

**THE LONDON BOROUGH OF HARINGEY
(HIGH ROAD WEST PHASE A)
COMPULSORY PURCHASE ORDER 2023**

DOCUMENT CD 9.8

**WITNESS 4: LUCAS LAWRENCE, STUDIO EGRET
WEST**

APPENDICES TO OVERVIEW PROOF OF EVIDENCE

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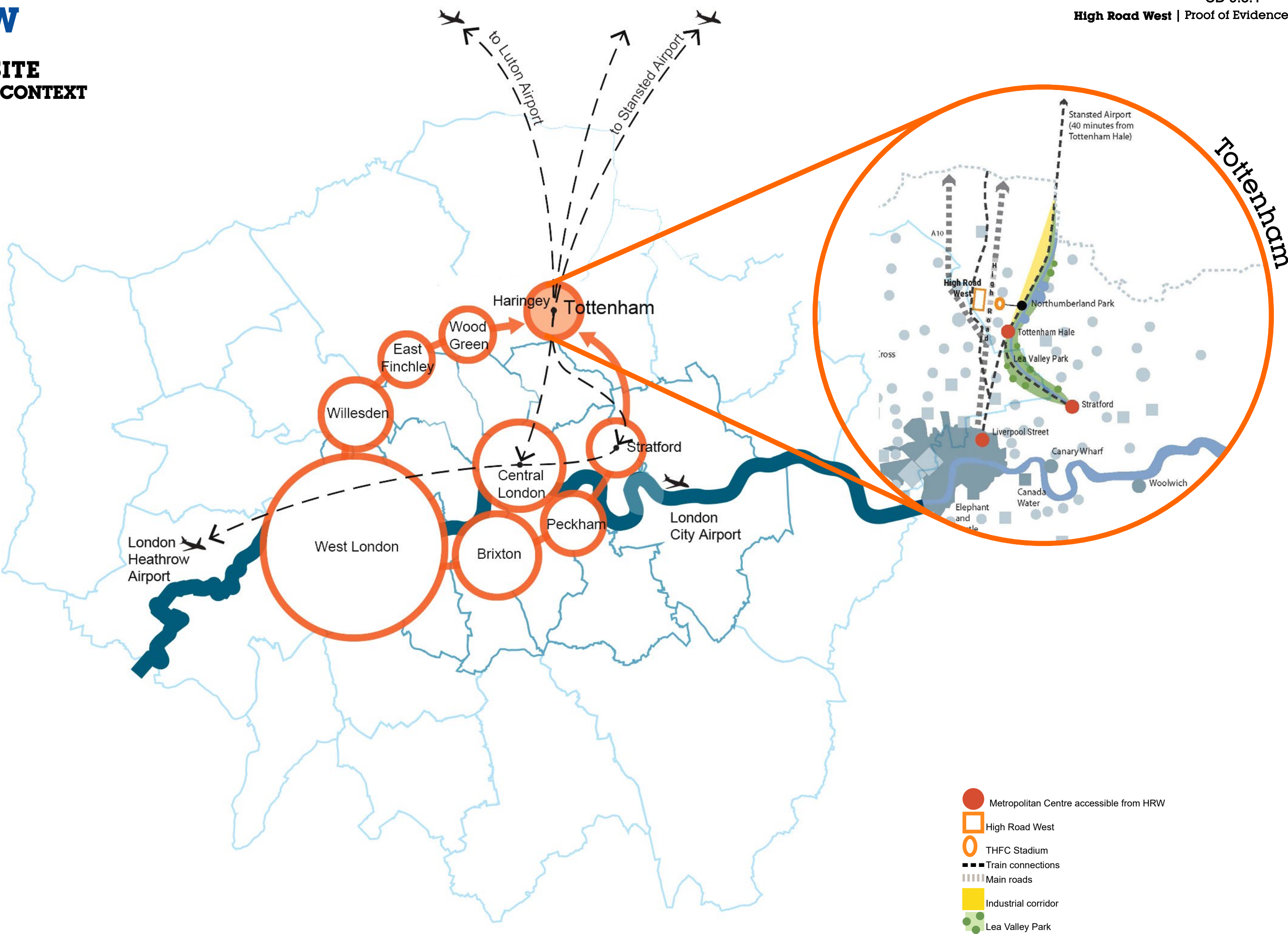
HIGH ROAD WEST

PROOF OF EVIDENCE

AUGUST 2023

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THE SITE
LOCAL CONTEXT

The HRW Hybrid Application Site sits adjacent to the new THFC Stadium development and is bound by the railway line to the west and High Road to the east.

Supported by a range of strategic connections, the Site offers enviable links across North London, the Lea Valley and beyond.



■ The Scheme Boundary
■ The Regeneration Scheme Boundary
● Points of interest

THE SITE HIGH ROAD WEST AREA CONTEXT

The HRW Development Area comprises the existing Love Lane Estate to the south of White Hart Lane and Peacock Industrial Estate, the Carbery Enterprise Park and B&M Home Store to the north of White Hart Lane.

The regeneration of HRW presents a unique opportunity to create a comprehensive vision for the area, build on the character of the existing place, extend the local centre and act as a catalyst to the area's future growth.

Sainsbury's
+
London Academy of
Excellence, Tottenham

Tottenham
Hotspur
Stadium

Brook House
Primary School

B&M Home
Store

Peacock
Industrial
Estate




Carbery
Enterprise
Park

The
Grange

White
Hart Lane
Station

St Francis De Sales
Junior School

Haringey Sixth Form College

-  The Scheme Boundary
-  The Regeneration Scheme Boundary
-  Points of interest

THE SITE

CELEBRATING TOTTENHAM HIGH ROAD

Originally built as a Roman arterial road between London and Cambridge, Tottenham High Road facilitated rapid residential development throughout the 19th and 20th centuries.

Throughout this period of expansion, the High Road operated as a thriving local centre for the surrounding community, providing access to key shops and facilities in an age where localism had greater prominence.

As well as providing for the community's daily needs, the High Road hosted a range of productive light industrial works, including brewing and furniture manufacturing. These brought, life, energy and employment to the area, adding to its thriving character.

The High Road has a rich and characterful history, long representing the social and economic centre of North Tottenham. In celebration of the road's heritage significance, it was designated a conservation area in 1972.

In recent years it's significance as a local centre has declined with the increase of public mobility, transport infrastructure and the consequential competition from surrounding retail offers.

Today, the High Road is home to a variety of different uses representative of the areas socio-economic status, whilst still acting as a prominent centre point for the local community.



High Road c.1950



High Road c.1961



High Road c.1961

THE SITE SITE CONTEXT

The land included in the Order (the 'Site') comprises 4.2 hectares of mixed-use brownfield land within the High Road West area. It comprises the existing Love Lane Estate, properties along the High Road and internal residential streets. The Site is bounded to the north by White Hart Lane, to the east by High Road, to the south by Brereton Road, and to the west by White Hart Lane Overground Station, with Whitehall Lodge and former Whitehall & Tenterden Community Centre sitting to the west of the overground railway line.



■■■■ The Scheme Boundary

X Site photos

● Points of interest

THE SITE

EXISTING CONDITION - LOVE LANE ESTATE



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate



Love Lane Estate

THE SITE

EXISTING CONDITION - SURROUNDING CONTEXT



White Hart Lane



White Hart Lane Station



St. Francis de Sales R.C. Church



The High Road



The Grange



Coombes Croft Library



Former Whitehall & Tenterden Community Centre



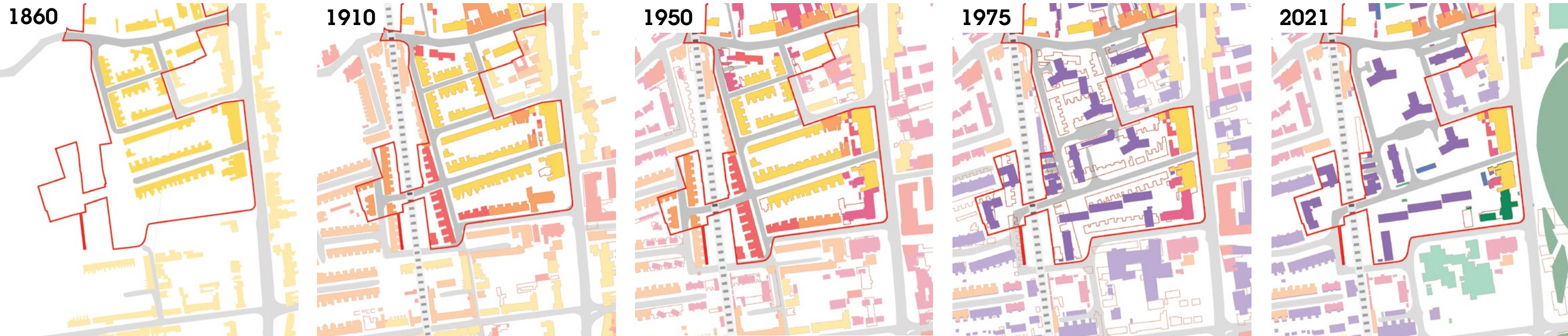
St Francis de Sales R C Junior School



Tottenham Hotspur Stadium

THE SITE
SITE EVOLUTION

The Site has evolved over time, from a marshland settlement along a Roman road, to a residential quarter and industrial centre alongside the High Road.



Tottenham High Road forms a key medieval route to central London. However, on either side, the area was largely open marshland and fields.

Victorian terraced housing began to be built behind the High Road in anticipation of the arrival of the railway in this period.

The arrival of the railway at White Hart Lane led to the Site and surroundings becoming increasingly urban.

As Tottenham became increasingly industrious, the Site comprised housing for the area's industrial activities.

By 1975, Victorian terraced housing across the Site was cleared, allowing for the completion of the Love Lane Estate in 1961 to the south.

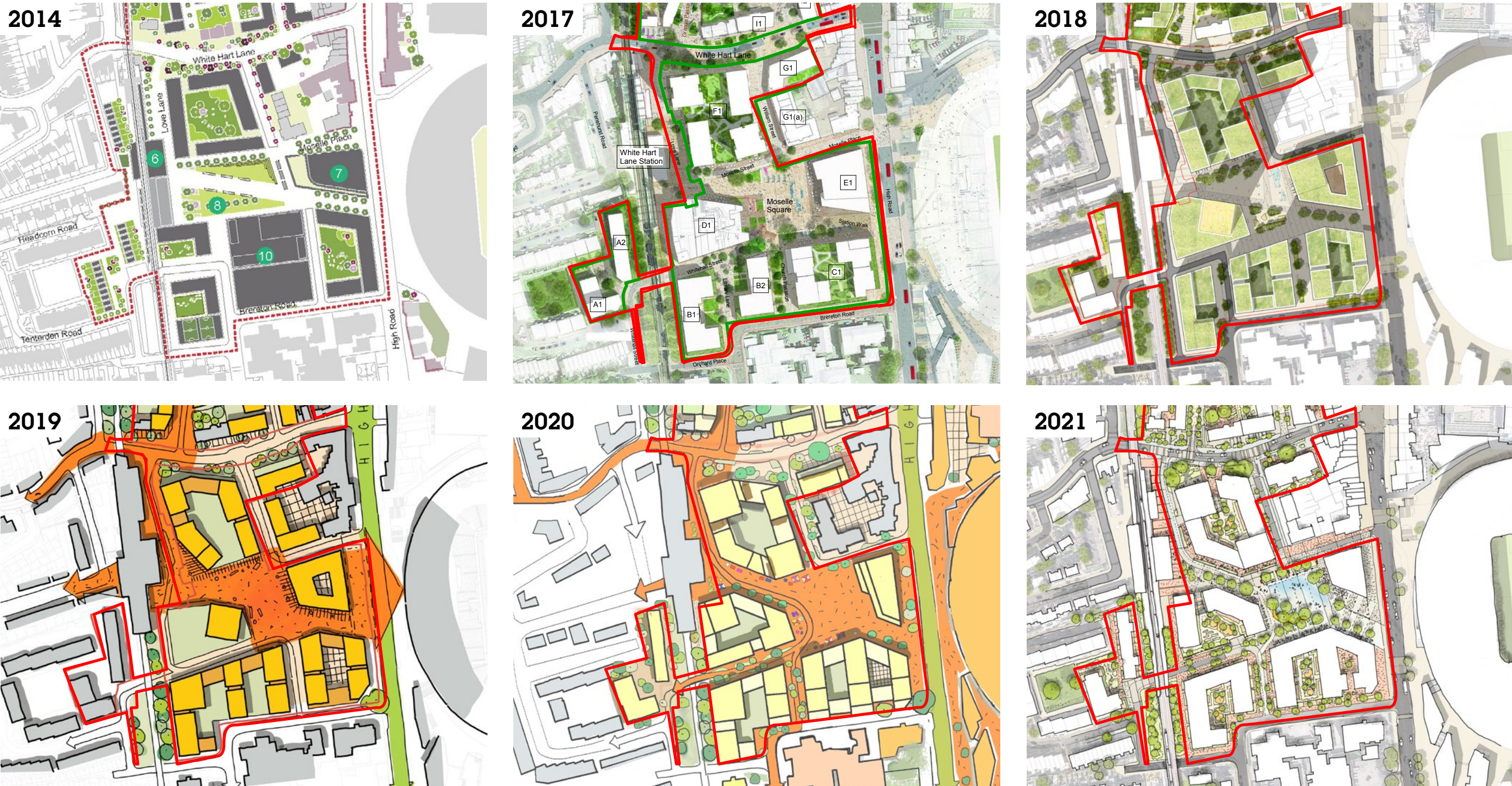
From the 1970s until the 2010s, the Site remained largely unchanged. However the surrounding area has begun to change dramatically, with the development to the east around Tottenham Hotspur Stadium.

Today, the Site continues to be formed of a variety of buildings with different ages, scales and uses.

THE SCHEME

DESIGN EVOLUTION THROUGH CONSULTATION

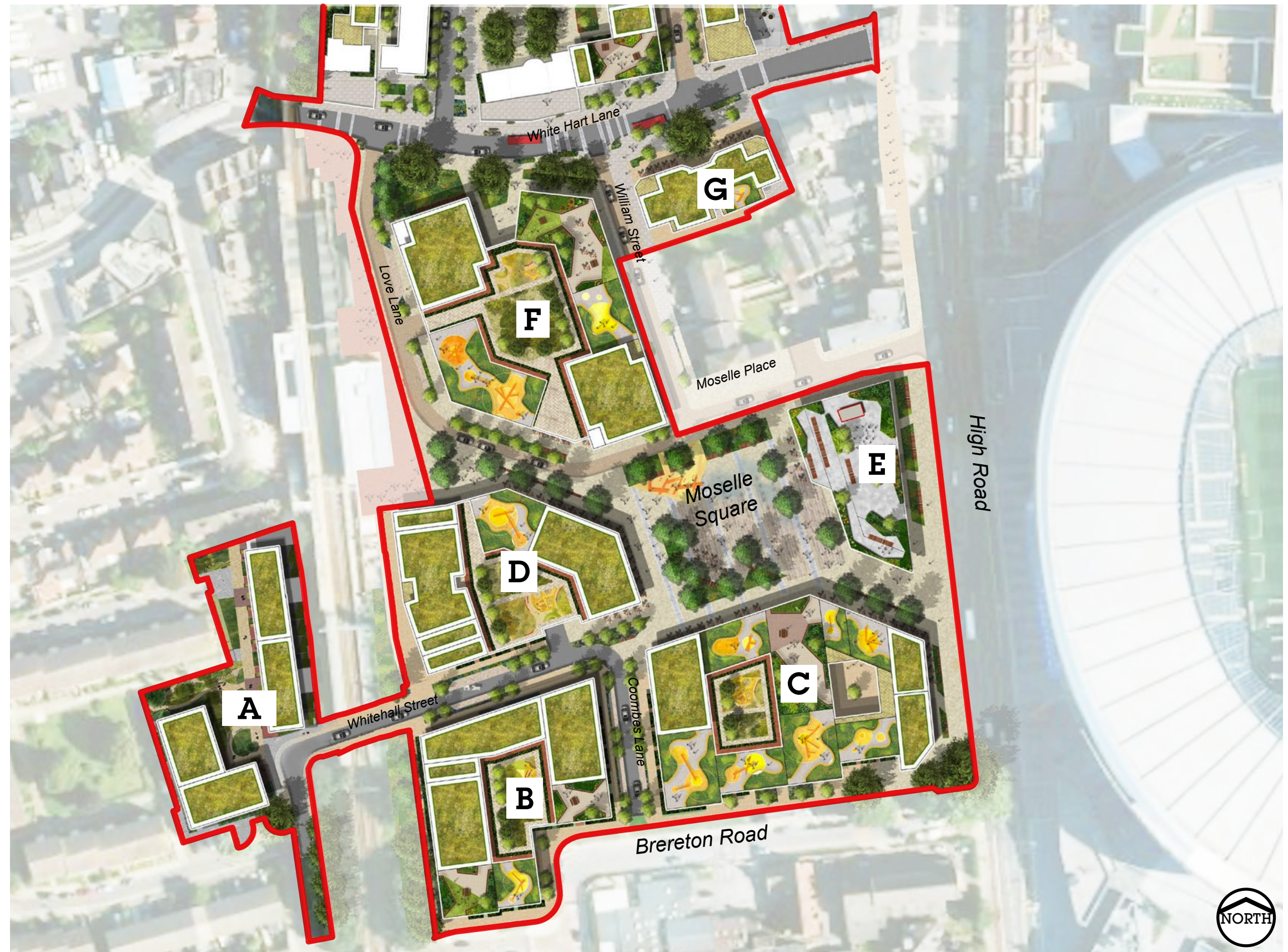
The proposed design has been developed through an iterative process in close collaboration with LBH and other key stakeholders.



THE SCHEME

The design approach for the Scheme maximises the Site's unique opportunities and overall regeneration potential to create an economically viable, deliverable and sustainable new development.

It provides for an environment throughout that is safe, welcoming and attractive for residents, visitors, workers, and service providers. It builds upon the heritage assets of the High Road, creating an enhanced sense of place, a destination users can be proud to be in, and representing a catalyst for change in realising North Tottenham's prosperous future.



THE SCHEME

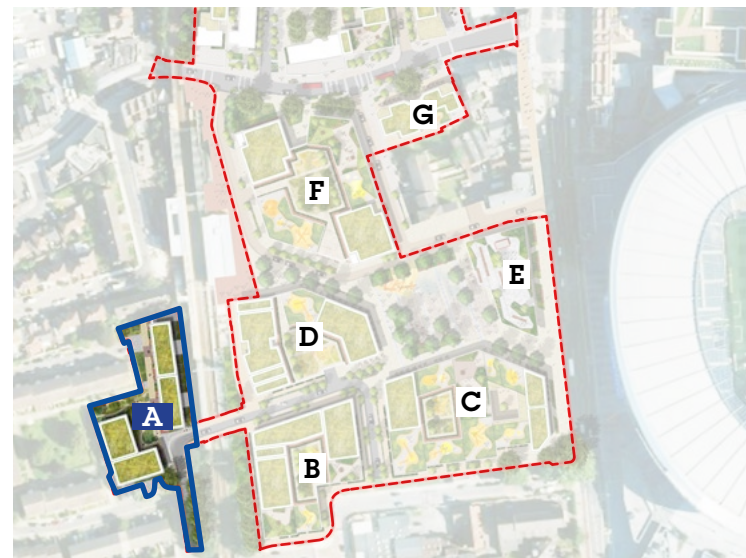
The Scheme offers the opportunity to build on the local area's strong urban grain, cultural heritage, active leisure uses, and movement networks to deliver a sustainable and characterful neighbourhood, bringing new commercial activity and high quality homes.

This exciting regeneration brings a step change in the scale of investment within the local centre and represents a significant catalyst for change and a bright future for the High Road.



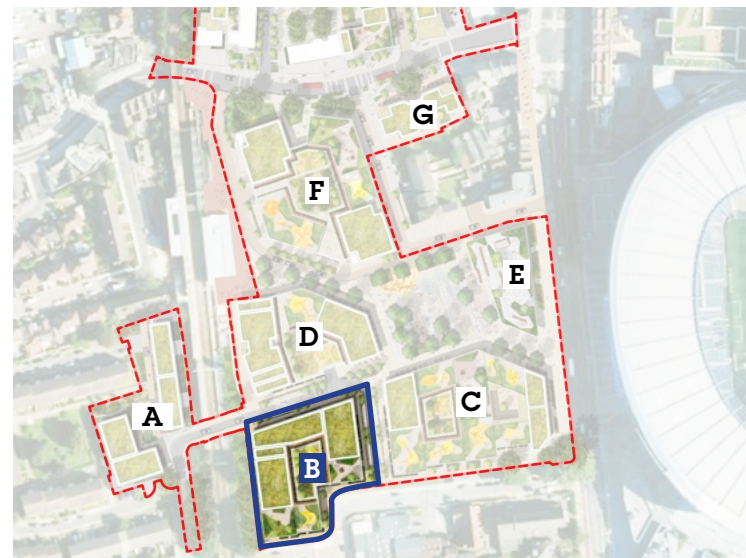
THE SCHEME PLOT A

Comprising two low-level blocks to form Whitehall Mews and deliver the first homes for the residents of the Love Lane. The plots have been designed to form a connection between the existing local vernacular and the emerging Scheme. The blocks respond to the urban grain, creating strong visual termination to the vista along Whitehall Street to draw people into the residential environment of the central mews garden.



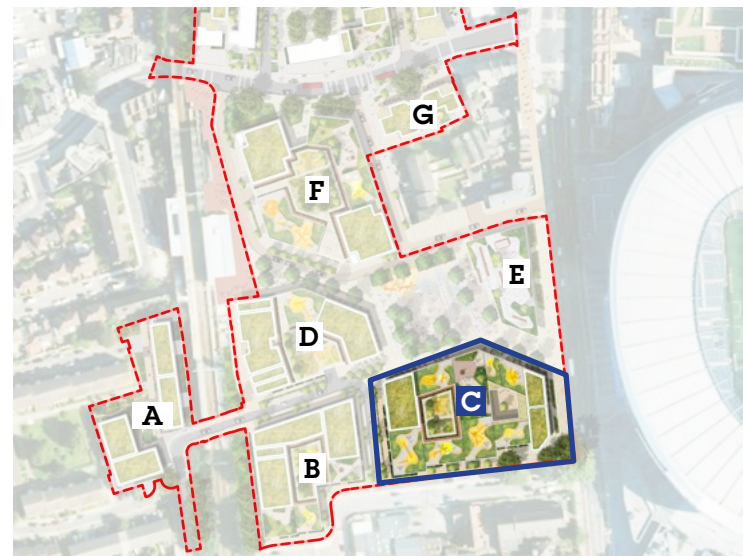
THE SCHEME PLOT B

Creating a defining transition between the existing residential buildings to the south and the Scheme's higher density living. Ground floor duplex homes activate the improved public realm, maximising street planting and pedestrian and cycle movement. The plots open southern aperture maximises daylight and sunlight into the central communal garden and surrounding residential units.



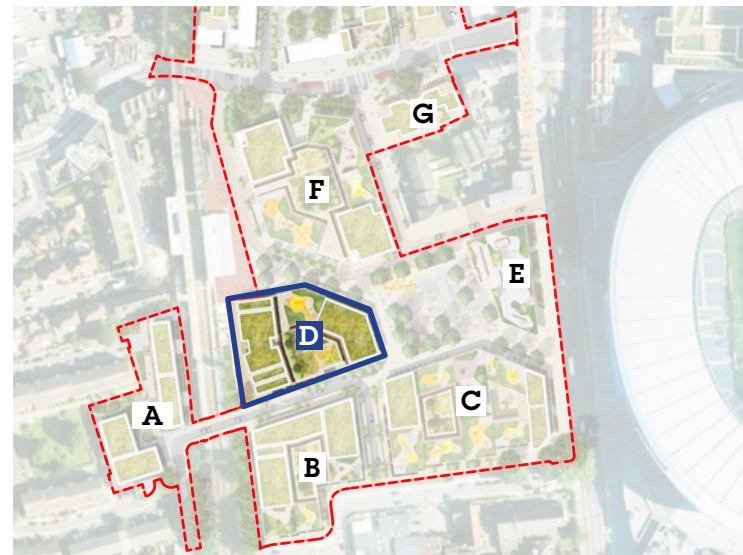
THE SCHEME PLOT C

Forming the southern boundary to Moselle Square, the plot reinforces the civic nature of the space with a unified frontage of animated retail and leisure units with a spill out of activity supporting the community life of the space. The plot comprises three prominent north-south oriented buildings connected by lower level connecting blocks. Ground floor duplex homes to the west and south, alongside commercial units to the north and east, create a fully activated frontage onto the improved public realm. Occupied rooftops at lower levels and a communal resident's garden offer a variety of amenity spaces. To the east of the plot, an enclosed commercial yard offers a secluded commercial spill out space connected to both the High Road and Moselle Square.



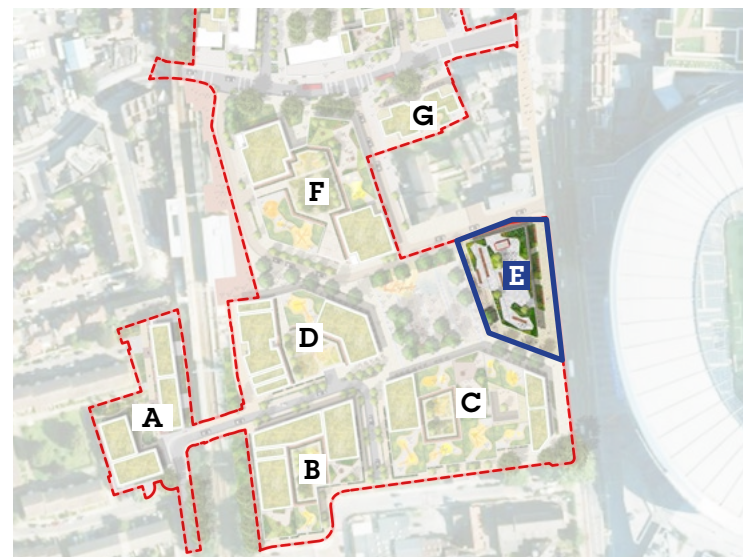
THE SCHEME PLOT D

Holding a pivotal position on the Scheme's two key vistas (east-west from the High Road, and north-south from White Hart Lane), the plot delivers a prominent tall landmark building framing the station gateway and offering a wayfinding feature visible from across the masterplan and beyond. The building's stepped form, prominent silhouette on the skyline, and quality of materiality play an important role in accenting its prominence, design quality and contribution to the identity of the new neighbourhood. The plot's northern and eastern frontages offer ground floor activation with a mix of retail and leisure uses to animate the Scheme's key axial route and western edge of Moselle Square.



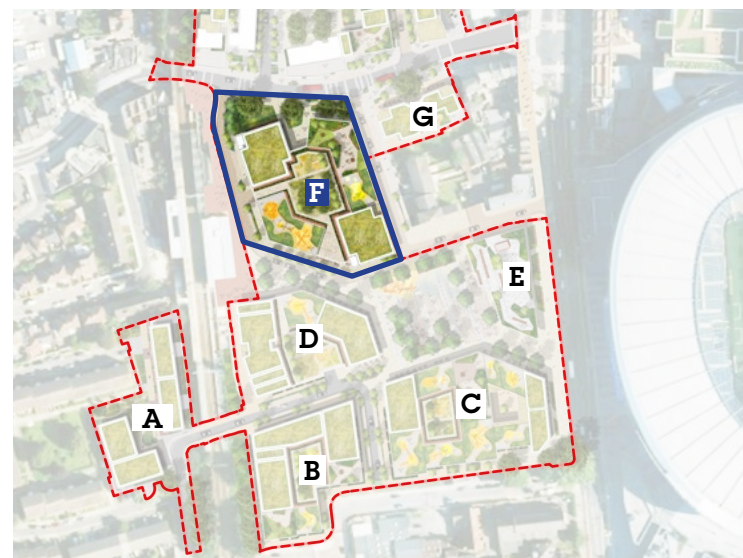
THE SCHEME PLOT E

Playing a crucial role in the Scheme, housing a unique mix of community, leisure and commercial uses. Located at the interface between the High Road, THFC Stadium and Moselle Square, the building represents a transition between the Scheme and its prominent context. The building delivers two distinct elevation designs; to the west extending the verdant landscape of Moselle Square across stepping terraces, amplifying the square's green character and providing generous spaces overlooking the public space at multiple levels; and the east, continuing the High Road frontage whilst representing a recognisable marker at the gateway to Scheme.



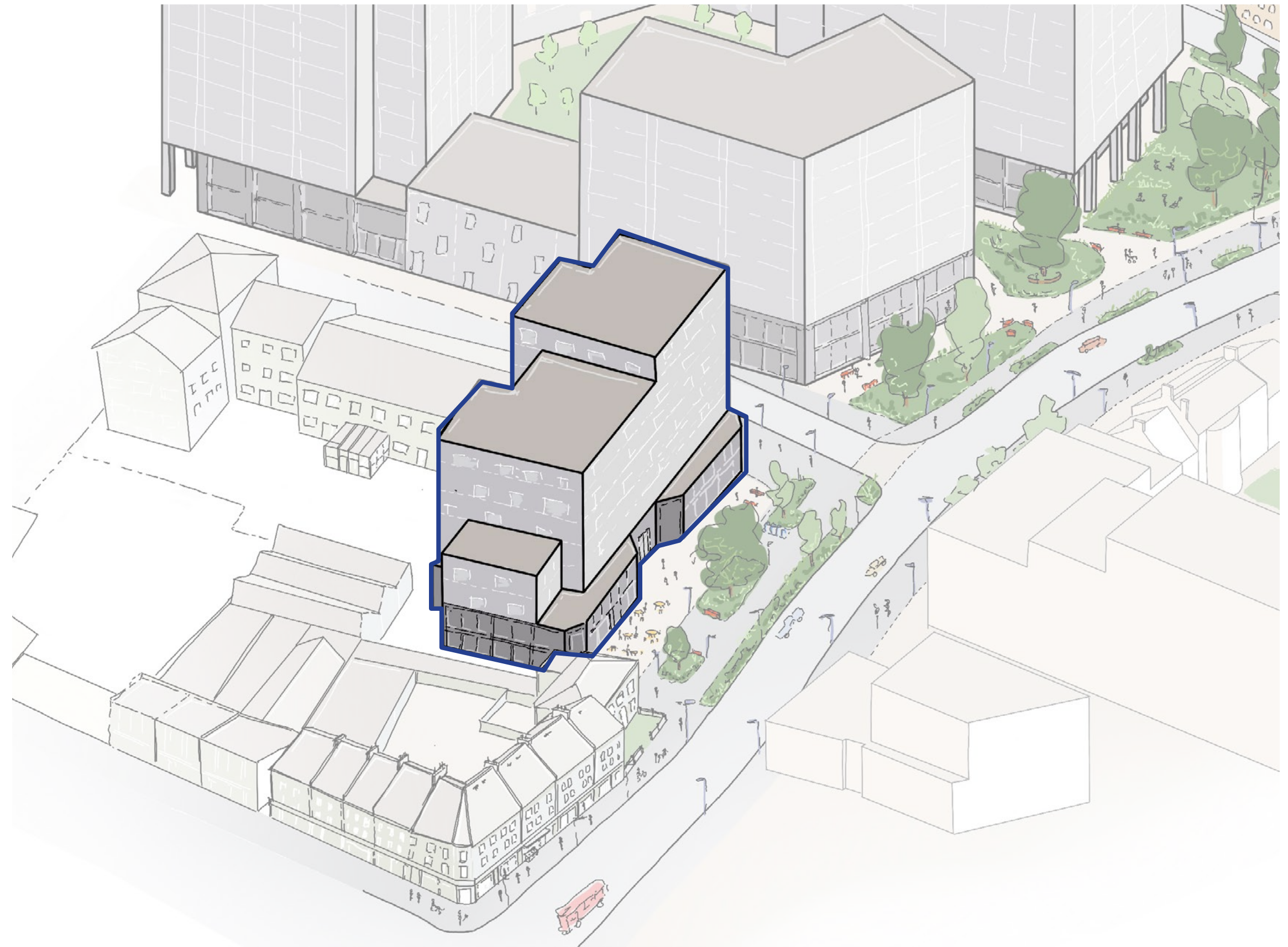
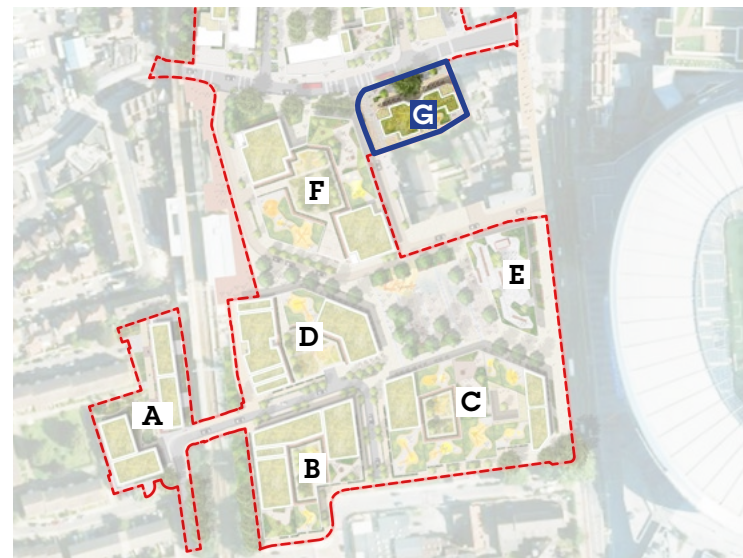
THE SCHEME PLOT F

Forming an active perimeter plot activating each of its surrounding streets and public spaces. To the north, the plot is deliberately set back to retain the existing mature trees along White Hart Lane, supporting the extension of the public realm improvements. The plot's tallest building helps define this nodal point within the wider townscape. Ground floor retail units define edge of the Scheme's prominent east-west route and help activate the prominent station arrival space. To the east, ground floor duplex homes respond to the residential nature of William Street, creating a quiet tree lined streetscape.



THE SCHEME PLOT G

Completing the retained urban block, active ground floor uses offer activated to the generous public realm along White Hart Lane. The plot massing forms a stepping transition between the lower scale of the neighbouring heritage buildings and the taller buildings that define the Scheme. Similarly, the building's heritage informed architectural approach represents a bridging between old and new.



THE SCHEME
LANDSCAPE & PUBLIC REALM

In principle, a network of public realm spaces running throughout the masterplan, will take direct influence from the adjacent Lea Valley. Translating the character of this important landscape into an urban context, the public realm highlights the subtleties of this water system and supports a sustainable urban drainage network to succinctly create a cohesive public realm.

01 Local leisure destination for North London



Create a walk-able and cyclable neighbourhood that encourages an active lifestyle and puts people's health first.

Provide an array of diverse and inclusive open spaces to socialise, relax, play and interact.



02 Encourage connections across White Hart Lane.



Enhance the area's permeability and stitch into the existing street pattern.



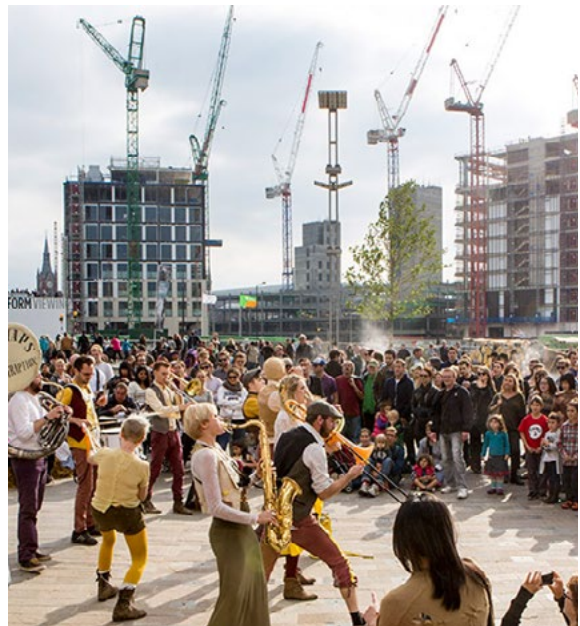
03 Social infrastructure through programmed public space



Provide new public facilities that increase the local offer and stimulate the sense of community...

Deliver verdant and truly accessible open spaces to play and dwell...

Provide an array of diverse and inclusive open spaces to socialise, relax, play and interact.



04 Promote sustainable urban drainage



Create a sustainable development that blends ecology with urbanity and invites users to engage with nature.

Unlock access to the wider context, green spaces and tie into existing green grid.



LOCATION PLAN OF CGI VIEWS

