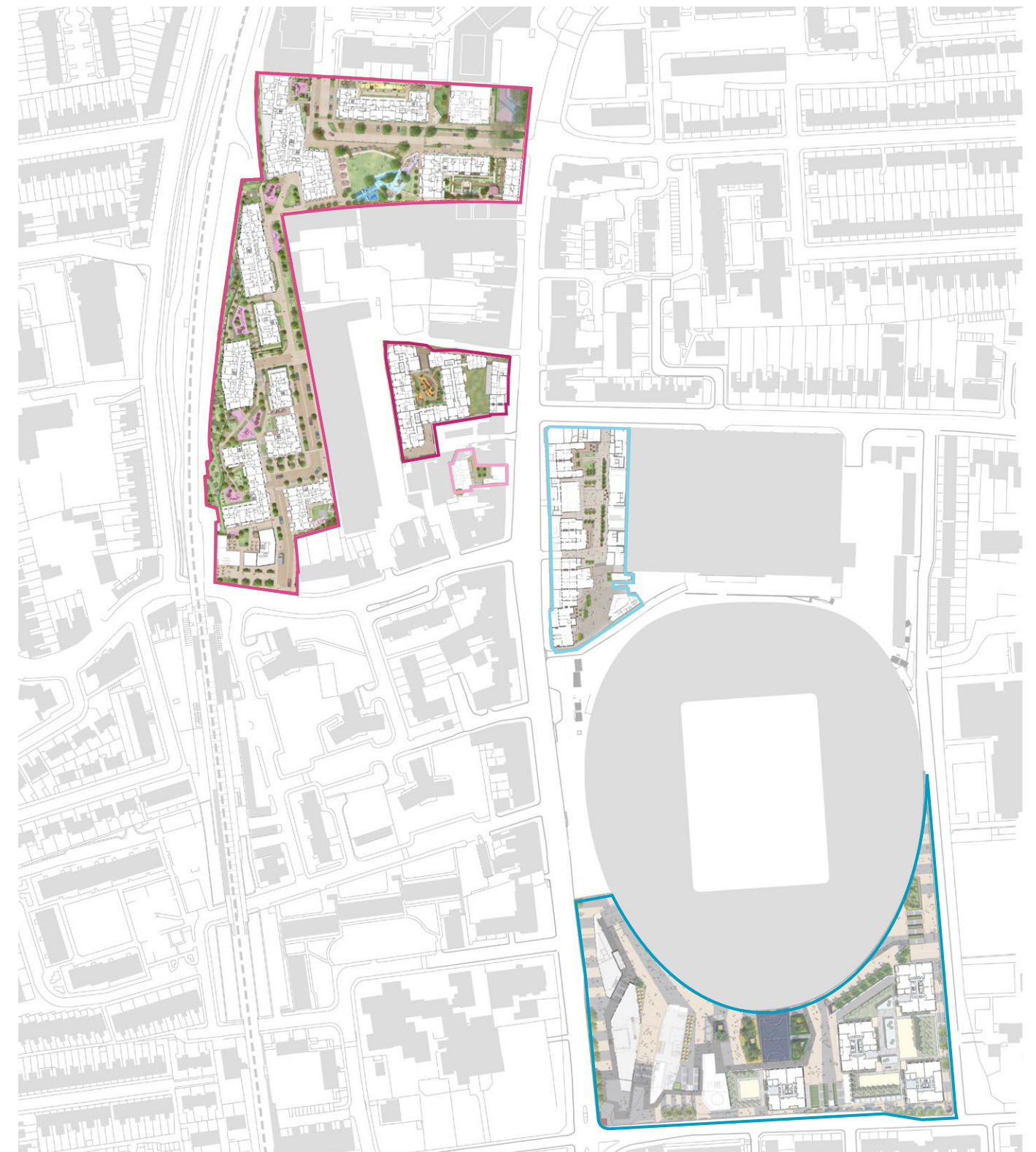
2.4 EMERGING DEVELOPMENT - OVERVIEW

TH are investing in Tottenham's future, with a further number of key sites in close proximity, which have been the subject of recent or extant planning approvals.

- **Printworks** site to the north has recently gained planning consent for redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E).
Planning Ref. HGY/2023/2306
- **Goods Yard and The Depot** benefit from extant planning permissions for major residential-led development.
Planning Ref. HGY/2022/0563
- **Northumberland Terrace** gained planning permission for a heritage regeneration mixed-use commercial scheme.
Planning Ref. HGY/2020/1584
- **Southern Stadium Development** gained planning permission for hotel, leisure and residential buildings to southern portion of the TH Stadium site (NT7) Heritage regeneration mixed-use commercial scheme.
Planning Ref. HGY/2015/3000

KEY

- ■ ■ ■ HRWMF Study Area
- The Printworks
- Goods Yard & The Depot
- 807 High Road
- Northumberland Terrace
- Southern Stadium Development



2.4 EMERGING DEVELOPMENT

THE PRINTWORKS

Planning Permission ref: HGY/2023/2306

Listed Building Consent ref: HGY/2021/2284

A Full Planning and LBC application for a mixed use residential led scheme prepared on behalf of TH at 819 to 829 High Road was submitted in July 2021.

This site sits immediately to the east of the existing Peacock Industrial Estate. The application scheme falls with the TAAP NT5 allocation and the HRWMF and adheres to these principles with regard to its design.

The site benefits from several Statutory and locally listed buildings along the High Road (Nos. 819-829) and the intent is to restore and enhance these heritage assets, form a new rear courtyard and commercial space at ground floor, with the ability to accommodate a local five screen cinema.

A residential courtyard building is planned to the western portion of the site interfacing with both the meanwhile and long-term condition of the proposed HRWMF. The rich history of this site and its former use as a head office and printworks for the Tottenham and Enfield Herald is captured in the naming of the scheme and the proposed folded ribbon like façade.

The scheme on the 0.36Ha sites provides 282 bedrooms (Sui-Generis), ancillary space, amenity space, and a range of flexible commercial uses (Class E).

The application received unanimous approval at LBH's Planning Sub-Committee on the 10 January 2022 and now benefits from a planning consent. The following is an excerpt from the design officer's planning report:

"These proposals are a well thought through and elegantly designed response to this site, that will play a part, along with other neighbouring sites also anticipated to be redeveloped, like this proposal in accordance with the adopted masterplan, as it continues to evolve, in accordance with changed priorities and conditions, to contribute to a more sustainable, viable, inclusive and appealing North Tottenham community"



FIGURE 27. View of the Scheme from the High Road



FIGURE 28. View Looking South East



FIGURE 30. Aerial View



FIGURE 29. View of the Scheme from Percival Court

2.4 EMERGING DEVELOPMENT

GOODS YARD AND THE DEPOT

Planning Application Ref: HGY/2022/0563

Description: “Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.”

Site Area: 2.5 Ha

Residential GIA: 78,737m²

New Homes: 844

Commercial GIA: 2,040m²

Open Space: 15,553m²

Play Space: 2,900m²

Car Parking: 155 Spaces including 89 accessible spaces, 4 car club spaces and 2 visitor spaces

Building Heights: Up to 32 Storeys, 116m AOD

A residential led mixed-use combined site scheme has been prepared by the same project team on behalf of TH. The scheme will include up to 844 new homes, and approx 2,040m² commercial space. A resolution to grant was given 18/07/23.

This sites sit immediately to the west and to the north of the existing Peacock Industrial Estate. The proposed scheme falls with the TAAP NT5 allocation and the HRWMF and adheres to these principles with regard to its design.

The aim of the project is to deliver a high quality public realm and new dwellings, including much needed affordable homes. The aim is to help build a neighbourhood that is a successful and cohesive mixed community where residents can live, study, work and play, transforming this area into a new, better connected place to live which offers an exciting and balanced mix of uses for residents and visitors alike to enjoy.



FIGURE 31. White Hart Lane Gateway



FIGURE 32. Proposal for a new public 'Southern Square'



FIGURE 33. View along new neighbourhood Street 'Embankment Lane'



FIGURE 34. Aerial view of the Scheme.