

High Road West South Alternative Masterplan Summary

June 2023



ARUP

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1. Purpose and Objectives

This document provides a summary of the Alternative Masterplan for High Road West prepared by Arup on behalf of THFC.

To reflect the extent of the CPO Order Land, the geographical extent of the Alternative Masterplan has been intentionally limited to the southern part of High Road West (HRW), with a perimeter defined by White Hart Lane in the north, High Road in the east, Brereton Road and Orchard Place in the south and the railway arches in the west, plus the area west of the railway.

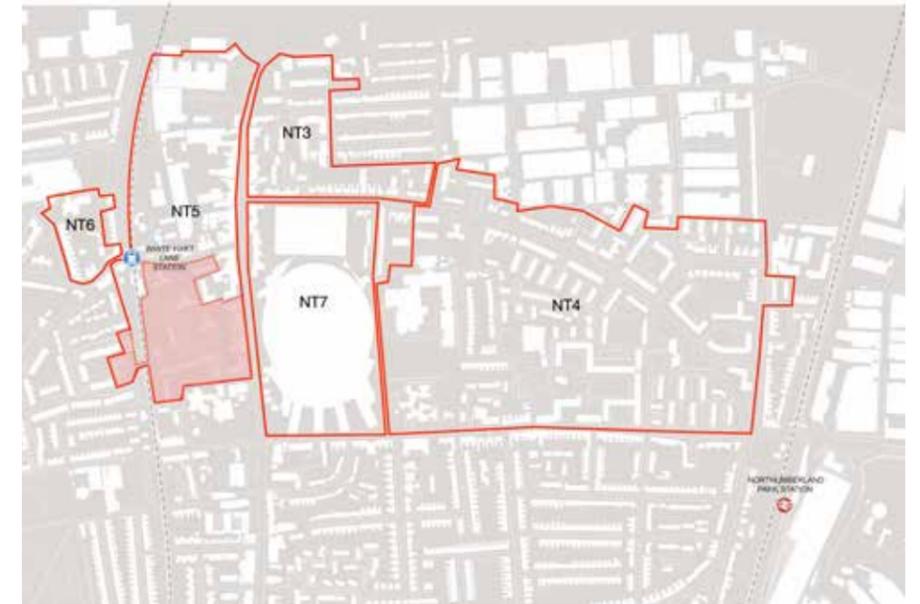
This summary document sets out a comparison between the Alternative Masterplan and the scheme on which the CPO has been promoted - being that part of the High Road West Planning Permission or 'HRW PP' (LPA ref. HGY/2021/3175) comprised within the CPO Order Land south of White Hart Lane.

The Alternative Masterplan responds significantly better than the HRW PP to the key objectives set in the 2014 High Road West Masterplan Framework (HRWMF) and the 2017 Tottenham Area Action Plan ("TAAP). In particular the Alternative Masterplan seeks to provide a new premier leisure destination and to "bring improved town centre and leisure uses to the North Tottenham area and provide space for new community and leisure uses, creating a year-round focus for the area."

Red line boundary differences might appear due to different boundaries of HRW PP and the CPO boundary.



Alternative Masterplan Boundary



Tottenham Area Action Plan (AAP) Development Plan Document (DPD) - Neighbourhood Areas

2. HRW Planning Permission

On 31 August 2022, LB Haringey issued the HRW PP for proposals submitted by their development partners Lendlease for the High Road West area north and south of White Hart Lane.

The HRW PP increases the number of homes to be delivered in the area significantly beyond the net addition of 1,200 homes indicated in the TAAP to between 2,262 and 2,579 homes.

This Alternative Masterplan has been prepared in response to the HRW PP and is focused on the area located south of White Hart Lane comprised within the CPO Order Land boundary.



HRW PP Illustrative Masterplan



HRW PP Development Zones

Extent of CPO boundary

3. The Alternative Masterplan

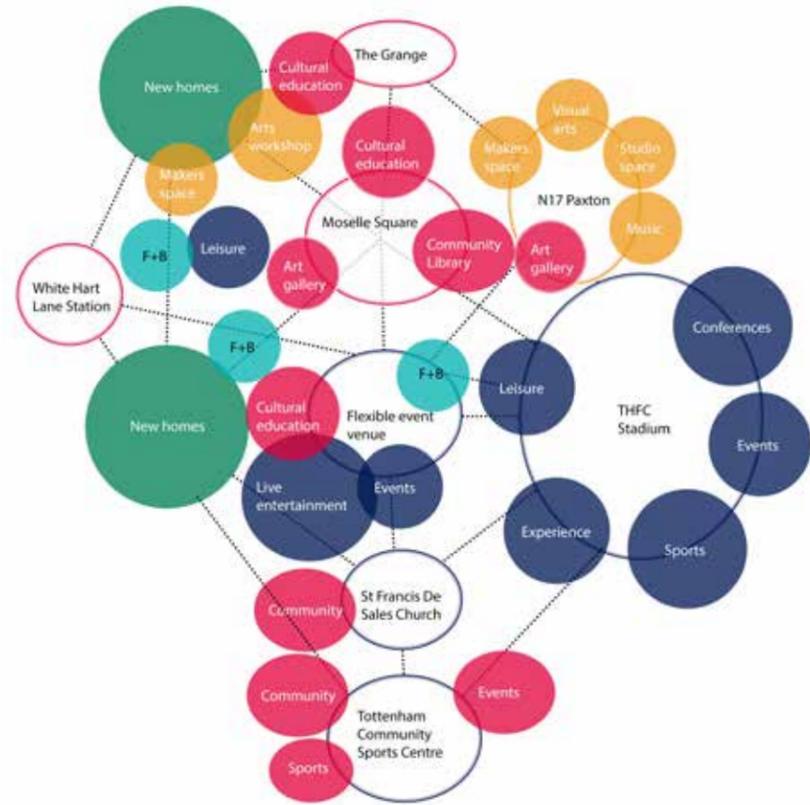
The Alternative Masterplan approach to further regeneration of HRW aims to deliver significant improvements to ensure the TAAP vision is delivered successfully. That vision identifies the catalyst effect of the Tottenham Hotspur FC development scheme for wider area change and to achieve a substantially improved local centre with a balanced mix of high-quality homes, jobs, community, and leisure facilities. (Section 5.84 Tottenham AAP).

The Alternative Masterplan is intended to complement existing and planned provision locally and create an “eco-system” of art, culture, education, sports and leisure in the heart of the scheme, in combination with an enhanced, multifunctional and inclusive public realm.

The aim of the “eco-system” approach is to leverage existing adjacencies and synergies and to become a dynamic and vibrant destination for locals and visitors alike.

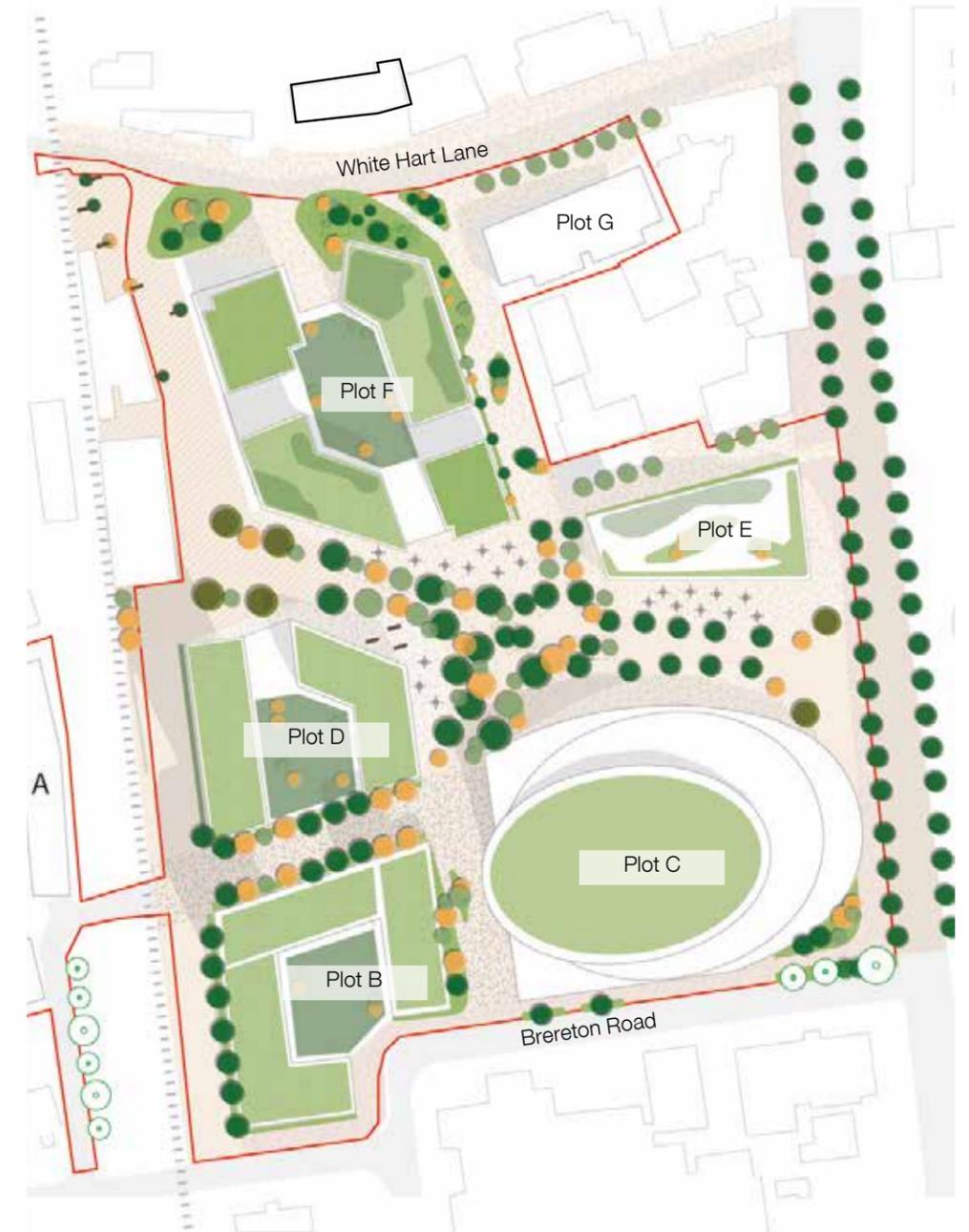
Number of homes	1,274
Commercial floorspace	4,500 sqm
Flexible event venue	16,000 sqm
Education/community uses	3,600 sqm

Alternative Masterplan Summary Table



- Arts/ culture/ learning
- Events/ leisure
- Creative
- Artists homes/ residences
- F+B/ retail/ evening economy

Alternative Masterplan Vision Diagram



Illustrative Alternative Masterplan

4. Alternative Masterplan Improvements

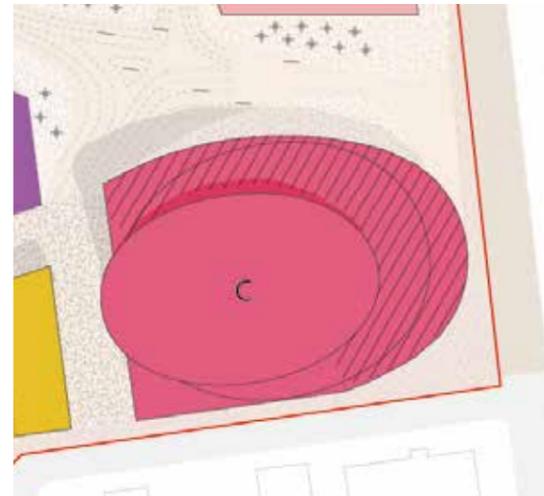
The Alternative Masterplan concept broadly follows the HRW PP's plot and block structure but introduces alternative uses and revised parameters for the scale and layout of buildings and uses for plots C, D and E. The purpose of the changes is to reflect the leisure and cultural objectives of the TAAP.

The focal point of the Alternative Masterplan is a flexible leisure and cultural venue which can be used for concerts, theatre productions, and private hire events. The multi-use venue would be approximately 16,000 sq.m and would have a flexible internal layout which could be adjusted to enable it to be used throughout the week and year to complement the sports and large scale music events at THFC stadium. The unique and innovative design of the venue will complement the adjacent world-class stadium and their combined qualities will create a global destination.

The ability to host a wide variety of events such as theatre, comedy, music, exhibition sport, family events, screening events and talks at different scales makes it a unique venue and provides a new broad-ranging leisure destination for London.

The venue's active frontages will enhance the relationship between the venue's events and the surrounding public realm. A glazed lobby will face Moselle Square and the High Road with further active frontages towards south and western roads. The venue will provide accessible and green roof terraces and a transparent skin that lights up at night.

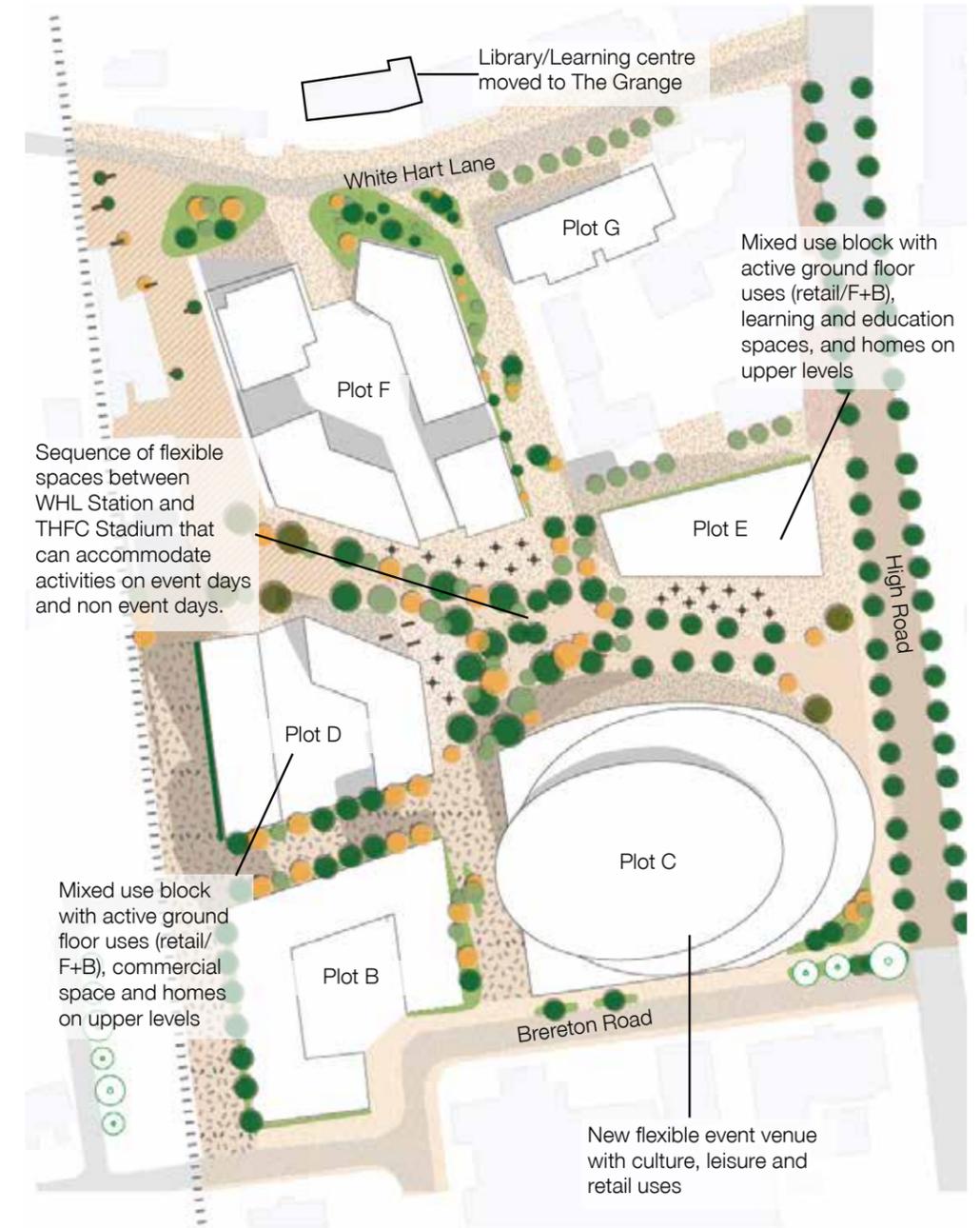
The venue will have a bold design combined with cutting edge technology to make unforgettable and ever-changing experiences and become a memorable landmark that reinforces the sense of pride of the local community, Londoners, and visitors alike.



Indicative Configuration Flexible Event Venue



HRW PP Illustrative Masterplan



Illustrative Alternative Masterplan

4.1 Plots & Dimensions

In the Alternative Masterplan Plot C has an increased plot area of 700 square metres, Plot D has a reduced plot area of 500 square metres, and Plot E would be rotated 90 degrees and have a reduced plot area of 350 square metres.

As a result of the amended Plot sizes and configuration, public realm improvements are achieved as explained below.

Revised dimension parameters between the plot boundaries are set out in the adjacent figure. The distance between Plot D and F remains unchanged at 16 metres. The dimension between plot F and C has decreased from 66 to 51 metres, achieving a more human scale and improved definition of Moselle Square. The proposed reduction of maximum height in Plot C from 58.325 metres to 40 metres ensures improved sun and daylight conditions in Moselle Square.

The distance between Plot C and E has been increased from 16 metres between plot boundaries (21 when setbacks included) HRW PP to 25 metres, to achieve improved connectivity with the High Road and an improved spatial setting for the Stadium and the flexible event venue, as well as the opportunity for improved crowd management.

Compared to the HRW PP building heights, Plot C would be reduced to 40 metres (instead of 41.250 / 58.325 metres), Plot D would be similar in height at 115.00 metres (instead of 117.425 metres) and Plot E would be reduced to 25 metres (instead of 36.275 metres).

All heights and other building parameters of the Alternative Masterplan would fit within the envelope defined by the HRW PP parameters.



HRW PP Heights



- C Max height 40m AOD
- D-1 Max height +117.425m AOD
- D-2 Max height +62.075m AOD
- E-1 Max height +10.5 m AOD
- E-2 Max height +28.000m AOD
- HRW PP plot boundary
- Alternative masterplan plot boundary

Alternative Masterplan Heights



HRW PP Dimensions



Alternative Masterplan Dimensions

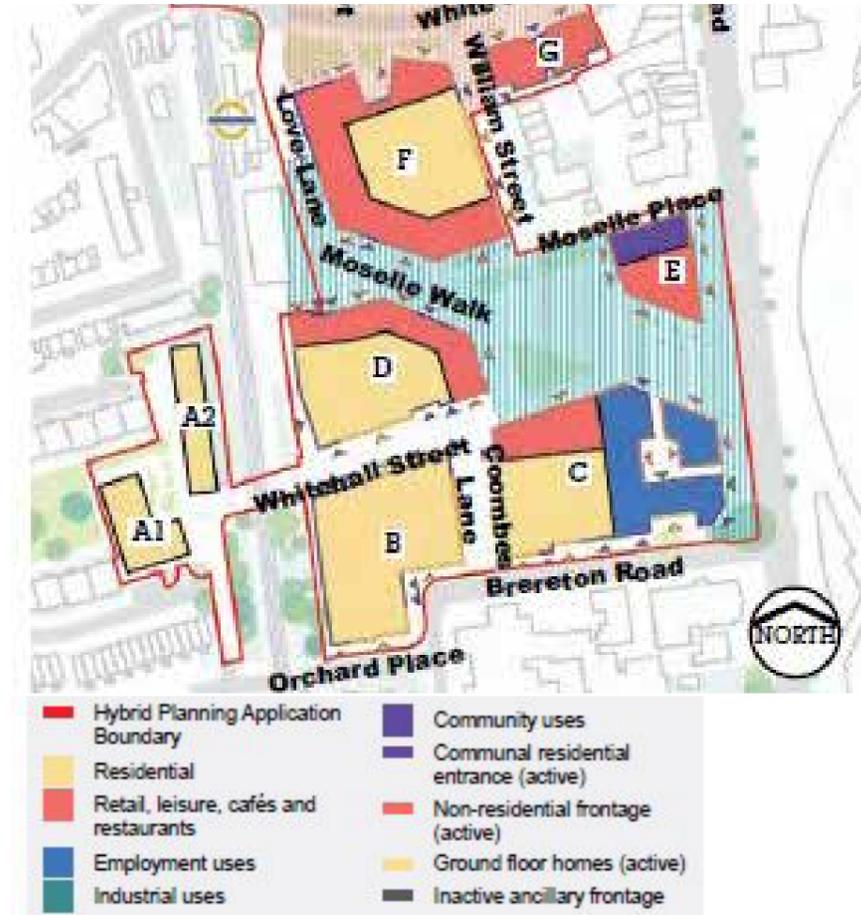
4.2 Uses

The leisure/cultural venue would be located on the southern side of Moselle Square replacing Plot C (zone 2) in the HRW PP. This building could be a landmark and complement the sports and events at the THFC stadium with a broader cultural, leisure, art and education offer. The circa 16,000 sq.m. building could have capacity for between 1,500 and up to 5,500 people.

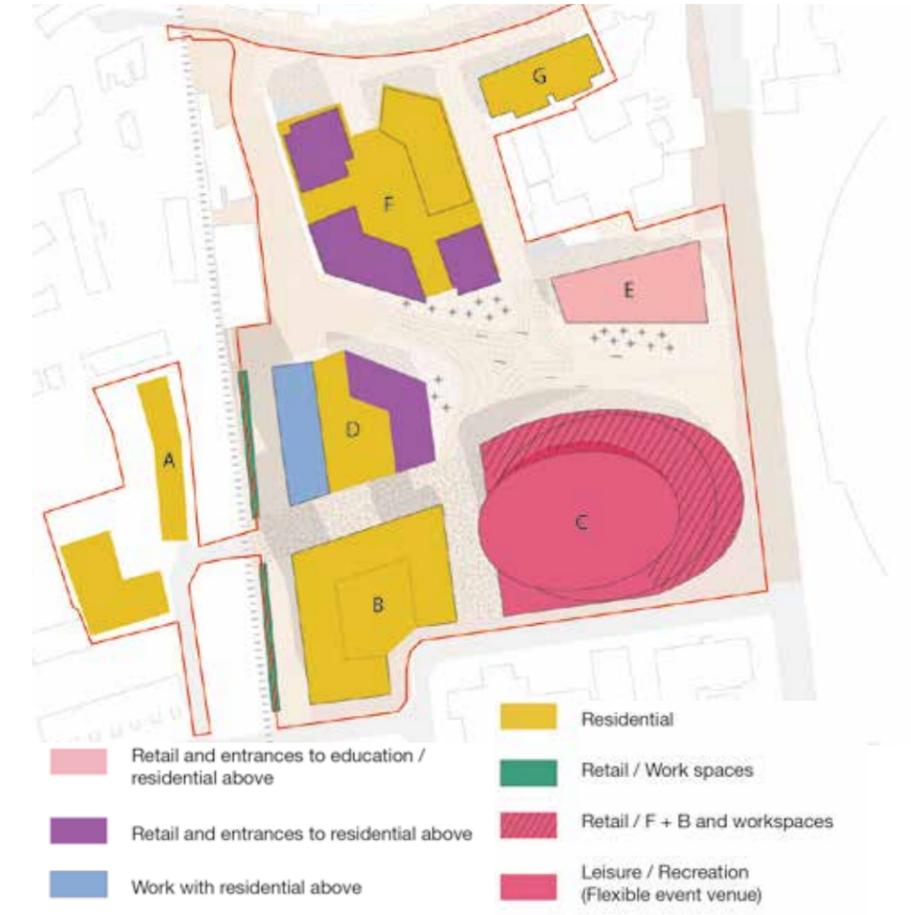
The alignment of building Plots D (zone 3) and E (zone 4) are also adjusted with the inclusion of new education space in Plot E. The Library in Plot E could be relocated to the Grange immediately to the north of White Hart Lane (zone 7).

The ground floor uses proposed by the Alternative Masterplan deliver an improved relationship with public realm due to more and diverse active façade uses in plots C, D, E and F, compared to HRW PP. Plot C north, east and south-eastern façade has retail, food and beverage and workspaces at ground floor, compared to merely a third of retail, leisure, café and restaurant uses and rest employment uses in HRW PP. Plot E has more retail, education and residential uses, compared to the HRW PP. Plots F and D have a blend of retail, workspaces and residential entrances compared to single use retail facades in the HRW PP.

In summary, relative to the development approved in outline by the High Road West Planning Permission, the Alternative Masterplan would increase jobs and other economic benefits. Whilst the Alternative Masterplan would result in a reduction of residential units in comparison with the CPO scheme, it is difficult to calculate the number of units that would be lost given the uncertainty over the number of units that the CPO Scheme will actually deliver. If a median figure is taken, there would be a net loss of 206 residential units, which would be more than offset by THFC's October 2022 Planning Permission (ref APP/Y5420/W/21/3289690) for the Depot



HRW PP Plot Plan



Alternative Masterplan Ground Floor Uses

and Goods Yard sites, which increased consented housing by 221 units relative to that approved in the High Road West Planning Permission. Both the CPO Scheme and the Alternative Masterplan would provide far in excess of the indicative net increase of 1200 homes in the NT5 Site Allocation.

Figure diagrams in this section show revised parameters for the layout of plots around Moselle Square.



Alternative Masterplan Plot Boundary Treatment

4.3 Public Realm

The revised configuration of Plots C, D and E provide a wider and more legible connection between White Hart Lane Station and the Stadium. The size of Moselle Square would increase by an additional 850 square metres, compared to the HRW PP.

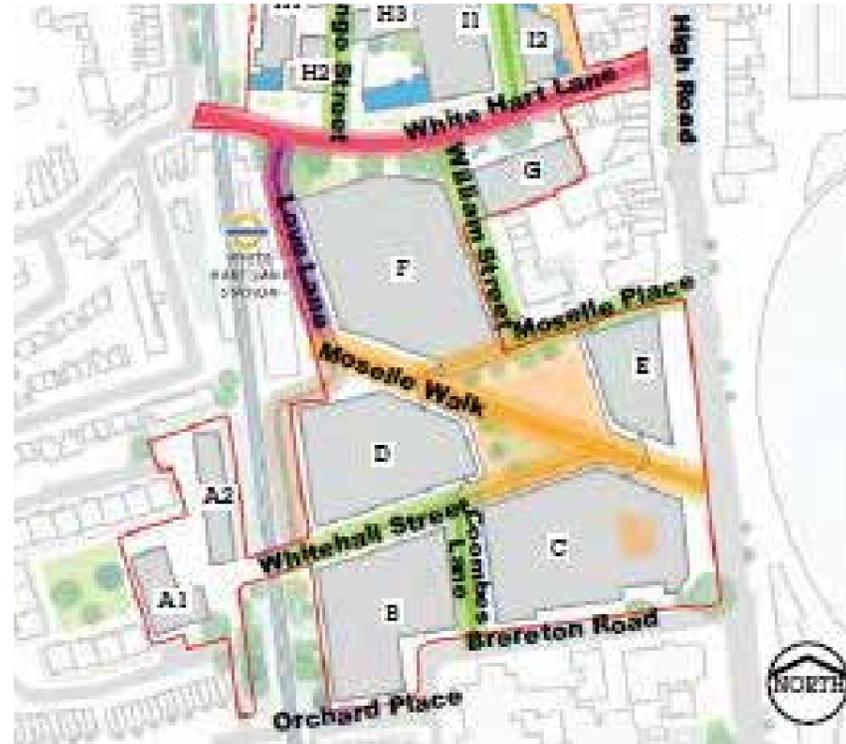
The Alternative Masterplan would deliver improved spatial conditions that deliver more safety, security, and biodiversity, compared to HRW PP, which consist of:

1. Clear hierarchy and function
2. Specific crowd management spaces
3. Raised table section of the High Road and enhanced set-back
4. Pedestrian priority residential streets
5. Dedicated logistic space

Moselle Square has an enhanced configuration of public realm in terms of size, quality, greening, connectivity and accessibility and diversity of use, both on event days and normal days.

The urban realm within the area around Moselle Square has been enhanced thanks to a clear hierarchy and differentiation of spaces, ranging from public vibrant streets to more quiet local residential streets.

Compared to the HRW PP the Alternative Masterplan offers improved transition between public realm and private realm/ buildings, thanks to the definition of defensible space around predominantly residential Plots B, D, F and G to be used for green and play spaces and the definition of spill out spaces around Plots C, E, D and F to allow for terraces and retail space to activate Moselle Square.



HRW PP Public Realm



- | | |
|---|---|
| Pedestrian multi-use areas | Connector street (White Hart Lane) |
| High Road High Street with raised table | Local streets |
| Local streets - mews | Street with service access for homes, church, school and flexible event venue |
| Town square street | Station forecourt |

Alternative Masterplan Space Hierarchy

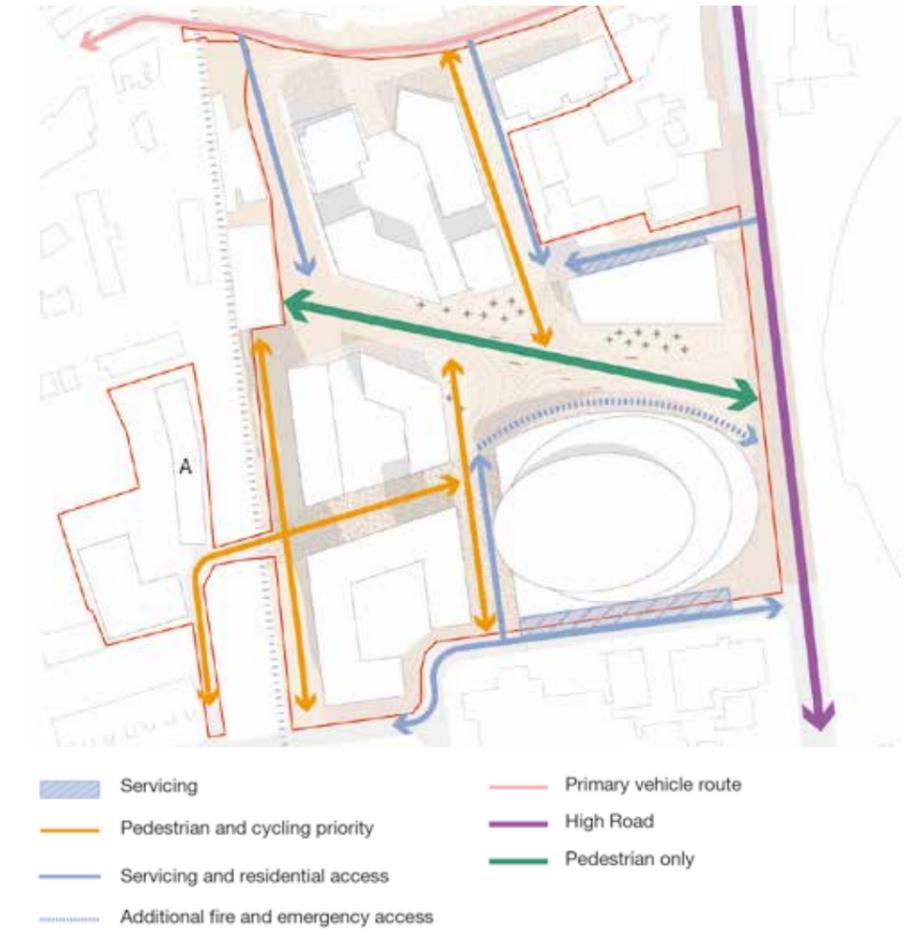
4.4 Movement

The Alternative Masterplan provides service and residential access only from White Hart Lane, High Road and Brereton Road, whilst the HRW PP considers through routes for vehicular traffic. The Alternative Masterplan provides improved conditions to deliver a pedestrian and cycling priority area in most streets and pedestrian only Moselle Walk, with improved safety and security compared to the HRW PP.

The service and residential access routes also provide emergency and maintenance vehicle access to Moselle Square, whilst clearly identified servicing spaces are defined alongside Plot C and Plot E.



HRW PP Movement



Alternative Masterplan Access & Movement

4.5 Phasing

The Alternative Masterplan is proposed to be delivered comprehensively with significant three improvements compared to HRW PP:

1. Single phase decanting
2. Early rehousing of all residents
3. Early delivery of the entire Moselle Square

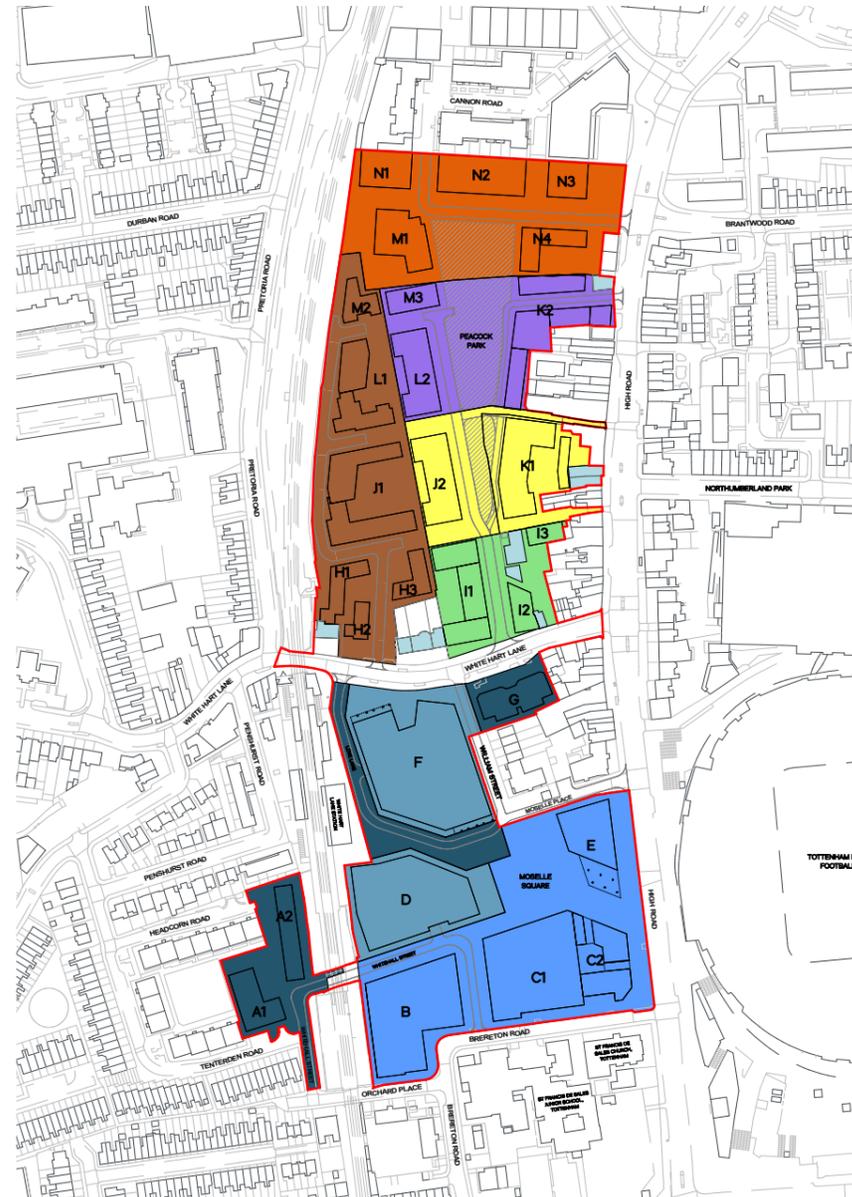
The decant strategy of Love Lane Estate residents involves one single phase of rehousing of all residents into the Goods Yard sites (blocks J1, L1, M2) north of White Hart Lane. This would avoid a lengthy, non-consecutive decant process and enable the existing residents to be relocated as one community.

Secondly, this decant would occur one phase earlier than in HRW PP, which will avoid the Love Lane Estate residents living amongst noise and disruption caused by enabling, demolition and building works for blocks D and F.

Thirdly, single phase decanting and demolition of Love Lane estate will allow Moselle Square to be delivered in early stage of development (Phase 2) and in its entirety, ensuring a continuous public realm between station and stadium, minimizing disruptions of surrounding community on event days due to temporary measures. It also means Moselle Square will be finished ahead of Euro 2028 championships, if United Kingdom and Ireland's bid is successful.

Phase	Plots
Phase 1	Plots A, G, H, J1, L1, M2 (Goodsyard), K1 (Printworks)
Phase 2a	Relocation Love Lane, Moselle Square
Phase 2b	Plots N, M1 (Depot)
Phase 3a	Plots B, D and F
Phase 3b	Plots C and E, library in Grange, High Road improvement
Phase 4	Plots L2, M3, K2 and Peacock Park north
Phase 5	Plots J2, I1, I2, I3 and Peacock Park

Indicative Overall Programme Per Phase - Alternative Masterplan



HRW PP Phasing

Phase	Plots
Phase 1	Plots A, G and Love Lane
Phase 2	Plots D & F
Phase 3	Plots B, C, E and Moselle Square

HPA PP Indicative Overall Programme Per Phase for the Interim Scenario



Alternative Masterplan Indicative Phasing

Phase 1	Phase 3b
Phase 2a	Phase 4
Phase 2b	Phase 5
Phase 3a	