

# Temporary Indoor Market & Community Facilities

245-249 High Road, London, N15 5BT

DESIGN & ACCESS STATEMENT  
December 2021



Applicant: Transport for London  
Application Site: 245-249 High Road, London, N15 5BT

December 2021

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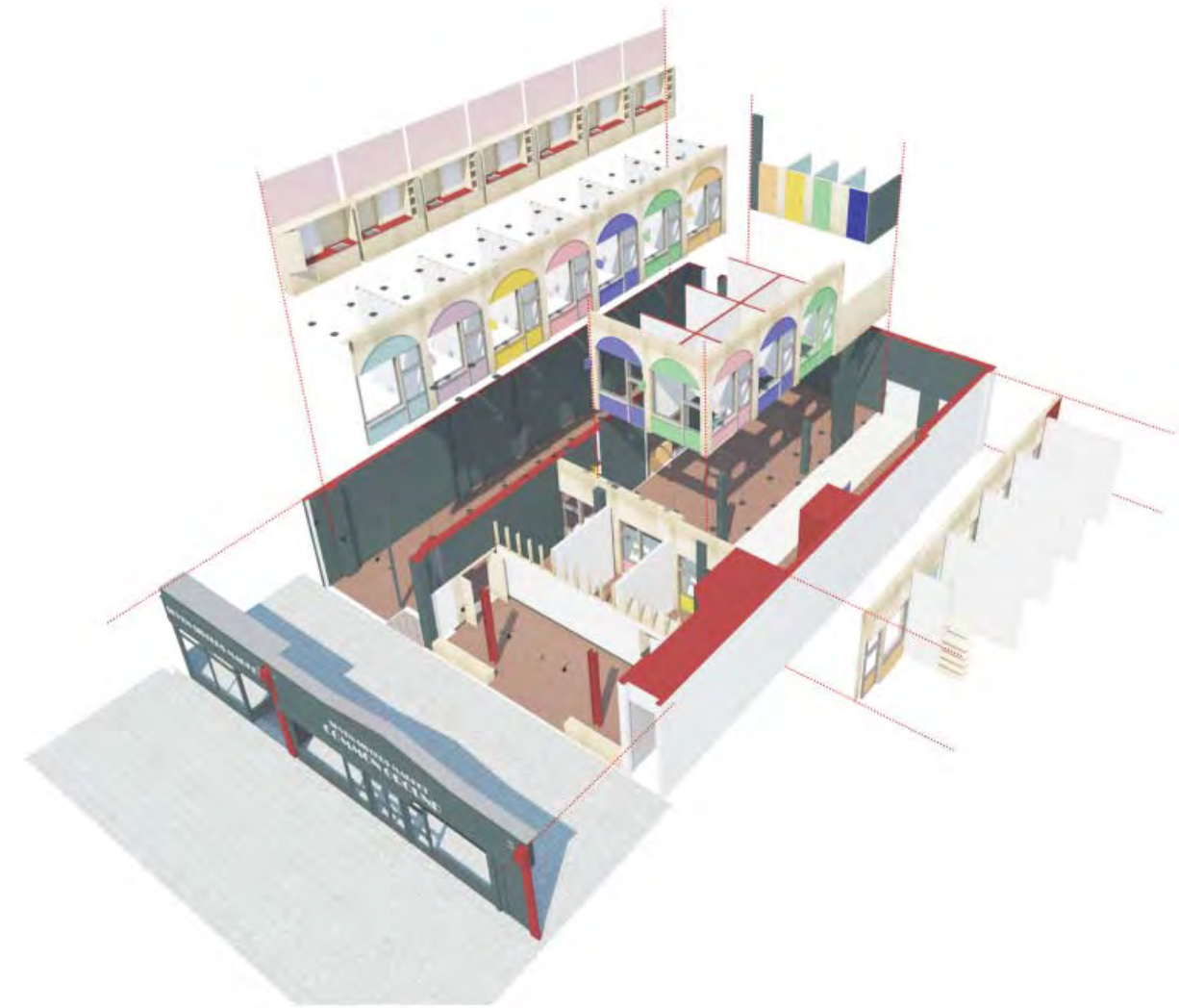
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### Appendix

# Introduction



*Exploded axonometric of the internal and external proposals for a temporary market and community space.*

## **Introduction**

The following document describes the architectural proposals for the use of two Class E retail units as a single market unit and community space (Class F2) with associated shopfront and external alterations for a temporary period of three years at 245 and 247-249 High Road, N15 5BT. This document is to be read in conjunction with the accompanying drawings, planning statement and supporting information listed in appendix 1.

The market will include spaces for professional services, retail and hair/beauty salon uses but will not include any food or beverage uses in order to mitigate the associated fire risks and other practical building services considerations. Together with the provision of multiple retail spaces the proposals include a much-needed community facility. This will provide for market traders groups and the wider community and sits at the heart of the scheme with a generous High Road frontage and its own independent access.

A separate scheme for a temporary external market to provide space for food and beverage traders from Seven Sisters Market is due to come forward as a separate application.

**Site Location**  
Satellite Image



## Existing Site

The application site is located on the north western side of Seven Sisters Road and Tottenham High Road (A10), and forms part of a terrace (227-249 High Road London N15 5BT) and comprises the properties known as former Ward's Corner department store, Seven Sisters Market and other commercial businesses. The site is located above the Seven Sisters London Underground Station and is owned by Transport for London / London Underground.

The application site consists of two ground floor retail units at 245 and 247-249 High Road. These units sit within an existing 2-3 storey late Victorian redbrick terrace forming 227-259 High Road which was built in the late 19th century. The southern part of this terrace became Wards Department Store in the early 20th Century, including units 245 and 247-249. There is a gap in the terrace adjacent to 247-249 after units 251-253 were demolished following damage.

The properties are currently serviced from a rear service yard accessed from Suffield Road to the West. 12no. diagonal car parking spaces are provided at the rear of the market, where an accessway from Suffield Road is also used for commercial deliveries and bin storage.

This site forms part of a wider urban block bounded by West Green Road, Seven Sisters Road, Suffield Road and Tottenham High Road (A10), part of which is identified as a site allocation within the Tottenham Area Action Plan

The site is in the Seven Sisters/Page Green Conservation Area. The wider terrace of 227-259 High Road was built in the late 19th century as a red brick residential terrace with bay windows, dormers and chimneys, incremental changes to the building fabric including the addition of shopfronts and the removals of first floor bay windows and dormers, coupled with unsympathetic treatment of the shopfronts have gradually eroded the quality and presence of the historic terrace.

The commercial properties and Seven Sisters Market are considered to make a neutral contribution to its character and appearance of the Page Green Conservation Area. Whereas the former Wards Corner Department store (227) is a locally listed building despite its long term vacancy. Seven Sisters Market occupies the 'deep plan' of the ground floor level of numbers 229 - 243 Tottenham High Road, above which is a vacant first floor level served by multiple roof lanterns. 245 & 247-249 are separate retail units.

The commercial frontages benefit from a wide pedestrian forecourt, a consequence of the historic Suffield Lodge Gardens and wide verge highways design of this important Roman Road. This area has a number of street trees, sheffiled bicycle stands, services box/ paraphernalia and the London Underground Entrances.

Seven Sisters Market has a long and complex history, it serves diverse ethnic groups within the local and wider community and the formation and planning permission of a community plan for the wider site continues to champion the retention and community led redevelopment of the historic site.

Following Health and Safety concerns Seven Sisters Market Hall is currently closed, with only the market units that face onto High Road being continuing to trade. The proposals seek to provide a temporary solution to assist the local traders and community to continue to operate in a safe environment.



1. View of existing elevations of 245, 247 & 249, 249a and adjacent vacant plots of 251 & 253 with temporary propping.



2. Local Built form. Proposed application site highlighted red.

The terrace of properties are grouped as follows:

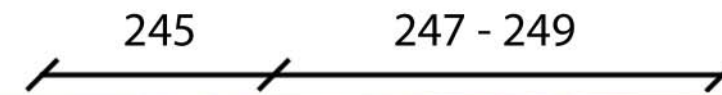
227-229 High Road – This three-storey building is also referred to as the 'Wards Corner Building'. It has been unoccupied for many years.

231-243 High Road – This building contains large open plan spaces on both ground and first floors. The ground floor area accommodates Seven Sisters Market. All upper floors are vacant and significant remedial works are required to ensure the properties are safe.

**245 High Road** – The ground floor of this unit forms part of the application site. This is a two-storey property that accommodates a single retail business on the ground floor. The upper floor forms part of the vacant first floor associated with 231-243 former department store.

**247-249 High Road** – The ground floor of this unit forms part of the application site. This is a three-storey property. Originally two units the ground floor has been combined and accommodates several small retail businesses. An empty residential flat is on the upper floors with original dormers and bays intact but in poor condition.

251 – 253 High Road - Form adjacent vacant brownfield plots following demolition of the properties.





## Local Context

The application site forms part of a wider terrace of buildings situated at an important gateway to Tottenham, on the corner of Seven Sisters Road and Tottenham High Road. The consequential alterations to the shop-fronts have impacted the appearance of the conservation area, although the application site deals with only two properties and is temporary in nature it seeks to propose a high-quality treatment of the shop frontage to enhance the conservation area and engage directly with the urban realm. The application site and wider terrace benefits from a wide pedestrian pavement, with a number of street trees providing summer shading, Sheffield bicycle stands and concrete bench seating acting as impact defense to the underground entrances. TfL's C1 cycleway runs along this wide pedestrian route linking north and south

The application site is adjacent to Seven Sisters Market Northern entrance and opposite the entrance to Seven Sisters Underground station and underpass. The site is within the Seven Sisters and West Green Road District Centre which is characterised by ground floor retail with residential upper parts and other town centre uses along with residential and commercial uses. The site also falls within the Seven Sisters/Page Green Conservation area. To the north are further retail and residential uses along High Road and West Green Road. To the west are residential terraces along Suffield and Westerfield Road with Seven Sisters Underground and Overground Stations beyond (3-4 mins walk). To the east are further residential terraces and flats along Ashmount and Earlsmead Road. To the south Tottenham High Road continues south lined by street trees with South Tottenham Overground Station approximately 6 minutes walk.

The wider area is predominantly residential, with commercial properties fronting main roads. Housing is generally 2 – 3 storey brick terraces with pitched tiled roofs, constructed in waves between the 1850s and 1980s. To the south of the site, on the opposite side of Seven Sisters Road is a major residential led mixed used development with a 23-storey building providing the majority of the 163 new dwellings on the site known as Apex House (HGY/2015/2915).

The application proposals seeks to benefit the local area by providing a temporary indoor market, allowing some of the traders who cannot currently trade in the Wards Corner Market building due to health and safety risks to be re-accommodated within a licensable space where they can trade. This is intended as a short-term measure hence the time limited temporary permission in order to allow for intrusive remedial works to be carried out in a safe and efficient manner and to allow for the longer-term re-provision of Seven Sisters Market.



3. Aerial image of proposed development site, 245, 247 & 249 although this application only relates to the ground floor of these properties.

## Relevant Development Plan & Planning Policy Considerations

The relevant planning policies are set out in the following documents:

- Haringey Local Plan Development Management Document and Policies Map (2017)
- Haringey Local Plan Strategic Policies Document (2017)
- Site Allocations Development Plan Document (DPD) (2017)
- Tottenham Area Action Plan (2017)
- Seven Sisters/Page Green Conservation Area Appraisal and Management Plan (2017)
- The London Plan (2021)
- The National Planning Policy Framework (2021)

## Development Context

The wider site 227-249, of which this application represents a small portion of, has a complex and lengthy planning history, the following applications being particularly relevant to the current application:

HGY/2019/2315 - Restoration of the Wards Corner Department Store building for community uses (D2) with restaurant (A3) on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall (A1) at ground and first floor levels, plus 642.8m<sup>2</sup> of office space (B1) at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights with flush roof lights.

HGY/2012/0915 - Demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements

The two applications above represent/ed alternative visions for prominent site which is a site allocation, SS5 within the Tottenham Area Action Plan.

However, in a Joint statement, published on August 6, 2021, from Transport for London and Haringey Council on Wards Corner It was confirmed the Grainger scheme would no longer proceed and that:

*'TfL and Haringey Council have agreed to work collaboratively, and alongside the traders, to explore the vision of delivering a new community-led development, with Seven Sisters Market and the wider local community at its heart.'*

*'We recognise that most traders have been unable to operate for over a year because of health and safety issues with the existing market. We will work as quickly as possible to identify appropriate short and long-term solutions for the market and Wards Corner.'*

This application represents TfL's short-term solution to help support traders to return to operate within a temporary indoor market facility as quickly and safely as possible whilst the longer term solution continues to develop with all parties.

## Planning History

The retail units on the site have the following planning history.

The two retail units also form part of wider Wards Corner site allocation which has a complex planning history.

Address	Application	Description	Decision
247-249 High Road	HGY/2002/0791	The display of internally illuminated fascia and projecting box signs.	Granted 2002

Address	Application	Description	Decision
Wards Corner, High Road	HGY/2019/2315	Restoration of the Wards Corner Department Store building for community uses (D2) with restaurant (A3) on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall (A1) at ground and first floor levels, plus 642.8m <sup>2</sup> of office space (B1) at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights with flush roof lights	Granted 2019
Wards Corner High Road	GY/2017/1551	Variation to the Section 106 legal Agreement associated with Planning permission reference HGY/2012/0915 to amend the terms of the obligations in relation to the replacement and temporary market, sustainability and to include an affordable housing review mechanism. The extant planning permission reference HGY/2012/0915 was for the demolition of existing buildings and erection of a mixed-use development comprising class C3 residential (196 residential units), class A1/A2/A3/A4 uses (3,363 sq.m. of indoor market), with access, parking and associated landscaping and public realm improvements	Granted 2017
Wards Corner High Road	HGY/2017/0861	Certificate of lawfulness that the development authorised by planning permission reference number HGY/2012/0915 ('the Planning Permission') may be lawfully be carried out as approved.	Certificate of Lawful Development Approved 2017 and confirms that planning permission has been implemented.
Wards Corner High Road	HGY/2014/0575	Restoration of the existing market and corner building bringing 2150m <sup>2</sup> of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency.	Granted 2014
Wards Corner High Road	HGY/2012/0921	Conservation area consent for demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements	Granted 2012
Wards Corner, High Road	HGY/2012/0915	Demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements	Granted 2012
Wards Corner, High Road	HGY/2012/0583	Conservation Area Consent for demolition of existing buildings and erection of mixed-use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements	Not Determined
Wards Corner, High Road	HGY/2011/1275	External alterations to front and rear elevation including new shopfronts, angled bay windows and dormers, and reinstatement of rear upper floor windows and formation of new windows	Not Connected
Wards Corner, High Road	HGY/2008/0322	Conservation Area Consent for demolition of existing buildings and erection of mixed-use development comprising Class C3 residential and Class	Grant Permission 2008

## Context Photographs

The following site photographs illustrate the immediate urban condition of the wider terrace including views from Seven Sisters Road, Tottenham High Road, West Green Road.



4. View of 227 High Road (Locally Listed) former Wards Furnishings department store.



5. View of 259 High Road looking southwards, highlighting gap in terrace adjacent to the application site. (Locally Listed) 1A. and 1.b West Green Road, right is of similar design and appearance as the former Wards Furnishings department store.



6. View of a portion of the wider terrace 227-249 High Road looking South-westwards towards the recently constructed 22 storey Apex House. The existing canted bays of 247 -249 are visible (right).



7. View of 245 - 247 - 249 High Road with the demolished adjacent plot with temporary truss' spanning between party walls.

## Context Photographs

The following photographs illustrate the surrounding urban condition including the site approach from Broad Lane, Tottenham High Road and Suffield Road.



8. No. 230 High Road, Tesco supermarket, (left) Nos. 220 to 224 High Road, former Barclays Bank (right).



9. No. 214 - 218 High Road, red brick office building directly opposite the site, although located outside of the conservation area boundary.



10. View Northwards along Suffield Road, Rear Service access road visible (right).



11. View South-westwards from Broad Lane, towards the High Road & West Green Road. Application Site centre left.



12. View Northwards along High Road with Seven Sisters Road junction left, 227 High Road visible left. This section of the conservation area is dominated by the highway and junction, although wide some degree of enclosure is still experienced.

Existing High Road Elevation



## Site Photographs



13. Rear storage area of no. 245 High Road. Existing roller shutter between units of 245 -247 & 249.



14. Retail area of no. 245 High Road.



15. Existing junction of roller shutter guide and glazed tile pillar plinth of no. 245 High Road.



16. Water damage to ceiling of 245 High Road due to life expired waterproofing.



17. Typical circulation space within currently closed Seven Sisters Market.



18. Flat roof and pitched section of no. 249 High Road. Vacant adjacent plot (right).



19. Rear service yard/ access road of the existing market/ terrace.



20. View from rear service access road towards junction with Suffield Road.

# Heritage Statement



## Conservation Area

The London Borough of Haringey has 29 conservation areas. The Seven Sisters / Page Green Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

The Tottenham High Road Historic Corridor comprises of five conservation areas: North Tottenham; Scotland Green; Bruce Grove; Tottenham Green; and Seven Sisters/Page Green.

The Seven Sisters/Page Green - Conservation Area Appraisal and Management Plan describes the local area:

*1.7.1 There are few opportunities for new development within the conservation area. However, the block occupied by the former Ward's Stores on the west side of the High Road is the subject of redevelopment proposals as well as alternative proposals to retain and refurbish the existing building. The quality of other recent development, for example the block on the High Road frontage between Ashmount and Earlsmead Roads sets a poor precedent. This frontage is a key part of the conservation area and it is important that any eventual development or refurbishment or mix of the two is of a high design standard that properly contributes to its historic and townscape setting.*

The Conservation area is very diverse in architectural character and form reflecting its constant historic expansion and development as a former Roman Road to York. The immediate character and appearance is generally dominated by the accommodation of the historic and busy highway junction and London Underground Station. The immediate context includes a variety of styles, long and short abutting Victorian terraces with converted ground floors forming shopfronts, former Victorian department store, larger dominating mid twentieth century retail supermarket, unsympathetic pastiche office development on the opposite side of the highway, Apex House, a 22-storey residential apartment building. Other notable styles include a former Jacobean Hospital and Art Deco Salvation Army Citadel.

The existing commercial properties on the High Road Frontage and Seven Sisters Market are considered to make a neutral contribution to the character and appearance of the Page Green Conservation Area (according to Map 11. The Seven Sisters/Page Green - Conservation Area Appraisal and Management Plan). Whereas the former Wards Corner Department store (227) is a locally listed building despite its long-term vacancy.



21. Archive Image looking North along the High Road with the terrace of 227-259, left.



Map 11 Seven Sisters/Page Green Conservation Area, Positive and Negative Contributors

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

## 245 –249 High Road

Nos. 247 and 249 retain the basic form of the original terrace, with canted bay windows and dormers although they are in poor condition. The original terrace would have been solely residential in use, given their modest front gardens with reference to historic maps, which were later infilled with shopfronts projecting out from the main façade, typical of the Victorian era. The party walls of the shops were articulated by projecting pilasters with bracketed consoles and fascia's between defining individual shops. Over the decades the quality of these shopfronts has been significantly diminished and the shop fronts appear to have been amalgamated with the dividing pilaster missing.

The Conservation Area Appraisal and Management Plan describes 229-245 as “a similar late 19th Century two storey red brick terrace but are unadorned with a uniform slate roof with raised party wall, no attic floor and a first floor with simple sashes”. However, reviewing historic photographs and maps it is clear the entire terrace was originally constructed as a unified whole, with West Green Road and Seven Sisters Road adjusting the articulation of the ‘bookends’. It is however noted that the entire terrace has been badly altered to its and the wider conservation area and urban realm as a whole, with the loss of numerous architectural devices, such as bay windows, dormers, shopfronts, chimneys which all established a great architectural presence, rhythm and vertically to the Tottenham High Road Corridor.

The wider terrace is considered to have a neutral visual impact on the conservation area; however, the poor quality, highly altered shopfronts and signage detracts from the overall quality and appearance of the conservation area. The proposals focus on replacing the shopfront of 245 which will form the High Road entrance to the proposed temporary indoor market and altering the existing shopfront of 247-249 to ensure visual continuity whilst removing and replacing unsympathetic elements such as the projecting light box fascia, with a traditional flat panel painted timber fascia with hand painted signage and refurbishing elements the aluminum shopfront framing, awning & box and roller shutters.

## 227 High Road

In approximately 1909 the Corner of the terrace at the junction of High Road, and Seven Sisters Road was demolished and replaced by a then contemporary furniture store of three storeys, named ‘Wards Furnishing Store’ and subsequently giving the area its name as “Wards Corner”. Ward's Corner, built in 1909 is a late Victorian/ early Edwardian brick building of three storeys, at the corner of Tottenham High Road and Seven Sisters Road, where its façade aligns to the geometry of the highway.

The generously proportioned fenestration has its references in the technological and material developments in the mid-nineteenth century of wrought Iron and glass, specifically the large greenhouses like that at Crystal Palace designed by Joseph Paxton. The framing to the glazed bays having quadrant arched spandrels with arch motifs and wrought iron ventilation grille details. The building has been vacant for many years (Approximately 40+), a timber palisade fence surrounds the ground floor, preventing views and access. The southern elevation contains no windows, the western rear elevation is a two-storey extension to the original building and provides pedestrian ground floor access to a rear vehicle accessway. A brick wall prevents access to the adjoining market at ground floor level, but an opening at first floor level links the former department store with the first floor of numbers 229 – 245 High Road.

## Impact on Heritage

The application proposals will have no detrimental impact on the setting or character of the locally listed building (227) or on the wider terrace and conservation area. The proposed scale and nature of the application and its proximity is too remote from the grade II listed Former Barclays Bank located at Nos. 220 to 224 High Road on the opposite side of the wide Highway to have a detrimental impact.

The proposed new and refurbished shop frontages will improve the immediate visual appearance and provide new spaces to support the long-term viability of the market and importantly highlight that progress for the traders, the local economy and the wider community is being made as quickly and sympathetically as possible.



22. Archive Image (pre 1909) looking South-west along Seven Sisters Road from the High Road with the terrace of 227-259 right.



23. Archive Image looking North-west along the High Road with the terrace of 227-259, and forcourt left.

# Proposals

## Proposals

The application seeks to provide a safe, accessible temporary indoor market, to serve traders currently affected by the Seven Sisters Market closure. This is a short-term solution whilst remedial works are undertaken to Seven Sisters Market in order to ensure safety for traders and the public. The proposals include a community facility with independent external access and level access via the temporary indoor market entrance.

The temporary indoor market provides the following within the footprint of no.s 245, 247 and 249:

- 19no. self-contained retail units for traders
- Market managers office
- Community space
- 4 no. WC's including one Wheelchair accessible WC
- Ancillary storage and plant/ meter cupboards
- Generous circulation allowing for pedestrian flow in both directions

Specifically, the proposals seek the following material considerations within the conservation area.

- The amalgamation of the ground floor retail units at 245 and 247 & 249 into a single unit.
- The use of the existing Class E retail units as an indoor market and a new community space (Class F2)
- Shopfront improvements and minor external alterations to rear of the units. Including the demolition of poorly built lean-to erected at the rear of 245.

Shopfront improvements include a new shopfront to no. 245, in accordance with the conservation area design guidance to serve the new market entrance. The combined shopfront of no.s 247-249 will be retained and refurbished, removing the poor-quality signage and adjusting the fascia.

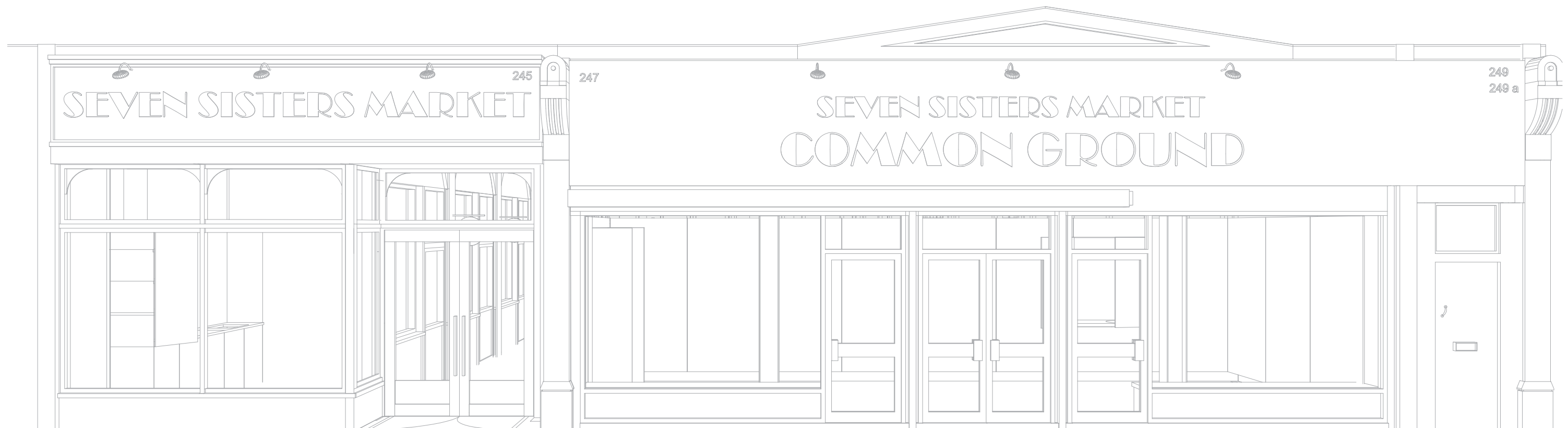
The shop frontage to 247-249 will provide a large window display, comprising of the branding and advertisement of the temporary indoor market (advertisement application by others).

In order to establish the most efficient internal arrangement, and with consideration of operational, management and building regulations, we propose the amalgamation of the separately demised units 245 and 247-249. There is an existing opening in the party wall between 245-247, located to the rear of the retail units and secured with a roller shutter, it is understood this requires 'regularisation'. We propose forming additional selected openings within the party wall between 245-247 in order to provide linkages both for circulation and new retail units.

A key element of the proposal is the introduction of a dedicated community space for the Market and local community use. This is given a prominent street frontage and can be independently accessed externally. We have also made provision for access from the market, it is envisaged this space will provide flexible space for community related events and activities of both trader groups and the wider community and will fall under the market management responsibility.

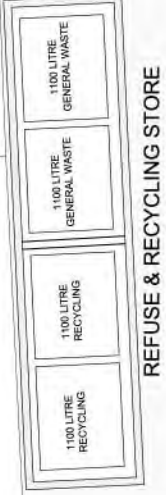
There are many precedents of indoor/ covered markets in London, and we have sought to ensure the design allows for the maximum number of traders where possible whilst appreciating the need for a sustainable approach, due to the temporary nature of this project.

The existing retail units benefit from generous floor to ceiling heights with localised structural downstands and the proposals incorporate these within the design and proportions.



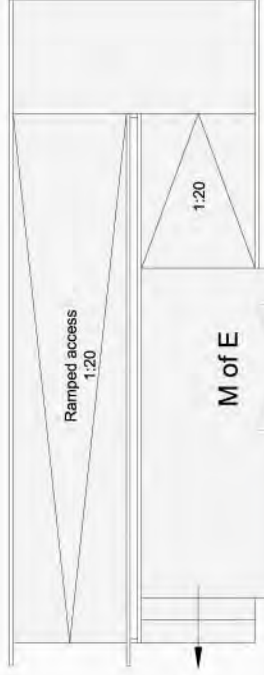
24. Line drawings of proposed shopfrontage of 245, 247 & 249.

SERVICE BAY  
LOADING / UN-LOADING



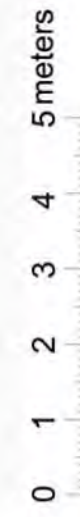
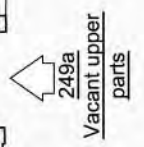
REFUSE & RECYCLING STORE

SERVICE ACCESS ROAD



LEGEND:

- Retail
- Professional services  
Office space
- Personal Care  
Hair & Beauty
- Community Space  
'Common Ground'
- Market Circulation
- Unisex WC's
- Management  
Ancillary uses



PAVEMENT

Proposed General Arrangement Plan

DRAFT - ILLUSTRATIVE PURPOSES ONLY

## Scale

The development does not propose the creation of any new or extended floorspace. An existing poor quality lean-to extension located at the rear of 245 will be demolished.

The scale of the proposals relate solely to the ground floor of 245, 247 & 249, seeking to provide the maximum possible provision for affected traders whilst ensuring a high quality, generous and deliverable design that incorporates opportunity for shopfront improvements. The proposals allow for 19no. retail units ranging between 8.36 - 11.19 sq.m, (89.98 – 120.44 sq.ft).

The retail units uses will comprise of 6 no. Hairdressers, 5 No. Nail & Beauty, 2 No. Estate agents, 3 No. Retail, 1 No. Legal office, 1 No. Arts, performance and community use and 1 No. Money Transfer.

The proposal provides 347.91 sq.m of commercial floor space and 41.2 sq.m of community use floor space.

Generous floor to ceiling heights within 245 allow for a capacious entrance sequence, slightly lower floor to ceiling heights exist in 247-249, although they remain generous at approximately 3.9 - 4.2m

## Proposed Layout

The layout of the proposal is driven by the requirement to accommodate as many displaced traders as possible, whilst incorporating the associated supporting facilities and in compliance with building regulations and fire strategy considerations.

The provision and location of the community space forms the heart of the proposals and takes a prominent position across the double fronted 247-249 High Road unit.

The general concept is for retail units lining the periphery of the combined existing units with a central bank of retail units served via generous circulation either side. The community space has access direct from the High Road and via the market entrance at 245 providing level access.

The positions of structural columns and emergency egress determined certain parameters for the circulation, coupled with the different plot widths of the units. The limiting width of no. 245 High Road allows for a range of retail units organised along the party wall with no.243 High Road, and a generous circulation route which runs from the High Road entrance to an existing means of escape at the rear of the property.

The act of forming additional openings in the party wall between 245 & 247 allows for the amalgamation of the properties to form a single indoor market. Again, the limiting width of 247-249, coupled with new openings formed in the party wall between 245 & 247, allows for a central bank of retail units. The provision of new accessible sanitary facilities occupies the location of the former services and therefore existing drainage runs can be utilised, subject to condition/ capacity.

A range of retail units again organises itself along the party wall of 249 & 251. Column positions are absorbed within the new construction or incorporated into the architectural language of the interior spaces.

## Exploded Perspective

### Key Elements

1. 247-249 Refurbished Shopfront
2. 245 New Traditional Shopfront
3. Built-In Storage Wall inc. Basin
4. Internal Shopfronts
5. Unisex WC
6. Internal Shopfronts
7. Community Space



## Appearance

The proposed and refurbished shopfronts retain the original building design features, in particular the deep red glazed tiled pilasters and console brackets and will improve the aesthetic quality of the ground floor to Tottenham High Road.

At the rear of the properties the proposals have some minor changes. The existing rear access to 247-249 will be infilled with matching brickwork and key bonded into the reveals. A new set of double doors serving the means of escape will be formed, and the area at the rear lowered to match the internal floor level in order to provide accessible egress. These alterations do not have a detrimental impact on the appearance of the rear of the building, which is utilitarian and functional in character, with minimal overlooking from surrounding properties.

Due to a level change between the front and rear of the property the proposal introduces ramped access compliant with Approved Document M to mitigate the levels. A dog-leg ramp at 1:20 and introduction of 3 no. Steps allow for improved accessibility both for ingress, egress, and servicing. A key clamp galvanised steel railing system is proposed to the ramp.

The design of the retail space considers the temporary timeframe and seeks to use materials responsibly. The individual retail spaces are standardised for speed of delivery and to ensure as close to an equal offering for all traders as possible. The design team has undertaken precedent research of similar indoor markets and consulted with traders on requirements and proposed designs.

Each retail unit has a unique shopfront, and the design employs the use of colour to denote each unit, the final palette of which will be selected with the traders. Integrated wayfinding and shop signage is either within the arched spandrel at high level, a projecting signage board or applied to the glazing as a manifestation film.



25. Cut away perspective showing the proposed new recessed entrance of the temporary indoor market and internal arcade with individual retail unit frontages.



26. Interior view of circulation space and interior market retail frontages.



27. Interior view



27. Interior view

## Shopfront Design

The existing shopfront design, finish and condition detracts from the conservation area and any sense of arrival into this wide pedestrian area which is served by the London Underground station entrances. The ad hoc and harmful modifications to both the wider terrace architectural fabric and the individual shopfronts has resulted in a cluttered and chaotic appearance with shopfronts relating poorly to one another and the local context.

As part of the proposals, the existing shopfront at 245 is to be removed and replaced with a more complimentary shopfront design and associated signage, in order to allow for new access to the proposed temporary indoor market and to enhance the character of the conservation area. The proposed shopfront design focuses on re-establishing the architectural details that frame the shop front, pilasters, console brackets, and a fascia with cornice. Any original features such as tiling, pilasters and console brackets will be retained.

The shopfronts at 247-249 appear to have been combined at some stage in the past, the dividing pilaster / party wall has been removed and the shopfront has out of scale low fascia, lacks traditional elements and is utilitarian in appearance. Given the financial and programme restraints, coupled with the adaptive re-use/ change of use of the space that the shopfront of 247-249 serves, to a community space physically linked with the temporary market. Our proposals seek to improve the existing condition and appearance by adopting a commonality with the proposed new shopfront serving 245 and the market entrance.

The shopfronts at 247-249 will not be replaced but will be refurbished/ altered in a respectful manner to bring them closer to the design guidance. The existing poor-quality pilasters and console brackets and glazed tiling will be repaired and replaced.

The proposals allow for the harmonising of the shopfronts with paint decoration, signage, font, lighting, and finishes. Both shopfronts will be paint decorated with heritage colours, at this stage we propose dark green (RAL 160 20 20 – Opulent Green or similar approved), with contrasting hand painted white signage. Advertisement consent will be subject to a separate application.

The proposals seek to adopt a common framework to re-establish a degree of order between the amalgamated units. Each unit will have a separate fascia sign, linked by a common design.

The approach to signage is simple and uncluttered, with hand painted lettering, in proportion with the size of the sign and applied directly to the new flat panel timber fascia boards.

Shutters and grills will not cover pilasters when in the closed position and will be RAL colour matched to complement the rest of the shop front.



28. EXISTING SHOPFRONT ELEVATION



29. PROPOSED SHOPFRONT ELEVATION



**SHOPFRONT ALTERATIONS No's. 245 - 249**  
*(In accordance with Haringey Conservation Area Appraisal Shopfront guidance)*



Refurbished Pillaster / Console  
 Consistent Treatment Across Both Units  
 Simple Legible Signage & Lighting

Existing Fascia & Signage Removed & Simplified  
 Fascia, Signage & Lighting Installed

Stall riser  
 Transom & Arched Fanlights

Indoor Market Entrance  
 (Recessed with Accessible Ramped Tiled Floor To Allow For Outward Opening doors)

Community Space High Road Entrance

Retained and Re-sprayed RAL Colour matched Existing Window & Door Frames



### 245 (New Shopfront)

The proposals focus on upgrading the shopfront of 245 which will form the High Road entrance to the temporary indoor market. This shopfront will be stripped back and replaced with a traditional timber shopfront in line with local authority guidance, introducing traditional elements and proportions with robust and high-quality materials.

Proposed Shopfront Changes:

- Removal of existing shopfront glazing system, signage/ fascia boxes, roller shutters and the like.
- Thorough clean, making good and refurbishment of the existing pilaster and console bracket.
- Introduction of new timber stall riser.
- Introduction of original proportions including resizing of a new simple flat panel timber fascia board, introduction of timber framed shopfront, including transom lights and fanlight over recessed entrance.
- New toughened shopfront glazing extending from the stallriser to the base of the fascia, subdivided with a transom rail and one vertical mullion which lines through above and below the transom. Transom lights will have arched top corners to reference the typical Victorian designs and those evident in locally listed no. 227 High Road.
- Recessed entrance with double doors opening outwards and traditional tiled, ramped floor and level threshold detail (to accommodate improved accessibility).
- Introduction of open mesh roller shutters set behind line of glazing internally and incorporated into the ceiling bulkhead design. Open mesh roller shutter to the main building line to prevent the misuse of the of recessed market entrance.
- New hand painted signage direct to decorated timber fascia with discrete lighting.
- Given the nature of the market uses a degree of privacy is required and instead of fixed obscure/ reeded glazing, we propose manifestation applied to the windows to provide privacy capable of future removal.



### 247-249 (Refurbished/ Altered Shopfront)

The shopfront of 247-249 is to be altered, allowing for the removal of the projecting fascia and associated signage, repainting of the window and door frames to match the proposed RAL colour of 245 to ensure a level of continuity across the properties and the refurbishment of the awning and roller shutters. The frontage of 247-249 will contain the proposed community facility and a light touch uplift to the shopfront is proposed with 245 setting the traditional design standard as this is to be fully replaced. 247 –249 shopfront design will harmonise with the new shopfront of 245.

Proposed Shopfront Changes:

- Removal of existing signage/ fascia boxes, and the like.
- Thorough clean, making good and refurbishment of the existing pilaster, console bracket and glazed tiling.
- Introduction of a new simple flat panel timber fascia board with cornice.
- Full refurbishment of the existing awning and roller shutters, including RAL colour matched repainting and new treated canvas awning.
- Existing stall riser/ spandrel panel retained and repainted to complement the shop front of 245
- Existing shopfront frames and glazing to be retained, made good, primed, and repainted (sprayed) to match the RAL colour of the new 245 shopfront.
- New hand painted signage direct to decorated timber fascia with discrete lighting.
- Manifestation applied to the windows will provide a degree of privacy.



External Perspective  
New temporary indoor market entrance, left. Refurbished & modified shopfront and community space, right.

## Community Space

Interior Perspective  
(Craft Club)



## Community Space

*Interior Perspective  
(Traders Meeting)*



## Community Engagement

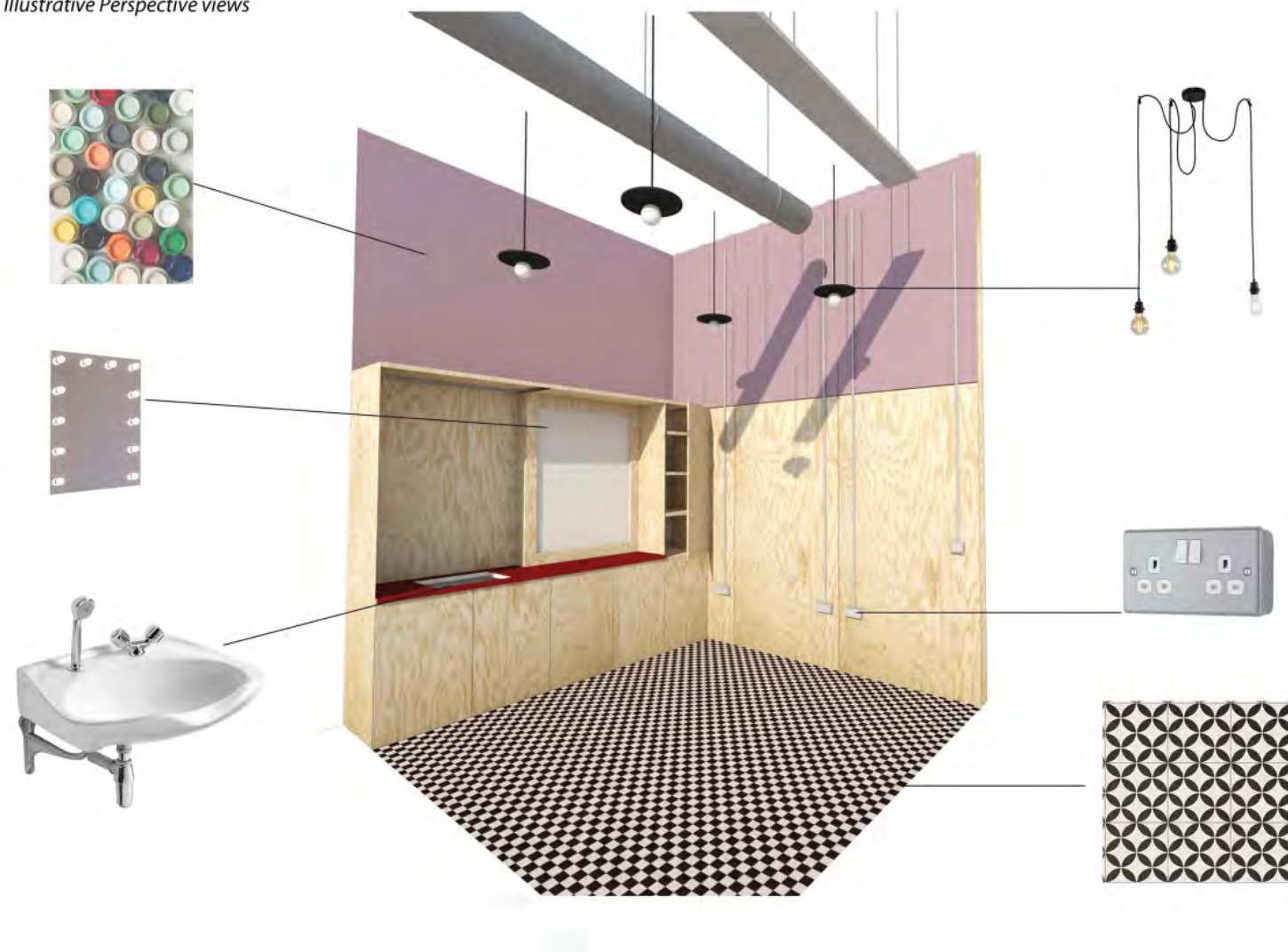
TfL have undertaken formal and informal direct trader consultation to establish required uses, facilities, services and areas. Two further consultation events have been held.

TfL met with Market Traders and Workers Union of Seven Sisters (16 December 2021) and Seven Sisters Market Traders Association (14 December 2021) to present the proposals to the representative bodies who combined have representation for the majority of market traders.

A copy of the presentation was also sent to all traders with the opportunity to present any questions or design changes to the TfL project team.

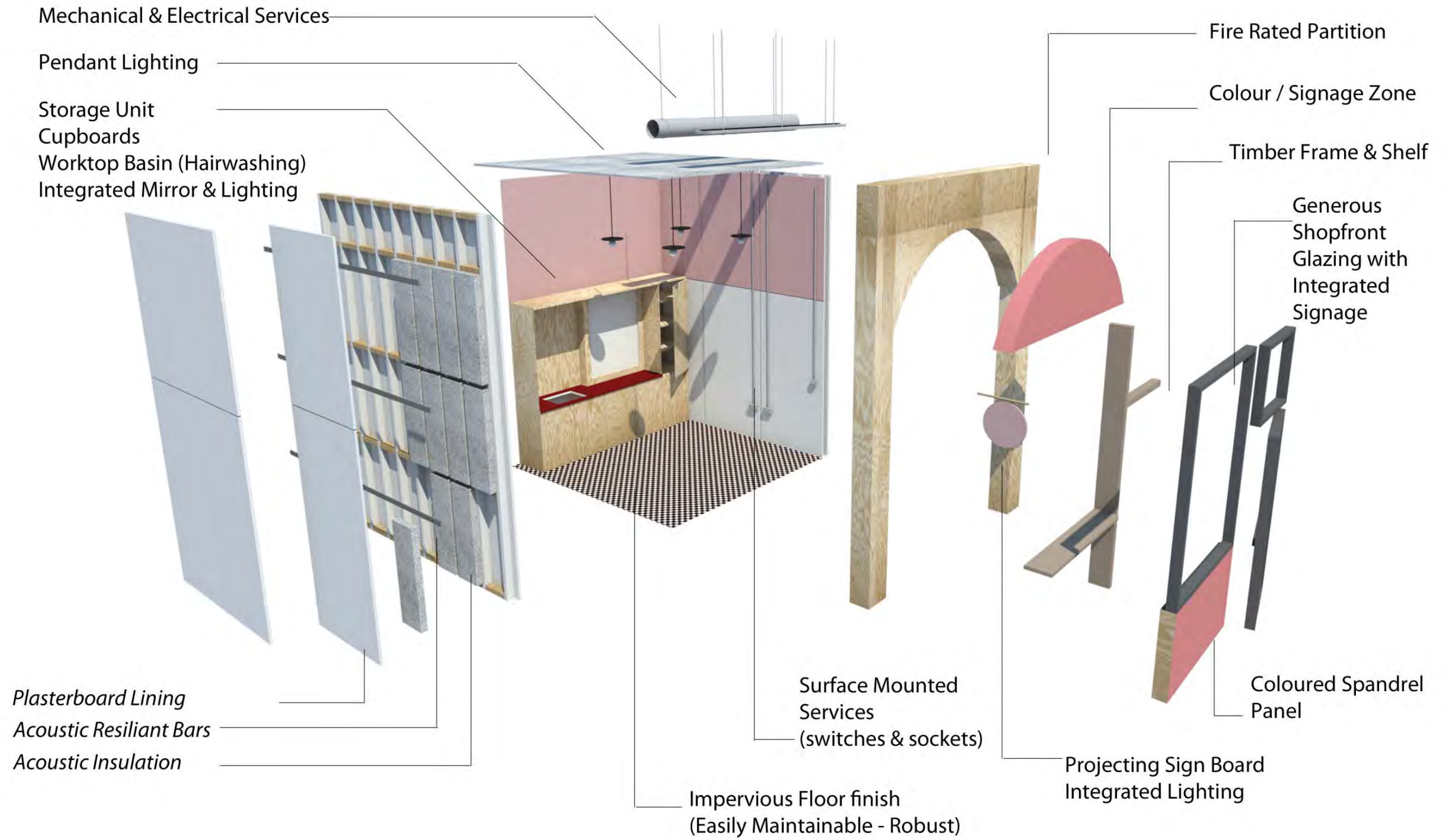
A proposed change was presented regarding the toilet provision to switch from gender neutral toilets. This has been reviewed by the team however, due to the need to accommodate 19 traders within the limited indoor space this could not practically be accommodated. To address some of the traders concerns we proposed the cleaning programme and signage will be reviewed as part of the operational strategy to better accommodate this request without compromising on unit provision.

Illustrative Perspective views



# Typical Retail Unit

Exploded perspective



## Sustainable Design & Materials

The temporary nature of the Indoor Market, has led to the selection of off the shelf products which lead to reduced waste, faster installation and replacement, as well as being a fully tested solution. The use of timber-based products which will be procured from sustainable forestry sources and a modular approach to the internal units allows for repetition, tolerance, and material economy wherever possible.

Internal retail units will be lined with a fire-resistant birch faced plywood (subject to current market material costs/ supply chain issues), and woodwool panels. Any new thermal elements will comply or surpass Approved Document L of the Building Regulations.

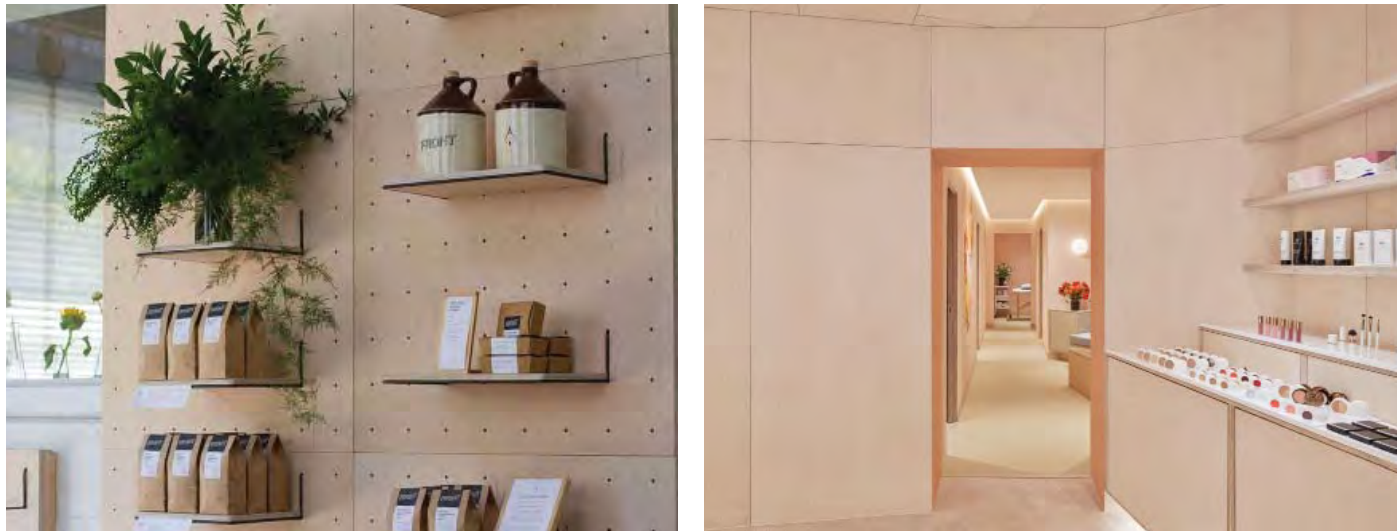
### Birch plywood

Birch plywood is made of cross-bonded 1.4mm thick veneers. The panels are sanded and their surface is smooth, hard and durable. Birch plywood is characterized by excellent strength and rigidity-related properties. Birch plywood is also resistant to humidity, it is easy to reprocess and easy to handle. Birch plywoods can be further processed using different types of sealant.

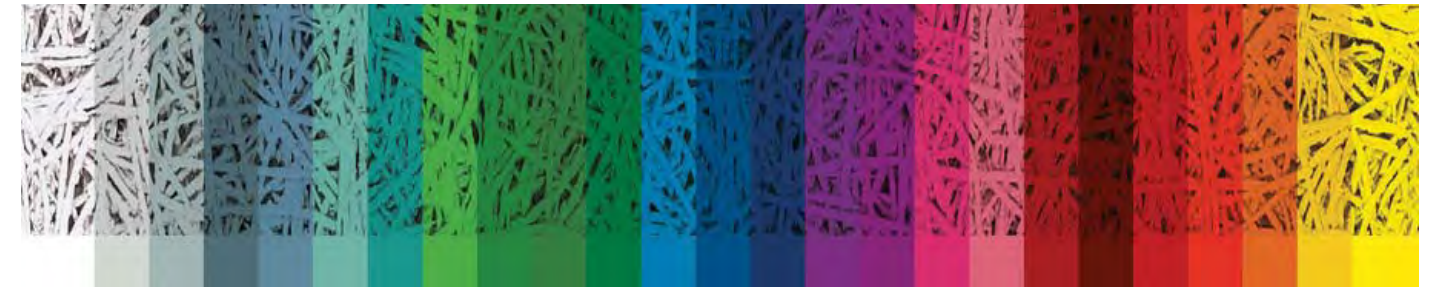
Birch plywood's major advantages are:

- Favourable weight to strength ratio
- High durability -The process of forming the birch plywood reinforces the strength of the original piece of wood.
- Easy to machine and fix using standard machining and fastening methods
- Lightweight – Easy to handle on site
- Availability of tailor-made cut-to-size and machining services
- Greater longevity of timber versus plaster/ other wet products
- Timber has a high embodied carbon footprint

Birch is grown in northern Europe and Russia, timber mills their replant birch trees as grown trees are felled. Birch is an abundant, fast-growing species. Timber is a truly sustainable constructional material. By virtue of modern forest management and certification tracing the timber back to responsibly managed forests, it is assured that sustainability is paramount in the choice of timber.



30. Examples of birch faced plywood interior wall linings, ideal for robust but refined spaces.



### Wood Wool

Woodwool panels comprise of wood wool fibers that are pressed together with a mineral binder to form a lightweight and multi-functional panel. They are a natural product that combines fire resistance with superior acoustic and thermal performance in a durable and eco-friendly product.

Only wood certified by the Forest Stewardship Council (FSC) and wood that has been responsibly cultivated and harvested in line with the European Programme for the Endorsement of Forest Stewardship (PEFC) is used to manufacture woodwool boards.

Environmental Product Declarations (EPDs) are available showing their environmental impact based on independently produced Life Cycle Assessments (LCAs).

Wood wool boards major advantages are:

Combines outstanding fire resistance with superior acoustic and excellent thermal performance in a durable and eco-friendly product

- It is an all-in-one solution perfect for fast, easy and effective installation
- It is available in a variety of surface textures, colours, and sizes
- It can be customised to meet a wide array of design requirements
- Available in a variety of surface textures, colours, and sizes
- Moisture proof and mould resistant

Early indications on space heating suggest a variable refrigerant flow system would offer the most effective temporary means of heating. At this stage other solutions are being investigated including a MVHR system.

Passive background ventilation will be employed wherever possible alongside a mechanical extraction system, given the nature of the uses proposed (Nail/ hair / beauty salons).

Detailed design information and associated acoustic reports are currently commissioned and will follow validation of the application. Planning conditions to cover the specific details of these elements can be agreed and secured by officers.

The proposal provides social and economic sustainability underpinned by the NPPF (National Planning Policy Framework), by providing improved opportunity and facilities for traders and through the provision of a dedicated community space providing a forum for discussing and managing wider community engagement. The support of the Market traders through this turbulent period will assist in the long-term viability of Seven Sisters Market, whilst not conflicting with the community led development plan.



# Access

## Access

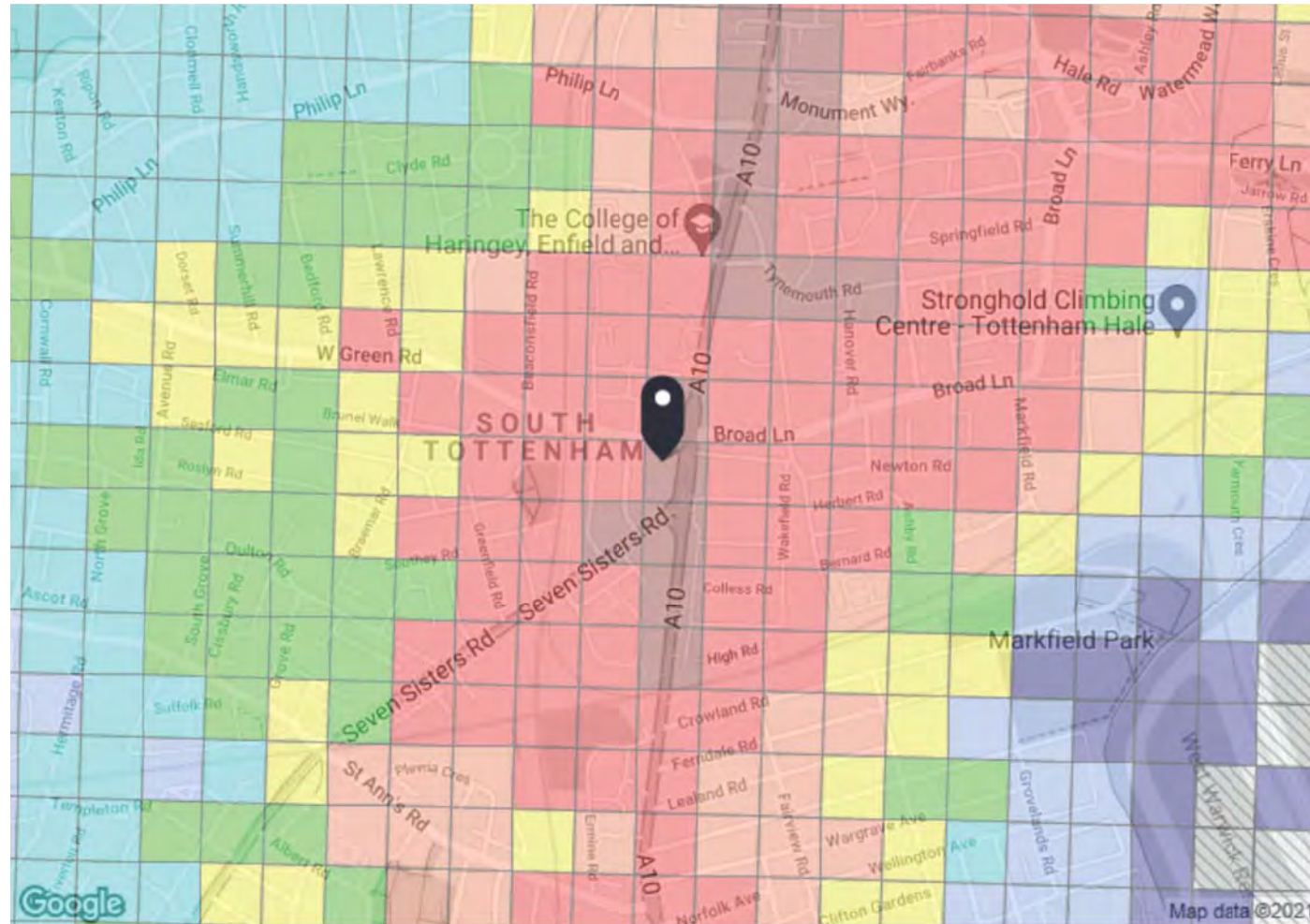
The Public Transport Accessibility Level (PTAL) for the site is 6B (best).

There are shops, schools, banks, a post office and two train stations Seven Sisters (underground and over-ground) and South Tottenham (overground) are located within 500m or 3-6 mins walk) of the site. Bus Stop D, with routes 79, 149, 243, 259, 279, 318, 349, 476, N73 & N279 is located immediately opposite 247-249. Tottenham High Road is a Red Route.

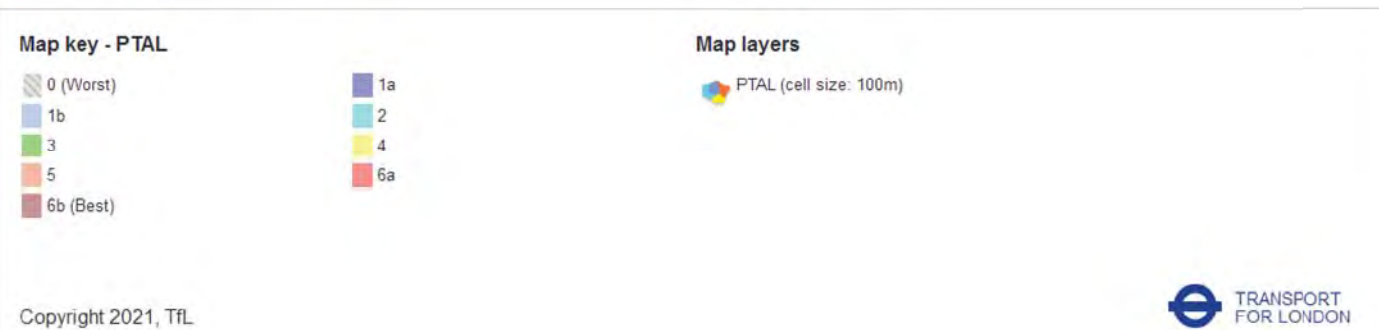
The application site fronts the wide pedestrian pavement and C1 cycle lane and is highly visible.

The proposals do not include any increase in retail floor space and therefore no additional provision for transport assessment is deemed necessary.

Servicing, refuse and deliveries have dedicated rear service yard/ road access via Suffield Road.



PTAL output for Base Year  
6b  
Easting: 533629, Northing: 188954

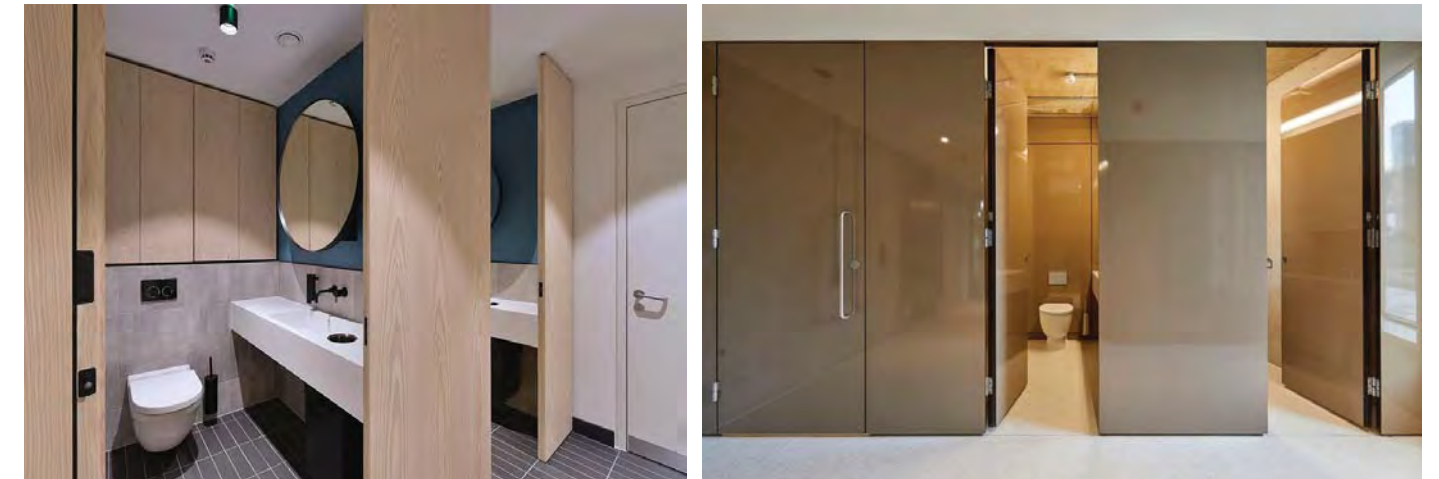


## Accessible Design

There is a slight level change (approximately 50 –75mm), the proposals allow for ramped access and a level threshold in line with building regulations. The community facility is accessible direct from the High Road and also provides level access via the Indoor Market entrance.

All door openings comply with clear opening widths defined within Approved Document M. The entrance doors to the temporary indoor market, individual trader units, managers office and community space have a minimum width of 900mm, and all doors have a maximum threshold height of 25mm. All doors will have 300mm return on their leading edge, hardware will visually contrast and doors will have appropriate vision panels.

The scheme also incorporates provision for 1no. Unisex Wheelchair accessible WC, 3no. Ambulant Unisex WC's.



31. Examples of Gender Neutral self contained WC cubicles. - Maxwood Washrooms - 'Superloo'.

## Refuse & Recycling

A dedicated secure and covered refuse and recycling store is proposed, located at the rear of 245 –249 within the rear service yard / access. The refuse store will include warning signage and CCTV to deter any fly tipping and will be monitored by the market management.

Provision for 4no. 1100 litre eurobins, 2no. General Waste and 2no. Mixed Recyclables.

The refuse store is secure and robust, and well ventilated, utilising delta wing Pressure-locked louvres formed of 40x2 mm horizontal flat bars angled at 45o and 20x2 mm vertical bearing bars, manufactured by Lang+Fulton or similar approved.

## Servicing & Deliveries Strategy

The gross internal floor area for this application is 389.11 sq.m. The nature and scale of the business' allocated trading units within the temporary indoor market means that servicing and delivery requirements will be minimal, the trader uses is as follows:

- 6 no. Hairdressers
- 5 No. Nail & Beauty
- 2 No. Estate agents
- 3 No. Retail
- 1 No. Legal office
- 1 No. Arts, performance, and community use
- 1 No. Money Transfer

Any Loading and Unloading of goods will take place at the rear of the properties 245-249 High Road, via a dedicated service yard.

Loading and unloading will be controlled via the on-site market manager. All deliveries and collections will take place during commercial opening hours between 9:00 a.m and 5:00 p.m.

Given the small sizes of the commercial units and the use class nature deliveries will be minimal and infrequent and unlikely to cause detriment to the highway or local amenity.

The delivery vehicles are likely to be mainly short-long wheel base transit vans given the nature of the products and services required/ sold.

A dedicated bay for loading and unloading is proposed at the rear of 245.

Waste management and collection will be via a commercial waste contractor, the bins will be wheeled to Suffolk Road during collection and returned to the dedicated store.



32. Lang+Fulton, delta wing pressure-locked louvres.

## Fire Statement

A dedicated Fire strategy is being developed in tandem with the technical design. Close communication with Haringey Building Control and Fire Engineers will ensure the fire safety design will be in strict accordance with the Building regulations and relevant British standards.

The provision of three means of escape, 1 hour fire compartmentation between commercial and residential uses, a dedicated on-site fire marshal, on-site market management, operational guidance regarding escape corridors and detailed fire risk assessments and an evacuation plan, coupled with appropriate means of detection and early warning systems and firefighting equipment will ensure the risk of fire is carefully and diligently mitigated.

## Security

24-hour CCTV will be in operation for the proposed application site, covering front and rear entrances, key common areas and the refuse store/ rear service yard, including an on-site security presence provided by market management, both for the temporary indoor market and the wider vacant premises.

## Maintenance

Access for maintenance remains unchanged, the primary maintenance issue will be the area of flat roofing over 247-249 which will be uplifted under the remedial works package (subject to a separate appropriate planning application as required). Regular commissioning and safety assessments of all plant and relevant electrical items will take place in line with regulation, standards and warranties.

Internally maintenance will be considered in the life cycle costing of products (with the temporary 3 year constraint taken into consideration), accessibility of confined areas and appropriate consideration for inspection panels. A dedicated cleaner store is provided and the internal and external cleaning, including windows and maintenance will be provided by the market manager.

Externally the new shopfront will be of high quality, robust materials and require minimal maintenance.

# Conclusion

## Summary

We believe the proposal is carefully and considerately judged in order to provide this much needed temporary use for the Seven Sisters Market Traders and local community.

These proposals will provide an uplift to the immediate area, attracting visitors to the local economy, benefiting the traders and other local businesses. The location of the market and community space opposite the London Underground Entrance and wide pedestrianised area will help to promote a welcoming sense of arrival, with the public frontage inviting customers and advertising the unique market and community.

Enhancing the architectural quality of the area with traditional proportions a unified framework for materials, colour, detailing and signage will improve the appearance of the conservation area, providing a safe and comfortable retail environment.

The prominent placement of the community space will help to facilitate a greater sense of community inclusion, engagement and advocacy to its local residents and wider public, ultimately enriching neighborhood cohesion and support in Tottenham.

The use, scale, materials, and appearance are in keeping with the local context, conservation area design guidance and provide a much need uplift to the existing shopfronts and retail units at 245-249 High Road.

The development provides a high-quality design, visually enhances the character of the area whilst providing much needed market trader and community facilities a sustainable location making efficient use of land in support of the overarching principles of the NPPF.

It is for the above reasons we kindly request officers review the proposals and provide support for the applications approval.

# Appendix