

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION TWO: SITE CONTEXT

DESIGN AND ACCESS STATEMENT ADDENDUM



2.1 LOCATION

The Site is located to the south-west of the new Tottenham Hotspur Stadium on the junction of Park Lane and High Road. It is bound by the Stadium to the north; two temporary five a-side football pitches and events space to the east (granted planning permission in July 2022 (HGY/2022/0167); Park Lane to the south; and the Tottenham Experience building to the west.

The site red line application boundary refers to the Northumberland Development Project (NDP) Application Boundary.

The NDP permission is a 'hybrid consent' ('the Hybrid Consent') which comprises:

- Full planning permission for Plot 1 (The Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel)
- Outline planning permission for Plot 4 (The Extreme Sports Building), Plot 5 (The Residential Buildings and Flexible B1/D1 Space) and Plot 6 (The Community Health Building).

The red line planning application boundary for the S73 Application remains the same as that of the Hybrid Consent.

This S73 Application proposes amendments focused on Plot 3 (the "Plot 3 Site").

See section 2.9 of this report for further detail with regards to NDP planning permission.

The overall application site area is 8.97 Ha (22.17 acres) and the NDP Hotel S73 (Plot 3) site area is 0.23Ha (0.58 acres).

KEY

-  Plot 3 Hotel
-  NDP Application Boundary
-  Tottenham Hotspur Stadium
-  High Road
-  Park Lane
-  Overground Station
-  Tottenham Experience

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FIGURE 2. Site Aerial Overview

2.1 LOCATION (CONTINUED)

The Tottenham High Road / North Tottenham Conservation Area lies adjacent to the Site to the north west and south west. There are several statutorily and locally listed buildings surrounding the site including the Grade II Listed Warmington House (744 High Road), located to the west of the Site which has been incorporated into the Tottenham Hotspur Experience building.

Other listed buildings located near the site include 790 (Dial House), 792, 794, 796 (Percy House), 798-802, 808 & 810 High Road. No. 2 and 4 Park Lane are locally listed and located opposite the Site.

KEY

- North Tottenham Site Allocation
(Haringey Local Plan)
- NDP Application Boundary (2015)
(HGY/2015/3000)
- - - Outline Planning Application Boundary
(HGY/2015/3000)
- The Goods Yard & The Depot
(HGY/2021/1771)
- - - High Road West Hybrid Planning
Application (HGY/2021/3175)
- Conservation Areas
(Haringey Council Local Plan)
- Locally Listed Buildings
(Haringey Online Planning Maps)
- Grade II Listed Building
- Grade II* Listed Building
- White Hart Lane Overground Station
- Plot 3 Hotel

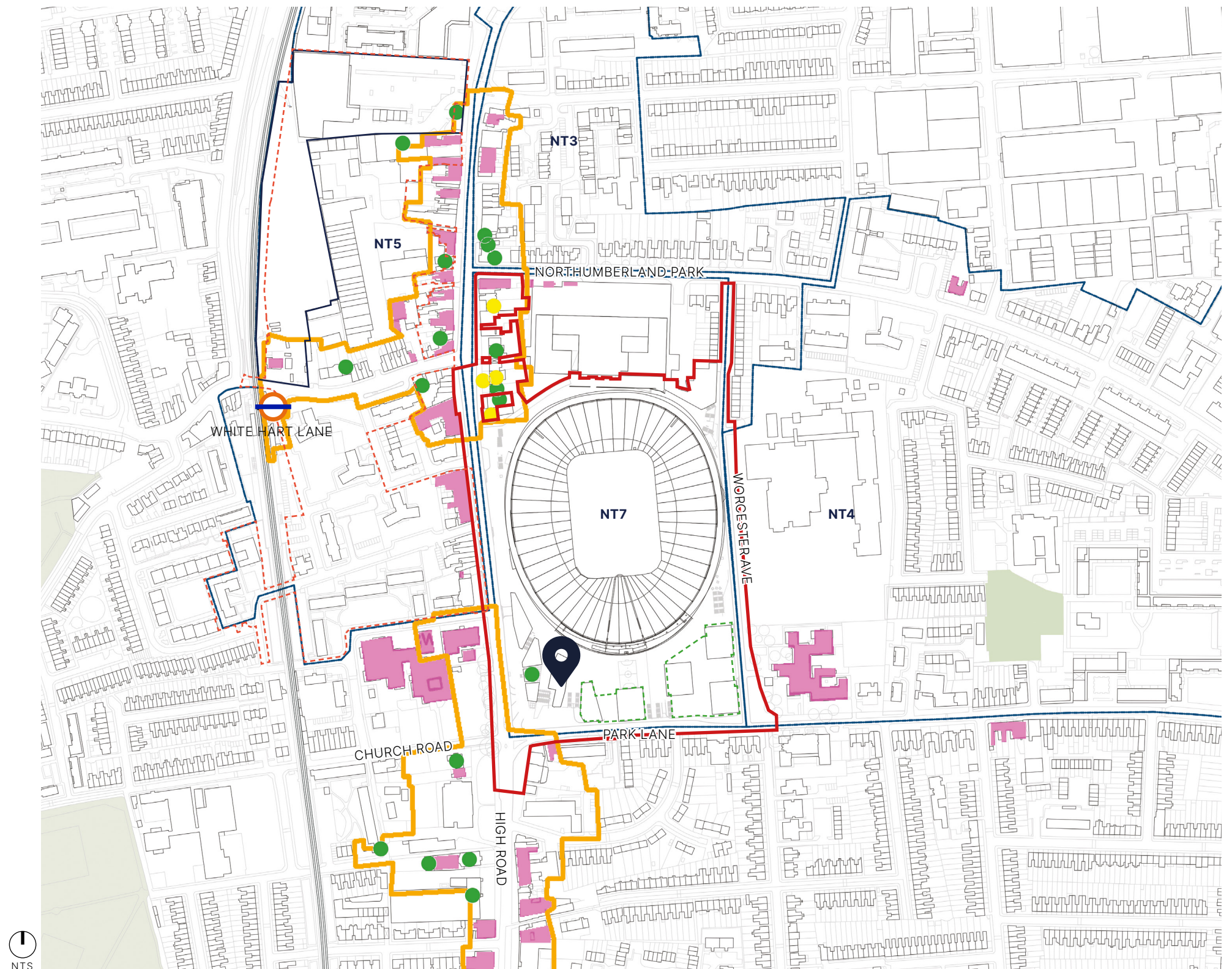


FIGURE 3. Existing Location Plan (with Approved NDP Outline Schemes)