

THE PRINTWORKS

SECTION 4.0 DESIGN RESPONSE

4.1 SCHEME OVERVIEW

Following the principles set out in the adopted masterplan, the proposals build on the 'behind the High Street' typology to provide new, high quality homes, associated amenity spaces, and places to work in Tottenham within the heritage context of the High Road and Conservation Area.

The conservation, restoration, and extension of the existing historic terrace forms the central driver for the scheme as this 'front door' setting informs the massing, access, and architectural treatment of the proposed new buildings beyond. The Applicant has worked with LBH to restore the Northumberland Terrace, a significant section of the High Road just to the south-east of The Site, with the Printworks proposals delivering further heritage benefits.

The area behind Nos. 819-829 High Road is partly car park and partly covered by a light industrial shed providing a key opportunity for redevelopment. A series of new buildings have been designed around courtyards to accommodate PBSA, commercial space, and amenity spaces at a density and distribution appropriate to the overall masterplan and heritage context.

Brunswick Square is re-imagined as an active, vibrant, and welcoming gateway, providing a safe and fully accessible entrance to the Printworks scheme. This new public space facilitates an east-west link to the wider masterplan sites in the future and marks this important threshold to the new neighbourhood.

Access to the proposed development behind the High Road has been very carefully considered and, on balance, having reviewed a series of options, and undertaken extensive design development, the widening of Brunswick Square, the alleyway to the north of The Site, is

suggested. This, regrettably, results in the loss of No. 829 High Road but, having developed the scheme with officers, it is felt that the many, and varied, benefits which the project would bring about more than justify this central move.

The careful consideration of access is further supported through the revised designs for Percival court, to the south of The Site, where another masterplan link is enabled, with due regard for the consented proposals at No. 807 High Road, also submitted by the same Applicant.

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



FIGURE 109. Aerial View

4.2 USE AND AMOUNT

The scheme comprises PBSA, mixed-use development, with a flexible range of commercial, business and service uses, at a density considered appropriate for the location given the design led approach adopted, the TAAP NT5 allocation, and the principles of the HRWMF.

Within the flexible commercial Class E spaces, potential uses are identified as indicated within the attached plans. These uses are intended to serve the increased public access into The Site as well as the new PBSA community.

The remaining, existing, commercial units to the High Road are restored and improved and could operate as F&B offer to further activate the street and promote movement northwards.

To the north-west of the scheme, the ground floor corner unit is envisaged as a café fronting the future masterplan open space, Peacock Park, and marking an important wayfinding junction within the overarching development leading to the GY site to the west.

To the south-west corner of the Printworks, a further commercial space is planned, helping to activate Percival Court and the future masterplan street, Peacock Mews, to the west.

Final confirmation of uses within the Class E spaces would be subject to detailed landlord and tenant discussion post a successful planning application.

The proposed land uses accord with principles set out within the HRWMF applicable to the areas of the masterplan that cover the application site. These are identified as: -

- Residential development focused to the north of White Hart Lane.
- Service/ F&B use located to eastern side of Peacock Park.
- Work with residential above specially shown for the masterplan blocks on the application site.

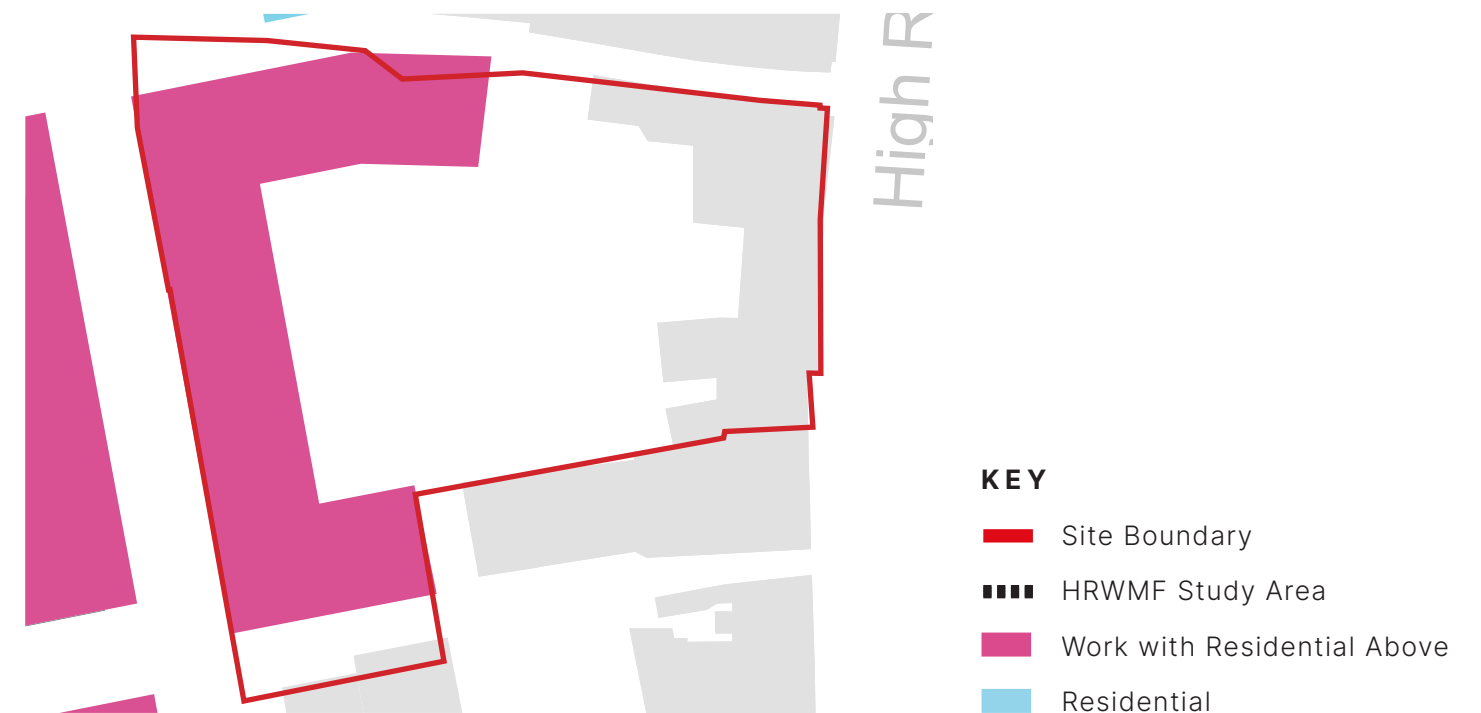


FIGURE 110. HRWMF Proposed land Uses

INDICATIVE LAND USES



FIGURE 111. Indicative Land Uses

USE AND AMOUNT

Application Site Area: 0.36 Ha (3,598 m²).

Total Area: Approx. 9580 m² GIA

Total Beds: 287

Total New Beds: 276

Duplex Cluster Beds: 33 (12.0%)

Single Cluster Beds: 189 (68.4%)

Studios: 54 (19.6%)

High Road: 6 units (11 Beds)

Total Clusters: 28

Total KDL Number: 28

KDL Area: 958.4 m² (4.3 m²/Bed)

Cycle Parking: 248 m² (237 Spaces)
(219 Long Stay + 18 Short Stay)

Internal Amenity: 405.2 m² (1.4 m²/Bed)

GF External Amenity: 635 m² (2.32 m²/Bed)

Terrace External Amenity: 210 m² (0.76 m²/Bed)

Class E: 216 m² (251.4 m² with HR building)

Total Amenity: 4.55 m²/Bed

All numbers are approx. and subject to further design development

KEY

Retail	Studio Standard	KDL
Amenity	Studio Premium	Stair Core
Apartment	Cluster	Corridor
Cycle	High Road Studio	



FIGURE 112. Level L00



FIGURE 113. Level L01



FIGURE 114. Level L02



FIGURE 115. Level L03

Not to scale

USE AND AMOUNT



Not to scale



FIGURE 116. Level L04

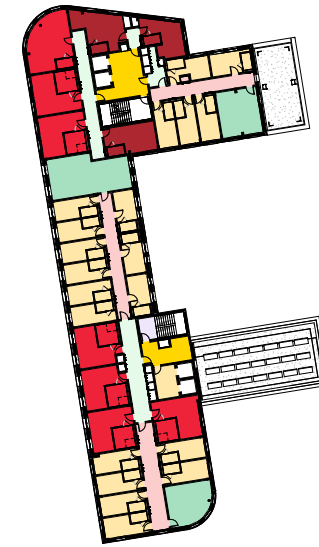


FIGURE 117. Level L05

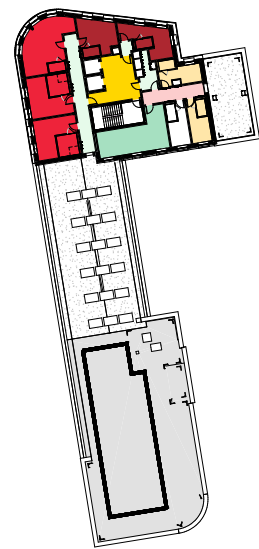


FIGURE 118. Level L06

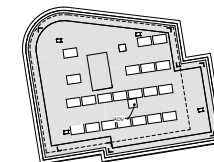


FIGURE 119. Roof

KEY

Retail	Studio Standard	KDL
Amenity	Studio Premium	Stair Core
Apartment	Cluster	Corridor
Cycle	High Road Studio	

4.3 CONNECTIVITY

4.3.1 MASTERPLANS

The proposals for the Printworks have been developed in close connection with those for the wider masterplan sites to the west, the Goods Yard and The Depot. With future phases of the HRWMF brought forwards, the existing streets to the north (Brunswick Square) and south (Percival Court) of the application site would take on much greater significance as key east-west linkages between the High Road and the new neighbourhood adjacent to the railway. Central to the development of the proposed scheme has been the desire prepare these routes for the increased priority of pedestrian and cycle movements, and present them as fitting access points to the masterplan public realm beyond. This includes the main public open space in the northern portion of HRWMF, Peacock Park.

With this in mind, the design has worked to improve Brunswick Square and Percival Court, both in terms of how the new buildings relate to these streets, and by way of the physical changes planned at ground level.

The new buildings directly face the streets, forming a defined edge, and activating the routes to aid safety and encourage use. Surface treatments are revised to make for a high quality piece of public realm and the widening of Brunswick Square is particularly important in terms of access as it currently has no pavement and is therefore difficult to use, especially for those in wheelchairs. 'Healthy Streets for London' guidance has been used to inform the design.

In the interim state, connectivity is therefore greatly improved to the Printworks, and the Peacock Industrial Estate beyond – existing damage to the walls of Brunswick Square shows that its narrowness makes it very difficult to navigate and this would change.

Longer term, the lanes to the north and south of The Site have been designed to integrate seamlessly with the overarching masterplan, becoming even more likely to be pedestrian and cycle routes only as the street to the west of The Site would provide for full vehicular access.

KEY

- | | | |
|--------------------------|-------------------------------|--------------------|
| High Road (Primary Road) | Pedestrian & Cycling Priority | Train Station |
| Secondary Road | Pedestrian Routes | Bus Stop |
| Tertiary Road | HRWMF Study Area | Overground Station |

Not to scale



FIGURE 120. Consented Goods Yard/The Depot with existing context connectivity

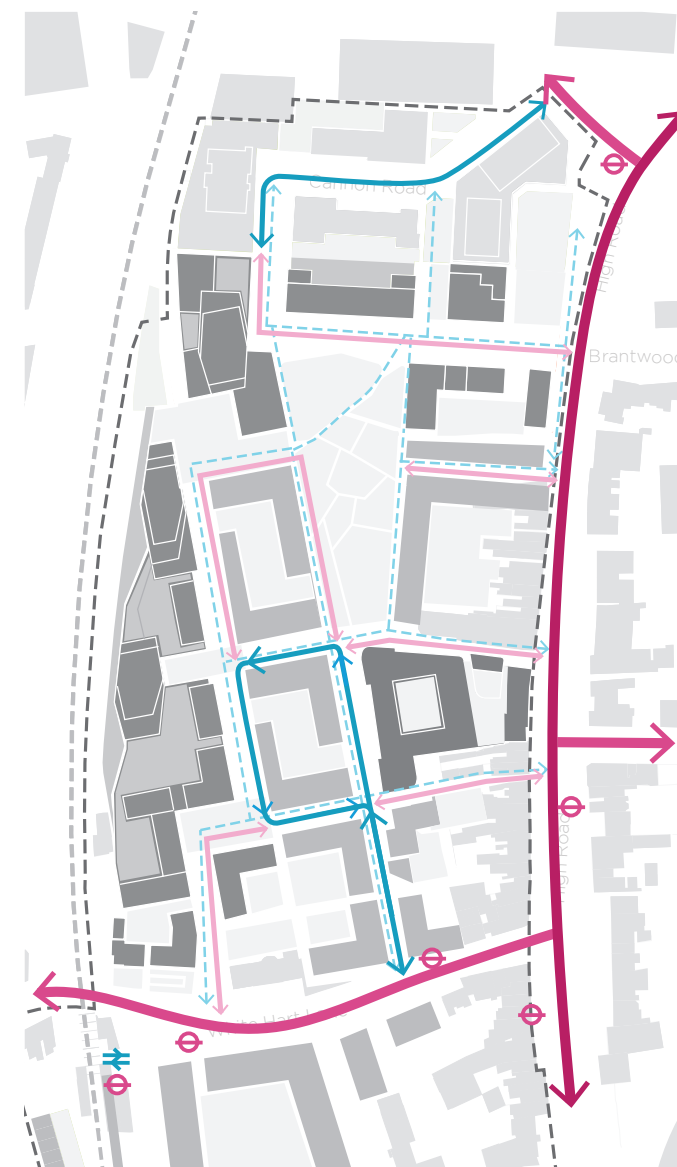


FIGURE 121. Connectivity Goods Yard/The Depot Approved Masterplan (2022/3)

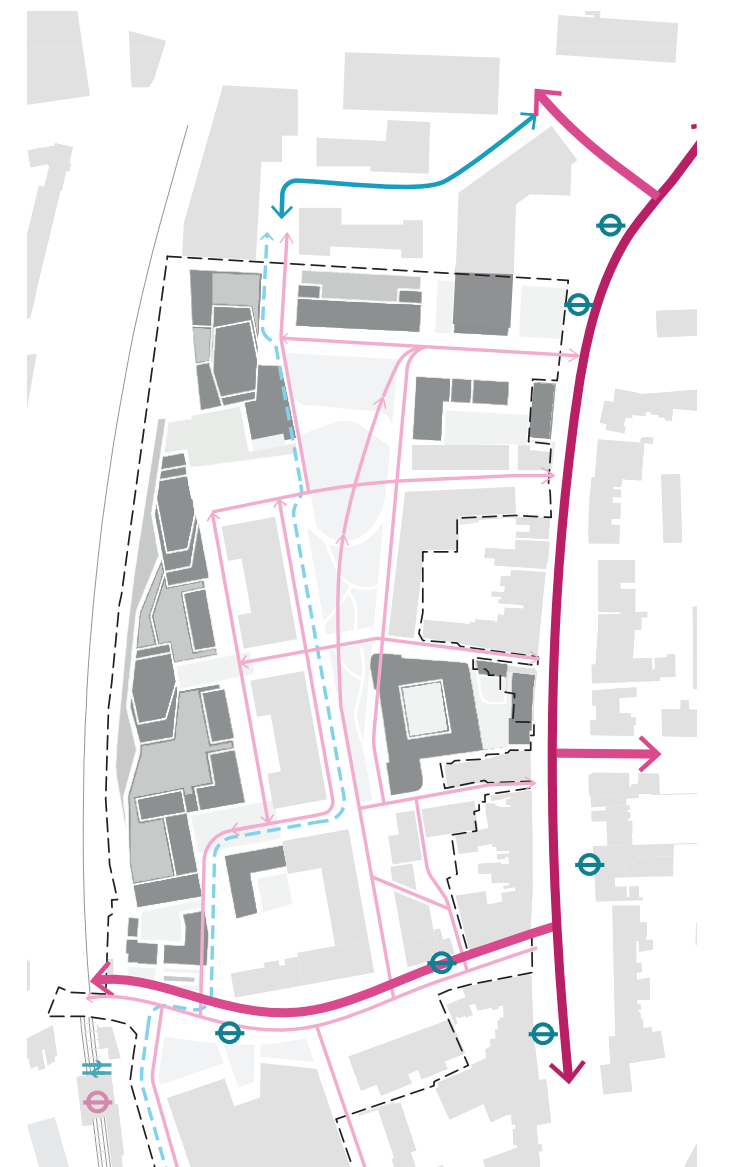


FIGURE 122. Connectivity Lendlease Approved Masterplan (2022)

4.4 LAYOUT

4.4.1 OVERVIEW

The existing ground floor High Road commercial outlets are reworked to provide a central entrance to the proposed PBSA scheme. The entrance inhabits Nos. 821 to 825 with the end units, Nos. 819 and 827, as flexible commercial space anchoring the new corner location to the north and supporting the general High Road activation to the south. These spaces are seen as potential F&B offer.

The space behind the existing location of No. 829 extends the active frontage of the High Road onto Brunswick Square with an important new 'knuckle' building. This helps to reinforce the tight grained nature of the street and enhances the character of the High Road with its multitude of lanes leading east and west.

Consultation has been undertaken with Middlesex University, and a letter of support from them accompanies the application. Their feedback has also informed the design process which has been particularly important in terms of layout.

The approach to open space has been a fundamental design driver for the project. The public element of this relates to the ground floor perimeter of the scheme, stitching the built form into the existing network of streets, and considering how the proposal will relate to the future masterplan.

The private component of amenity space focuses on shared courtyard gardens and roof terrace within the PBSA accommodation.

Working closely with the landscape architects, an intensive period of design has developed the public realm to Brunswick Square, Percival Court, and the western edge of the Printworks. A small new public square is formed as a gateway to the scheme at Brunswick Square, leading users west where the PBSA block turns into a new local street, accessing duplex Clusters, part of an important masterplan route, 'Peacock Mews'.



FIGURE 123. View from Percival Court

LAYOUT

4.4.2 ANNOTATED PLAN

The corner between the two streets is marked by a commercial unit – sitting at the immediate south end of the future Peacock Park, this unit is envisaged as a potential café and the surface treatment reflects this ambition. To the south-west, the Printworks proposal opens up Percival Court with further landscape design supporting the ground floor corner commercial use and core access.

There are 3no. principal external amenity spaces within the proposals comprising 2no. courtyard spaces located at ground level, and a roof terrace located at the fourth floor on the lowest section of the new build element of the scheme.

This creates spaces that are varied in their character providing options to residents for socialising, group meetings, and events, and areas for quiet study and relaxation.

A visual connection is made through the buildings from the entrance reception to the eastern courtyard, through the central amenity accommodation, and on to the western courtyard, connecting the spaces and aiding orientation and circulation.

An accessible car parking space is accommodated.



FIGURE 124. Illustrative Roof Plan

LAYOUT



Not to scale

4.4.3 PROPOSED PLANS



FIGURE 125. L00



FIGURE 126. L04



FIGURE 127. Roof Plan

4.5 SCALE AND MASSING

In developing the scale and massing of the proposed scheme extensive 3D modelling has been used to assess key views and visual impacts. Views have also been considered in both the present (meanwhile context) and with later phases of the masterplan brought forward. The aim has been to minimise the visual impact on linear views from the High Road and Conservation Area and frame key vistas associated with the building's place making role, both currently and within the HRWMF. To assist Officer's assessment of the proposals, a suite of 'Illustrative Townscape Views' have been agreed and prepared, these are included within Appendix A of this report.

The existing terrace sets the datum for development 'behind the high street' and is the starting point for the consideration of an appropriate scale and mass, within the overall context of the HRWMF approach to height.

Historic and contemporary analysis of the historic assets has shown that the roof of the Grade II Listed properties, Nos. 819 and 821 High Road, has been lost – the scheme restores the parapet, hipped roof, and significant chimney stacks to these buildings, improving the proportion of the elevation and streetscape.

With the datum re-set, a new central range is placed behind the terrace, also running north-south but cranked to respond to the geometry of the western edge of the scheme. The crank helps to open up the space immediately behind the terrace providing a buffer zone to give sufficient breathing space between the existing and new elements. This central range is set at a height of four storeys in direct response to the four storeys of the Listed assets.

Where the cranked geometry of the central range opens to the north, a knuckle building terminates the vista forming a hard edge to Brunswick Square. The knuckle building is of a smaller scale, three storeys, commensurate with the lower nature of the existing terrace at its north end. It sits slightly apart from the existing adjacent building, divorcing it from the historic terrace and providing a route into the courtyard behind it, with a set-back top floor to further define it as a contemporary intervention.



FIGURE 128. View from Peacock Mews

SCALE AND MASSING

Set back top floors are an important feature of the scheme design and are included throughout, helping to reduce the visual impact of the building's height.

To the west of the central range, blocks running east-west continue the PBSA around a central courtyard. That to the north begins to rise from the four storey height, stepping up along Brunswick Square, progressively, to seven storeys on the corner.

That to the south mirrors the knuckle building, acting as a smaller infill of four storeys, and set away from the central range at the upper level. The massing helps to break up the overall scale of the new blocks while responding to daylight access and the overarching HRWMF approach to height, rising from the south-east to the north-west.

The western range forms the edge condition to the Peacock Industrial Estate and is made up of taller elements to the north and south, bookending a central, lower block, of six storeys. As noted, the taller element to the north completes the north elevation of the project at seven storeys, that to the south rises to six storeys with parapet, again working to break up the visual mass of the development.

The HRWMF provides guidance regarding building height, please refer to Figure 129. The light blue masterplan blocks shown indicatively on the Printworks site are set within a range of 3-5 storeys with the blocks immediately to the north and north-west shown at 5-8 storeys. Although the vast majority of the proposals respect the range envisaged for The Site, design development with Arup and Officers has resulted in increased massing in targeted locations.

At the same time as planning consent was granted for the previous scheme (HGY/2021/2283 and HGY/2021/2284) on the same site, in August 2022, the Lendlease masterplan (HGY/2021/3175) which includes the site in question, and the adjoining Peacock Industrial Estate to the west, was also consented. It is worth noting that the consented Lendlease hybrid scheme includes parameter plans which address height. Please refer to Figure 137 and Figure 138 where the red line illustrates the Lendlease maximum parameter for height, overlaid on a long section through the current proposal, cut where the building mass is at its tallest.

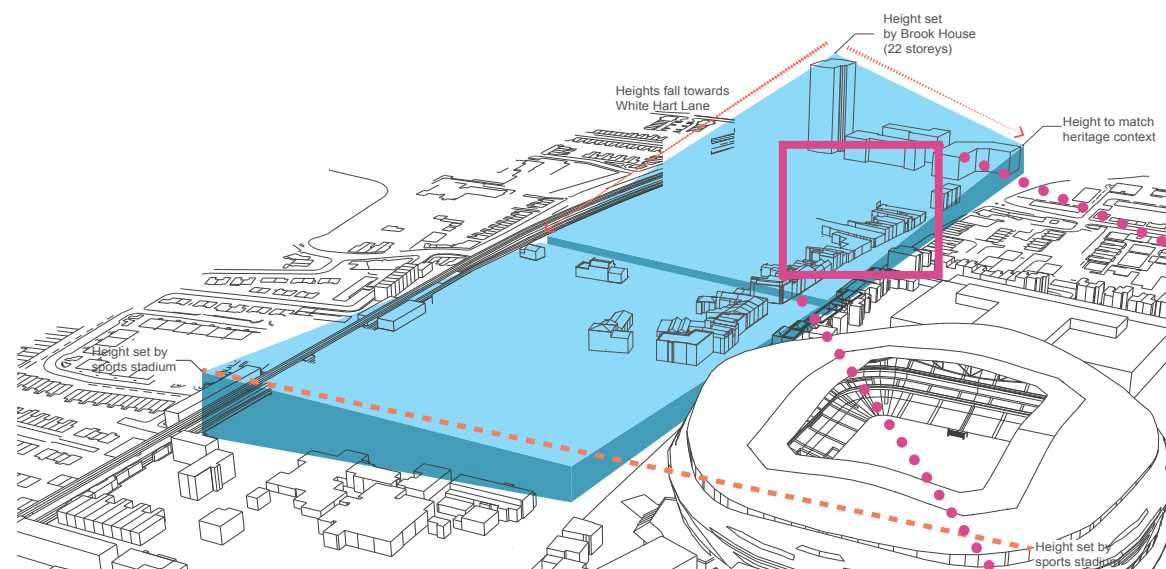


FIGURE 129. Height and massing strategy as shown in the 2014 HRWMF

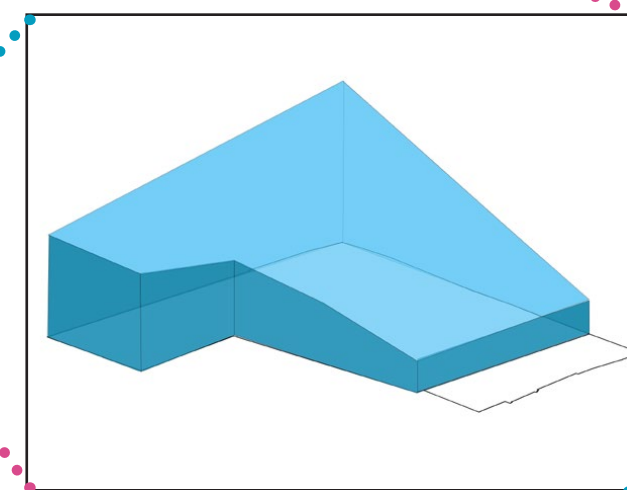


FIGURE 131. Printworks site within the height and massing strategy

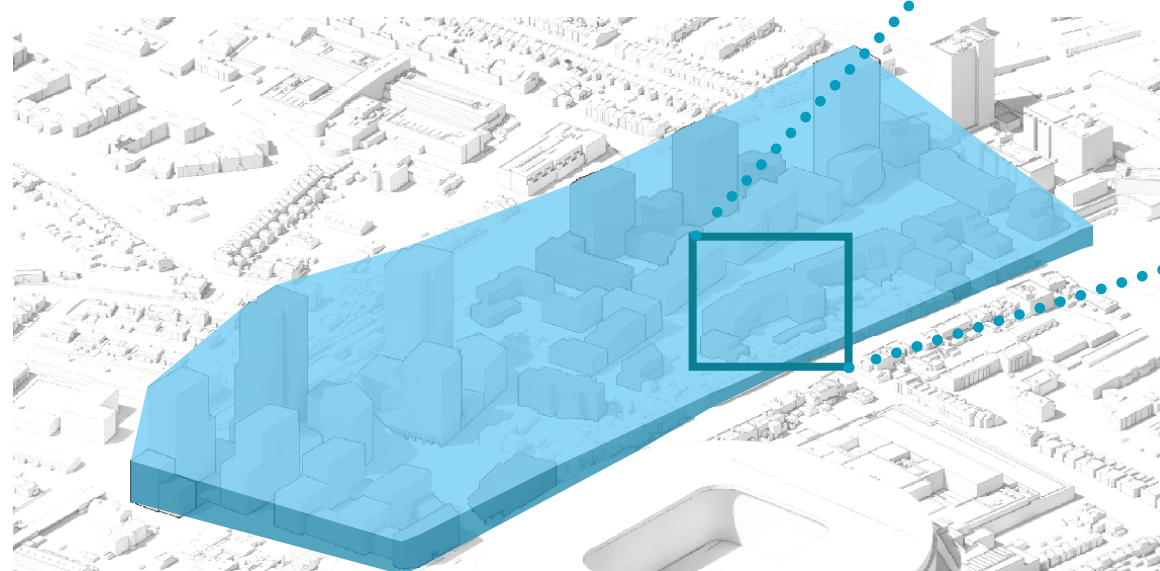


FIGURE 130. Height and massing strategy as shown in the approved Lendlease 2022 Masterplan