

THE PRINTWORKS

SECTION 3.0 DESIGN EVOLUTION

3.1 DESIGN CONCEPT

The scheme aims to pull together three main conceptual strands:

1. The dynamism of the printing process itself.
2. The materiality of The Site, both in terms of the historic context and the current built fabric.
3. The heritage significance of the listed and locally listed buildings and their associated social and economic history.

Importantly, the design consent now proposed retains the design principles already accepted and established by the extant permissions at the Printworks site

Dynamism: Unpacking these conceptual ideas, the dynamism is captured by considering the scheme as a ribbon:

1. Open, not continuous.
2. With an inside and outside.
3. Forming spaces between the folds.

These ideas have been developed into a conceptual scheme of two courtyards with nodal buildings as a focus, stretching the 'ribbon like' built residential form around and between them.

This results in a strong and defined perimeter, clearly marking the difference between 'fronts' and 'backs'.

Materiality: The earliest use of brick in the area was at Bruce Castle – the round tower displays a strong red materiality and fine detailing with recessed panels and corbelled sections - the intention is to use this precedent as inspiration for the treatment of the façades.

Heritage: The name 'The Printworks' is taken from The Site's historic use as a printing works for the Tottenham and Edmonton Weekly Herald.

The restoration of the historic assets on site is a key driver within the scheme, with a single storey buffer zone kept between these assets and the new development.



FIGURE 83. Dynamism (Printing Press)

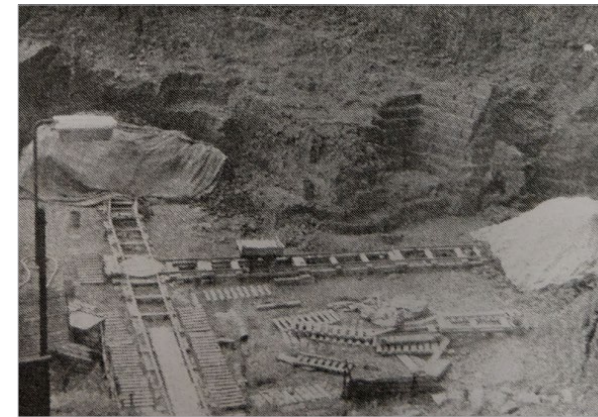


FIGURE 84. Materiality (Tottenham Clay Pit)



FIGURE 85. Heritage (Sawtooth Factory Roof)

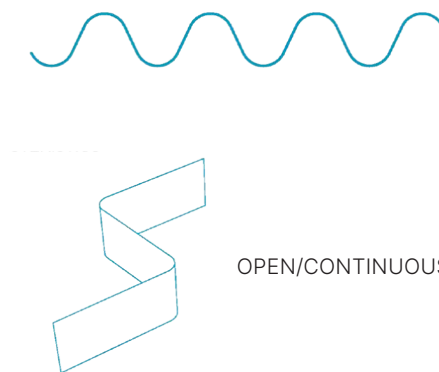


FIGURE 86. Form & Characteristics (Ribbon)

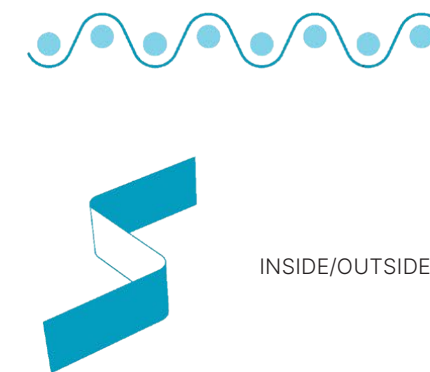


FIGURE 87. Form & Characteristics (Nodes)

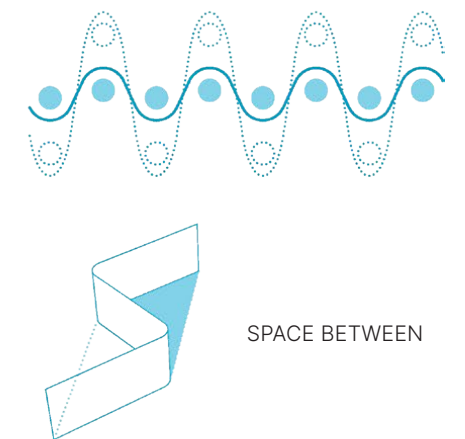


FIGURE 88. Form & Characteristics (Tension)

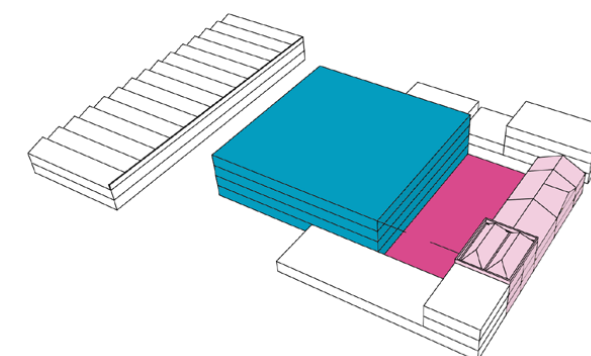


FIGURE 89. Concept (Buffer Zone & Restoration)

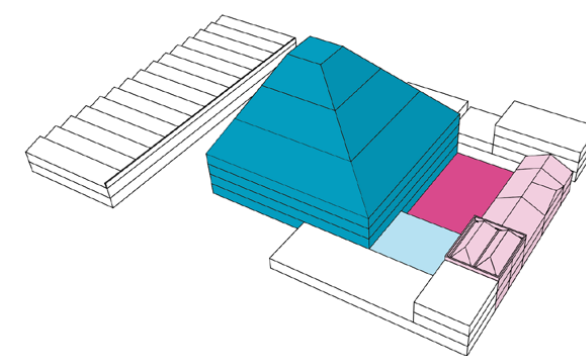


FIGURE 90. Concept (Approach to Height)

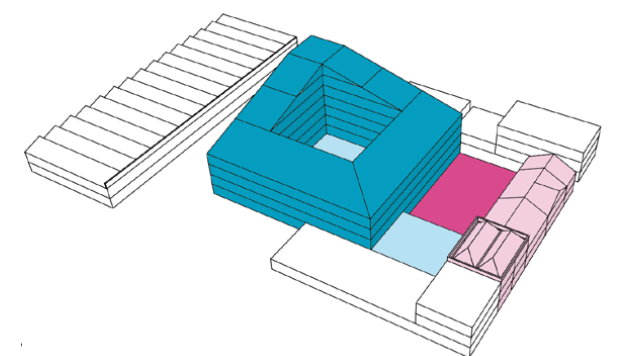


FIGURE 91. Concept (Courtyard)

3.2 DESIGN GENERATOR

MASSING

The massing follows the masterplan principle of height rising to the NW, away from the High Road.

The proposed development is set back from the historic properties to protect their setting with a generous buffer zone.

A stepped series of volumes is envisaged, responding to the key principles of height while allowing for enhanced daylighting, aspect and amenity space.

Taller elements are sited to the north west and south west of the project bookending the important western range which addresses future phases of the masterplan. This western range is set in from Peacock Estate, and the future 'Peacock Mews' masterplan street, to break down the mass and provide interim and long term amenity space adjacent new front doors to ground floor duplex clusters.

The taller elements also mark significant corners of the project and act as wayfinding, both for The Printworks, and the wider future schemes.

Buildings are arranged along Brunswick Square with a commercial ground floor use to the corners, and student amenity space between, transforming this narrow service route and reinforcing this key east-west link to and from the wider masterplan

Residential blocks are carefully considered with a 'top, middle, and bottom' to articulate the elevations, respond to site geometry, and optimise the daylighting of the internal and external accommodation.

The scheme includes both internal and external amenity space for students, along with new public amenity by way of areas of new landscaping to the adjacent streets.

AMENITY

Student amenity can be summarised as follows:

1. High Road entrance reception with post room and WC.
2. Eastern courtyard with access to flexible amenity spaces which could be fitted out as gym, screening room, and laundry.
3. Central amenity space with flexible rooms which could accommodate breakout spaces, a café, and study areas, with associated WC provision.
4. Western courtyard with access to cycles stores.
5. 4th floor roof terrace to central range.

Within the private student accommodation of the new buildings, shared amenity space is provided by way of kitchen/dining/living rooms, sized in response to the number of bedrooms served. Studio rooms include their own amenity.

Within the High Road studios, in the context of these historic assets, external amenity space is provided by way of projecting balconies and roof terraces looking onto the shared courtyard garden.

A pocket square is formed to the south west, adjacent an important corner commercial unit, and will combine with the redevelopment of Percival Court, in the long term, as a pedestrian prioritised public space.

Similarly, Brunswick Square is reactivated with new commercial units, entrances, student amenity, and revised public realm. The removal of No. 829 would further enhance this space, allowing for a small pocket square and marking the principal entrance from the High Road

EARLY CONCEPT DESIGN DEVELOPMENT

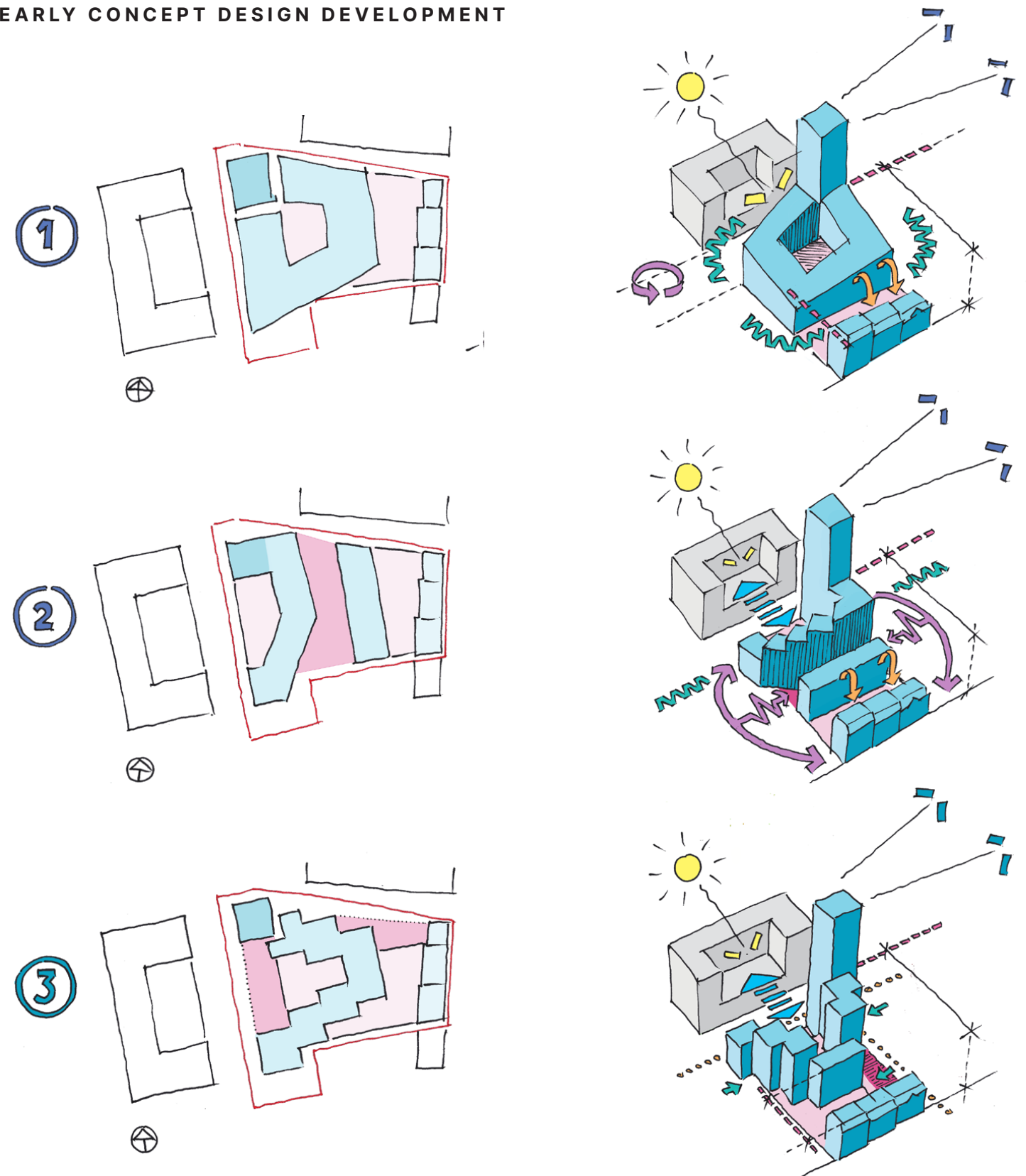


FIGURE 92. Design Options considering layout and massing

DESIGN GENERATOR

3.2.1 CONTEXT

KEY - MEANWHILE CONTEXT

- (A) Optimising sunlight into the development by stepping the massing towards the north
- (B) Hard edge between existing Peacock Estate and new development
- (C) Minimum 12.5m single storey buffer zone behind heritage assets
- (D) 7 storey massing 60m set back aligned with approved Depot scheme
- (E) Shared private amenity Courtyards

KEY - MASTERPLAN CONTEXT

- (A) Connection to 'Public Park' vista to the north
- (B) Optimising sunlight into the development by stepping the massing towards the north
- (C) Clear interface with masterplan blocks outside of site boundary
- (D) 7 storey massing 60m set back aligned with approved Depot scheme
- (E) Geometries of site in the north and west incorporate and elongate those of Peacock Park.
- (F) Buffer zone of no more than 1 storey to respect the grain of the high road buildings

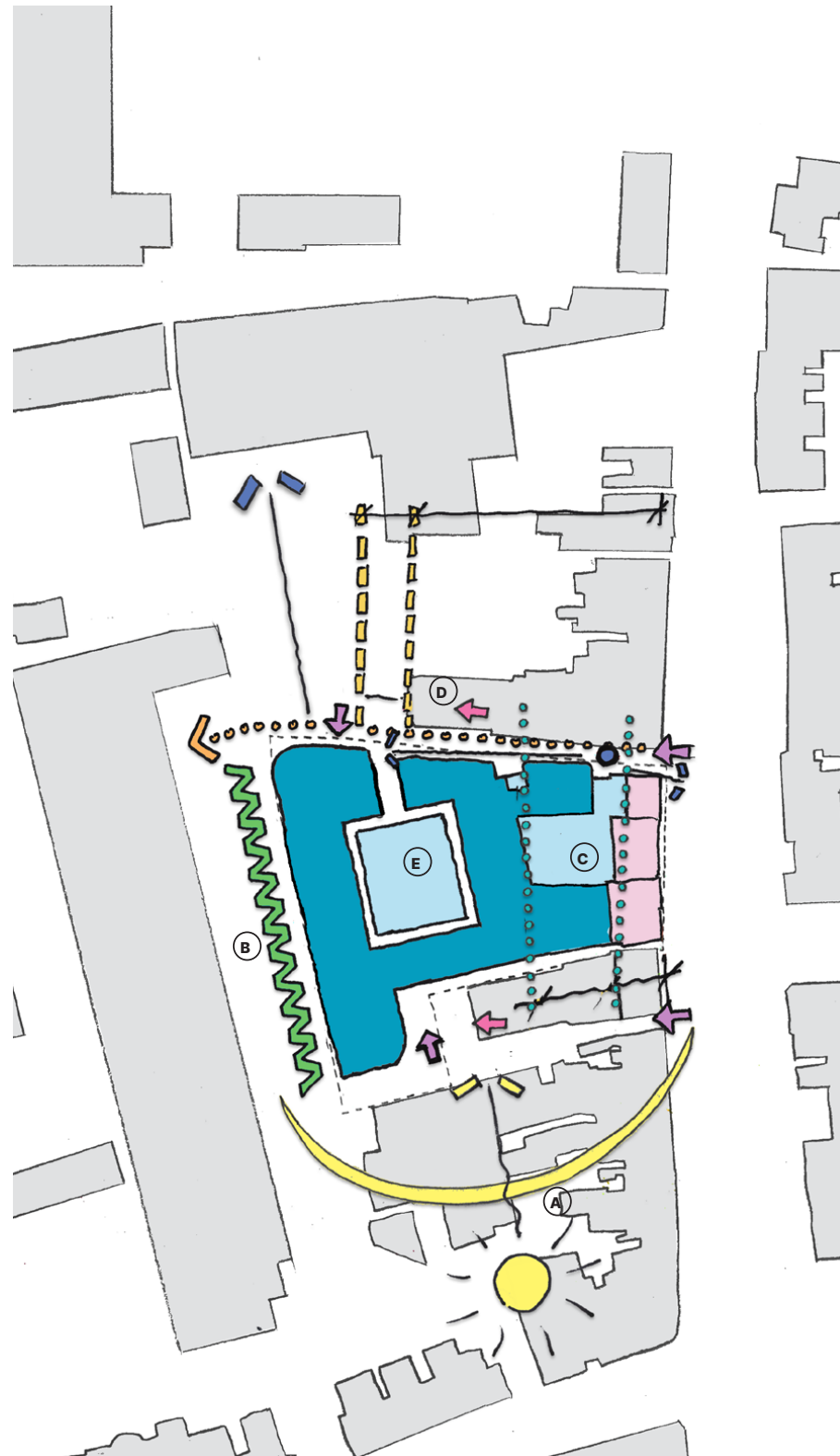


FIGURE 93. Context Diagram Meanwhile Context

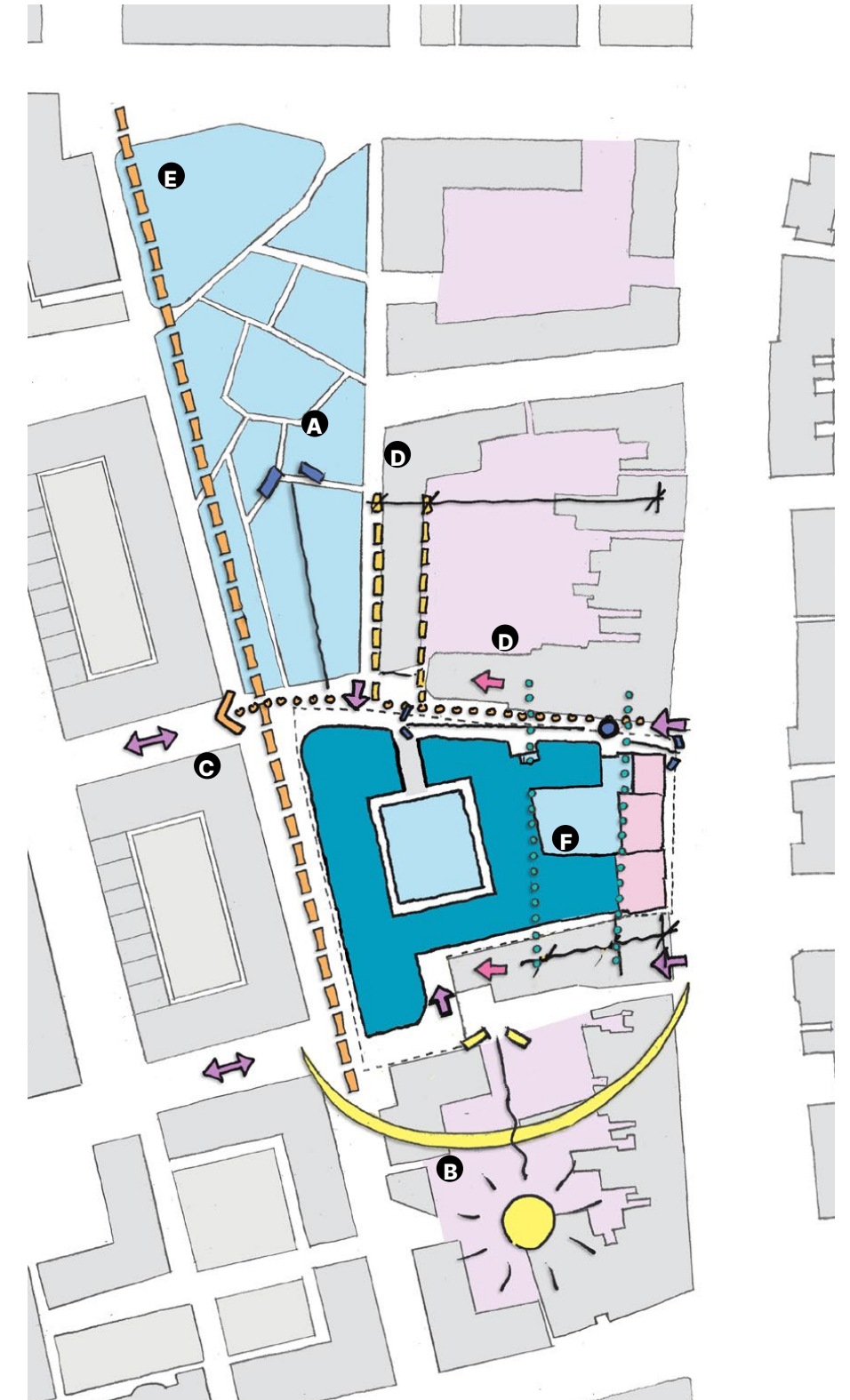


FIGURE 94. Context Diagram Masterplan Context

DESIGN GENERATOR

3.2.2 SETTING

The key view of the scheme, in terms of its setting, and impact on the surrounding heritage assets and High Road, is from the east, along Northumberland Park.

The project has been developed to largely not be visible from this view and that is considered to be an important feature of the design.

Other significant views are taken from the proposed park, from the south west, and from Brunswick Square.

- The increased height of the north-west taller element aligns with the masterplan principle and helps to hold the park, forming an axial focus at its south end.
- The south western taller element is lower than that to the north, bookending the accommodation between them while forming a strong corner.
- The height of the massing increases along Brunswick Square, leading away from the High Road and towards the future HRW development.



FIGURE 97. View of Massing from The High Road



FIGURE 96. View of Massing from Peacock Mews

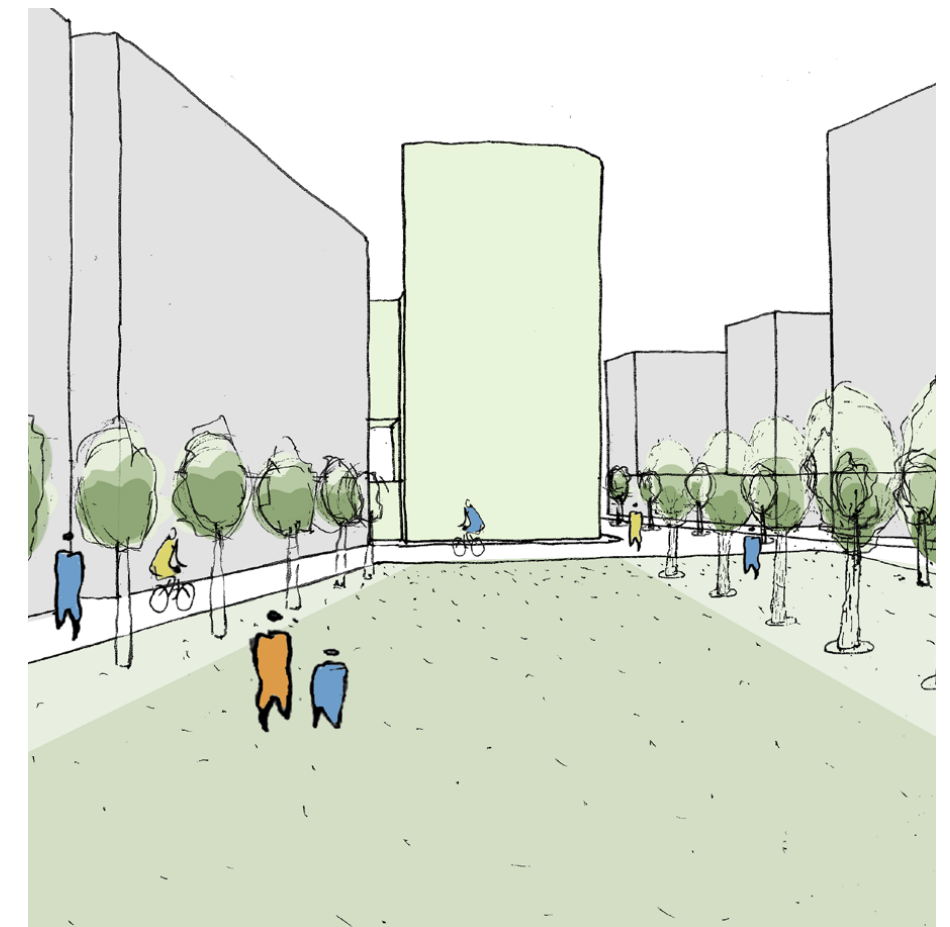


FIGURE 95. View of Massing from Peacock Park



Not to scale

3.3 EVOLVED ARUP/LENDLEASE MASTERPLAN

3.3.1 2011-2014: THE NORTHUMBERLAND PARK DEVELOPMENT PHASE 1 AND HRW MASTERPLAN

Appointed by the Applicant to act as Master Planner Arup have supported the Project Team in the design of the proposals for the application Site, including the developed portion of the master plan for the proposed GY and TD scheme. Recognising the emerging context and subsequent planning consents since the adoption of the 2014 HRWMF, in tandem with the desire to optimise housing delivery within the HRWMF, a series of studies have been undertaken to assess the wider evolution of the TAAP and allocations adjacent to NT5.

The HRWMF was adopted by the LBH on 16 December 2014, and sets out how 1,400 plus new high-quality homes, community and leisure facilities and space for new businesses can be delivered.

The Masterplan extends north and south of White Hart Lane, between the railway line and Tottenham High Road. East of the High Road, it extends between Northumberland Park and Park Lane, with the Tottenham Hotspur Football Club Stadium and the Northumberland Development Project (NDP).

At time of the adoption of the HRWMF, the NDP had not been constructed and the diagram opposite shows the HRWMF indicative massing and existing context at that time.

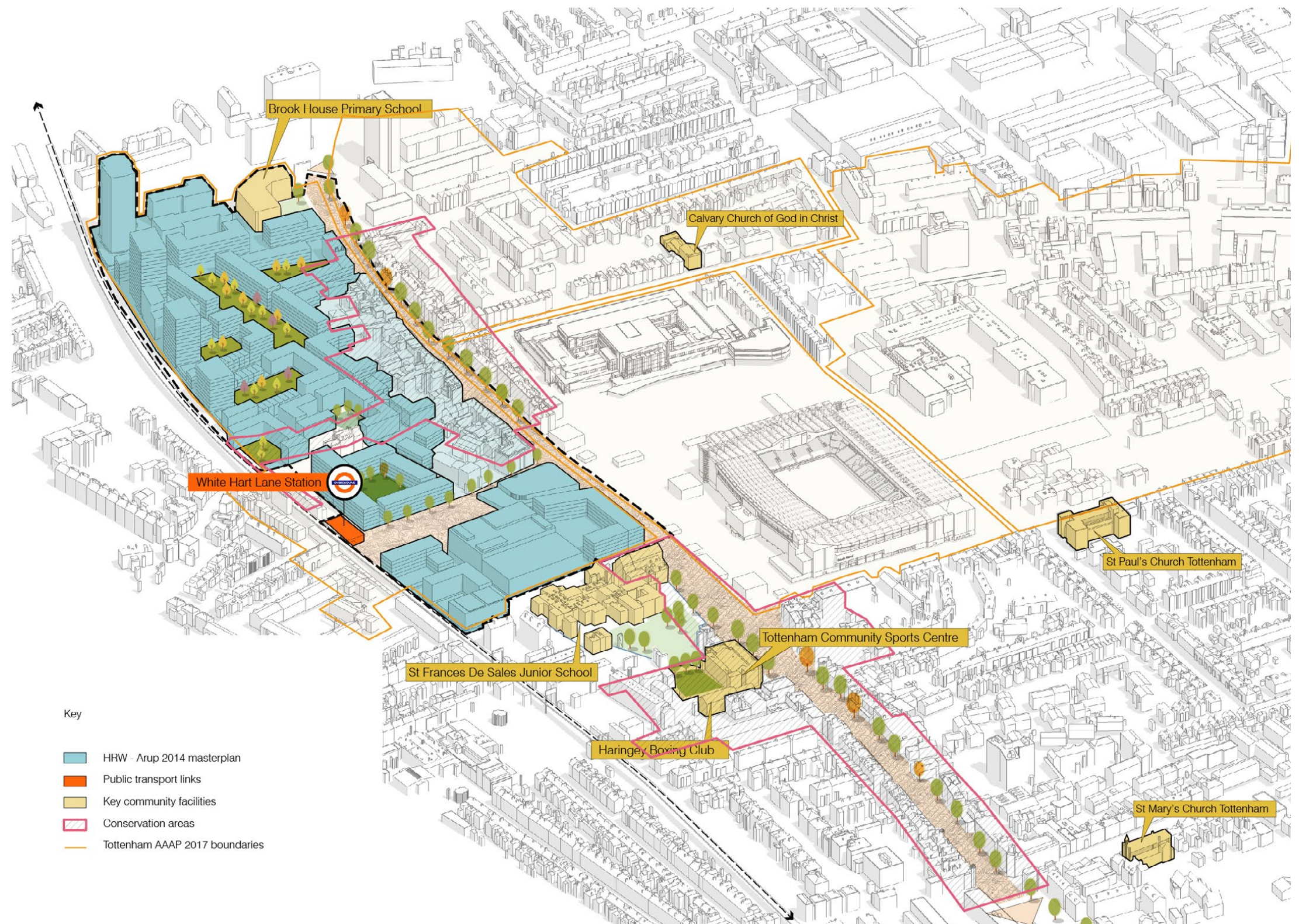


FIGURE 98. The Northumberland Park Development phase 1 and HRW Masterplan

EVOLVED ARUP/LENDLEASE MASTERPLAN

3.3.2 2021 – CURRENT APPLICATION

The spatial context of the application sits within the redevelopment of the GY site at 44-52 White Hart Lane and TD site at 867 to 879 High Road. These sites form part of the HRWMF and are set in a wider context that reflects LBH's ambition for an increased number of homes in the borough.

Within the HRWMF The Printworks site would be brought forward and further demonstrates how these ambitions integrate within the wider context, with respect for the conservation areas, and the unique local character of the High Road and surrounding areas.



FIGURE 99. Proposed applications at GY, TD and The Printworks sites

3.4 LENDLEASE APPROVED MASTERPLAN

Figure 100 depicts the proposed development together with the recently approved Goods Yard and The Depot schemes, and the remainder of the recently consented Lendlease masterplan (ref: HGY/2021/3175), north of WHL.

The Lendlease HRW hybrid planning application, DAS addendum May 2022, confirms that the Printworks development can be fully accommodated within the LL masterplan. (See Figure 101)

Page 62 excerpt (Lendlease HRW hybrid planning application, DAS addendum May 2022):

Printworks (submitted August 2021)

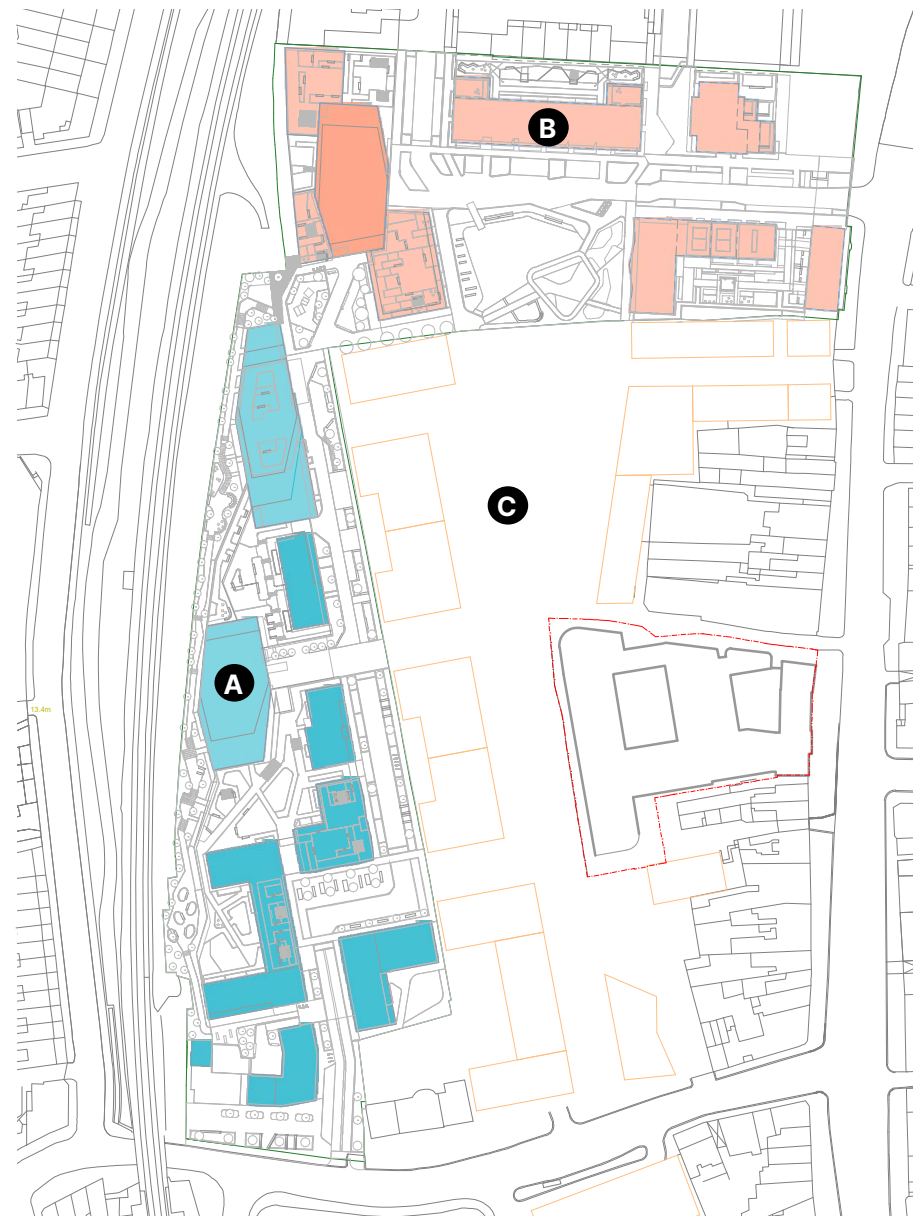
The planning application for the Printworks along the High Road (Ref: HGY/2021/2283) overlaps the red line boundary associated with the application for the Proposed Development.

*The Parameter Plans were not originally designed to reflect the Printworks development. However, should permission be granted for the Printworks **the Printworks could be accommodated within the Parameter Plans for the Proposed Development.***

HRWM Plot K1 is located within the Printworks planning application boundary. Plot K1 achieves a similar quantum of homes to the Printworks, but within a different layout and massing that allows for a larger park to be delivered within the Proposed Development.

The quantum and mix of non-residential uses also varies, however the Parameter Plans accommodate both scenarios.

Note: The proposed form and massing of the current Printworks scheme for student accommodation very closely resembles that of the consented scheme.



KEY

- Site Boundary
- A Goods Yard Site
- B The Depot Site
- C Future High Road West Masterplan (Lendlease)

FIGURE 100. Emerging masterplan



Fig.80 - HRW Masterplan overlaid with THFC planning application boundaries

- | | |
|---|--|
| ■ HRW Hybrid Planning Application Boundary | ■ Boundary |
| ■ Goods Yard Application Boundary | ■ Printworks Application Boundary |
| ■ The Depot Application | ■ 807 High Road Application Boundary |

FIGURE 101. HRW Masterplan Overlaid with THFC Planning Application Boundaries - from Lendlease HRW DAS

3.5 PRE-APPLICATION CONSULTATION PROCESS

Overview:

The Applicant and project team have engaged in extensive stakeholder consultation in the development of the scheme design both for the consented residential-led scheme, and by extension for the current iteration as a student accommodation. These key stakeholder engagements and actions arising are summarised on the following pages and identify the key areas in which the consultation process has informed the design and demonstrates how changes have led to the final proposals.

Consultation Meetings (Student Scheme):

- LBH Planning Officer Pre-Application Meeting 1: 09/11/22
- LBH Planning Officer Pre-Application Meeting 2: 12/07/23
- BCLG Group Consultation: 15/08/2023

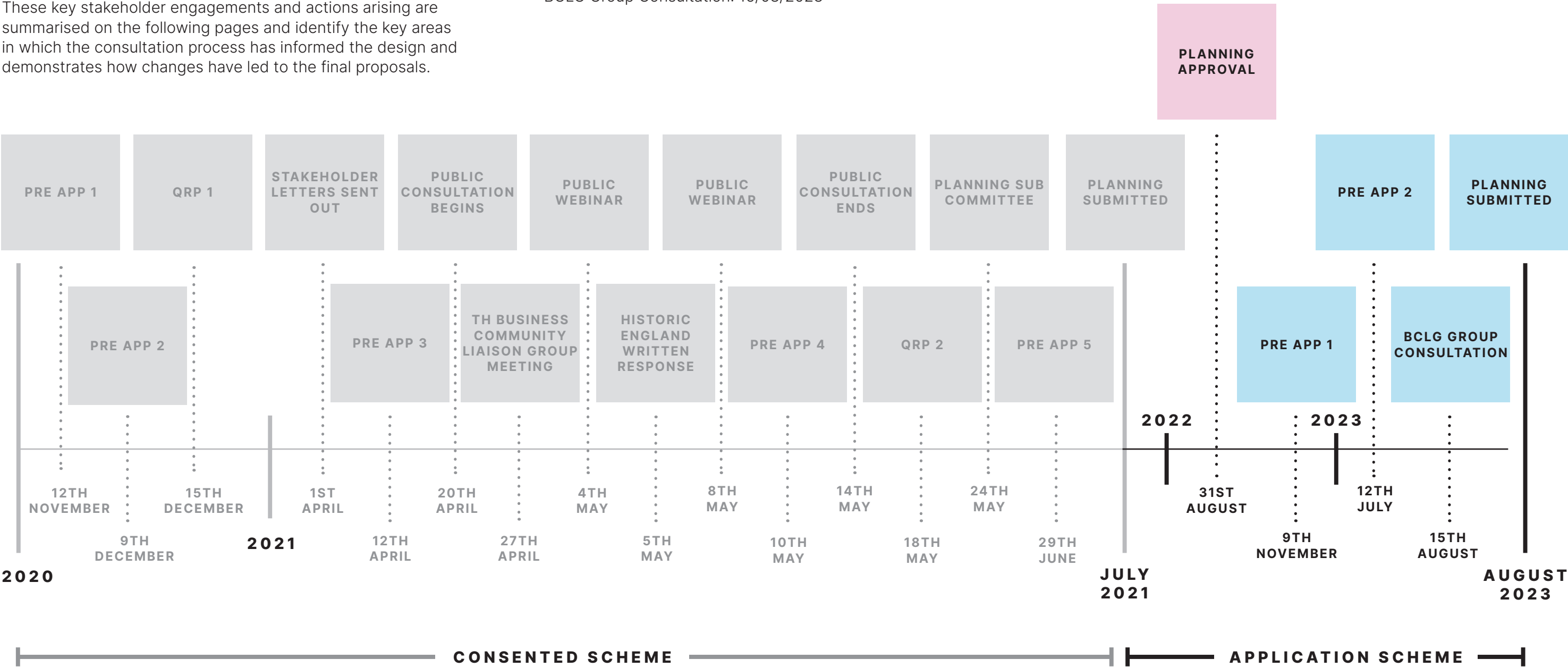


FIGURE 102. Consultation Timeline - Consented Scheme and Application Scheme

PRE-APPLICATION CONSULTATION PROCESS

3.5.1 FIRST PRE-APPLICATION MEETING

Date:

09/11/2022

Overview:

Main Topics covered:-

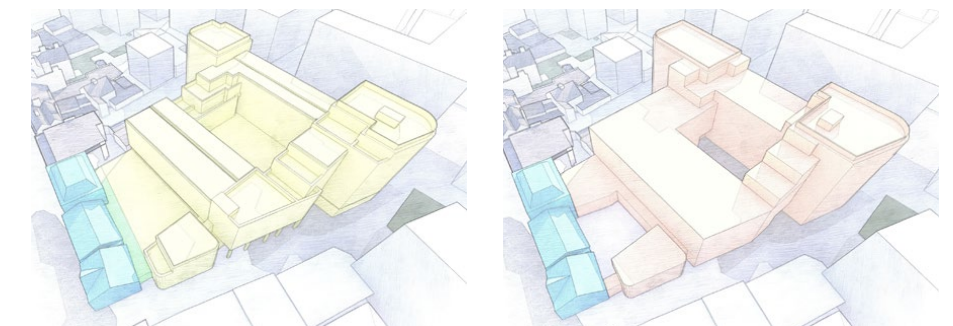
- Revision of the scheme from a residential to PBSA
- Removal of podium and Inclusion of a second courtyard.
- Layout
- Massing
- Design of student accommodation.

Feedback (F3 Response in Blue):

- Officers queried if the change in use removes the need to demolish 829 High Road. [The previous reasoning for the removal for 829, including fire appliance access, servicing, and the provision of separate pedestrian and vehicular routes, still stands within the new development](#)
- Officers consider it a shame to lose the cinema but noted the Club's response as to why this tenant is no longer proposed.
- Presence of ground floor student rooms on the western edge needs to be considered. Previous narrative was to include maisonettes in this location which now falls away. Officers questioned if student amenity and/or workspaces could be provided on the western edge, ground floor. [This concern has been addressed by the development of 'Duplex Clusters' along the western edge, as described in section 4.7.6 of this document.](#)

- Officers consider that the interim solution should be a secondary concern, with the long-term solution to be adopted as the primary design consideration. Relationship to the wider NDP proposals should be considered. [The scheme has been designed to sit within all variations of the HRW masterplan.](#)
- The appearance of student v residential needs to be considered. Officers noted that student use can sometimes be quite repetitive with a different approach to windows, balconies etc. [Careful consideration has been given in regards to creating variation in the fenestration of the building.](#)
- Daylight/sunlight will need to be considered, particularly with regard to the ground floor student units facing the internal courtyard. [Dual aspect amenity spaces have been maximised for cluster units, and a full Daylight/sunlight report has been provided by Delva Patman Redler](#)
- Increased width of the blocks alongside a perceived southern projection increase noted.
- Sufficient on-site student amenity space should be provided. [The scheme provides a variety of amenity space for students, as discussed in section 4.8.3 of this document.](#)
- Officers question if cycle storage for all student beds will be provided. Officers noted that LBH transport will want 1:1 cycle parking, although acknowledged that this goes above policy requirements.
- Officers are of the view that off-site construction does not align with this scheme given the heritage implications and need to propose a bespoke, fine-grain design solution.
- Retaining the approach approved through the extant consents is welcomed

- Comparison of the London Plan 2.5 ratio would be beneficial, i.e. 72 residential units = 180 student beds; 306 student beds = 120 residential units. Officers noted there is a case that housing delivery is therefore being boosted, and that the quantum of units would need to be appropriate justified in terms of wider development management matters.
- 40-minute catchment analysis (and presence of higher education operators) helpful.
- London Plan Policy requirements noted – specifically the need for a nomination agreement to support the planning application. [Middlesex University has provided written support for the scheme.](#)
- Future discussion on sustainability/energy and transport will be required. [Technical reports have been included in the planning application.](#)

**FIGURE 103.** Approved Massing and Proposed massing at Pre App 1

PRE-APPLICATION CONSULTATION PROCESS

3.5.2 SECOND PRE-APPLICATION MEETING

Date:

12/07/2022

Overview:

Main Topics covered:-

- Commercial Uses
- Active Frontages
- External Amenity Spaces
- Western Edge
- Increased Massing to the 5th Floor
- No. 829

Feedback (F3 Response in Blue):

- Officers queried how access and security would be retained. F3 confirmed that students would have some form of “fob” access to their individual clusters, alongside more general access to the student spaces, with the specific form of this to be determined in discussions with the operator.
- Officers queried the number of student rooms per cluster. F3 noted a maximum of 12 are proposed, with some cluster flats below this maximum, the associated kitchen/living/dining spaces are sized to reflect this.
- Officers asked if the apartments in the High Road properties are separate or connected. F3 explained that they are standalone with their own frontage to the High Road; however, they would operate integral to the student use and provide ancillary accommodation for visitors, families etc.

- Officers queried if these apartments would have external amenity space, for example in the form of balconies. Balconies have been added to the apartments on the High Road
- Officers stated that they were satisfied that F3's presentation had responded positively to all previous concerns raised. They could see a coherent design that creates an attractive student complex, with active and vibrant ground floor frontages. The use of duplex units to the western façade were also considered to be a positive and a clever way of addressing previous concerns.
- Officers noted that levels must be considered, especially between interim and permanent scenarios, alongside security/crime matters. F3 have considered this, alongside consultation with the Designing Out Crime Officer at the Met Police.
- Officers stated that the historic context has been thoroughly considered and all historic aspects appear to have been addressed, it was requested that a view looking north along the High Road be included. All viewpoints which supported the previous application/consent have been provided.
- Officers queried how the scheme would integrate with the local environment and social fabric, and avoid becoming an insular scheme. F3's considerations for this matter include; the site's location within the HRWMF, its highly accessible location, and the surrounding commercial uses.
- Officers requested that the application be clear on which units (and how many) are wheelchair accessible. The quantum of amenity space per student should also be quantified. F3 confirmed that 10% of rooms would be wheelchair accessible.
- Officers stated that the planning application would need to address daylight/sunlight (as per BRE Guidelines), energy and transport amongst others, as these technical matters have not been discussed through pre-app. Technical reports have been included in the planning application.



FIGURE 104. Ground floor at Pre-app 1



FIGURE 105. Ground floor at Pre App 2

PRE-APPLICATION CONSULTATION PROCESS

3.5.3 HISTORIC ENGLAND - WRITTEN RESPONSE RECEIVED

Date:

05/05/21

Overview:

A detailed introductory report of the proposed scheme and context was electronically issued to Historic England Officers. This covered details of:-

- Existing Site
- Arup 2014 HRWMF
- Heritage Context
- Heritage Significance
- Reinforcing the Historic Grain

Feedback:

In written response Officers confirmed that whilst they would be a statutory consultee, they did not deem it necessary to participate within the pre-application discussion.

**FIGURE 106.** Grade II Listed Buildings Existing**FIGURE 107.** Grade II Listed Buildings Proposed

Mr Alan Carruthers
F3 Architects
5 Rochester Mews
London
NW1 9JB

Direct Dial: 0
Our ref: PA01158509
6 May 2021

Dear Mr Carruthers

Request for Pre-application Advice

GOODS YARD: 36 & 44-45 WHITE HART LANE; THE DEPOT: 867-879 HIGH ROAD; & PRINTWORKS 819-829 HIGH ROAD TOTTENHAM N17

Thank you for contacting us on 21 April 2021 seeking our pre-application advice on proposals for the above site.

Having reviewed the information provided by you, we conclude that this proposal would lead to an application for which Historic England would be a statutory consultee. It is not possible or necessary for us to engage with every proposal that affects the historic environment at pre-application stage. In this instance we do not consider it necessary for us to participate in pre-application discussions. If, as the scheme develops, there are material changes to the proposals which would affect the historic environment, please consult us again.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Kate Tatlow
Business Officer
E-mail: kate.tatlow@historicengland.org.uk

GOODS YARD: 36 & 44-45 WHITE HART LANE; THE DEPOT: 867-879 HIGH ROAD; & PRINTWORKS 819-829 HIGH ROAD TOTTENHAM N17
Request for Pre-application Advice



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FIGURE 108. Letter Received From Historic England