

Cordell Paul

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/3000 Site Address: Tottenham Hotspur Football Club
748 High Road London N17 0AP London Comments by: Tottenham Business Group

From:
 ℅ 755
 High Road
 Tottenham

N17 8AH

Submission: Objection
Comments: 10 October 2015

FAO planning Officer Neil McClellan

Dear Sir

Reference Application number HGY/2015/3000

I write as Vice Chair for the Tottenham Business Group, a group of local viable businesses whose are greatly impacted and will effectively be blighted by the above application. I wish to object strongly to the proposals contained within this new application.

We strongly object to the demolition of further listed buildings from the Historic Tottenham High Road. The High Road is an historic and valued conservation area. It has lost sufficient listed buildings to the new stadium project. The destruction of three further listed buildings cannot be upheld for the purpose of giving THFC a sleek new Southern Terrace.

We understand one of the justifications put forward for the demolitions was that these listed buildings under the new application would create an unsafe pinch point along the pavement.

We do not see the credibility in this argument as the increased size of the new stadium itself with its curved edge on the pavement creates a huge pinch point with no possibility of manoeuvre.

Rudolphs, formerly The White Hart is described as better demolished because the building has lost its setting. Since the setting was lost due to the initial demolitions for this project we feel it incumbent upon Spurs to restore a proper setting and ensure this building is not lost to the community.

Additionally the demolition of these buildings cannot be considered in isolation from the proposals for High Road West whose current plan proposes further demolition of a major part the conservation area.

This application predetermines its future because this application can only seen in context if the demolition of a huge section of the conservation area opposite the proposed new stadium goes ahead. That means the major demolition of the west side of the High Road from Coombes Croft library across two parades of original shops.

We object to the new proposed development because overbearing, out of scale and out of character with a redbrick Heritage High Road. The shiny glass and concrete stadium facility is now 10 stories high and further forward than that previously proposed. It dwarfs and is out of context with the redbrick grade 2 buildings of the High Road.

The proposal to restore and place a grade 2 building in a modern terrace on the Southern approach is an act of pure vandalism

We object strongly also to the loss of light and overshadowing that the businesses on the established High Road will sustain. The images contained within this application are misleading as to the true height of the newly proposed hotel and residential blocks. The hotel has 23 stories but the residential blocks are higher. The new blocks will all dwarf the new stadium itself with heights ranging from 80 to over 120 metres. The proposed Tower B will be approximately half the height of the Shard. The surrounding local businesses have an established right to light. The blight on their premises cannot be disregarded

We object to the strain these new proposals will put on parking, loading, and turning under the pressure of vastly increased traffic. The adequacy of provision for parking and loading and traffic generation were never identified as adequately met by the previous application. No consideration has been given to the needs of businesses opposite and also along Park Lane (who will find themselves opposite vast loading bays). The blight on their businesses would be ongoing. We view these new proposals as unsustainable without quantifying and adequately meeting their projected effect on the present infrastructure.

We would also draw your attention to the conclusions of the Tottenham Future's Consultation, which should be considered alongside this new application. The new stadium project cannot claim to be at the centre of the North Tottenham regeneration and not consider the views of its community.

Patricia Pearcy
Vice Chair
For and behalf of the
Tottenham Business Group