

The Printworks



Aerial image showing the red line boundary of the site

The Printworks is located at 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate. It is east of the Goods Yard site and south of The Depot site.

This site is currently comprised of a parade of shops on the High Road with underutilised commercial and industrial space at the rear.

The site has a long history in the area and a notable connection with the printing press. It once housed the Head Offices of the Tottenham & Edmonton Weekly Herald newspaper and the printers, Cusha and Son, also inhabited No. 823 from around 1890. The larger Herald printworks was constructed behind No. 819 and No. 821 in the early 20th Century and much of the brick walls to this structure can still be seen on site today.

Our proposals for this site seek to retain many of the historic facades and buildings, restoring and incorporating them into a new mixed-use development that takes inspiration from the site's storied past.

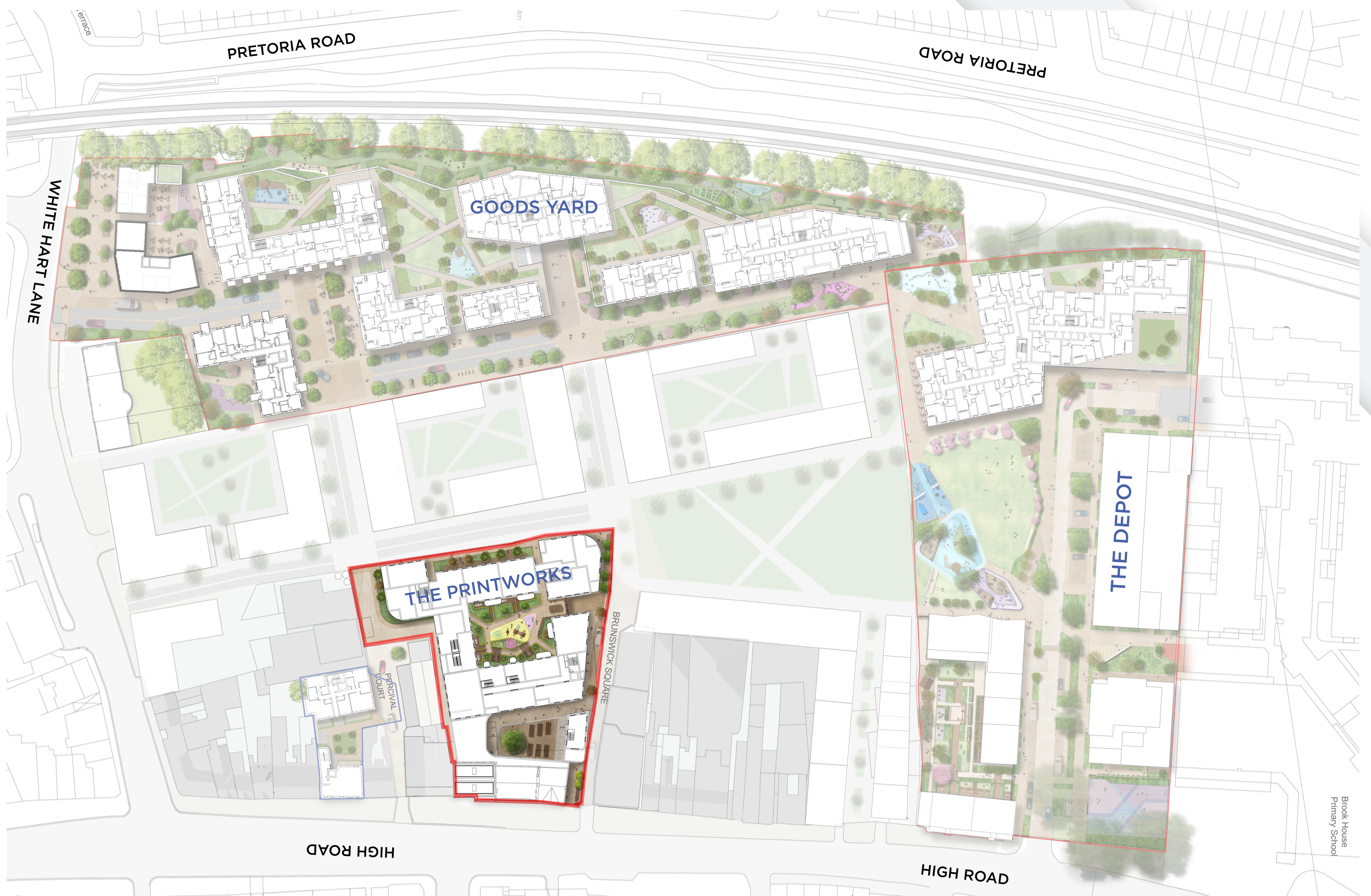


Photos of the site as it is now

Proposed site plan for Goods Yard, The Depot and Printworks



Our proposals



The Printworks site is shown above outlined in red, east of our proposed development at Goods Yard

We are proposing to transform this under-used site into a mixed-use development that combines new commercial units, a space that could accommodate a small neighbourhood cinema, and modern workspaces with around 75 new homes of varying sizes.

Our proposals are sensitive to the history and architecture of the local area and are designed to bring footfall and vibrancy into an underused part of the High Road through the provision of arcade-style shopfronts on Brunswick Square and better connections between this part of the High Road and the rest of the area.

At its tallest point, this development will be seven storeys and the massing has been designed to maximise sunlight and reduce impact on the existing local buildings.

The development has been shaped around two main open spaces – a commercial yard that will offer a comfortable public space away from the bustle of the High Road, and a shared courtyard garden for the new residents to enjoy.

The new yard will be a welcoming space to visit, with seating and active commercial frontages at ground level, bringing vibrancy and footfall to this part of Tottenham.

To help reduce congestion and encourage the use of active travel and public transport, we are proposing a car free development with no parking, except for eight wheelchair accessible spaces. Instead, we will provide over 160 cycle bays, including around 25 for visitors to the site as well as spaces for residents.



Plan showing what the Printworks development will look like

What our proposals will look like



View from Northumberland Park with Goods Yard and The Depot in the background



View of High Road and Brunswick Square



View of High Road Buildings

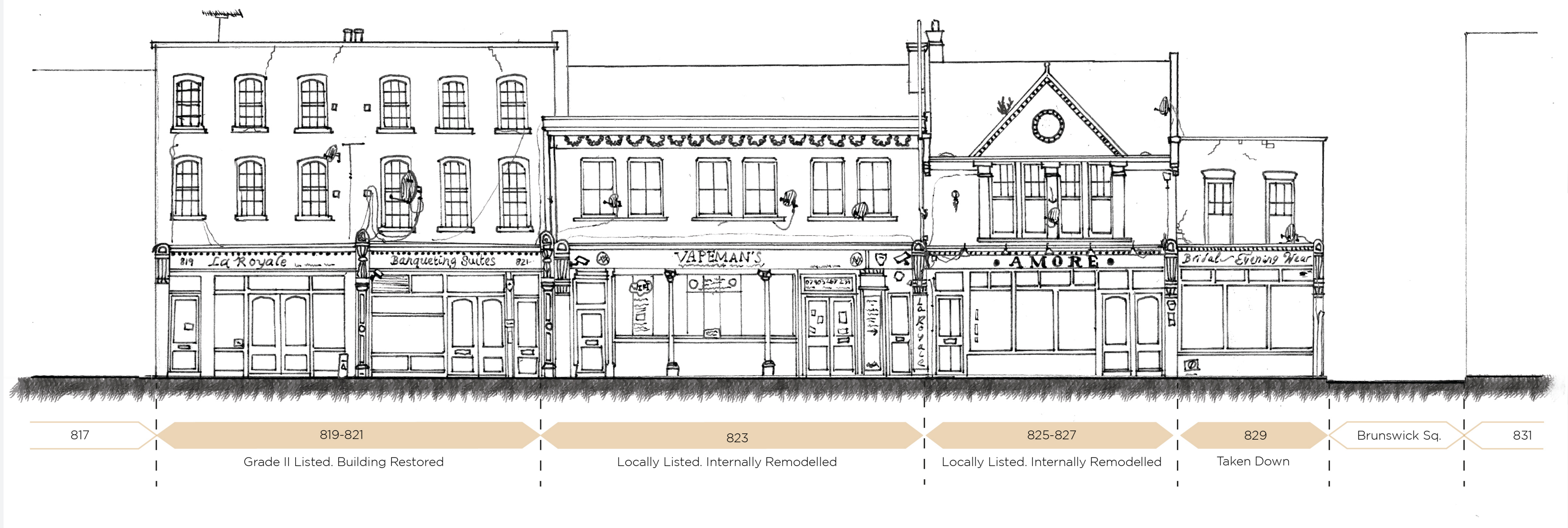


View West Along Brunswick Square



View from Peacock Park

Protecting heritage assets



Sketches of the High Road shop frontages as they are now



How we propose to restore them

We intend to retain and restore the Grade II Listed buildings on site (819-821 High Road), refurbish the historic buildings at numbers 823-827 whilst retaining and restoring facades on all heritage assets.

The new buildings have been designed to be entirely appropriate for their context. Designed to reflect the area's history, our architects have used taken inspiration from the printing process and press. The curved brick features echo the ribbon of a printing press, and the materials have been selected to reflect the industrial and commercial history of the area.

We intend to use materials which complement the brickwork, even reusing the original bricks where possible, and have set back our development from the historic buildings to protect their setting and keep them prominent on the High Road.

The new homes, workspaces and commercial space are largely not visible when viewed from the High Road, protected from view by the retained and restored frontages.



Aerial image showing the current shop frontages