



EVIDENCE IN CHIEF

LUCAS LAWRENCE (STUDIO EGRET WEST)

NOVEMBER 2023

SITE CONTEXT (SUMMARY BOOKLET (CD9.8.1) P. 7)

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.

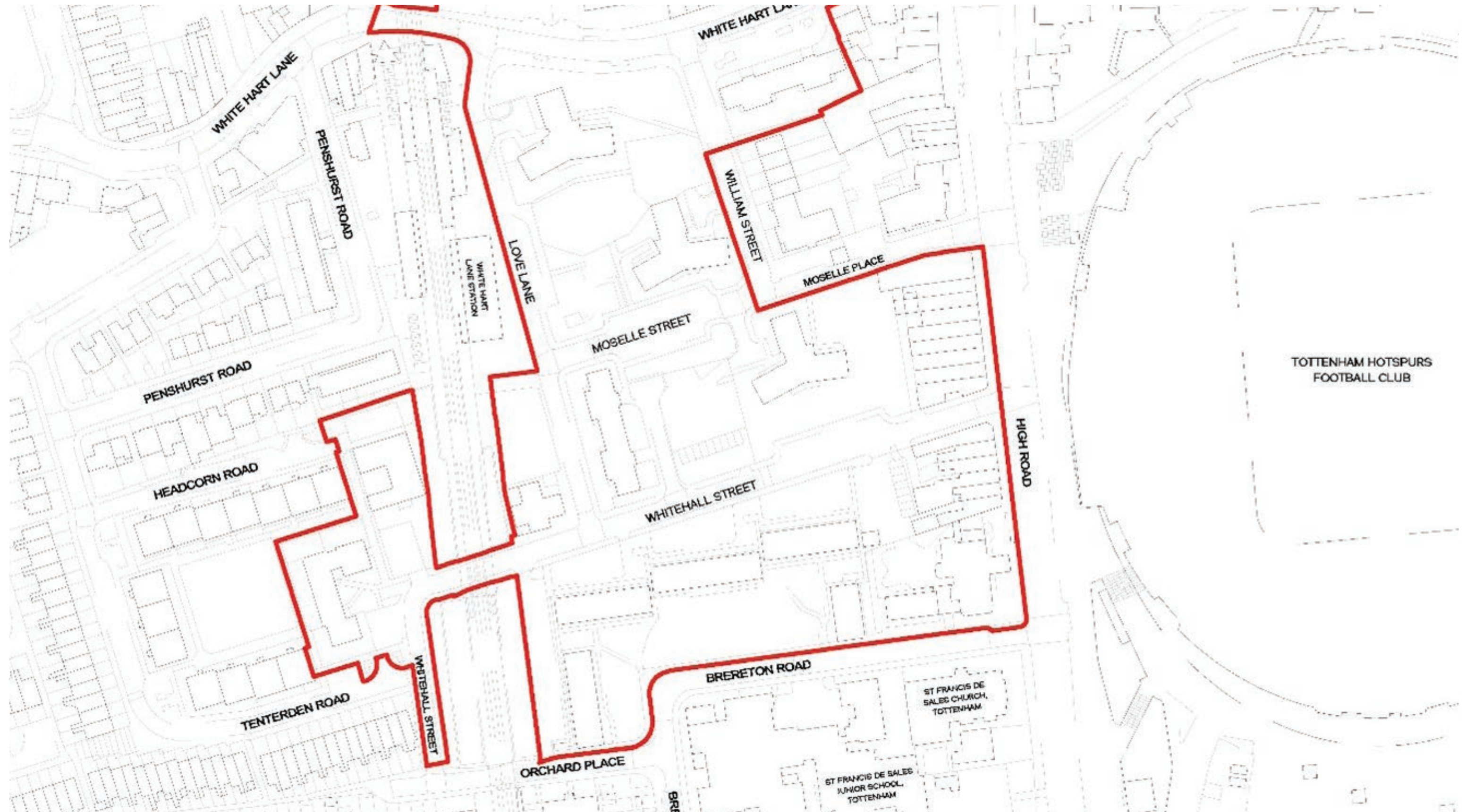


■■■■ The Scheme Boundary

X Site photos

Pin Points of interest

**PHASE A SITE BOUNDARY
(PROOF OF EVIDENCE (CD9.7) P. 7)**



EXISTING SITE ASSESSMENT

(IMAGES TAKEN FROM SUMMARY BOOKLET (CD9.8.1) P. 8)



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

BUILDINGS ALONG THE HIGH ROAD
(IMAGES TAKEN FROM PROOF OF EVIDENCE (CD9.7) P.10 & P.11)



Coombes Croft Library, presenting a concealed entrance and poor relationship to street



High Road, presenting a cluttered pavement environment

BRERETON ROAD & WHITEHALL STREET
(IMAGES TAKEN FROM PROOF OF EVIDENCE (CD 9.7) P.9 & P.10)



Whitehall Street, presenting a defensive, lifeless and car dominated streetscape



Looking north from Brereton Road showing blank gable ends and convoluted walkways

PROJECT DESIGN BRIEF

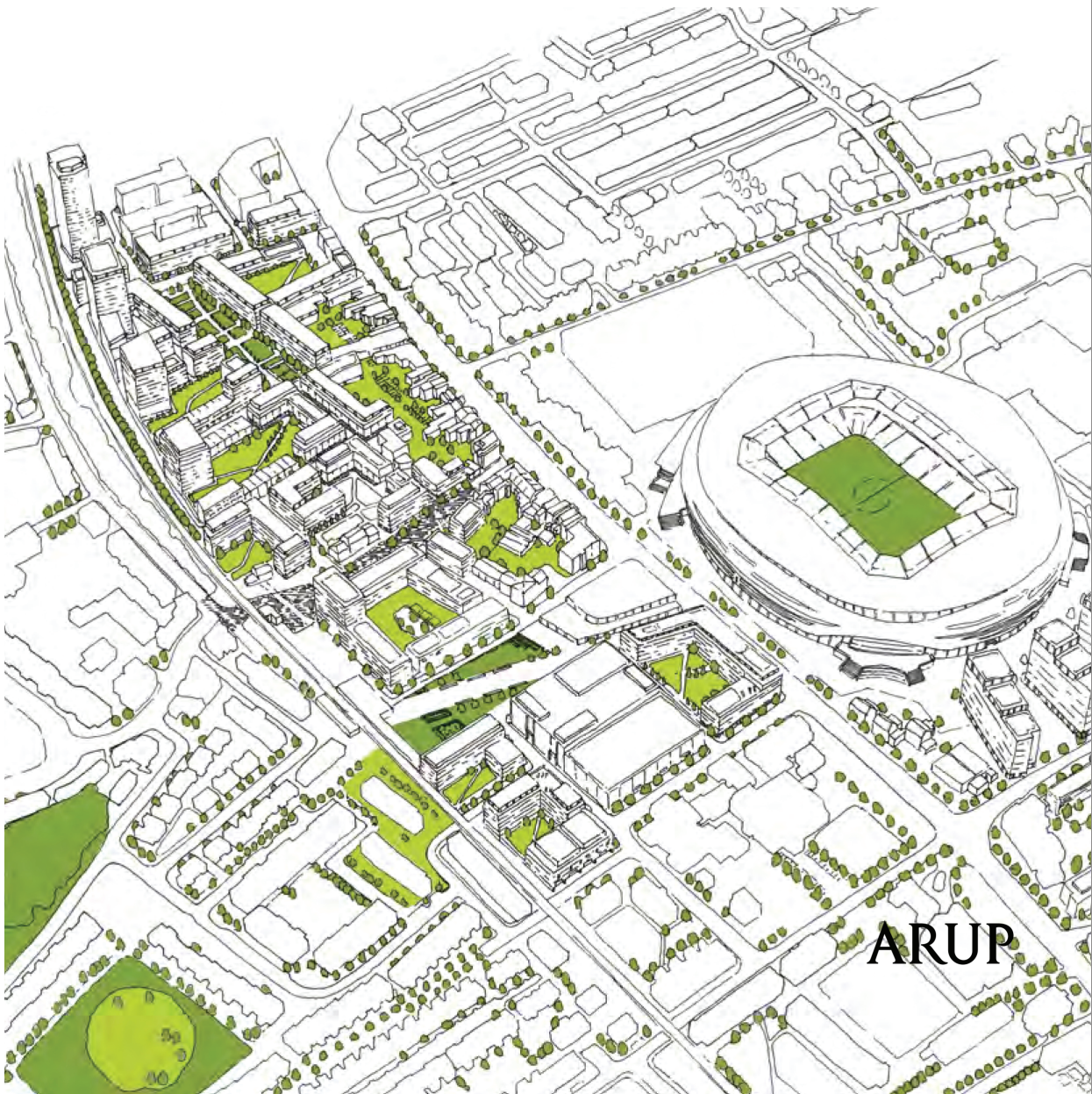
Tottenham



(CD3.5) Tottenham Area Action Plan

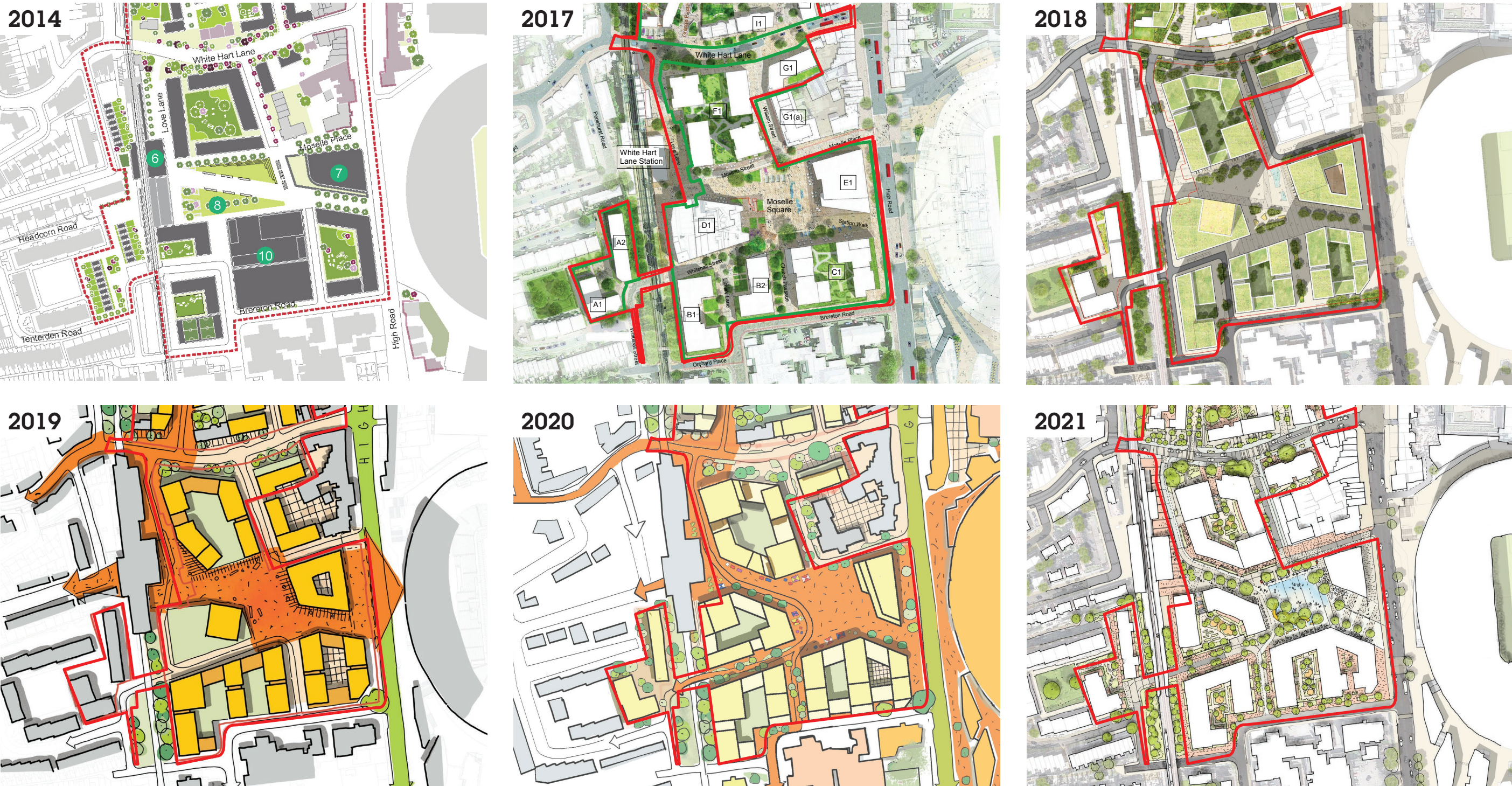
Tottenham
High Road West Masterplan Framework

September 2014

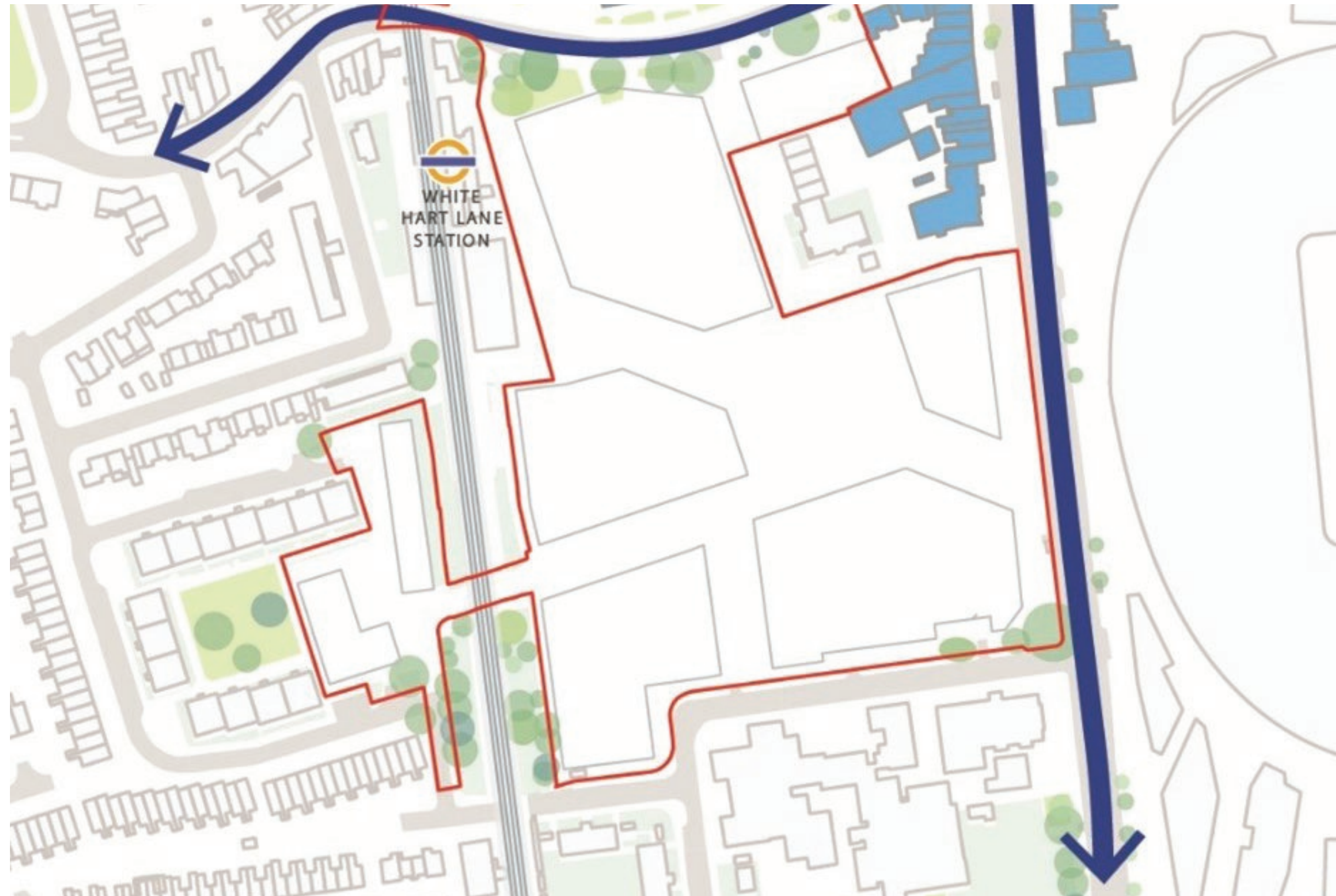


(CD3.6) High Road West Masterplan Framework

EVOLUTION OF THE HIGH ROAD WEST ILLUSTRATIVE MASTERPLAN
(IMAGES TAKEN FROM SUMMARY BOOKLET (CD9.8.1) P. 11)



THE DESIGN APPROACH
REINVIGORATE THE HIGH ROAD (IMAGE TAKEN FROM PROOF OF EVIDENCE (CD9.7) P. 24 PARA. 7.4.3)



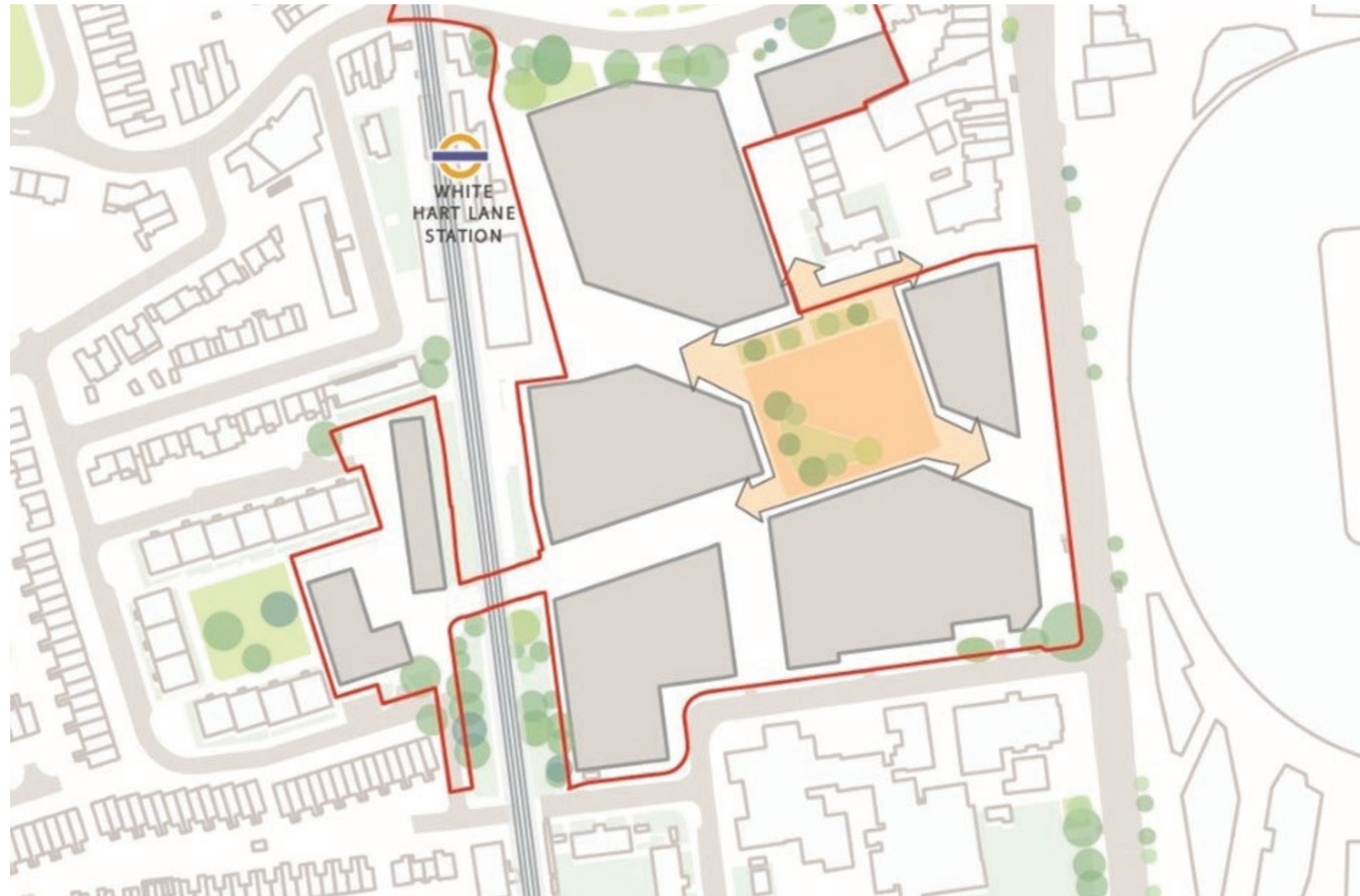
THE DESIGN APPROACH

COMPLIMENTING AND ENRICHING THE EXISTING URBAN GRAIN (IMAGE TAKEN FROM PROOF OF EVIDENCE (CD9.7) P. 25 PARA. 7.4.4)



THE DESIGN APPROACH

A GENEROUS OPEN SPACE DEFINING THE HEART OF THE NEIGHBOURHOOD (IMAGE TAKEN FROM PROOF OF EVIDENCE (CD9.7) P. 25 PARA.) 7.4.5



THE DESIGN APPROACH

A COMPLEMENTARY RETAIL, COMMUNITY AND LEISURE OFFER (IMAGE TAKEN FROM PROOF OF EVIDENCE (CD9.7) P. 26 PARA. 7.4.7)



THE SCHEME (SUMMARY BOOKLET (CD9.8.1) P. 12)

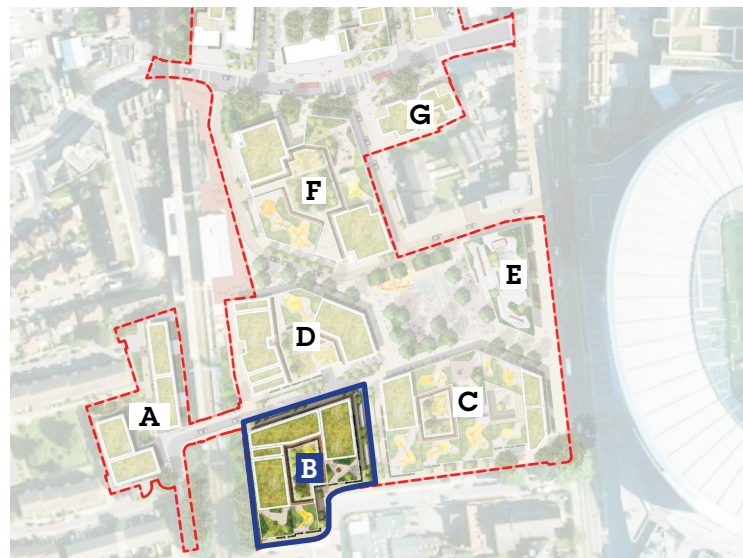
The design approach for the Scheme maximises the Site's unique opportunities and overall regeneration potential to create an economically viable, deliverable and sustainable new development.

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.



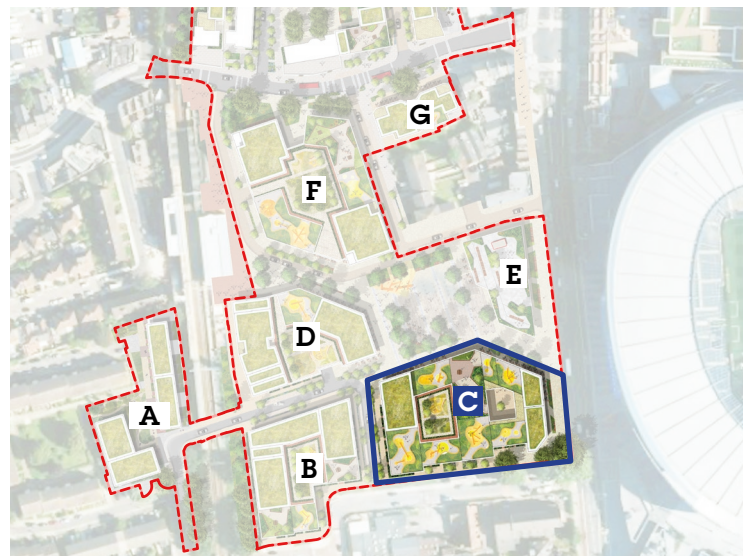
THE SCHEME - PLOT B (SUMMARY BOOKLET (CD9.8.1) P. 15)

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.



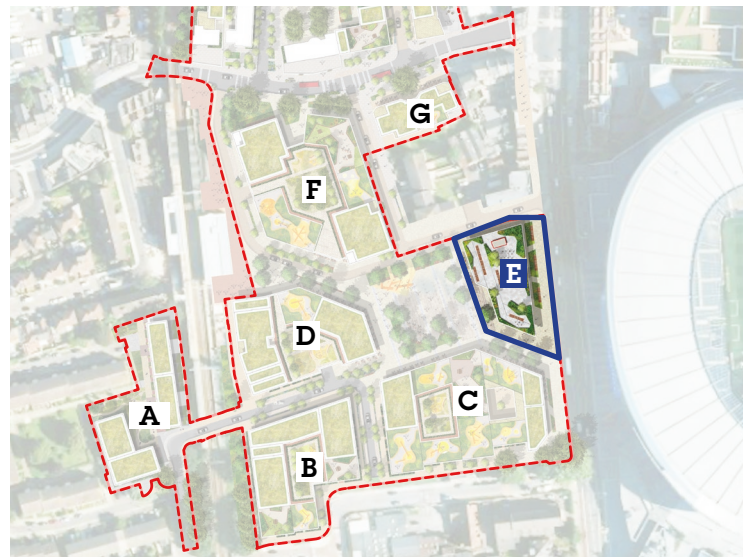
THE SCHEME - PLOT C (SUMMARY BOOKLET (CD9.8.1) P. 16)

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 E (SUMMARY BOOKLET (CD9.8.1) P. 18)

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.

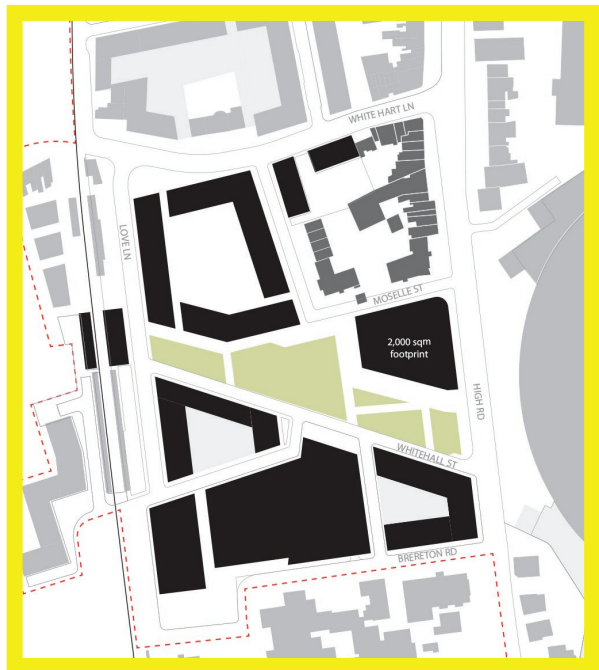


RESPONDING TO DESIGN RELATED OBJECTIONS

IMAGES TAKEN FROM CD3.6 APPENDIX B - HIGH ROAD FRONTAGE OPTIONS



Hybrid (preferred)



RESPONDING TO DESIGN RELATED OBJECTIONS
A COMPLIMENTARY RETAIL COMMUNITY AND LEISURE OFFER (PROOF OF EVIDENCE (CD9.7) P. 42 PARA. 9.6.6)



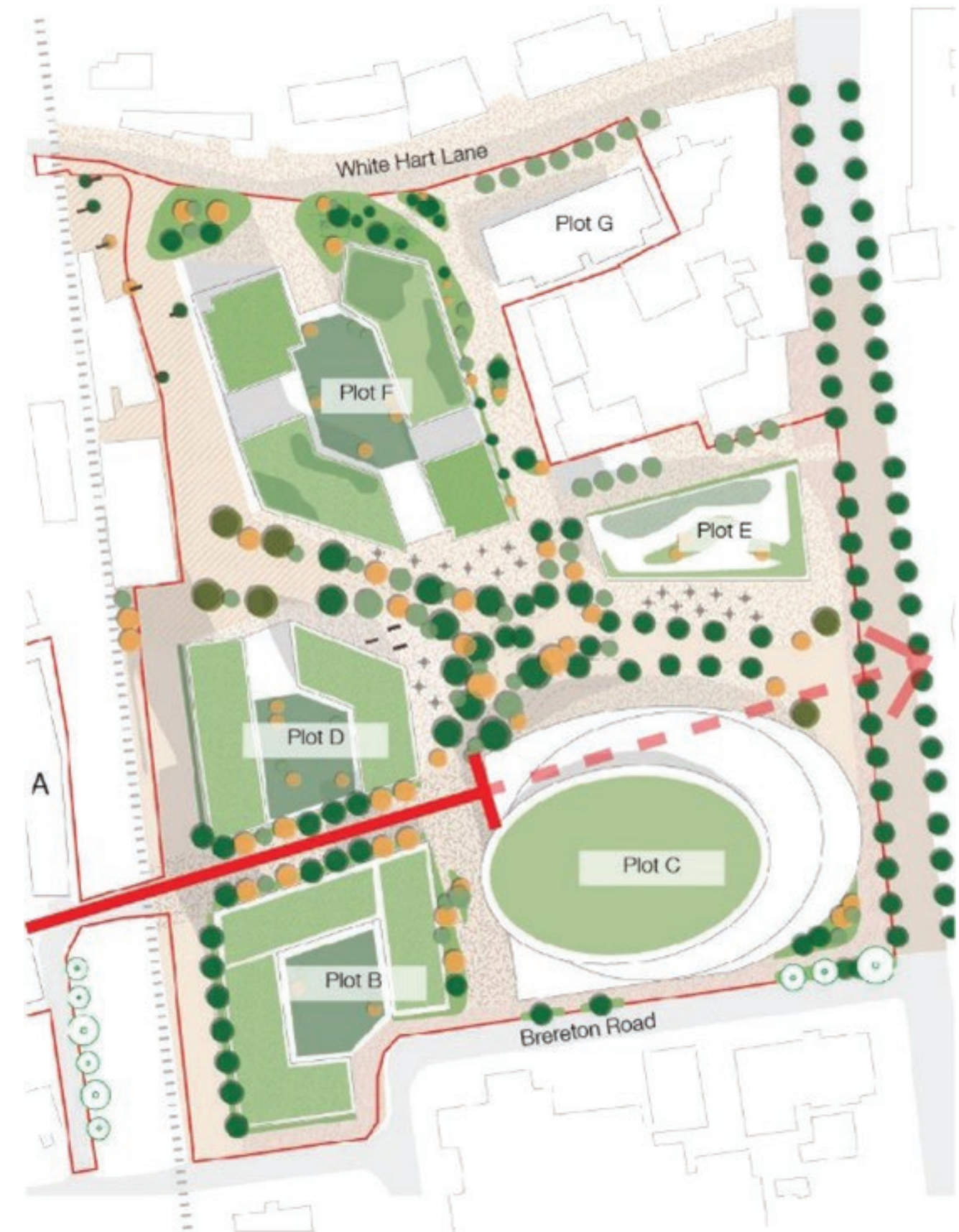
**RESPONDING TO DESIGN RELATED OBJECTIONS
COMPLIMENTING AND ENRICHING THE EXISTING URBAN GRAIN (PROOF OF EVIDENCE (CD9.7) P. 45 PARA. 9.7.8)**



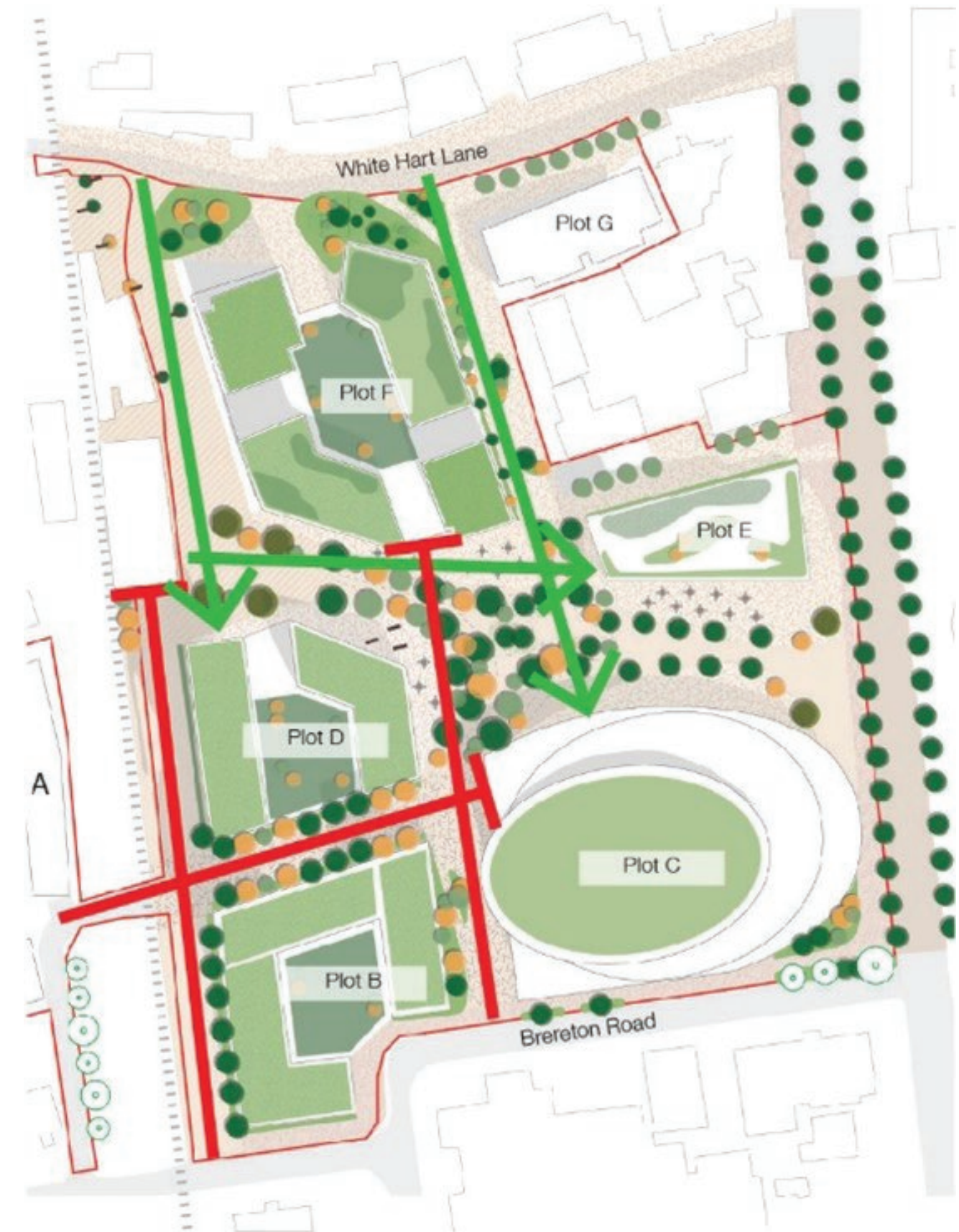
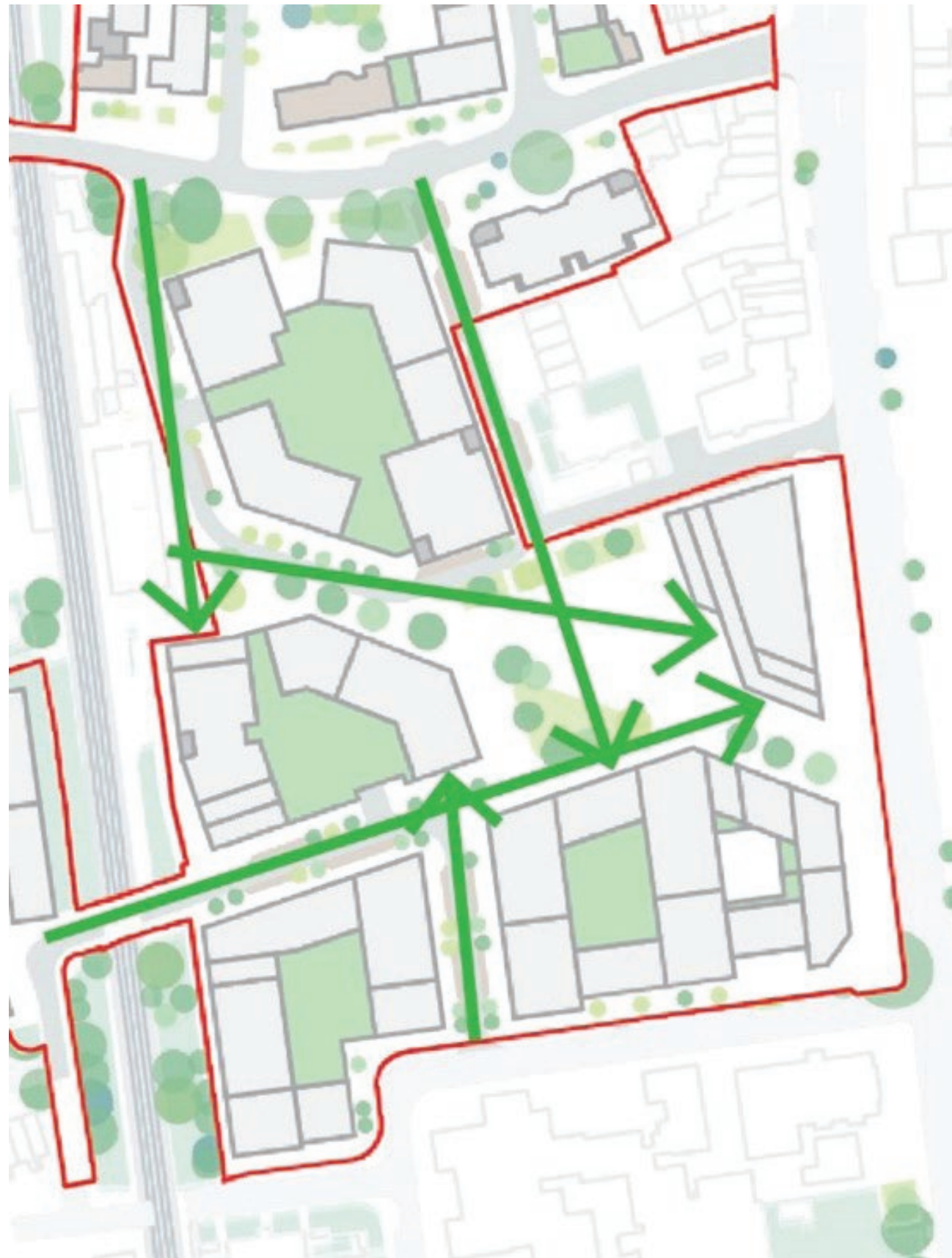
RESPONDING TO DESIGN RELATED OBJECTIONS
A GENEROUS OPEN SPACE DEFINING THE HEART OF THE NEIGHBOURHOOD (PROOF OF EVIDENCE (CD9.7) P. 47 PARA. 9.8.6)



ASSESSMENT OF THFC'S ALTERNATIVE MASTERPLAN (PROOF OF EVIDENCE (CD9.7) P. 53 PARA. 10.2)



ASSESSMENT OF THFC'S ALTERNATIVE MASTERPLAN (PROOF OF EVIDENCE (CD9.7) P. 54 PARA. 10.2)



RESPONSE TO REBUTTAL PROOF OF EVIDENCE - SOPHIE CAMBURN **(IMAGE TAKEN FROM SOPHIE CAMBURN REBUTTAL (CD10.12) FIGURE 3)**

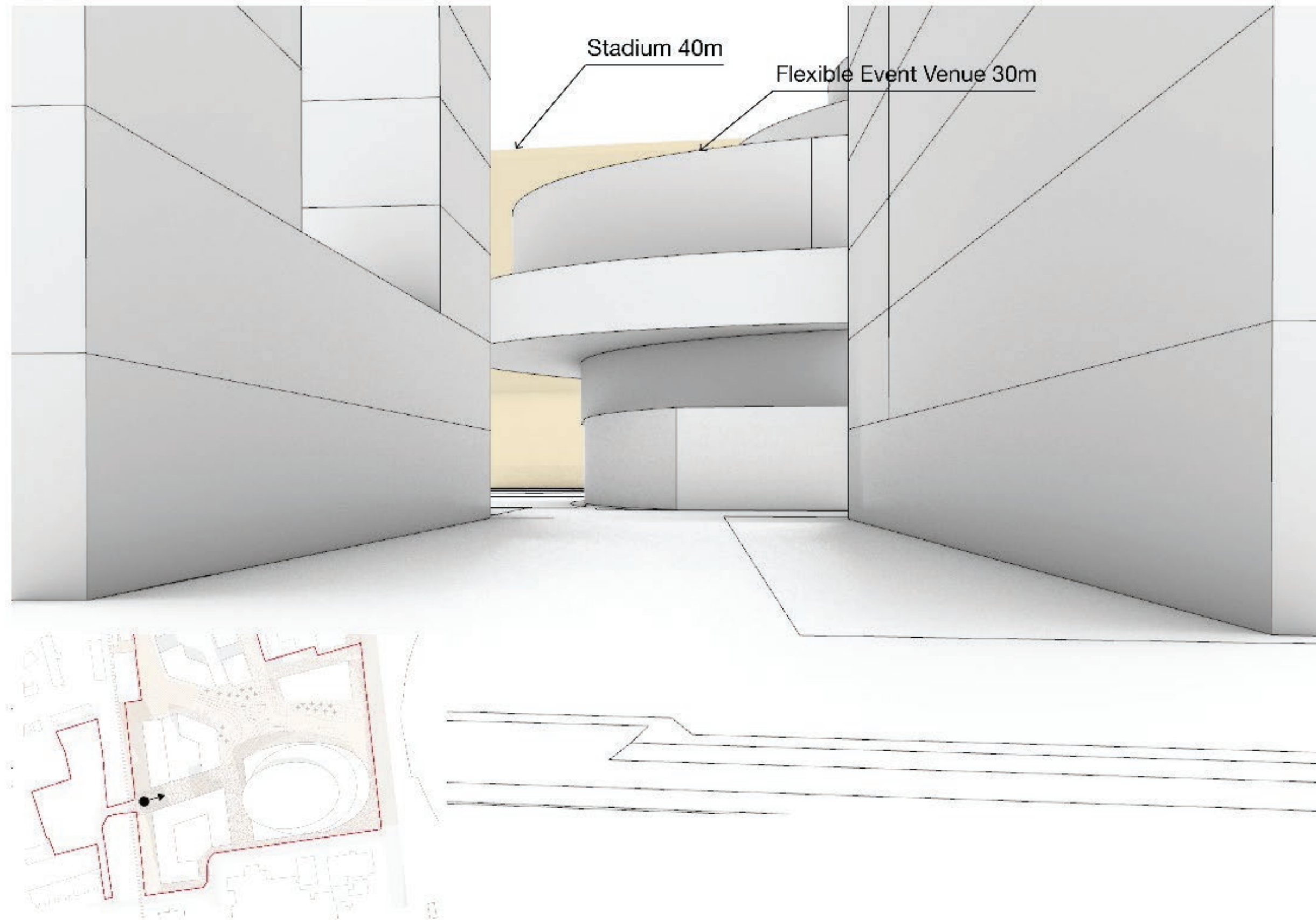


Figure 3: Mode view towards stadium

RESPONSE TO REBUTTAL PROOF OF EVIDENCE - SOPHIE CAMBURN **(IMAGE TAKEN FROM SOPHIE CAMBURN REBUTTAL (CD10.12) FIGURE 4&5)**

Alternative Masterplan Dimensions

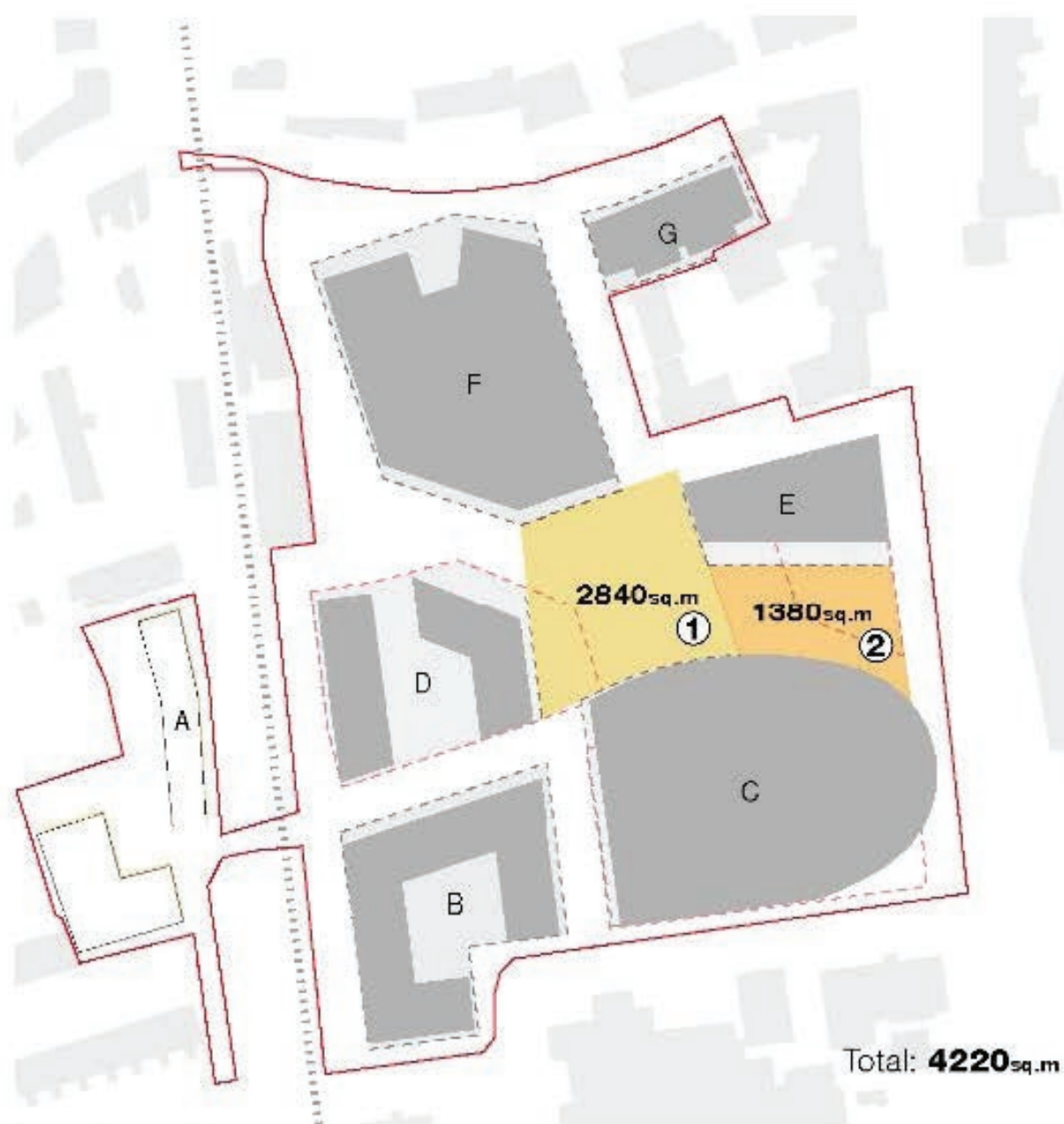


Figure 4: Alternative Masterplan Area

Moselle Square 1 Area: 2840sq.m

Moselle Square 2 Area: 1380sq.m

Total Area: 4220sq.m

HRW PP Dimensions

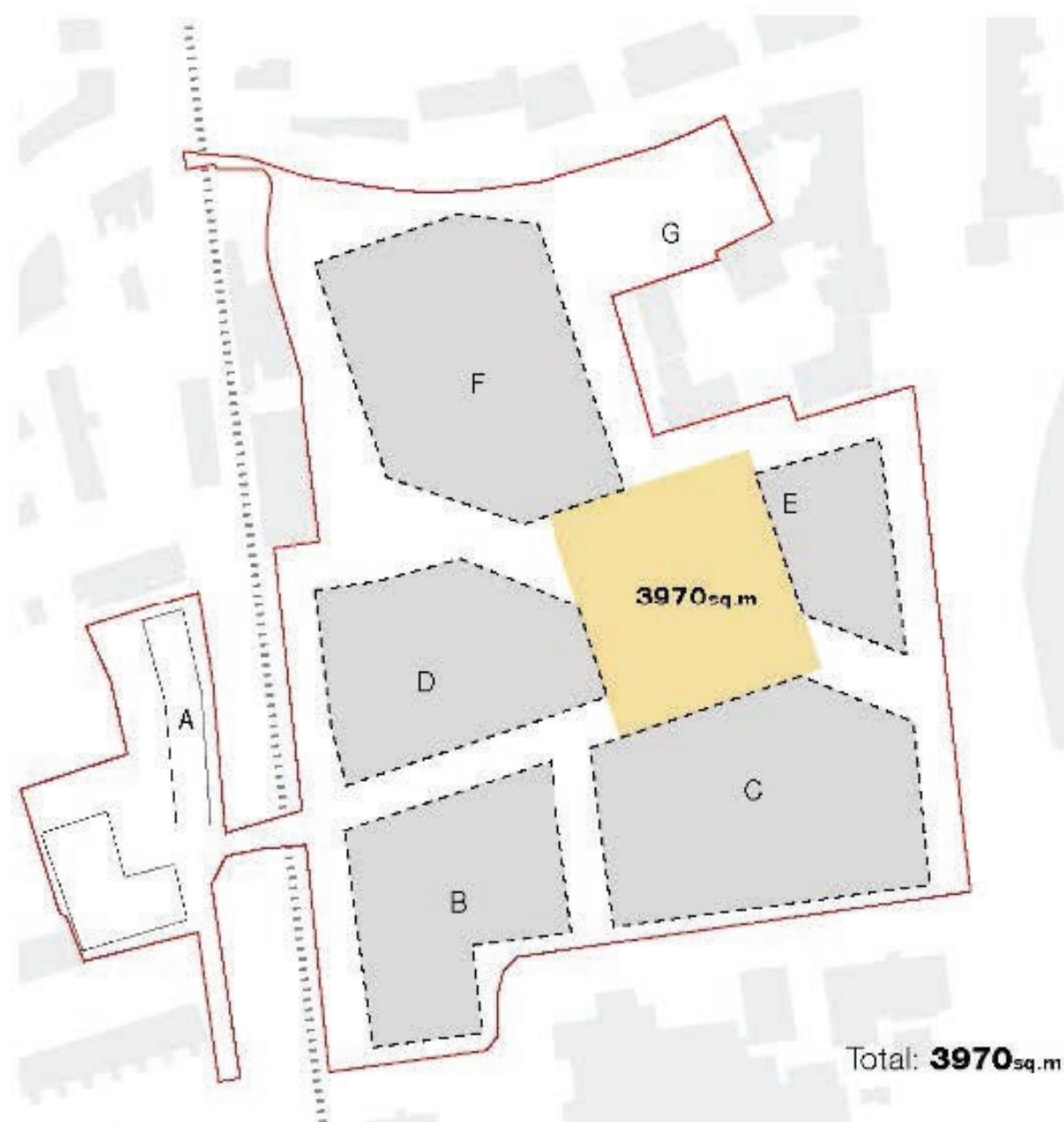
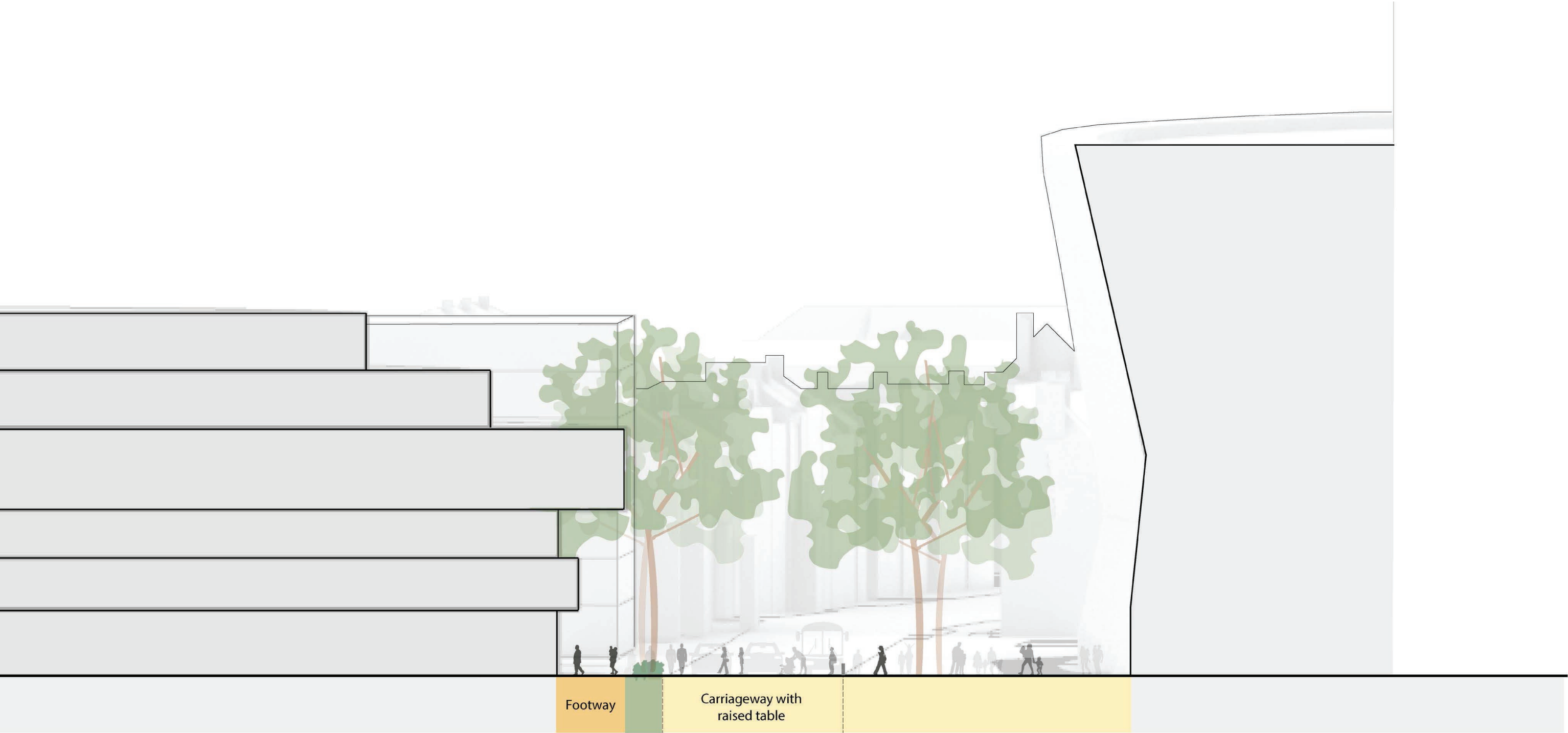


Figure 5: HRW PP Masterplan Area

Moselle Square Area: 3970sq.m

RESPONSE TO REBUTTAL PROOF OF EVIDENCE - SOPHIE CAMBURN
(IMAGE TAKEN FROM SOPHIE CAMBURN REBUTTAL (CD10.12) FIGURE 6)



RESPONSE TO REBUTTAL PROOF OF EVIDENCE - SOPHIE CAMBURN **(IMAGE TAKEN FROM SOPHIE CAMBURN REBUTTAL (CD10.12) FIGURE 7&8)**

Alternative Masterplan Active Frontages

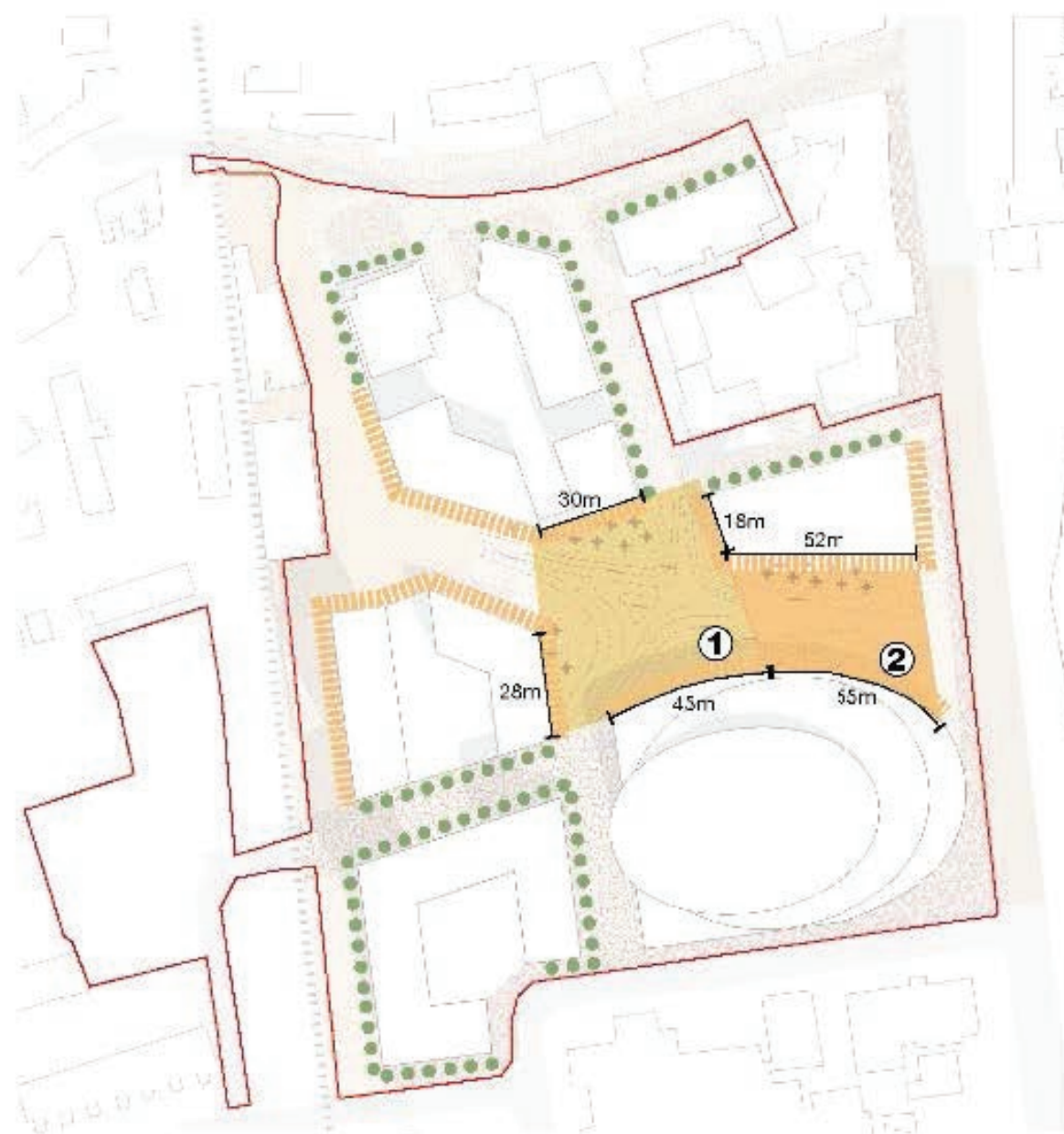


Figure 7: Alternative Masterplan Active Frontages

Moselle Square 1 Total Linear Metres: 121m

Moselle Square 2 Total Linear Metres: 107m

Total Linear Metres: 228m

HRW PP Active Frontages

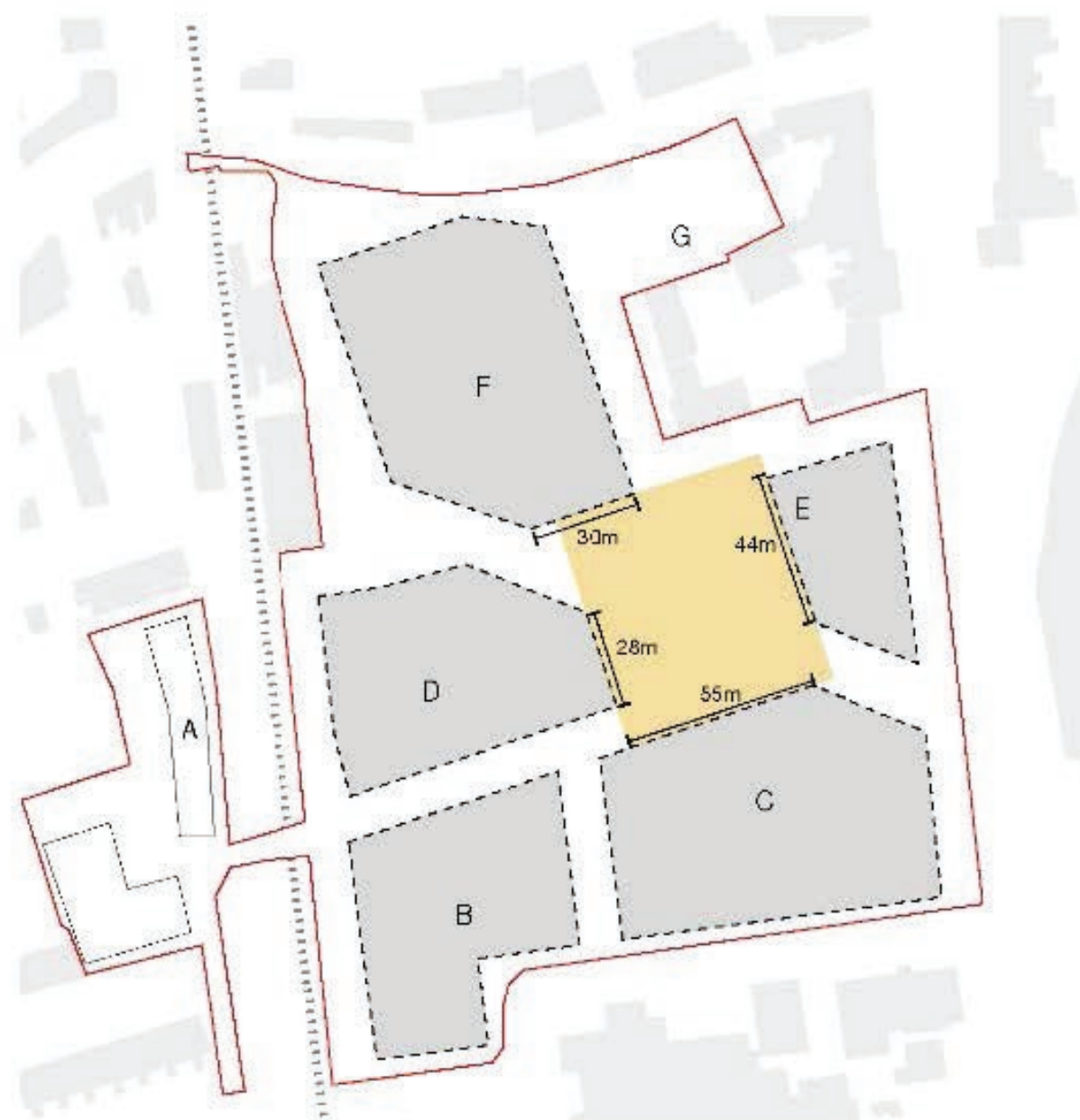


Figure 8: HRW PP Masterplan Active Frontages

Moselle Square Total Linear Metres: 157m

SUMMARY AND CONCLUSIONS
(IMAGE TAKEN FROM PROOF OF EVIDENCE (CD9.7) P. 30 PARA. 8.9)

