



London Borough of Haringey Quality Review Panel

**Report of Formal Review Meeting: Tottenham Hotspur Northumberland
Development Project**

Wednesday 15 July 2015

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)
Selina Mason
Chris Twinn
Gary Elliott
John Lyall

Attendees

Stephen Kelly	London Borough of Haringey
Neil McClellan	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Deborah Denner	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Sarah Lovell	Tottenham Regeneration Programme

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

The Northumberland Development Project, High Road, N17

2. Presenting team

Richard Serra	Head of Planning, THFC
Adam Davison	Head of Community Relations, THFC
Tom Jones	Populous
Maria Knuttson-Hall	Populous
Chris Bearman	Allies & Morrison
David Roach	DP9
Rebecca Rogers	DP9

3. Planning authority's views

Tottenham Hotspur Football Club was granted planning permission by Haringey Council in 2011 for the redevelopment of White Hart Lane Stadium and the land around it. Phase 1 has been completed and comprises the new Sainsbury's superstore on Northumberland Park Avenue and Lilywhite House which is home to Tottenham University Technical College and the football club's offices. A revised planning application is proposed, including a larger stadium – 61,000 seats rather than the 56,250 approved in 2011 and more flats – 579 rather than 285 previously approved. Other features of the revised proposal are a new club store and museum described as the 'Tottenham Experience', an extreme sports centre, a 180 bed hotel, a community medical centre and new public square.

The proposals include works to the Grade II Listed Warmington House, and removal of three locally listed buildings all of which are located in the Conservation Area facing the High Road. The impact of this on the conservation area will have to be balanced against the wider regeneration benefits of the scheme. The emerging Tottenham Area Action Plan supports the comprehensive regeneration of North Tottenham and Northumberland Park including taller or higher density development near to the redeveloped Tottenham Hotspur FC Stadium.

A hybrid planning application is proposed for the current scheme, with the stadium, hotel and 'Tottenham Experience' in detail, and the extreme sports hub and health centre in outline. A decision has not yet been made on whether to submit an outline or detailed application for the residential tall buildings.



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5. Quality Review Panel's views

Summary

The scale and ambition of the development proposals by Tottenham Hotspur create a highly challenging brief. However, the panel finds much to admire in the proposals designed by Populous for the stadium, hotel, extreme sports hub, 'Tottenham Experience', and health centre; and by Allies & Morrison for the housing. The panel offers cautious support to the scale and massing of development, in the context of the scale of the stadium - and on the basis that analysis of townscape impact, environmental conditions, and architectural expression will continue. Substantial further work is also required to demonstrate the quality of public spaces within the development, around its perimeter, in relation to the High Road and 'High Road West' regeneration scheme. In this context the panel suggests that redesigning a section of the High Road next to the site as a shared surface should be considered. The panel would not support demolition of three locally listed buildings to facilitate the widening of the pavement, when alternative solutions to improve pedestrian safety have not been thoroughly explored. The panel would also not support an outline application for the residential tall buildings, and recommends detailed planning applications, to allow the planning authority to secure high quality design and construction. More detailed comments are provided below on: the stadium; 'Tottenham Experience'; hotel and extreme sports hub; residential tall buildings; landscape / street design and sustainability.

Stadium

- Populous are highly skilled in the design of stadiums, and this is apparent in the quality of their proposals for Tottenham Hotspur.
- However the relationship between the station and the streets around it, particularly the High Road, would benefit from more thought.
- The panel do not think that the escalator at the front of the building is a successful marker for the main entrance, and would encourage exploration of an entrance framed by two escalators. This could also allow for a more generous space outside the entrance.
- Creating a more human scaled building, fronting the high street to the back edge of the pavement, could also help mediate between the massive scale of the stadium and its context.
- The five storey south facing atrium is likely to suffer from high temperatures due to solar gain. Environmental analysis should inform the façade design to ensure this is a comfortable space.
- The panel also thinks that the muscular architecture of the east stand is more successful than the west stand, where a number of architectural elements create a more fussy façade.



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Tottenham Experience / Locally Listed Buildings

- The panel would encourage the design team to reconsider the decision to demolish three locally listed buildings on the south west corner of the site.
- In the panel's view, these are of equal quality and significance to the listed Warmington House.
- The panel understands the rationale for removing these buildings, to create a broader pavement on Tottenham High Road, where match day crowds are currently forced into the road.
- However, the panel thinks that re-designing this section of the High Road as a shared surface, similar to High Street Kensington, could achieve similar safety benefits without loss of the locally listed buildings.
- The panel would encourage partnership working with Haringey Council and Transport for London to explore creating a shared surface zone to calm the traffic on this section of the High Road and provide a more attractive and safe environment for pedestrians.
- The current design of the 'Tottenham Experience' was not discussed in detail, as the panel recommends a rethink of this element of the scheme to retain the locally listed buildings.

Hotel and Extreme Sports Hub

- The panel welcomes the concept of the extreme sports hub, which has the potential to attract visitors throughout the year, complementing the activity generated by events at the stadium.
- The hotel is designed as a tall building above a lower podium which relates to the scale of existing houses on Park Lane.
- Whilst the panel supports this approach, more information will be needed to demonstrate that the architecture and accommodation in the podium will create an active, high quality street edge.
- Views of the development from street level on Park Lane would help illustrate how the development will affect the character of this residential street.
- In views from the south along the High Road, the panel welcomes the slender proportions of the hotel tower.
- However, the hotel tower is illustrated as being highly glazed, and the panel think this should be reconsidered, especially on the south facing elevation, to avoid excessive solar gain.



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Residential Tall Buildings

- The panel would not support an outline approval for the residential tall buildings, and think detailed planning approval will be essential to secure high quality materials and construction.
- However, the panel offers cautious support for the scale of development proposed, in the context of the scale of the stadium, and recognises the care and attention to detail with which the design has been developed by Allies & Morrison.
- As design work continues, opportunities to foster a sense of community should be explored, for example through shared private gardens, generous lobbies, and communal facilities.
- The podium of the residential development is a continuation of the hotel and extreme sports podium – requiring collaboration between Populous and Allies & Morrison to resolve its design.
- This podium needs further thought, in terms of architectural expression, and to ensure a positive relationship with Park Lane.
- The sustainability of the residential tall buildings also requires further exploration – for example to determine the appropriate proportions of solid façades and glazing to avoid overheating.
- The current scheme includes some single aspect flats, which the panel think should be avoided – in part because they lack cross ventilation. Adjusting the mix of unit sizes could minimise or avoid single aspect flats.

Landscape and Street Design

- Limited information on landscape design was presented, and the panel would welcome a further opportunity to comment on this.
- The panel's view that the section of Tottenham High Road could be designed as a shared surface, to improve pedestrian safety without loss of the locally listed buildings, is set out above.
- It could be helpful to apply the TfL Roads Task Force methodology to thinking about the character of the High Road, and how it could be improved for pedestrians. Tottenham Hotspur should engage in this, and contribute to enhancements that will benefit their development.
- The nature of the podium level plaza to the east of the site also requires further consideration. As this will not be visible from street level, it may not be well populated.



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- Destination uses such as shops or restaurants and/or a programme of events such as farmers markets, could help activate the podium plaza.
- An estate regeneration scheme, known as 'High Road West' is proposed to the west of the site, including a new public space on the route to White Hart Lane Station.
- It would be reasonable to expect Tottenham Hotspur to contribute to the cost of this public space, to accommodate the pressure of a 61,000 seat stadium and 580 unit residential development on pedestrian routes in the surrounding area.
- It is unlikely that delivery of a high quality civic space will be achievable solely through the public private partnership for the estate regeneration.

Social and Environmental Sustainability

- Sun path and wind analysis should inform the design of public spaces, especially where tall buildings will generate down draughts.
- For example, where steps are shown alongside the hotel, leading to the podium plaza, downdraughts are likely to generate high wind speeds at ground level.
- The panel notes that wind tunnel analysis is usually based on safety, rather comfort. However, the cooling effect of wind may, for example, make it impossible for cafes to spill out into the public realm.
- In terms of socio-economic sustainability, the panel is concerned that the highly complex and specific forms of development proposed lack flexibility for future adaptation.
- For example, the proposition of 580 new homes in residential tall buildings, the majority of which will be sold with long leases, is a risky strategy, that will depend on high quality construction and ongoing maintenance for its long-term success.
- The panel would encourage the design team to consider ways in which a 'long life loose fit' approach could be applied, to allow flexibility for future changes in use.
- A proportion of affordable housing would also help support the social sustainability of this scheme.
- The panel would welcome a more detailed briefing on environmental and social sustainability at a future review, and would expect a development of this stature to perform well in excess of minimum requirements.



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- There may be ways of achieving this that do not add to the cost of development, such as covering the roof of the stadium with photovoltaic panels. Feed in tariffs should make this a self financing measure.

Next Steps

- The panel would welcome a further opportunity to comment on more detailed proposals for the Tottenham Hotspur Stadium and Housing, before an application is submitted.

