

Haringey Quality Review Panel

Agenda for Formal Review of Northern Terrace

Wednesday 6 November 2019

10.00 – 10.30 Site visit: Northern Terrace

Meeting point: Tottenham Health Centre, 759 High Rd, Tottenham, London N17 8AH

11.15 – 11.45 Coffee/tea and briefing

Room 1, 6th floor, River Park House, 225 High Rd, Wood Green, London N22 8HQ

11.45 – 13.45 Formal Review: Northern Terrace (room 8)

Panel

Hari Philips

Marie Burns

Dieter Kleiner

Iris Papadatou

Paddy Pugh

Attendees

| | |
|-------------------|----------------------------|
| Emma Williamson | London Borough of Haringey |
| Dean Hermitage | London Borough of Haringey |
| John McRory | London Borough of Haringey |
| Robbie McNaugher | London Borough of Haringey |
| Richard Truscott | London Borough of Haringey |
| Graham Harrington | London Borough of Haringey |
| Sarah Carmona | Frame Projects |
| Kiki Ageridou | Frame Projects |

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Northern Terrace

11.45 -13.45

1. Project name and site address

807, 790-814 (Northumberland Terrace) High Road, Tottenham, N17 ODH and to the rear (east) of Northumberland Terrace.

2. Presenting team

| | |
|---------------|---------------------------------|
| Richard Serra | Tottenham Hotspur Football Club |
| Ian Laurence | F3 Architecture and Interiors |
| James Beynon | Quod |

3. Project team

| | |
|---------------------|---------------------------------|
| Client / developer | Tottenham Hotspur Football Club |
| Land ownership | Tottenham Hotspur Football Club |
| Architect | F3 Architecture and Interiors |
| Structural engineer | Lyons O'Neill |
| Services engineer | Hydrock |
| Landscape architect | Re-Form Landscape Architecture |
| Planning consultant | Quod |
| Transport | Vectors |
| Fire strategy | Goldsmith Engineering |
| Archaeology | L-P Archaeology |

4. Planning information

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|----------------------|--|
| Planning authority | London Borough of Haringey |
| Type of application | Full planning application & Listed Building Consent |
| Planning status | Pre-application |
| Statutory constraint | Statutory and locally listed buildings (790-814 High Road)/ Within North Tottenham High Road Conservation Area |
| Key stakeholders | Historic England |

5. Planning Context

The proposals relate to land owned by Tottenham Hotspur Football Club on either side of the High Road. Both are within a growth area as identified in the Tottenham Area Action Plan. The Northern Terrace, on the east side of the road forms part of site allocation NT7 (Tottenham Hotspur Stadium) and building number 807 on the west side of the road is within site allocation NT5 (High Road West).

The two sites are linked in that Tottenham Hotspur Football Club want to move the existing Co-operative Funeral Care business from 806 High Road, within the Northern Terrace, to 807 High Road to facilitate the establishment of a cultural quarter.



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Haringey policy requires that development in growth areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding areas and communities, and provides the necessary infrastructure and is in accordance with the full range of the Council's planning policies and objectives.

The Northern Terrace site is approximately 52 hectares extending north from Paxton House (Tottenham Hotspur Football Club's ticket office and shop) to Northumberland Park. It includes 790-794 and 798-812 High Road, which have been subject to refurbishment works by Tottenham Hotspur Football Club, but excludes 796, which is occupied by the Tottenham Hotspur Foundation. It also includes land between Lillywhite House (Sainsbury's store/ground floor car parking and gym) and the High Road properties.

804-814 are within Tottenham High Road North Local Shopping Centre. Most of the site is within North Tottenham Conservation Area (but not the eastern edge). The High Road properties are listed as follows: 790 High Road (Dial House) - Grade II*, 792 High Road - Grade II, 794 High Road - Grade II, 796 High Road (Percy House) - Grade II*, 798 to 802 High Road - Grade II, 808 High Road - Grade II* and 814 High Road - Locally Listed.

The site forms part of the wider site allocation NT7 which sets the policy context for the recently completed new stadium and Lillywhite House. It sets out a number of relevant requirements, including:

- retail/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road
- development should follow the principles under the 'Management of Heritage Assets' section of this document
- address the statutory presumption in favour of retaining heritage assets unless justifiable
- result in an increase in residential on the site
- comprehensive approach to delivering physical improvements to the Northern Terrace, including the identification of viable, long term uses for vacant buildings

807 High Road comprises a three-storey building (vacant former night club/church with residential above) and two-storey out-buildings at the rear. The site includes part of Percival Court and backs on to unit one of Chapel Place (accessed from White Hart Lane).

The building is also within the Tottenham High Road North Local Shopping Centre and the North Tottenham Conservation Area. However, it is not listed, although the buildings either side are on the Local List.

Planning permission has been granted for shopfront and other improvements to the High Road facade of the building and improvements are due to be part funded under the North Tottenham Townscape Heritage Initiative.



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Site Allocation NT5 calls for a masterplanned, comprehensive development that creates a new residential neighbourhood and leisure destination for London. It sets out a number of relevant requirements and development guidelines, including:

- bring forward the site in a comprehensive manner to best optimise opportunity
- development should accord with the principles set out in the most up-to-date Council-approved masterplan
- new retail provision to enlarge the existing local centre, or create a new local centre
- create a legible network of east-west streets that connect into the surrounding area, existing lanes off the High Road, and open spaces
- establish clear building frontages along the High Road and White Hart Lane to complement the existing character of the Local Centre
- incorporate a range of residential typologies which could include courtyard blocks of varying heights and terraced housing

The most up-to-date masterplan is the High Road West Masterplan Framework, published in September 2014. This highlights opportunities for improvement and change in the NT5 area and identifies where housing, open space and play areas, as well as community, leisure, education and health facilities and shops could be provided.

Officers would in particular seek the panel's consideration of:

- the ambition to transform the Northern Terrace and adjoining land in to a cultural quarter and how successful the emerging proposals are in delivering that ambition
- the scale, massing and design of applicant's indicative new buildings and extensions for the Northern Terrace and their relationship to the surrounding area and heritage assets
- the proposed alterations and extension to the Listed Northern Terrace buildings
- the indicative use and site layout of the Northern Terrace courtyard space
- the proposed retention of the façade at 807 High Road and the scale, massing and design of the applicants proposed courtyard housing building at the rear and its relationship with the surrounding area

The AAP is available using the link below:

<http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/tottenham-area-action-plan>

The High Road West Masterplan can be found using the link below:

<https://tottenham.london/explore/high-road-west/high-road-west-masterplan>

6. Project brief

The applicants propose the erection of a part four, part three storey building with flexible A1 and/or A2 and/or A3 and/or B1 and/or D1 and/or D2 use;



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change of use and external alterations to 790, 792, 794, 798, 800-802, 804-806, 808 and 814 High Road; demolition of rear extensions to 798, 800-802, 804-806, 808 and 814 High Road; hard and soft landscaping; and other associated ancillary works.

The proposal seeks Listed Building Consent for internal and external alterations to 790, 792, 794, 798, 800-802 and 808 High Road; demolition of rear extensions to 798, 800-802 and 808 High Road; and other associated ancillary works.

It also seeks to change the use of the ground floor of 807 High Road to retail (A1) to facilitate the relocation of the Co-operative Funeral Care from 806 High Road, alongside rear extensions and associated works to provide nine residential units on upper floors.

| | |
|-------|-----------------|
| A1-A3 | 381 sqm (GEA) |
| B1 | 5,717 sqm (GEA) |
| D1 | 705 sqm (GEA) |
| D2 | 581 (sqm) (GEA) |
| Total | 7,383 sqm (GEA) |

7. Programme and procurement

Planning application December 2019

8. Project description

The first component of the project relates to the land adjoining the west of Lilywhite House, to the east of High Road. The scheme would provide a continuation of the Northumberland Terrace's regeneration from the stadium to the south, to Northumberland Park to the north. Land to the south of the application site, which sits between the Club's new stadium, has already been redeveloped as part of "Phase one" of the Northumberland Terrace regeneration.

An 'L' shaped building is proposed that is four storeys in its majority adjoining the western boundary of Lilywhite House, reducing to three storeys along its northern interface with Northumberland Park.

The building would comprise approximately 2,700sqm (GIA) of flexible A1/A2/A3/B1/D1/D2 floorspace. As part of the application it is also proposed to change the use of 790 - 808 High Road to permit the same range of flexible uses. A rear extension to the locally listed 814 High Road would be removed as part of these works. This is a modern addition to the original building, and offers little by way of heritage significance or contribution to the character of the Conservation Area or original property.

The intervening area between the rear of 798 to 814 High Road would be subject to new hard and soft landscaping improvements to create a high-quality, semi-private courtyard accessible from the rear of the existing terrace and the front of the new building. The public realm would integrate seamlessly with that brought forward by the phase one proposals and deliver a high-quality space. Subject to design discussions,



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access to the space will likely be managed by way of being gated with access controlled on match days and late at night for security and safety reasons

The proposed development and range of uses fully align with the intentions of planning policy, and specifically the allocation of the Site within the Northumberland Park Growth Area (ref. NT7) which is identified for a range of commercial, community and leisure uses amongst others.

In addition to the new build element, external enhancements and the removal of modern rear extensions to several of the properties are proposed. These works are an essential part of the Club's vision for the restoration of the Northumberland Terrace, and would positively contribute towards achieving both a meaningful future use of the properties, and an appreciation of their original heritage value.

The scope of works proposed includes internal and external alterations to a number of listed properties, notably 790, 792, 794, 798, 800-802 and 808 High Road. These works will aim to restore the buildings through positive interventions, repairing them where necessary and upgrading the internal condition to one suitable for future occupation in line with modern expectations and requirements.

The proposals include the removal of modern rear extensions at 798, 800-802 and 808 High Road to facilitate the public realm strategy. These extensions are more recent additions to the listed properties and contribute little to their heritage significance.

The works will aim to enhance these listed buildings in a manner that is sympathetic to their heritage significance, protecting and enhancing features that are of architectural interest and making a positive contribution to their setting.

As part of the Northumberland Terrace works, the Co-operative Funeral Care (A1) within 806 High Road would be relocated to 807 High Road. The Council's public access records suggest its last known uses were as either a nightclub (but as a D2 use, rather than a Sui Generis use) or a church (D1). This is dependent upon subsequent occupation and what works were undertaken on site. A change of use to permit the A1 occupation is required in any event.

The principle of new residential and retail (A1) uses are supported by policy at this location as part of the High Road West Growth Area (site ref. NT5). In addition to the change of use, the works include external alterations and extensions to the rear of the property to provide 9 residential units alongside associated amenity space, parking and supporting services. The residential units would entail a mix of four one bedroom units, four two bedroom units and one three bedroom unit. The overall proposal is seen as a 'car free' development, with parking provision associated with 807 High Road being for disabled bays and specific to the Co-operative Funeral Care's operational requirements.

9. Please refer to the scheme drawings provided with the agenda



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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

