

# The Depot: About the Site



Aerial images showing the red line boundary of the site



**The site is situated on Tottenham High Road opposite the junction with Brantwood Road. It comprises a large retail building, currently occupied by B&M Homestore, five smaller retail units and the associated car park. A Grade II Listed building at 867-869 High Road is located within the south eastern corner of the site and forms part of the North Tottenham Conservation Area.**

The entire site sits within the LB Haringey North Tottenham Growth Area and has therefore already been identified for major regeneration. To the north, the site is bordered by the Cannon Road development, which the

Club delivered in partnership with Newlon Housing Trust to provide 222 new homes (100% of which are affordable) and a new home, including new play spaces, for Brook House Primary School.

The site is bounded to the south by the Peacock Industrial Estate and to the east and west by the High Road and the London Overground railway line, respectively. The railway line is separated from the site by a tree lined boundary.

The southwest corner of The Depot site provides a link to the proposed Goods Yard development.

The Club have an existing planning permission to deliver up to 330 new homes, retail, and public open space on this site. Our proposals presented here improve on our existing plans, delivering more homes and better connectivity to our other proposed developments in Tottenham.



Site as it is now





# Proposed site plan for Goods Yard, The Depot and Printworks





# Our proposals



Sketch of our new proposals for The Depot site

**Working with F3 Architects, Arup and re-form landscape architects, we have designed our updated scheme to create high quality new homes within a sustainable environment which the local community will be able to enjoy.**

## **Our proposals will deliver:**

- Up to 400 new homes delivered across four new buildings, including up to 40% affordable housing – surrounding well-designed new green spaces and public realm.
- A brand new public park, including new play space for the local community – easily accessible and situated within a beautifully landscaped environment.
- The sensitive refurbishment of an existing heritage asset – restoring the Grade II listed building at 867-869 High Road.
- Improved pedestrian and cycle access – linking the neighbouring Cannon Road development and the proposed Goods Yard site and improving access to White Hart Lane station for the local community.

There are four different buildings ranging in height from 6 to 31 storeys. Over 9,344m<sup>2</sup> of shared amenity space is being provided, in addition to the new public park which

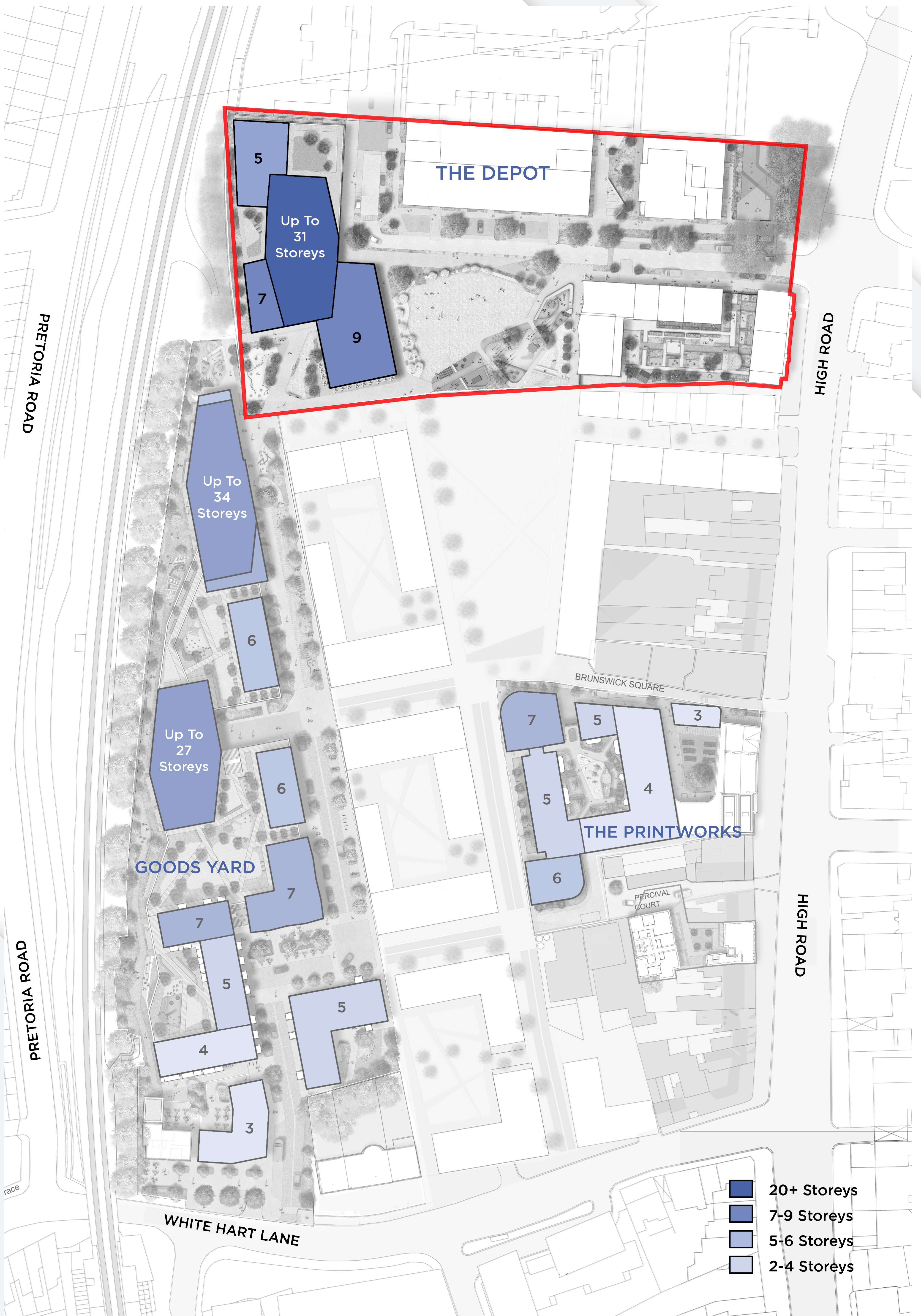
will be 1900m<sup>2</sup>. These beautifully landscaped garden and courtyard spaces for residents are designed to be hidden away from the busy White Hart Lane. The buildings are positioned to surround the new public park making it the focus of the development and creating a welcoming environment for the local community.

The overall approach to the height and massing of the scheme has been developed in the context of Rivers Apartments (22 storeys) and the proposed Goods Yard buildings (27 and 34 storeys). The Depot Tower, the tallest building, will be 31 storeys and has 4 and 9 storey 'shoulder' blocks to reduce its impact. Both of these structures are situated to the west of the site, adjacent to the railway and away from the High Road, to minimise overshadowing.

We have also incorporated up to 64 car parking spaces, including both car club spaces and around 40 accessible spaces. Over 720 cycle parking spaces will also be provided, with cycle parking spaces for every home and around 20 for visitors, to encourage cycling and promote the use of public transport.

The emphasis on high quality public realm throughout the development has resulted in the creation of large amounts of urban green space, play space and shared amenity space which delivers a sustainable scheme for the local community to enjoy and that will help define the area.

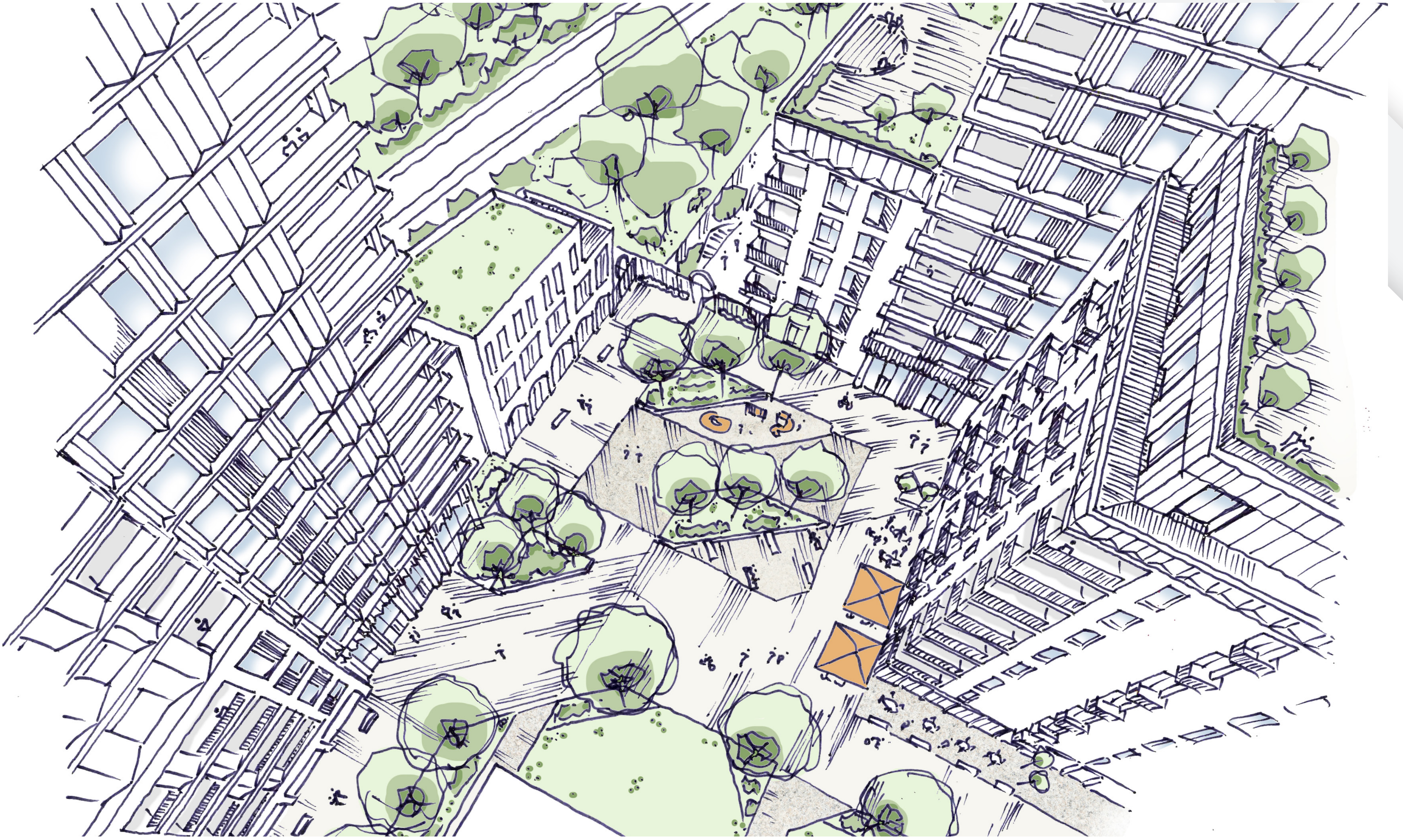




Site plan showing where the proposed new buildings are located and how tall each one will be



# How our proposals have changed



Sketch of the Northern Square in our new design proposals

**You may remember from our last consultation in 2018 that the Club already have planning consent to deliver up to 330 new homes, retail, and new public space here. These proposals differ slightly from our already consented plans for The Depot site.**

By refreshing our proposals for this site and considering them alongside our proposals for the Goods Yard and Printworks sites, we have the opportunity to deliver even more for our community here.

## **Our new proposals will:**

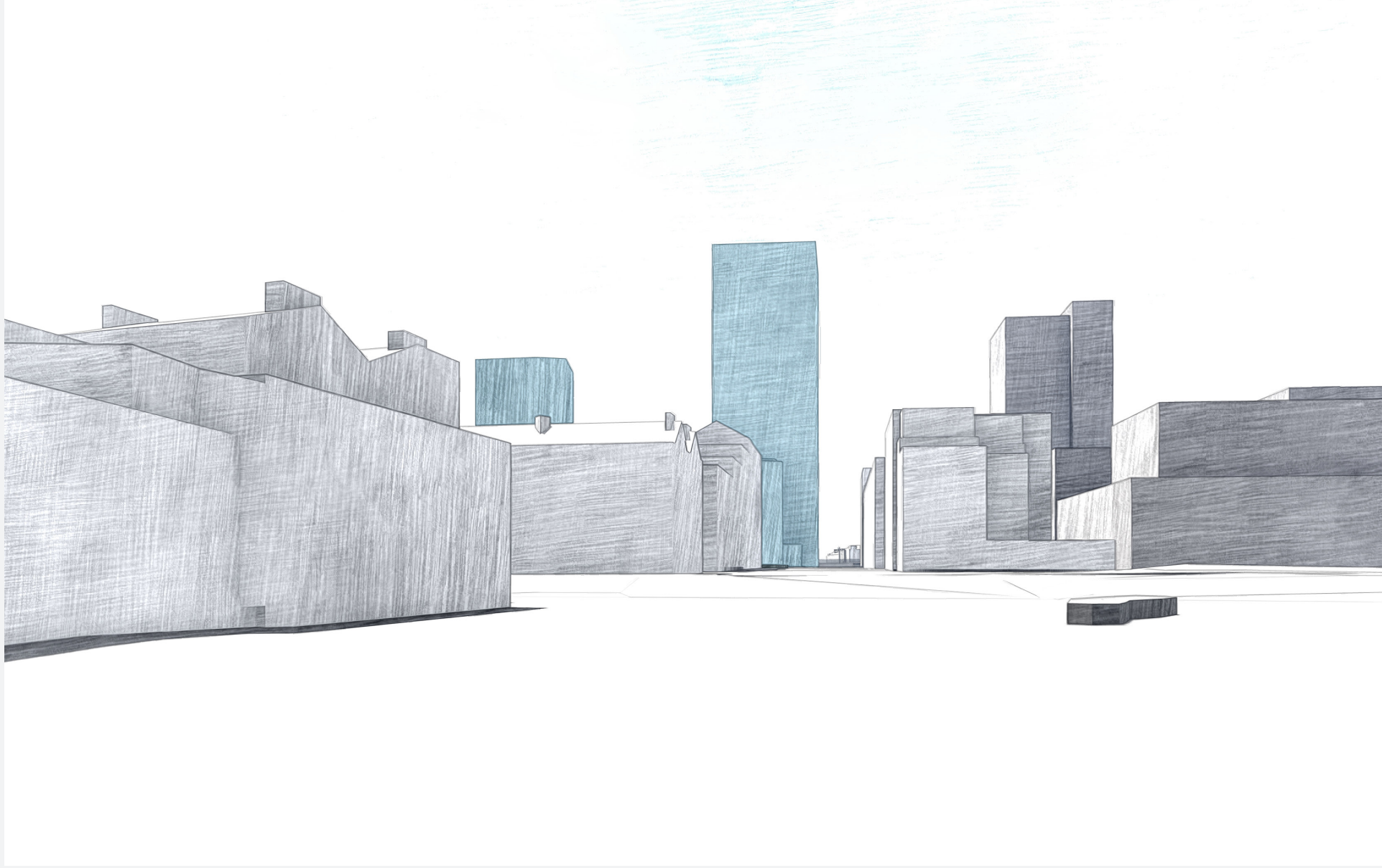
- Deliver around 70 additional homes, bringing the total to around 400.
- Provide better circulation routes through and around the sites to improve connections to the Cannon Road Development and White Hart Lane Station, and to the future Peacock Park.
- Create more considered spacing between the taller buildings, which helps the buildings complement each other better and allows for more sky and sunlight to be seen between them when looking at them from the ground level.
- Deliver more green spaces for residents and the community to enjoy.



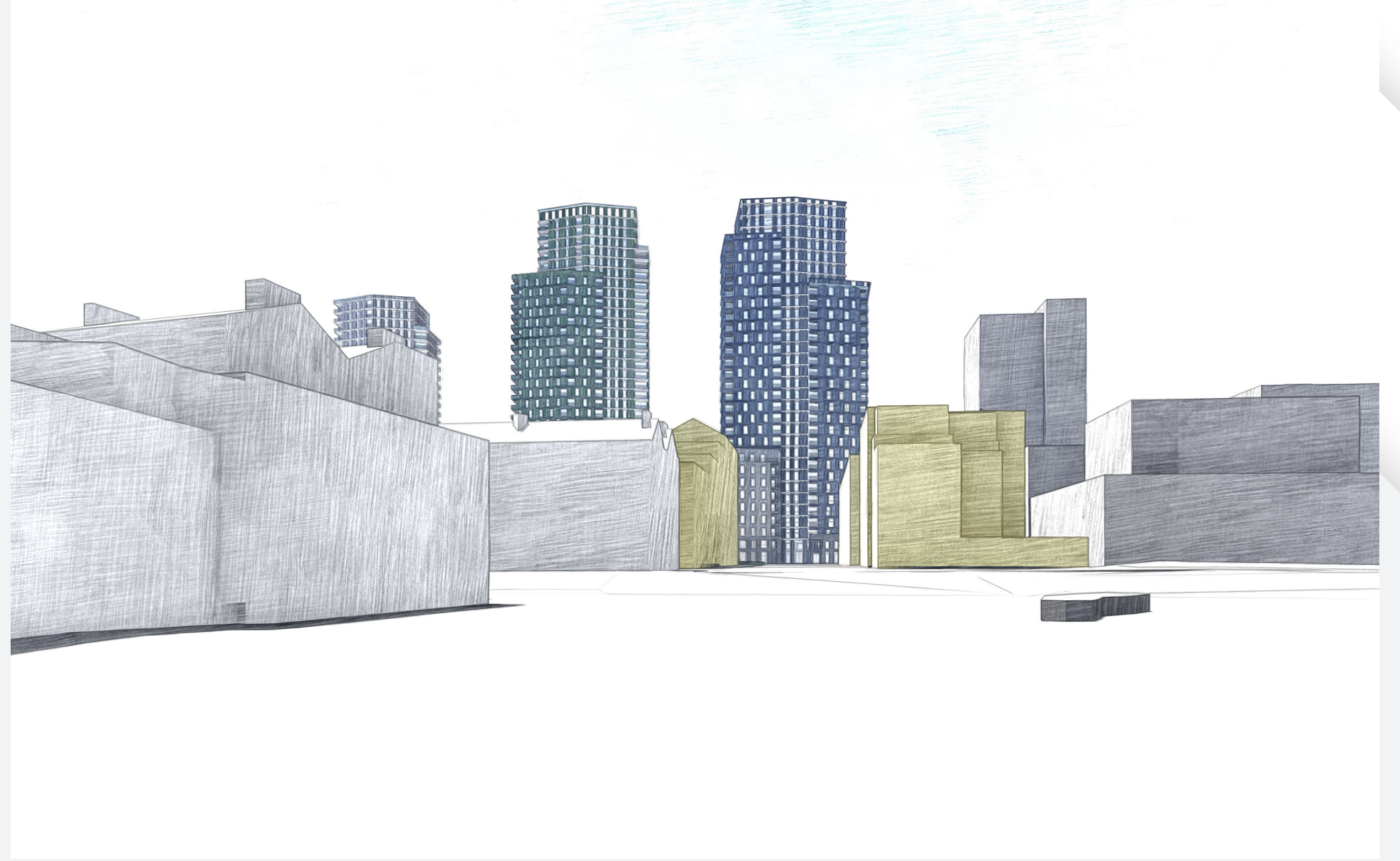
Sketch of our new proposals



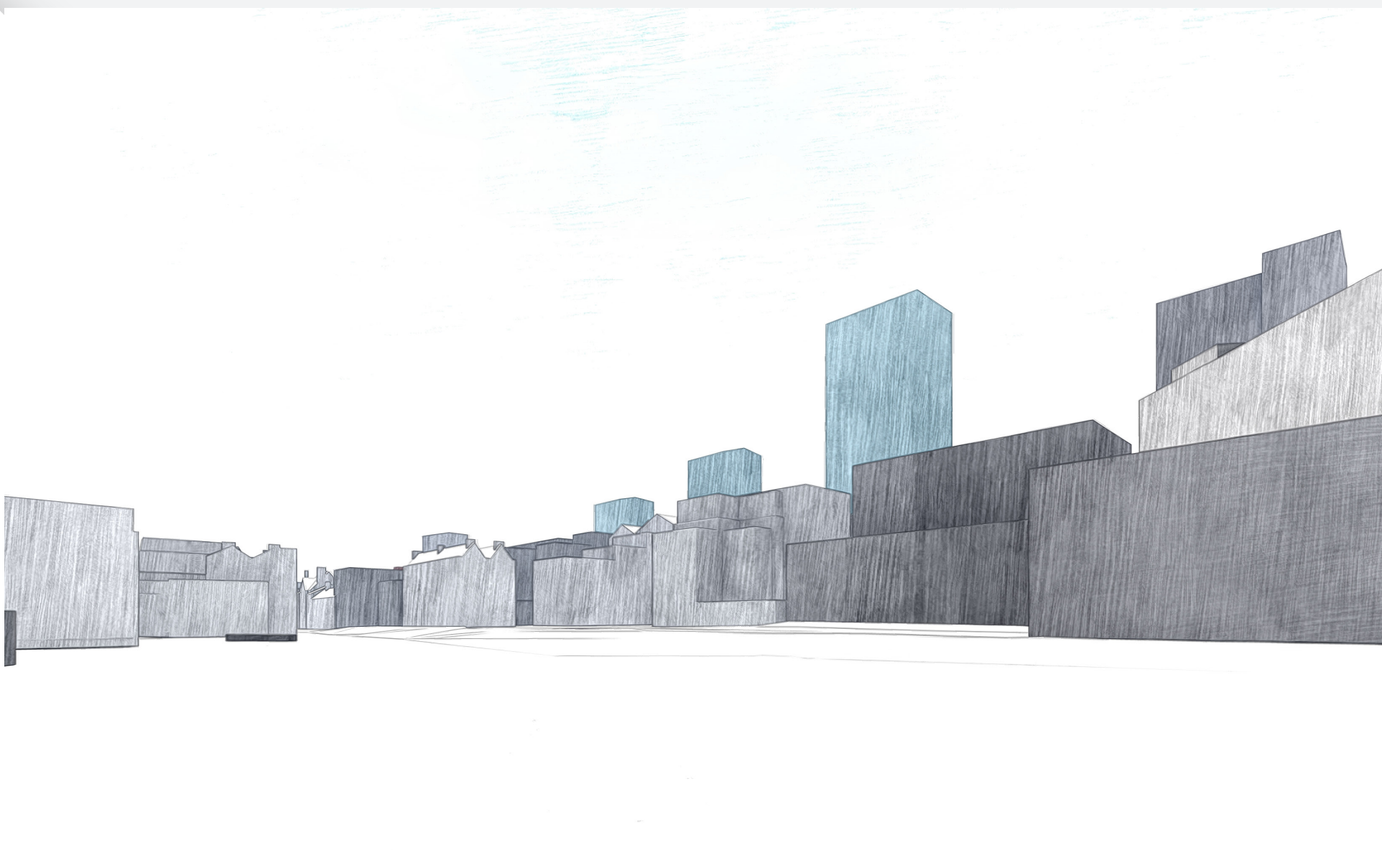
# How our proposals have changed



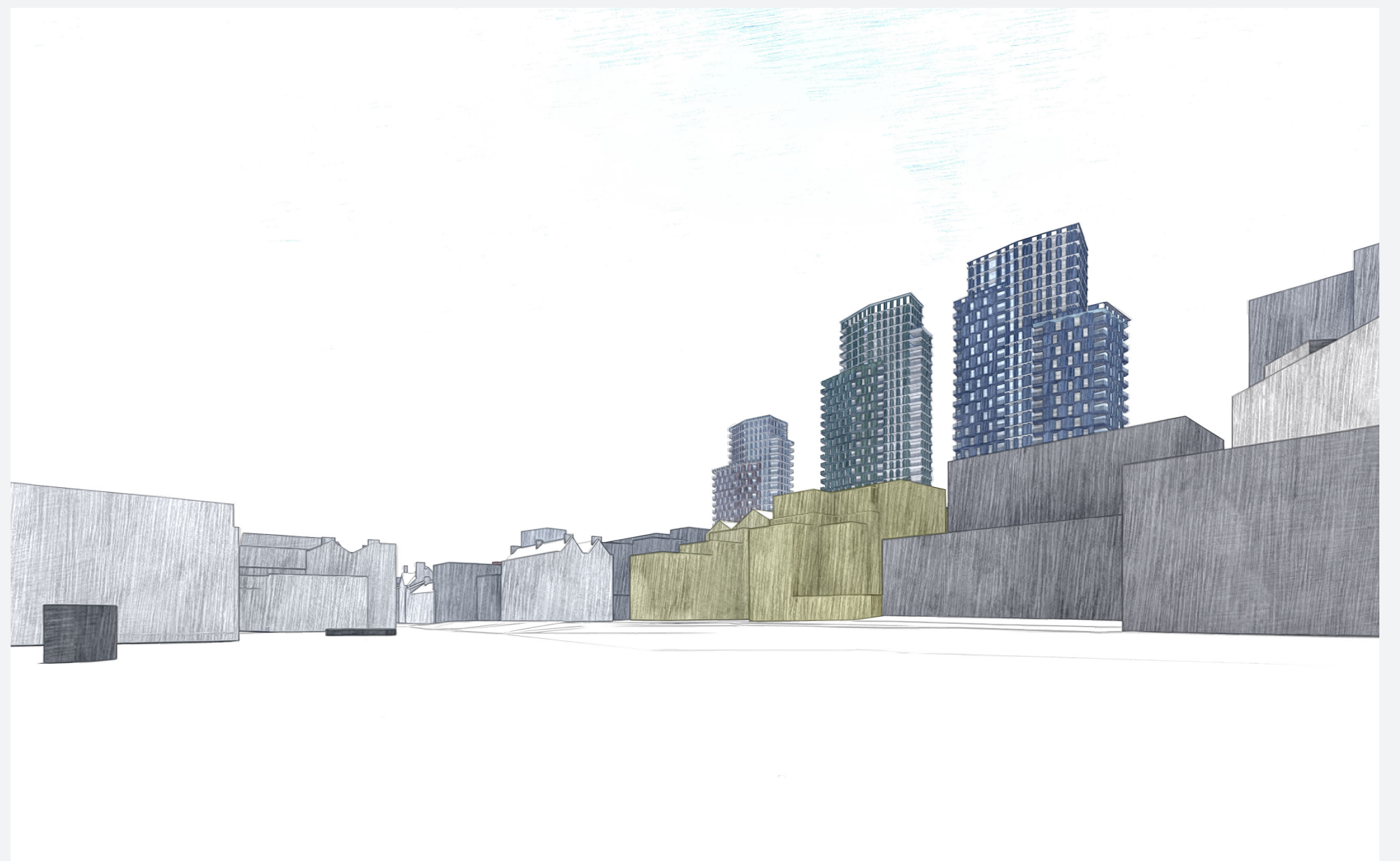
View of our consented scheme from Brantwood Road



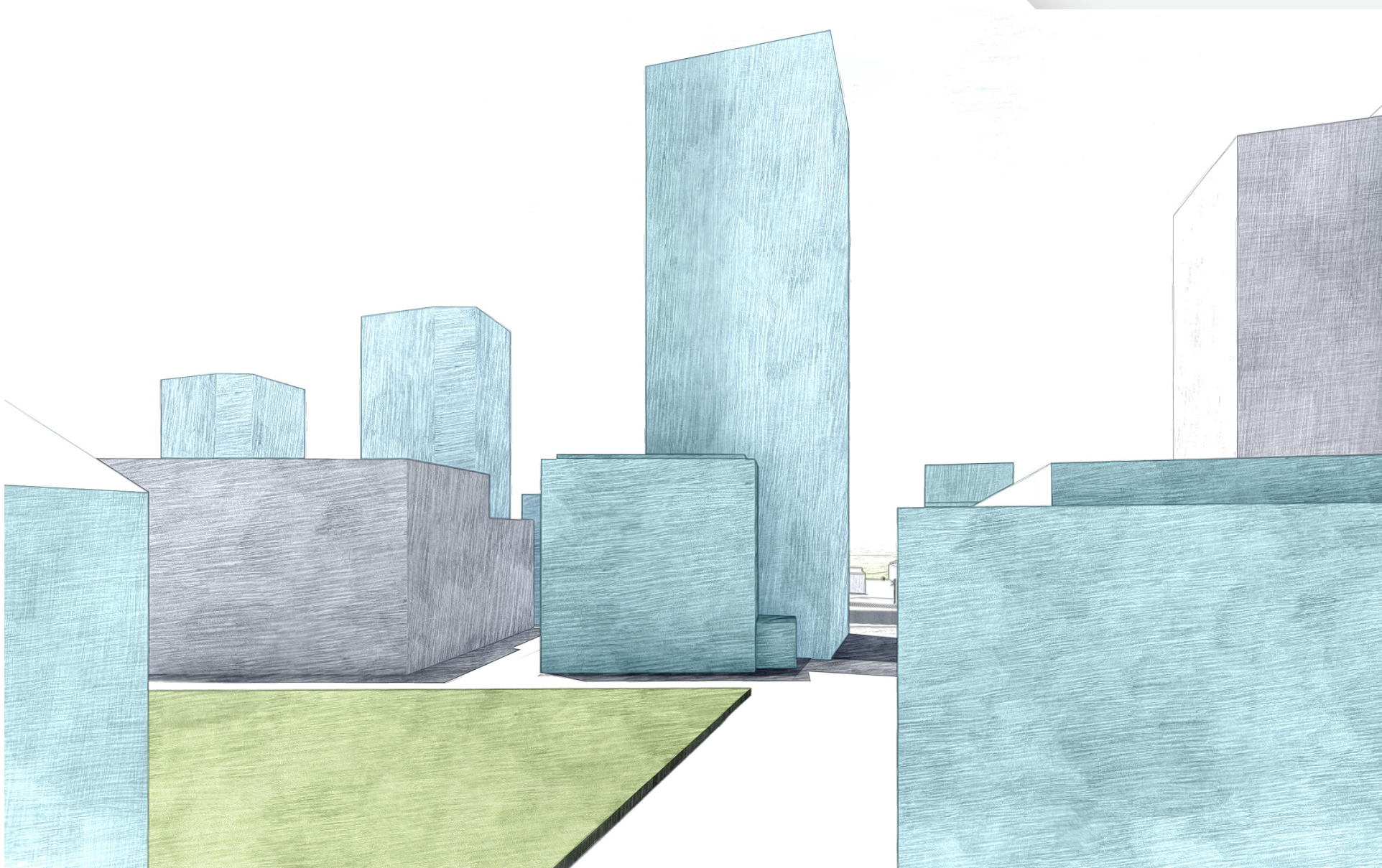
View of our updated proposals from Brantwood Road



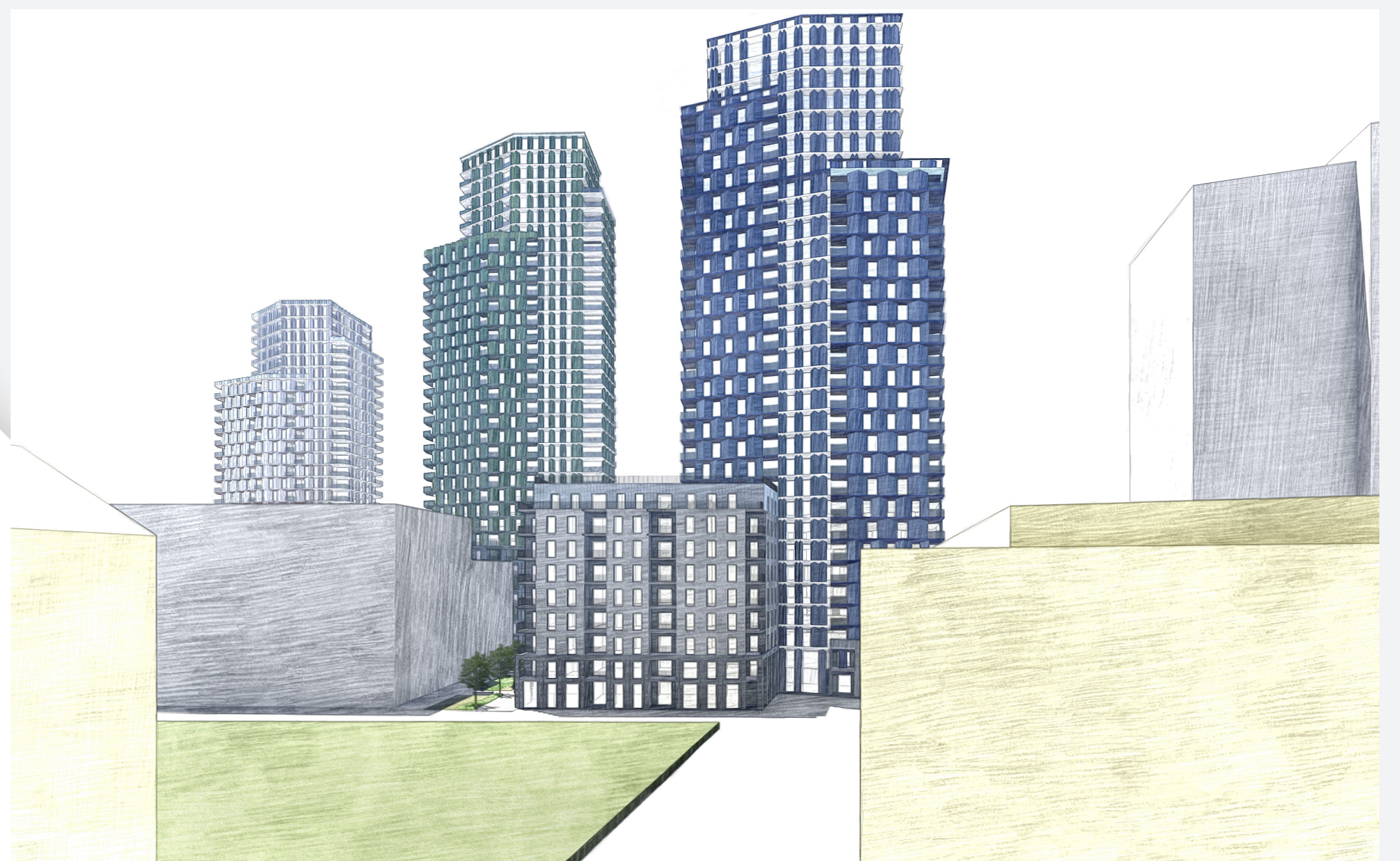
View of our consented scheme from High Road



View of our updated proposals from High Road



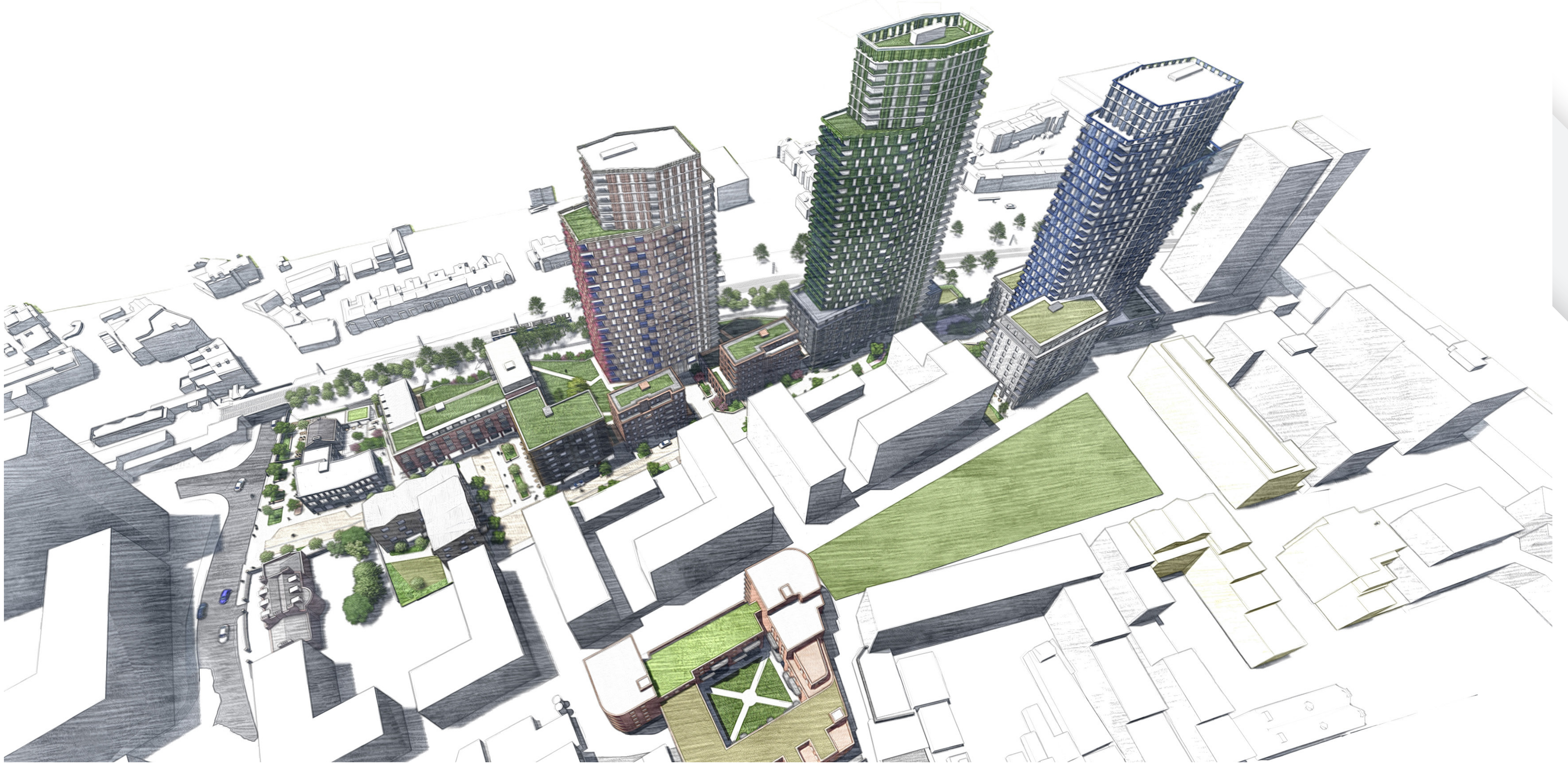
View of our consented scheme from Depot Tower



View of our updated proposals from Depot Tower



# Delivering for your community



Sketch showing how The Depot will look alongside the new development at Goods Yard, including new public green spaces

**The Depot will deliver a number of benefits for Tottenham. These include:**

## **More much-needed homes:**

Our plans will provide around 400 much needed new homes, including up to 40% affordable, at a range of tenures and sizes. By having such an array of different buildings, the development will be able to accommodate these designs with units of 1, 2, 3 & 4 beds available. They will be designed to a high-standard and delivered promptly.

## **A new public park:**

The focal point of the development, and the underlying theme of the design, is the new public park. At 1900m<sup>2</sup>, the park takes up nearly 10% of the 1.22 hectare site, and that is before including the additional shared amenity spaces and play-space. The park is being designed as a hub of social activity for the community that will encourage and attract people to go there. It is to be landscaped with a substantial number of trees and planting areas for play and recreation.

## **New commercial spaces:**

Commercial space has been allocated to facilitate a food and drink business, perhaps a small shop or café, near the centre of the site with ground floor active frontage.

This would be a supplementary offer to the day-to-day needs of the community and residents which would be served by the large Sainsbury supermarket 200m away.

## **Better connectivity:**

We have designed the scheme to accommodate the features of the surrounding area, current and proposed. Combined with the Goods Yards site, the plans will see a friendlier pedestrian and cycle route connecting the area to White Hart Lane station, providing another option for people to travel through the area other than the busy High Road.



Our plans for this site include new public green spaces, including a large park for the community