



Frequently Asked Questions Goods Yard, The Depot and The Printworks

We have set out below answers to the questions which have most frequently been asked during our recent public consultation around the Club's proposals to deliver new homes, public and commercial spaces at the Goods Yard, The Depot and Printworks sites.

If you have any further questions, do not hesitate to contact us at future.plans@tottenhamhotspur.com.

1. How is what you are proposing to deliver at the Goods Yard site different to what you already have planning permission for?

We are proposing to deliver up to 500 new homes on this site, of which up to 40% will be affordable homes. This is a significant increase on the consented scheme. The development will be delivered across seven buildings, ranging from 3 to 32 storeys, and provide new shops, cafés, play space, and landscaped areas and gardens.

We are also proposing the sensitive refurbishment of the locally listed Station Master's House, by carefully respecting the building's heritage and bringing it into public use.

Improved pedestrian and cycle access will link this development with those proposed at The Depot and Printworks, as well as the neighbouring Cannon Road development.

2. How is what you are proposing to deliver at The Depot site different to what you already have planning permission for?

We are proposing to deliver up to 400 new homes on this site, as well as a new public park. The homes will be located across four new buildings, ranging in height from 6 to 29 storeys, which allows us to deliver more homes than in the consented scheme.

These buildings will surround the new public park, which will be the focus of the development – easily accessible for all and situated within a beautifully landscaped environment.

The Grade II listed building at 867-869 High Road will also be sensitively restored as part of our proposals, and improved cycle and pedestrian access will link this site with the Goods Yard and Printworks sites.

3. Why are you proposing new plans on these sites?

We have renewed our plans for these sites in response to the acute need for homes in London, and in Tottenham specifically. With demand for homes, including affordable homes, so pressing across the city, we felt we could and should look at these sites again to maximise the delivery of much-needed homes.

We have therefore taken the time to consider feedback to develop and enhance our already consented plans. Where our original plans would deliver 646 new homes and a new park across two sites, our refreshed proposals will deliver close to 1,000 much-needed new homes, including affordable homes, a new park, workspaces, and commercial spaces across three sites.

4. How have you improved the schemes?

Fundamentally, we have improved the schemes by delivering more much-needed homes on these sites. However, there are other benefits to considering these sites together and creating cohesive development plans for Goods Yard, The Depot and Printworks as a whole.

Our existing development schemes were planned independently of each other. By considering these sites together, we will be able to build on existing plans to deliver an even better development for Tottenham by maximising the benefits to the local community and responding positively to the need for more homes for local people.

For example, we can provide a more cohesive scheme with better pedestrian and cycle pathways, a central route through the Goods Yard and The Depot sites which better connects them to the wider area, and a more unified landscaping plan.

5. How much taller is The Depot tower than the consented scheme?

Over the course of our consultation, we have heard from some residents and stakeholders that the new proposed height of the Depot Tower is too tall. In response, we have worked with our design team to find a way to reduce the height whilst still achieving the delivery of much-needed new homes.

In addition to removing two storeys, bringing it from 31 to 29, we have reduced the floor-to-floor heights. This brings the overall height of the building down from around 100 metres to approximately 88 metres above ground. This is roughly equivalent to a four-storey reduction and brings The Depot tower height back in line with our already consented scheme.

6. Why is The Depot tower located closer to Rivers Apartments than in your consented scheme? How close to Rivers Apartments will it be?

The current proposal is circa 30m from the Rivers Apartments tower, compared with the circa 50m distance between the consented tower and Rivers Apartments. However, there was also a 9-storey building (Block C) circa 25m from the tower in our original plans which has been removed in these refreshed proposals.

The reason for moving the tall building closer is part of a strategic design to balance the proportions of all the tall buildings along the railway to ensure consistency and improve the spacing between the tall buildings when considered as one. This means that the buildings have more space and sky visible between them, reducing their overall impact on the area.

7. Could The Depot tower be closer to the railway line?

Our designs have purposefully positioned the taller buildings nearest to the railway lines to the west, with the other buildings stepping down in height closer to White Hart Lane. The Depot tower is as close to the railway line as it can be, working within the site's constraints and to achieve the best outcomes. For example, we have been asked by the council to leave space for a possible bridge over the railway line which they are exploring to improve connectivity.

We are also undertaking detailed reports into both daylight/sunlight and wind impacts, both of which have informed the geometry, design, and location of the tower, positioning it to best mitigate impact on the existing area as well as to best serve the new residents.

8. Why are you proposing taller buildings than you originally planned to deliver at The Depot and Goods Yard sites?

In response to community feedback, we have reduced the proposed heights of both The Depot and Goods Yard North towers.

Our current proposals are that The Depot will be 29 storeys (the same as our consented scheme) and we have also reduced the height of the Goods Yard North tower from 34 to 32 storeys, bringing it from approximately 112m to 100m above ground.

9. If these plans go ahead, what impact on daylight/sunlight will there be on neighbouring buildings?

There will necessarily be some impact on daylight/sunlight caused by developing under-used sites into new residential and commercial buildings, as was the case for our existing consented schemes. However, we are undertaking all necessary reports and investigations to mitigate and minimise this impact, with a view to keeping it to an acceptable level.

We will submit full daylight/sunlight studies with our planning application and our early work shows that the impact will not be excessive.

10. How many parking spaces will be provided for each site?

We have set out the estimated number of parking spaces, and what number of these will be disabled spaces, for each site below:

	Overall no. of spaces	No. of disabled spaces
Goods Yard	82	52
The Depot	64	40
Printworks	8	8

11. Why are you providing so little parking for the new homes? Will this cause congestion in the area?

Planning policy from both Haringey Council and the GLA discourages the provision of too much car parking to promote the use of public transport and greener transport options such as cycling.

This is an area with very good public transport links, with the upgraded White Hart Lane Station next door and excellent bus services connecting into the tube network. Our experience of delivering major developments in the area is that most residents do not own a car and that the parking levels provided will therefore be sufficient.

It should also be noted that car usage in the area has been declining for some years, as more and more people cycle, walk, or use public transport rather than pay a premium to own, drive and park a car in the city. We have designed these sites to be welcoming to pedestrians and cyclists, connect

easily with local public transport infrastructure, and believe that it is right to focus on green transport infrastructure as part of a global effort to address the climate crisis. As part of this effort, we are also providing ample cycle spaces on all sites, our current estimates are set out below:

	Resident cycle spaces	Commercial or visitor spaces
Goods Yard	900	60
The Depot	700	20
Printworks	133	32

12. How will construction work on these sites be coordinated with other projects in the area to reduce disruption?

A Construction Management Plan (CMP) will be submitted with our planning applications setting out how the works will be managed and coordinated with other sites in the area, some of which are owned by the Club as well.

As a member of the local community, it is important to the Club that development and any disruption it may cause locally is well managed.

13. What tenure will the new homes be and how much will the rent be for the affordable homes?

Across all three sites, at least 35% of the new homes will be affordable homes. We are looking into pushing this up to 40% via grant funding if we can. Of these, current Haringey Council policy is that 60% would be 'intermediate' homes (below market rent or affordable to buy) and 40% would be 'social' homes (homes for social rent).

Rents for affordable and social homes would be in line with local, regional and national policies, and therefore would be agreed with the Council and set in line with affordable housing policy and guidance.

If you are in housing need or would like to learn more about local affordable housing, please contact Haringey Council to ensure you are on their social or intermediate housing lists and eligible for a new affordable home when one becomes available.

14. When do you plan on submitting a planning application?

We are currently undertaking a public consultation on our proposals and speaking with local residents, businesses and Haringey Council. Following this, it is our intention to submit our planning applications during Spring 2021.