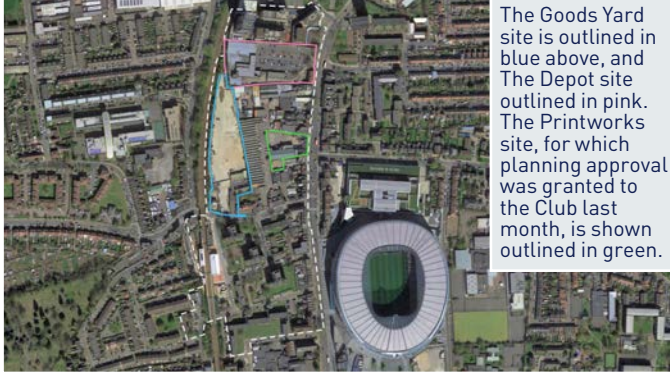


# AN UPDATE ON TOTTENHAM HOTSPUR'S PROPOSALS

## FOR THE GOODS YARD AND THE DEPOT



The Goods Yard site is outlined in blue above, and The Depot site outlined in pink. The Printworks site, for which planning approval was granted to the Club last month, is shown outlined in green.



**As you may know, last year Tottenham Hotspur Football Club presented a set of proposals to provide new homes, public green space and pedestrian/cycling routes at the Goods Yard and The Depot sites in the High Road West area.**

In November 2021, Haringey Council's Planning Committee asked us to reconsider our proposals and make amendments, particularly in regard to certain parts of the design, including the height and massing of the tallest buildings proposed.

This newsletter explains the changes we have made in response to feedback and discussions with Haringey councillors and planning officers.

We will shortly be submitting this new scheme as a planning application to Haringey Council, to be determined by the Planning Committee in the coming months.



# THE SITES

**Both the Goods Yard and The Depot sites sit within the LB Haringey North Tottenham Growth Area. They are already identified for major regeneration to bring significant change to the area over the next few years.**

The Goods Yard and The Depot both have existing planning consents for mixed use developments to provide 646 new homes. Over the last year the Club has sought to improve on these proposals to deliver more new homes, improve the buildings' environmental performance and provision of green space.

## The Goods Yard

- The Goods Yard site is located at 36 and 44-52 White Hart Lane, opposite White Hart Lane station, to the west of Tottenham High Road.
- The site consists of a largely vacant plot of land, previously used for gravel and material storage resulting from the construction of the new stadium. The site has since been cleared and is now vacant, used temporarily as a car park on matchdays.

## The Depot

- The Depot site, formerly known as Fairgate, is situated on Tottenham High Road opposite the junction with Brantwood Road. It comprises the B&M Homestore building, five smaller retail units and the associated car park.



The Depot site, which is mostly occupied by B&M Homestore and its car park.



The Goods Yard Site, currently vacant.



# WHY OUR PLANS ARE CHANGING

**Our proposals were considered by Haringey's Planning Committee in November last year, and permission was narrowly refused.**

There was broad support from officers and councillors in regards to many aspects of the wider masterplan proposed, including the low rise residential buildings and new public green spaces such as Peacock Park. However our application was refused on the basis of the height and design of the three tallest buildings in the masterplan.

The report produced by the Council's planning officers before the meeting acknowledged the quality of architecture and design across the masterplan.

As a result we have reviewed our plans to address the reasons for refusal, and have made a number of amendments which are detailed on the next page. We believe these changes ensure a scheme which still delivers all the benefits our original proposals offered Tottenham whilst addressing the Committee's reasons for refusal.



High Road approach from the north.



# THE LATEST CHANGES

In response to feedback from the Planning Committee in November and discussions with planning officers at LB Haringey, our design team have recently made a number of significant changes. These changes include:

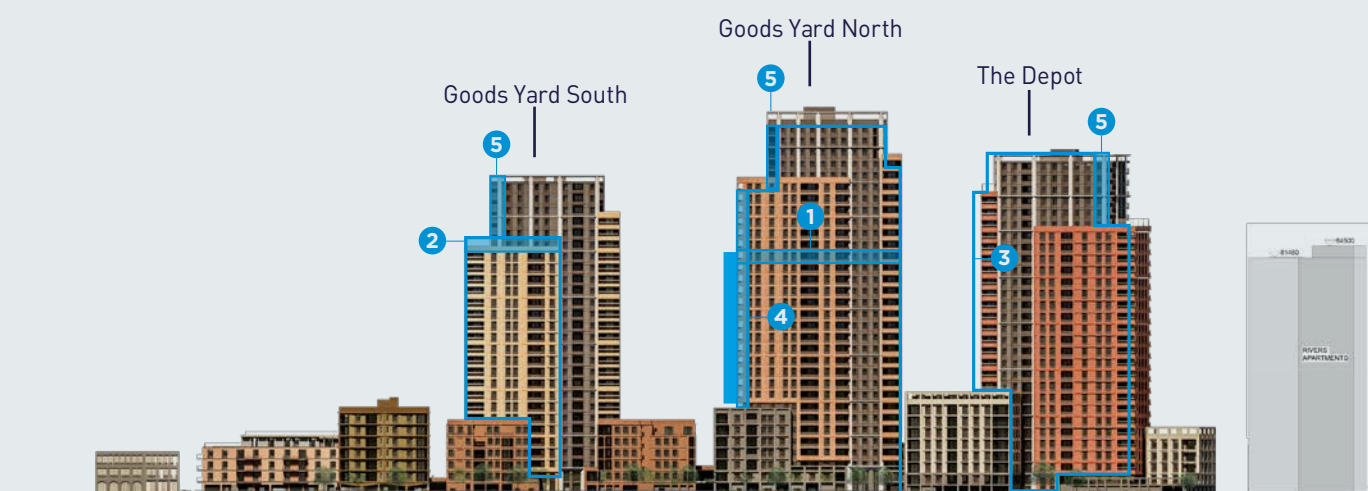
- **A reduction in the height of the tallest building:** One storey will be removed from Goods Yard North tower, bringing it down to 31 storeys. The Depot tower, the northernmost tower, will remain at the same height as in the consented scheme.
- **The Depot tower has been moved further away from Rivers Apartments:** In response to feedback from Rivers Apartments residents, The Depot Tower has now been repositioned so that its separation distance from Rivers Apartments has increased by 6-7m more than the refused scheme.
- **A reduction in the overall width of the Goods Yard North Tower:** To increase the perception of slenderness and the sky gap between the neighbouring buildings.
- **A reduction in width at the higher levels:** To reduce the size of the upper levels of each tall building. The Goods Yard North tower has been reduced by around 2.5m, the Goods Yard South tower by around 2m, and the Depot tower by around 1.1m.

We believe that these changes effectively address the points raised by the Planning Committee in November 2021, whilst still delivering a high quality scheme which will benefit Tottenham through new homes, green spaces and by driving footfall and new economic activity.

- 1: A reduction in height of the Goods Yard North tower of one storey.
- 2: A slight increase in the size of the 'shoulder' of the Goods Yard South tower, to improve perception.
- 3: Reconfiguring The Depot tower to move it further away from Rivers Apartments.

- 4 & 5: Reducing the width of the Goods Yard North and Depot towers.

These proposals will be submitted later this month as a new planning application to Haringey Council.



The previous scheme, which was refused by Haringey Planning Committee in November last year.



The revised proposals, to be submitted to Haringey Council this month.

# OVERALL BENEFITS

Overall, these revised proposals will provide:



**844 new homes for North Tottenham**, of which at least 35% will be affordable, including a mix of tenures and sizes.



**New high-quality affordable homes** which could offer choice for Love Lane estate residents who will be moving out as part of the Council's regeneration plans for the Estate.



**A new public park for Tottenham**, Peacock Park, and beautifully landscaped green spaces and children's play space.



**A sustainable design which prioritises cyclists and pedestrians** and, through careful use of natural light, efficient building materials and green spaces, creates a **healthy and desirable residential neighbourhood**.



**Sensitive refurbishment of heritage buildings** on site. Station Master's House and 867-869 High Road, and materials which respond to the character of North Tottenham.



**New shops and cafés at ground floor**, boosting the local economy and providing much-needed amenities for residents.



**Homes of the highest quality which have been designed with liveability in mind** and will include fantastic shared green spaces as well as quality private amenity space.



**Over 1,600 cycle parking spaces** for the new residents, and 70 visitor spaces for the public.



**Better connections** between these sites and the surrounding neighbourhood.



A scheme that is **compatible with both the High Road West allocation and the forthcoming Lendlease scheme**.



**Buildings which meet higher fire safety standards** post Grenfell and changing regulations since. For example, our new proposals provide more evacuation lifts compared to the existing consent.



View of Southern Square.



# WHAT THE NEW PROPOSALS COULD LOOK LIKE



View from Northumberland Park – The revised proposal. The height of the Goods Yard North tower, in the centre of this image, has been reduced by a storey.



View from the West – The revised proposal. The Depot Tower, shown centre left above, will be moved further away from Rivers Apartments, on the far left.

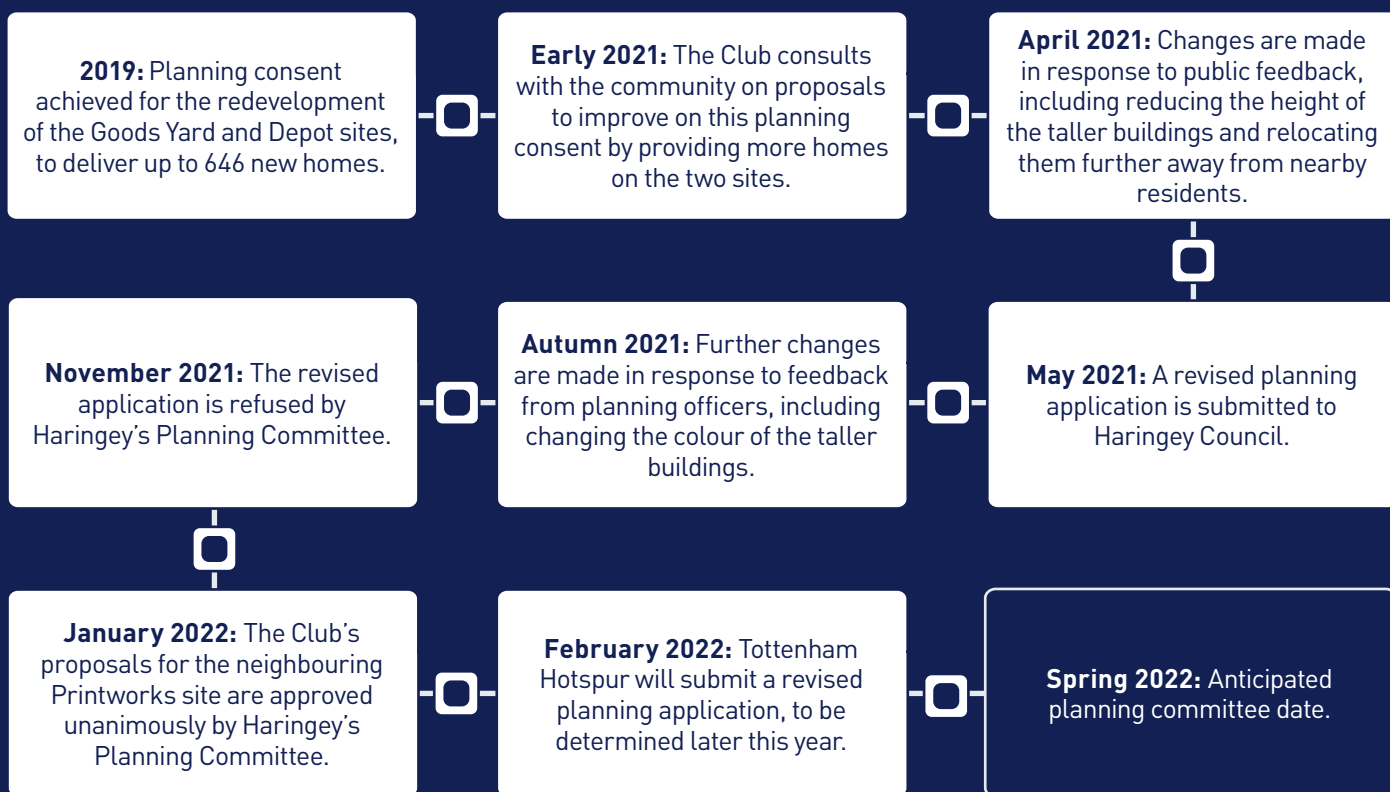




View from White Hart Lane looking North - The revised proposal. The 'shoulder' of the Goods Yard South tower will be slightly increased in height while the width of the upper levels will decrease.



# PROJECT TIMELINE



If you have any questions or comments on the revised proposals, please feel free to contact us using the details below:



[future.plans@tottenhamhotspur.com](mailto:future.plans@tottenhamhotspur.com)



0800 307 7716



[bit.ly/3HUw7Lv](https://bit.ly/3HUw7Lv)



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## THE GOODS YARD & THE DEPOT

36 & 44-52 WHITE HART LANE  
Community Newsletter  
February 2022

