





02

Site Assessment and
Character

02.01 Site History

Our site is situated across from Tottenham Green in the London borough of Haringey. During the mid-19th century, the region was primarily an agricultural area, consisting of a small number of farms and markets. As London expanded and the population increased, the land was gradually transformed for housing and commercial purposes.

The old fire station on the site was constructed in the late 19th century to serve as the central hub for firefighting services in the area. The nearby Tottenham town hall, built during the same time period, boasts Victorian-era architecture, including the use of red brick, stone detailing, and decorative features.

To the north of the site was a public bath, which was constructed in the late 19th century and closed in the mid-20th century. The frontage block of the bath was retained to maintain the Edwardian grouping facing the green, and the chimney of the old swimming pool has also been kept as a recognisable feature (as shown in the picture below).

Note: Further detail is provided in the heritage statement.



The chimney of previous public baths

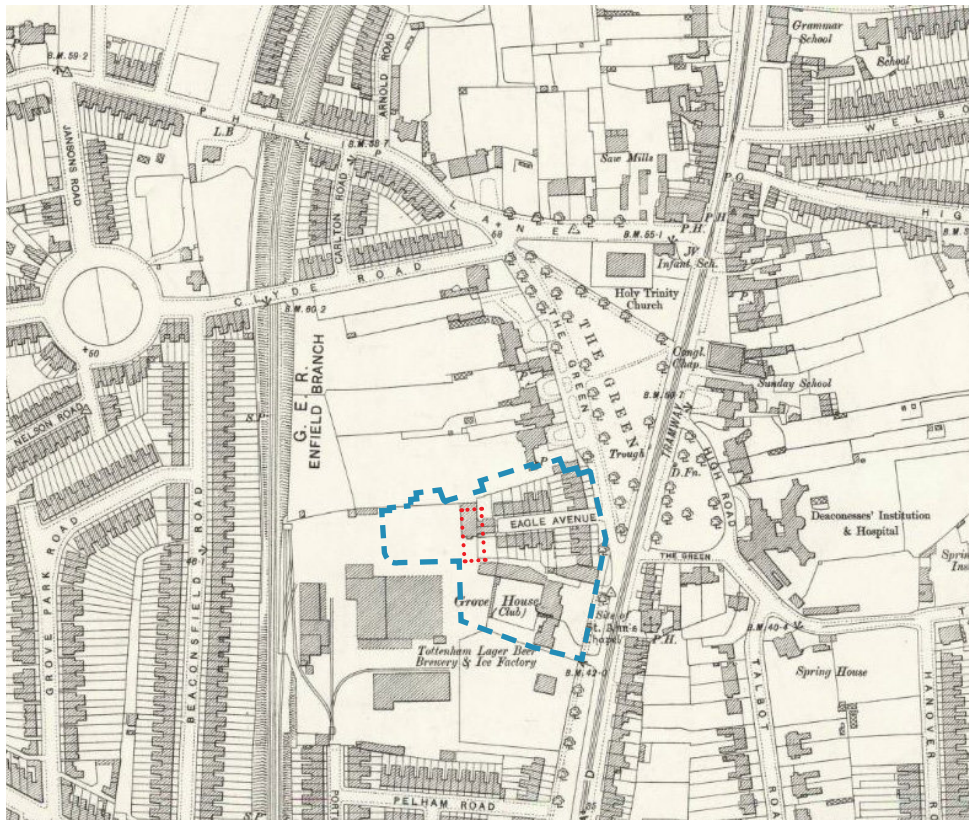
Key

Site Boundary

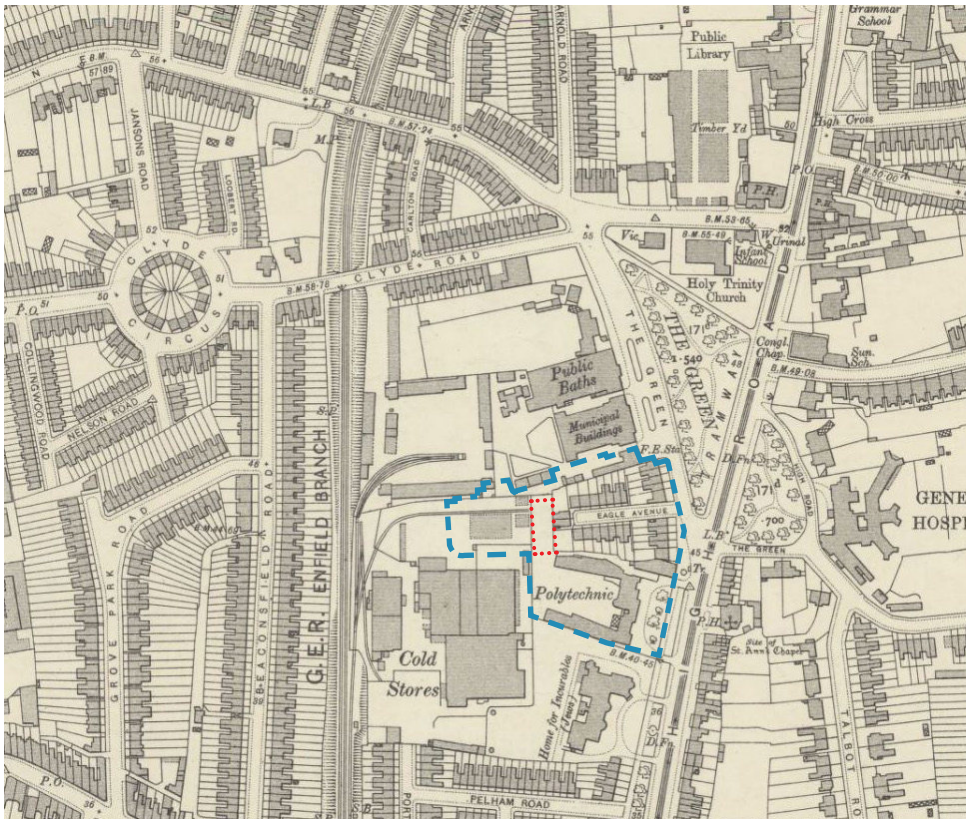
Proposed Footprint



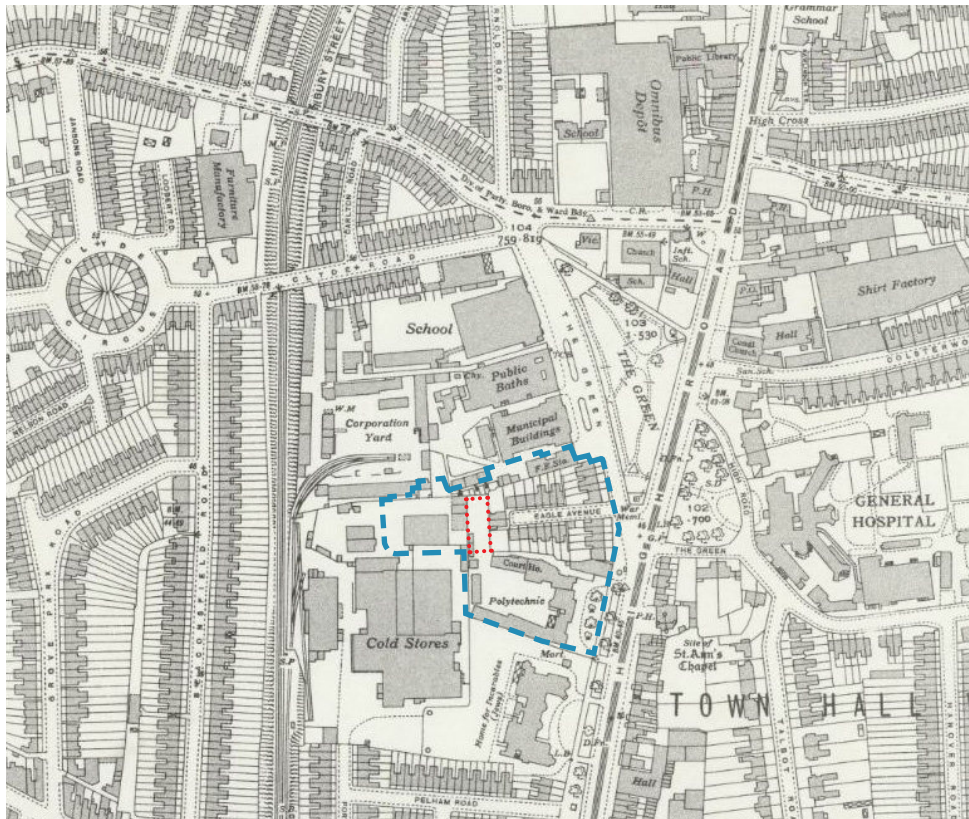
Historical Map 1863



Historical Map 1894



Historical Map 1911



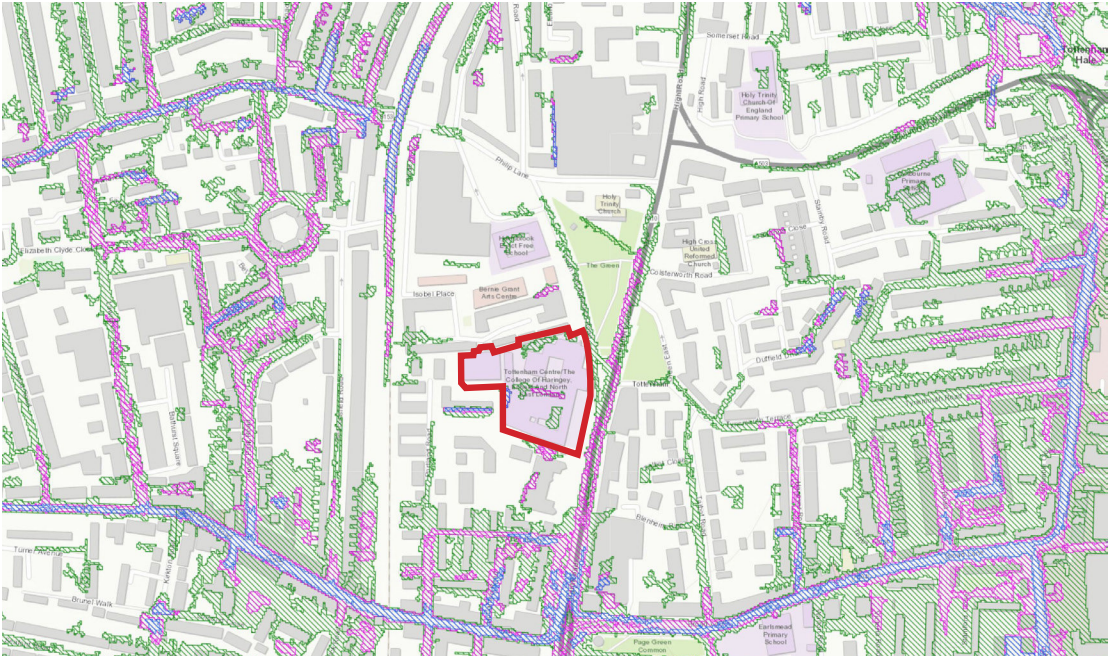
Historical Map 1936

Historical Maps courtesy of www.oldmapsonline.org

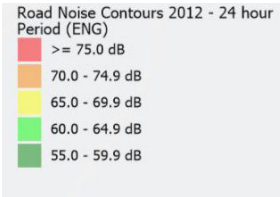
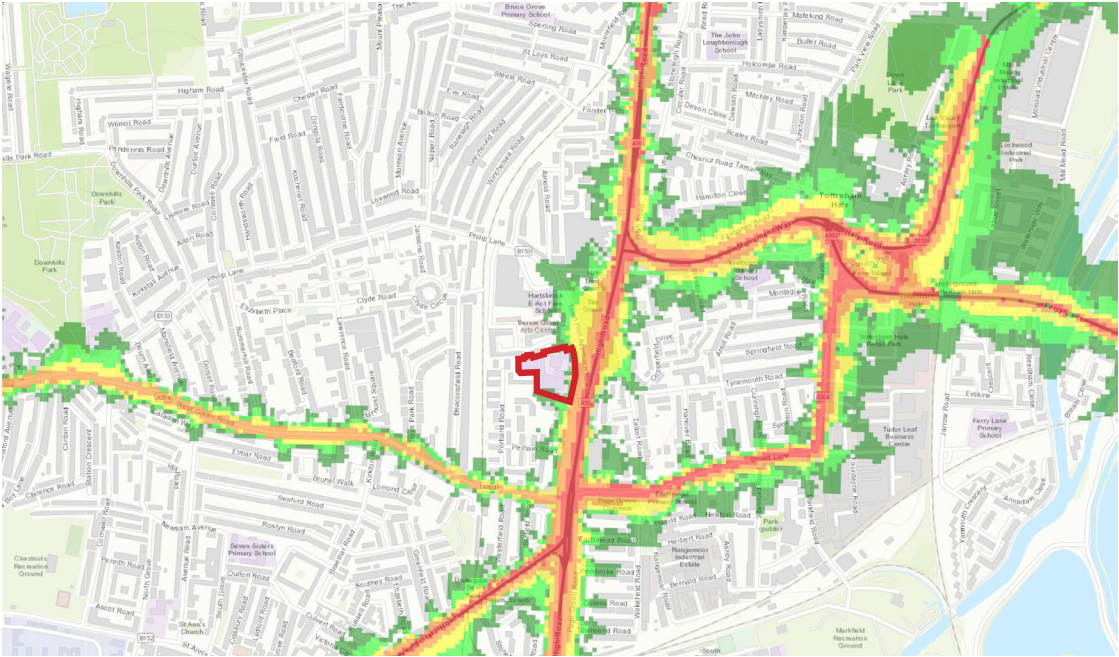
02.02 Site Analysis - Environment

The site environment analysis diagrams below are generated by AtkinsRealis in-house GIS mapping tool for flood risk and noise. As can be seen whilst road noise is a factor at the front of the site it is not indicated as an issue for the development site.

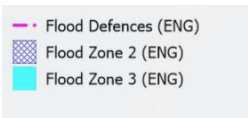
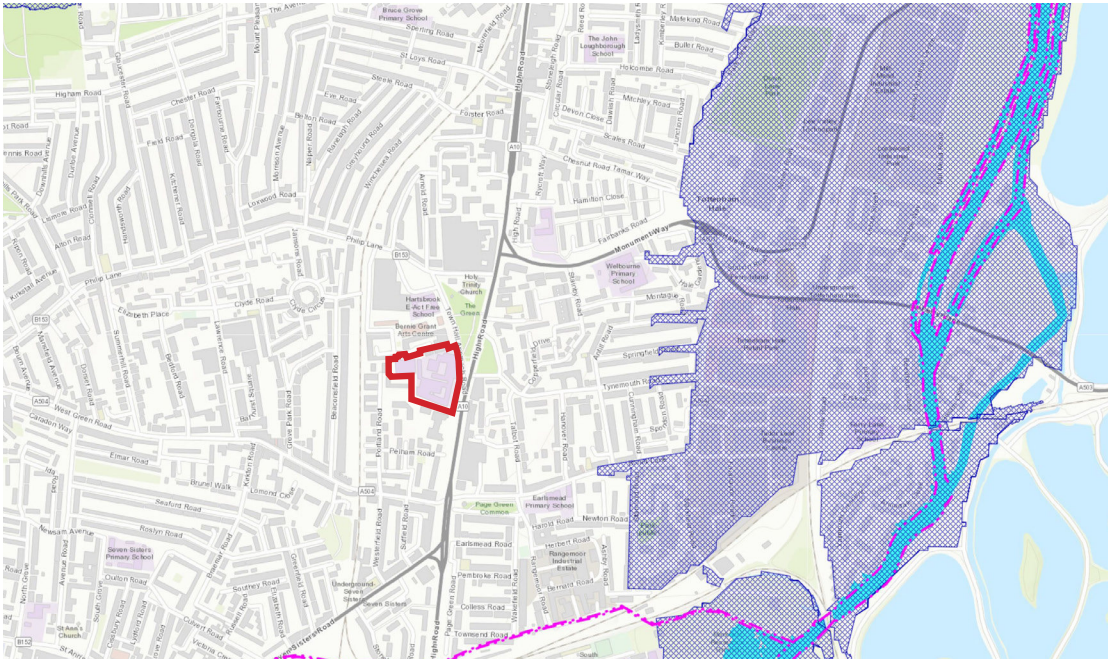
There are some minor issues indicated in relation to surface water that have been considered in the design development of the scheme.



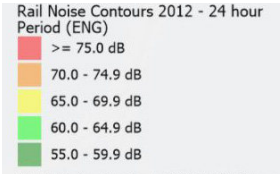
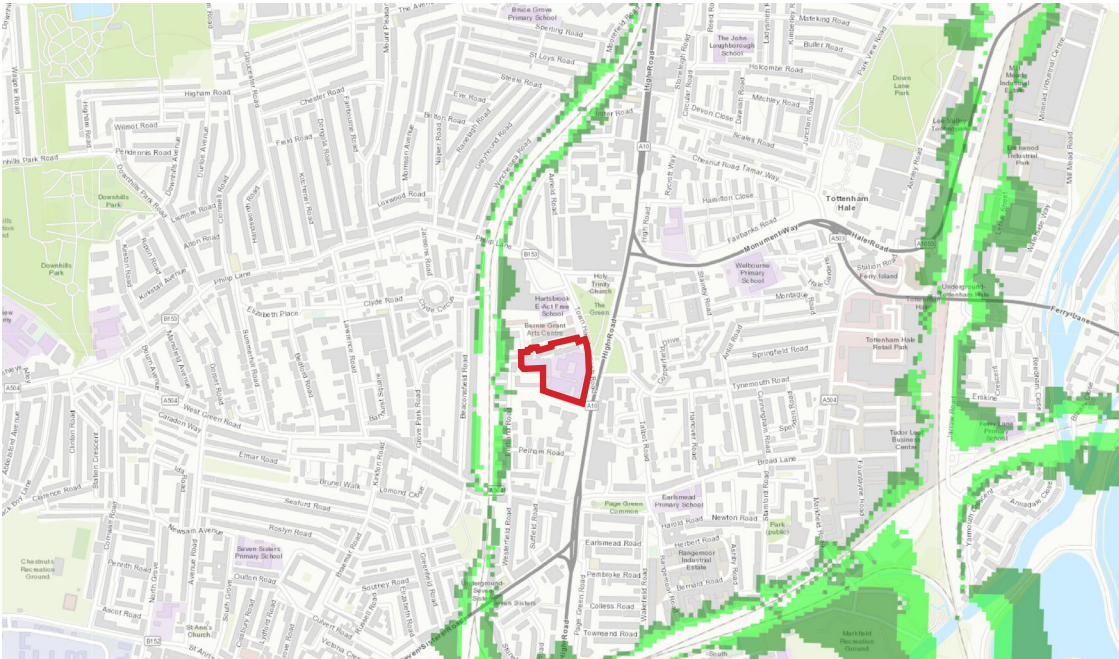
Risk of flooding surface water



Road noise



Flood zones and defenses



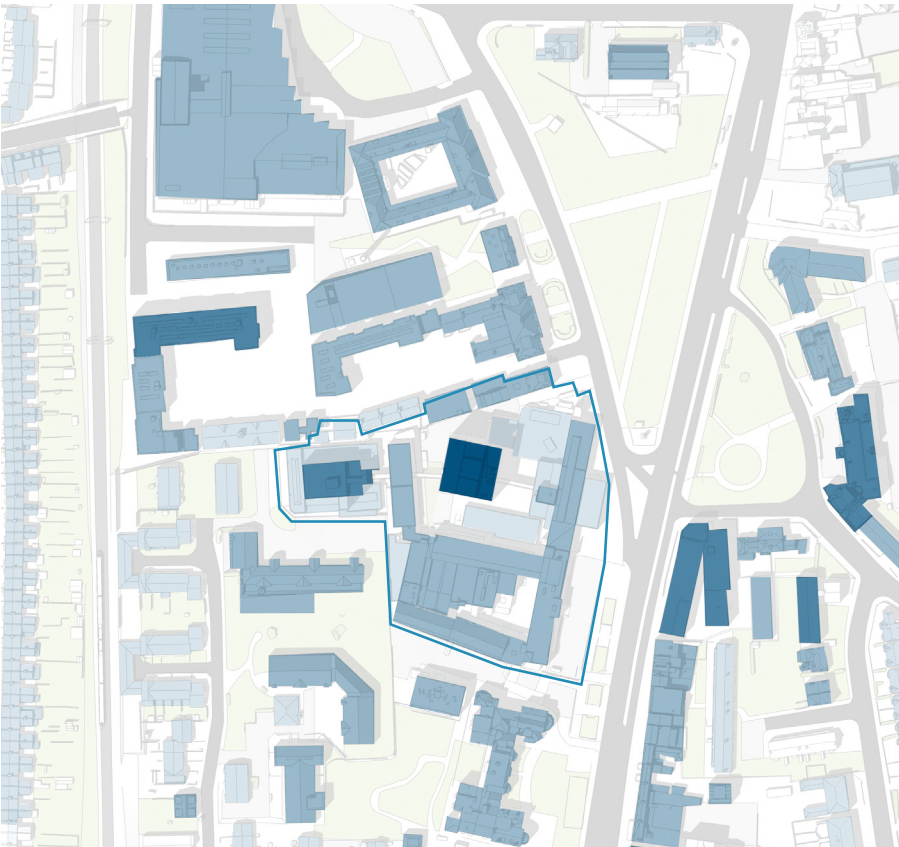
Rail noise

02.03 Site Analysis - Planning

The diagrams below illustrate the existing building heights, chronology and heritage Context. The site sits within a Conservation Area and near several Grade II listed buildings. The impact on the setting of these listed buildings and the conservation area have been carefully considered throughout the design process and Pre-application meetings.

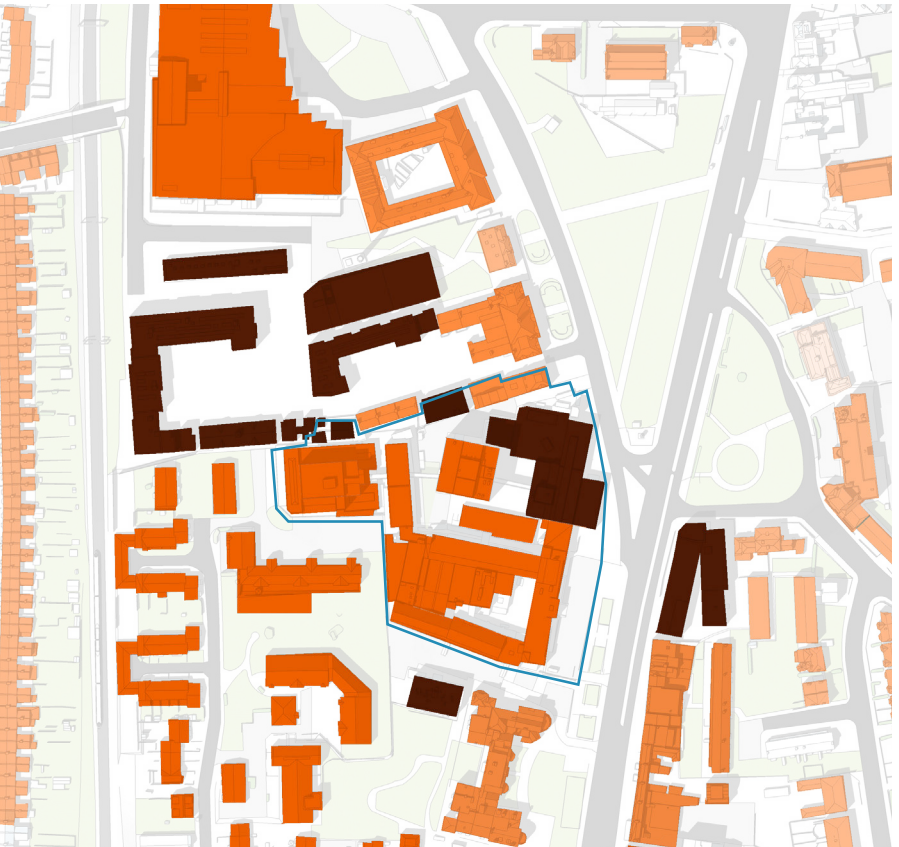
Height Map Key:

- 1- 2 Storey
- 3 -4 Storey
- 5 - 6 Storey
- 7+ Storey
- Site Ownership Boundary



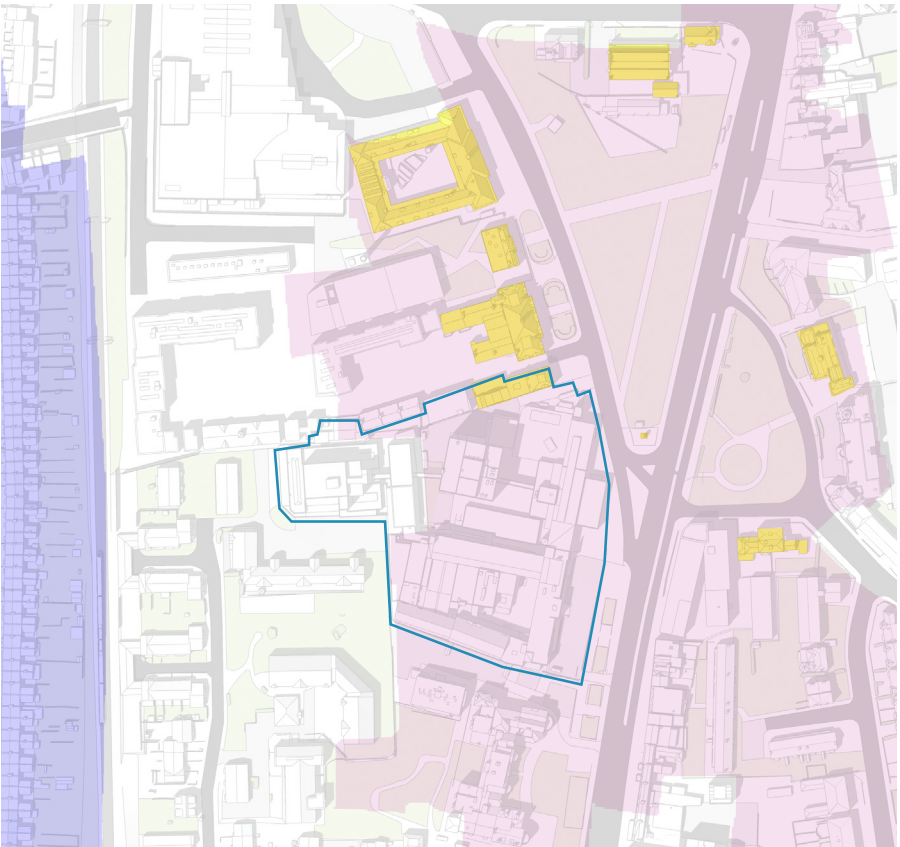
Chronology Map Key:

- Mid - Late 18th Century
- Early - Mid 19th Century
- Early - Mid 19th Century
- Mid - Late 20th Century
- 21st Century
- Site Ownership Boundary



Heritage Map Key:

- Tottenham Green Conservation Area
- Clyde Circus Conservation Area
- Grade II Listed Buildings/ Monument
- Site Ownership Boundary



02.04 Site Constraints and Opportunities



Site constraints and opportunities plan