

London Borough of Haringey
Potential Tall Buildings Locations Validations Study

CONTENTS

1.0	INTRODUCTION.....	3
1.1	Scope of This Report.....	3
1.2	Summary of Work Undertaken to Date.....	4
2.0	KEY PRINCIPLES GUIDING THE POTENTIAL LOCATION OF TALL BUILDINGS... 6	6
2.1	Place-making.....	7
2.2	Character.....	7
2.3	Views	7
2.4	Policy Background and Literature Review.....	8
3.0	BOROUGH-WIDE LANDSCAPE AND VISUAL CONTEXT.....	15
3.1	Baseline Landscape and Visual Context.....	15
3.2	Initial Assessment of Local Landscape Character	20
3.3	Initial Assessment of Views	21
3.4	Initial Appraisal of Potential Tall Building Locations	24
4.0	WOOD GREEN AND HEARTLANDS.....	26
4.1	Opportunities and Constraints	27
5.0	TOTTENHAM HALE	30
5.1	Opportunities and Constraints	31
6.0	NORTH TOTTENHAM / NORTHUMBERLAND PARK.....	34
6.1	Opportunities and Constraints	35
7.0	SEVEN SISTERS.....	37
7.1	Opportunities and Constraints	37
8.0	FINSBURY PARK.....	40
8.1	Opportunities and Constraints	41
9.0	CLOSURE.....	43

TABLES

Table 2-1	Haringey Council's Local Plan: Strategic Policies (alterations 2015).....	11
Table 2-2	Haringey Council's DMP: Preferred Option 2015	13
Table 4-1	Wood Green and Heartlands: Summary of Initial Findings	26
Table 5-1	Tottenham Hale: Summary of Initial Findings	30
Table 6-1	North Tottenham / Northumberland Park: Summary of Initial Findings	34
Table 7-1	Seven Sisters: Summary of Initial Findings.....	37
Table 8-1	Finsbury Park: Summary of Initial Findings	40

FIGURES

Figure 1	Key Principles Guiding the Potential Location of Tall Buildings.....	6
----------	----------------------------------------------------------------------	---

DRAWINGS

Drawing 1 Potential Tall Buildings Locations

1.0 INTRODUCTION

SLR Consulting Ltd (SLR) has been instructed by Haringey Council to assist with the validation of potential locations for tall buildings within the borough.

The main purpose of this work is to assess the locations already established by the Council and determine the types of design/policy limitations that may be appropriate in terms of place-making, townscape and landscape, and views.

It is the intention that this work forms part of the evidence base for Haringey's emerging Development Plan.

SLR is a multi-disciplinary environmental consultancy and registered practice with the Landscape Institute. The landscape workload is wide-ranging and includes large-scale development and nationally significant infrastructure projects.

1.1 Scope of This Report

This report is a validation study only and sets out the work completed by SLR to date and the key principles guiding the potential location of tall buildings in Haringey. It builds on the principles set out in Haringey Council's *Urban Characterisation Study*, February 2015 (UCS), with a specific emphasis on the most suitable locations for tall buildings within the borough.

Included in this initial report is a map (Drawing - SLR 1) indicating the general locations with the potential suitability for tall building(s), considered as part of this study.

This study focuses on the Growth Areas identified by Haringey Council at Wood Green / Heartlands, Tottenham Hale and North Tottenham / Northumberland Park (as defined in *The Local Plan* and UCS) and also additional potential locations for tall buildings at Seven Sisters and to the south of Finsbury Park.

SLR has not made design judgements about existing permitted or proposed developments or advised on the detailed design of any of the potential development areas, as part of this work. All work is instead landscape-based, focusing on the appropriate height and massing of the Growth Areas / potential locations for tall buildings.

Similarly, this study does not attempt to consider other environmental topics that would be the subject of any subsequent planning application(s), such as microclimate, setting of cultural heritage assets or overall residential amenity. Further guidance will be provided in the proposed tall buildings SPD for Haringey.

It is anticipated that further detailed work will include assessment of individual site / development specific proposals, 3d modelling and visualisations, assessment of potential landscape and visual effects and mitigation options. Such work will form part of a broader process of re-iteration, informing the production of design codes for specific areas, including amongst other issues the provision of public realm.

Design opportunities should seek to develop specific responses to context, creating accent and focal points, stepped profiles and clusters, as appropriate.

The mass, height and arrangements of any new tall buildings should be configured carefully in order to respect the character of the townscape and landscape context. This can only be

achieved if an assessment of townscape character in the locality of the development proposed and views to and from it are undertaken.

This report includes a section covering the unimplemented development known at the time of preparation; however this is recognised as a dynamic situation and may be subject to change as new proposals are brought forward, applications submitted and/or determined.

The study also principally focuses on development within the London Borough of Haringey; however, it is recognised that other development in the surrounding boroughs may also be visible from certain locations and may therefore affect the landscape and visual context for any potential tall buildings. Detailed appraisals of such development would be expected to be undertaken as part of a landscape and visual impact assessment that may accompany a planning application and environmental statement.

1.2 Summary of Work Undertaken to Date

1.2.1 Literature Review

Key publications which have been reviewed and provide the guiding principles and criteria for this project are briefly described below.

The National Planning Policy Framework (NPPF), published in 2012 sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development. There are several landscape and visual related matters set out in this document.

The London Plan (the spatial development strategy for London consolidated with alterations since 2011), published by the Greater London Authority in March 2015 provides a useful framework for considering the appropriate location and design of tall buildings (Policy 7.7).

Haringey Council's planning policies include a number of development plan documents, guidance documents and strategies relating to potential tall buildings within the Borough:

- the *Local Development Framework* (LDF) guides future growth and development in Haringey. The only current adopted *Development Plan Document* (DPD) in this portfolio is the *Local Plan: Strategic Policies 2013*. This document is used in conjunction with the London Plan 2015, and Saved UDP Policies to make up Haringey's current development plan. Chapter 2 sets out Haringey's Spatial Strategy and describes how "*Tall buildings may be appropriate at certain locations within these areas (see SP11 Design for the Council's approach to tall buildings), subject to further detailed analysis*" Alterations to the Strategic Policies growth assumptions were identified in the Alterations to the Local Plan (2015);
- the *Local Plan Preferred Option, Development Management Policies Consultation Document* February 2015 (DMP) set out a summary of considerations in the siting and design of tall buildings (Policy DM5) including areas of Haringey which are considered suitable for tall buildings (Map 2.2);
- *The Tottenham Area Action Plan, Preferred Option Consultation*, February 2015 includes a Key Diagram (Figure 1.3), which illustrates "Growth Areas", "Areas of Change" and "Potential Tall Buildings";
- *The Finsbury Park Town Centre, SPD* June 2014 (adopted by Islington, Haringey and Hackney Councils) includes context for the intensification of development in this area;

- *The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF)*, July 2013 produced by the GLA working with TfL and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney and sets out an overarching framework for the regeneration of this area; and
- the UCS presents several sets of relevant baseline information for the borough, including topography, existing massing, urban grain and townscape and existing tall buildings, as well as potential building height recommendations and place principles. This includes potential tall buildings at Wood Green and Tottenham.

The *Guidance on Tall Buildings*, July 2007, sets out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.

Guidelines on Landscape and Visual Impact Assessment Third Edition, 2013 (GLVIA3) is published by the Landscape Institute's and Institute of Environmental Management and Assessment provides the broad principles for the assessment of landscape and visual effects.

1.2.2 Fieldwork

An initial site visit was carried out by three of SLR's experienced Chartered Landscape Architects in June 2015, accompanied by Haringey Council's Planning Policy Officer, to each of the growth areas / potential locations for tall buildings already identified by Haringey Council, the viewing terrace at Alexandra Palace, the Lee Valley Regional Park, and the view back towards Alexandra Palace from Lordship Lane at Bruce Castle.

Subsequent fieldwork was carried out by two of SLR's experienced Chartered Landscape Architects in July 2015 initially to thirteen of the proposed Locally Important Views and Vistas identified within the UCS and Policy DM6 of Haringey Council's preferred options DMP (map 2.2). Several of these views are orientated towards Alexandra Palace and/or the potential locations for tall buildings and therefore necessitated further examination.

As part of this fieldwork, other viewpoints representative of receptors which would be of a high landscape and/or visual value and/or with sensitivity to potential tall buildings were also visited. This included well-used benches or footpaths within public open space (facilities especially for the enjoyment of views) or pedestrian areas/pavements from within conservation areas and with views towards the growth areas / potential locations for tall buildings.

1.2.3 Consultation

SLR has carried out consultation with Haringey Council's Planning and Conservation Officers regarding the scope and approach to this study.

SLR has also attended consultation meetings between Haringey Council's Planning Officers and a number of developers that have expressed an interest in preparing proposals for tall buildings in Haringey.

2.0 KEY PRINCIPLES GUIDING THE POTENTIAL LOCATION OF TALL BUILDINGS

Tall buildings should be part of a plan and design-led approach to changing or developing an area, whilst respecting existing sensitivities and context.

Figure 1 below, illustrates the key principles guiding the potential location of tall buildings identified in this landscape-based study, based on the three aspects of place-making, character and views. Careful consideration of siting, design and relationship to context is required.

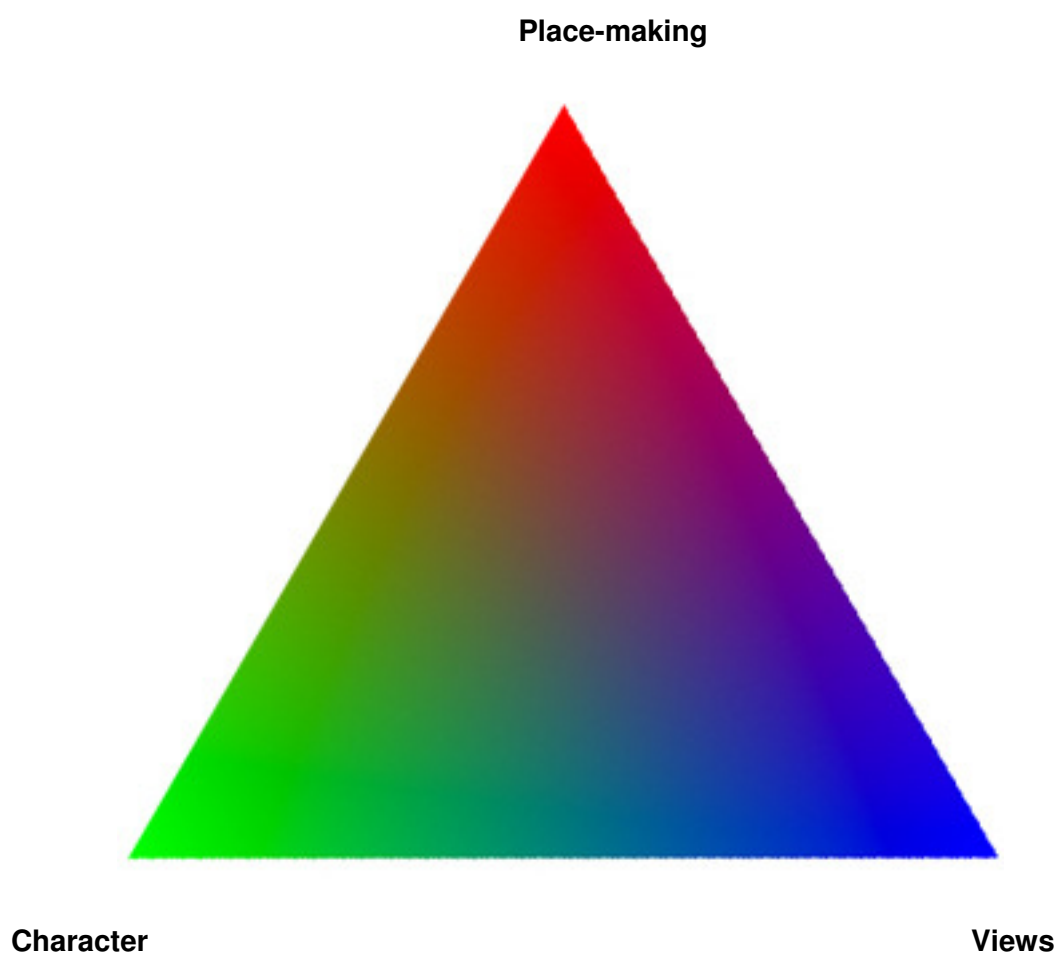


Figure 1
Key Principles Guiding the Potential Location of Tall Buildings

2.1 Place-making

The key place-making principles guiding the potential locations of tall buildings are as follows:

- tall buildings have a place-making role and can enable regeneration and economic development, especially when co-ordinated with good access to transport infrastructure;
- tall buildings will be visually prominent and in the right place can make a positive contribution to city life in terms of helping to meet housing and employment needs;
- tall buildings should perform a role in providing legibility and identity. For example they can be used to identify transport interchanges, town centres or key routes. They can also provide a striking accent or a new landmark in an area which lacks definitive character;
- tall buildings should form part of a cohesive building group, but do not necessarily need to be in clusters as they can be dramatic and effective as individual structures;
- tall building groups within the Borough should appear as discrete elements: merging or overlapping of groups will undermine the place-making function of tall buildings and thus reduce legibility; and
- tall building groups in Haringey should also respect the place-making significance of buildings within other boroughs, and particularly central London, by avoiding overlap when viewed from key vantage points such as Alexandra Palace.

2.2 Character

The key character principles guiding the potential locations of tall buildings are as follows:

- tall buildings should generally respect the existing landscape and townscape character of their context (for example in terms of scale, mass and height), particularly at street level and the buildings heights around the edges of potential growth areas;
- tall buildings must also respond to and maintain the individual neighbourhoods, as identified in the UCS;
- however, some character areas are more sensitive to tall buildings than others. The relationship between existing and proposed buildings will vary according to the character and condition of the locality; and
- tall buildings can be a detracting element in views and should aim to enhance the overall character of the landscape and townscape (and therefore character-based views), as far as possible.

2.3 Views

The key visual principles guiding the potential locations of tall buildings are as follows:

- tall buildings should, individually or as a group, improve the legibility of an area, by emphasising important locations in the Borough;
- tall buildings should enhance the skyline when viewed from popular viewpoints ; and
- tall buildings should not obstruct or significantly distract from existing landmarks or focal points.

2.4 Policy Background and Literature Review

The following section summarises the policy background and literature review.

2.4.1 London Plan, March 2015

Paragraph 7.25 of *The London Plan* refers to the definition of tall and large buildings as those that are “*substantially taller than their surroundings, cause a significant change to the skyline, or are larger than the threshold sizes set for the referral of planning applications to the Mayor*”.

Paragraph 7.25 of *The London Plan* then continues by describing how “*Whilst high density does not need to imply high rise, tall and large buildings can form part of a strategic approach to meeting the regeneration and economic development goals laid out in the London Plan, particularly in order to make use of the capacity of sites with high levels of public transport accessibility. However, they can also have a significant detrimental impact on local character. Therefore, they should be resisted in areas that will be particularly sensitive to their impacts and only be considered if they are the most appropriate way to achieve the optimum density in highly accessible locations, are able to enhance the qualities of their immediate and wider settings, or if they make a significant contribution to local regeneration.*”

Paragraph 7.26 of *The London Plan* then continues by describing how “*Tall and large buildings should always be of the highest architectural quality, (especially prominent features such as roof tops for tall buildings) and should not have a negative impact on the amenity of surrounding uses. Opportunities to offer improved permeability of the site and wider area should be maximised where possible.*”

Paragraph 7.27 of *The London Plan* stated that “*The location of a tall or large building, its alignment, spacing, height, bulk, massing and design quality should identify with and emphasise a point of civic or visual significance over the whole area from which it will be visible. Ideally, tall buildings should form part of a cohesive building group that enhances the skyline and improves the legibility of the area, ensuring tall and large buildings are attractive city elements that contribute positively to the image and built environment of London.*”

2.4.2 CABE/English Heritage Guidance on Tall Buildings

The *Guidance on Tall Buildings*, July 2007, sets out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.

Paragraph 1.1., for example, states that “*Cities and their skylines evolve. In the right place, tall buildings can make positive contributions to city life. They can be excellent works of architecture in their own right; some of the best post-war examples are now listed buildings. Individually, or in groups, they affect the image and identity of a city as a whole. In the right place they can serve as beacons of regeneration, and stimulate further investment...*”

Paragraph 1.2 then continues by stating that “*However, by virtue of their size and prominence, such buildings can also harm the qualities that people value about a place. Where tall buildings have proved unpopular, this has generally been for specific rather than abstract or general reasons. In many cases one of the principal failings is that many were designed with a lack of appreciation or understanding of the context in which they were to sit...*”

The guidance recommends carrying out a detailed urban design study, which *inter alia* should consider the following:

- *take into account the historic context of the wider area....;*
- *carry out a character appraisal of the immediate context, identifying those elements that create local character and other important features and constraints, including: natural topography, urban grain, significant views of skylines, scale and height, streetscape, landmark buildings and areas and their settings, including backdrops, and important local views, prospects and panoramas;*
- *identify opportunities where tall buildings might enhance the overall townscape; and*
- *identify sites where the removal of past mistakes might achieve a similar outcome.*

The criteria that are recommended for evaluating tall buildings are as follows:

- *the relationship to context;*
- *the effect on historic context;*
- *the effect on world heritage sites;*
- *the relationship to transport infrastructure;*
- *the architectural quality of the building including its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures;*
- *the sustainable design and construction of the proposal;*
- *the credibility of the design, both technically and financially;*
- *the contribution to public space and facilities, both internal and external, that the development will make in the area;*
- *the effect on the local environment, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building;*
- *the contribution made to the permeability of a site and the wider area;*
- *the provision of a well-designed environment, both internal and external, that contributes to the quality of life of those who use the buildings, including function, fitness for purpose and amenity.*

2.4.3 Local Plan: Strategic Policies 2013 (Alterations 2015)

The *Local Plan: Strategic Policies 2013*, describes how the spatial vision for Haringey in 2026 is underpinned by a number of key principles which guide and steer the LDF and its long term implementation, including the following, which are considered relevant to this study:

- *making the best use of Haringey's land - creating sustainable communities particularly at Tottenham Hale and Haringey Heartlands;*
- *reinforce a sense of place - building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live;*
- *integrate transport and land use - creating a comprehensive public transport network that is accessible and safe for all and encourages residents to choose more sustainable modes of transport including public transport, walking and cycling;*
- *good design from the outset - protecting and enhancing the borough's distinctive characteristics, the historic environments contribution to an area's sense of place and establishing unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene;*

Under Chapter 2, Haringey's Spatial Strategy, paragraph 21.4 it is stated that *“Development in the growth areas should take account of the community, environmental and other distinctive local characteristics of each area, deliver good design, including public realm, open space and promote social and economic inclusion and relate development to the surrounding areas. Tall buildings may be appropriate at certain locations within these areas (see SP11 Design for the Council's approach to tall buildings), subject to further detailed analysis.*

Table 2-1 includes the proposed replacement of the Strategic Policies growth assumptions in the Alterations to the Local Plan which were consulted in 2015 and also policy SP11 from the Local Plan, relating to design.

Table 2-1
Haringey Council's Local Plan: Strategic Policies (alterations 2015)

The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed its strategic housing requirement of 19,802 homes over the plan period from 2011- 2026. The Council will promote development in the following Growth Areas:

- *Haringey Heartlands/Wood Green;*
- *Tottenham Hale; and*
- *North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).*

The Council will expect development in the Growth Areas to:

- *Provide approximately 13,500 new homes and the majority of new business floorspace up to 2026;*
- *Maximise site opportunities;*
- *Provide appropriate links to, and benefits for, surrounding areas and communities;*
- *Provide the necessary infrastructure; and*
- *Be in accordance with the full range of the Council's planning policies and objectives.*

The Council will promote development in the following Areas of Change:

- *Wood Green Metropolitan Town Centre;*
- *Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);*
- *Tottenham High Road Corridor; and*
- *Seven Sisters Corridor.*

Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.

Local Plan Policy SP11: DESIGN

Applications for tall buildings will be assessed against the following criteria:

- *an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;*
 - *assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;*
 - *compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and*
 - *compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.*
-

2.4.4 Development Management Policies

In addition to Haringey Council's *Local Plan*, there are emerging regional and local policy documents which once adopted will form part of Haringey's Development Plan.

This includes Haringey's *Local Plan Preferred Option, Development Management Policies (DMP) Consultation Document February 2015*. Policy DM5 in the *DMP (Preferred Option February 2015)* provides a useful summary of considerations in the siting and design of tall buildings and is set out in Table 2-3 below.

Tall buildings are defined as those which are substantially taller than their neighbours, have a significant impact on the skyline, and are of 11 storeys and over. This is shown on the borough wide proposed heights map Map 2.2, which also shows those areas of Haringey which are considered suitable for tall buildings.

In addition, as set out in Table 2-2 below, Policy DM6 relates to locally important views and vistas. This is discussed in more detail as part of this study below.

Table 2-2
Haringey Council's DMP: Preferred Option 2015

Policy DM5 Siting and design of tall buildings

- A. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings.
- B. Where tall buildings are acceptable in principle, having regard to A above, proposals must be informed by a masterplanning exercise in consultation with the Council, which must demonstrate how the proposal:
- a. Relates to the adjacent and surrounding buildings in terms of bulk and massing and the space surrounding them;
 - b. Responds to the local and historic environment;
 - c. Is of the highest quality
 - d. Might provide a landmark buildings which by its distinctiveness can act as a wayfinder or marker; and
 - e. Considers the impact on ecology and microclimate

Policy DM6 Locally important views and vistas

- A. Development proposals within the viewing corridors of the Locally Significant Views shows on Map 2.3 need to demonstrate how the proposal harnesses the opportunities these views present. Disturbances to the Locally Significant Views should be minimised and will be assessed by the Council on their level impact on the views.

2.4.5 Upper Lee Valley Opportunity Area Planning Framework

The *Upper Lee Valley Opportunity Area Planning Framework* (ULV OAPF) was adopted by the Mayor of London in July 2013. It has been produced by the GLA working with TfL and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney.

The ULV OAPF “sets out an overarching framework for the regeneration of the area which is amplified where necessary by boroughs’ own planning documents for specific areas. It is *Supplementary Planning Guidance to the London Plan and will be used as a material consideration in the determination of planning applications.*”

The ULV OAPF sets out 8 objectives:

- *growth at Tottenham Hale, Blackhorse Lane, Meridian Water in Central Leaside and Ponders End;*
- *optimised development and redevelopment opportunities along the A10/A1010 Corridor, in particular the Tottenham High Road Corridor and Northumberland Park;*
- *over 15,000 new jobs by 2031 across a range of industries and a green industrial hub creating greater learning and employment opportunities;*
- *over 20,100 new well designed homes by 2031;*
- *full integration between the existing communities and the new jobs, homes and services provided as part of the new developments;*
- *a Lee Valley Heat Network linked to the Edmonton Eco Park;*
- *significant investment and improvements to transport infrastructure, including four trains per hour on the West Anglia Main Line and improvements to help people walk and cycle more easily through the area; and*

- *a fully accessible network of green and blue spaces which open up the Lee Valley Regional Park. The networks between them will be improved benefitting both people and wildlife.*

The ULV OAPF states that *“It is proposed that future tall buildings will generally be in well-defined clusters in the identified urban growth centres at Tottenham Hale, Meridian Water and Ponders End as well as around Tottenham Hotspur’s new stadium and Edmonton Green. By locating tall buildings in the base of the valley, their impact on conservation areas and listed buildings will be limited. They will also be close to existing rail and Tube stations, thus making most of the highly accessible location to support higher development capacity in accordance with the London Plan.”*

2.4.6 Haringey’s Open Space Strategy

The London Borough of Haringey’s *Open Space Strategy - A Space for Everyone* (2005), describes the range of such sites within the borough and emphasises the important contribution that they make to the overall quality of life of residents.

In particular, in landscape and visual terms it is described how open space:

- *“provides a sense of freedom and relief from our built environment”;*
- *“Improves the visual attractiveness of where we live and work, helps to define the character of the borough and its unique identity...; and*
- identifies several non-recreational roles of open space, including amenity. *“Amenity value refers to the contribution made by open space to the visual amenity of the area in which it is situated. This contribution to visual amenity was assessed based on whether the sites were visible from parts of the surrounding area, whether they were visually attractive, whether they had a clearly definable landscape value and the extent to which they provided relief from the surrounding built up area. 93 sites comprising 70% of all open space within Haringey were considered to be offering significant amenity value”.*

Areas of open space should be protected from inappropriate development wherever possible. It is also considered important that where possible tall buildings should not interrupt views of open space, for example protecting not just existing views of Alexandra Palace building, but the parkland that surrounds it.

3.0 BOROUGH-WIDE LANDSCAPE AND VISUAL CONTEXT

The Local Plan: Strategic Policies 2013, under the vision statement for Haringey in 2026 describes how “Haringey has a diverse growing population and a diverse landscape, embracing the Edwardian sweep of Muswell Hill, the colourful spectacle of Green Lanes, the panoramic hill top views from Alexandra Palace and the wide vistas of Tottenham Marshes and the River Lee. The uniqueness and distinctiveness of our varied neighbourhoods captures the essence of Haringey as a place to live, work and visit.”

3.1 Baseline Landscape and Visual Context

3.1.1 Topography

The broadly rectangular Haringey borough measures approximately 7km east to west and 5km north to south and extending over an area of high ground in the west and a lower-lying river valley in the east.

The transition between the higher and lower parts of the Borough is not uniform, as the sloping ground is interrupted by a series of ridges and valleys which extend along east-west axis. These valleys were originally formed by brooks and rivers which drained water to River Lea.

This broad topographical context results in two principal categories of view (albeit influenced locally by built form and vegetation):

- long distance views over lower-lying areas, from the higher ground (often with a distant horizon formed by hills enclosing the broader ‘London Basin’); and
- shorter distance views enclosed by ridges and/or higher ground (typically horizontal or gently sloping profile), from the lower-lying areas.

3.1.2 Existing massing, urban grain and townscape

Most of the borough can be classified as urban or suburban, although the Lea Valley part of Tottenham in the east can be classified as lowland wetlands.

There is a large and diverse network of green space across the borough, comprising woodlands, parks and gardens, allotments, cemeteries, playing fields and recreational grounds:

- there is a slightly higher concentration of green space in the west of the borough, though many are not usable, open or accessible to the public and include ancient woodlands at Highgate Wood, Queen’s Wood and Coldfall Wood;
- there is a visible linear concentration of green spaces in the centre of the borough, comprising Lordship Recreation Ground, Downhills Park and Chestnut Park; and
- Wood Green, north Green Lanes and the central parts of Tottenham have a lower concentration of green space, with smaller local and neighbourhood parks, greens and commons. Tottenham does however have access to the large, linear expanse of the Lea Valley Regional Park.

The borough is located to the north of central London and the UCS describes how its spatial structure and layout is largely defined by its street pattern:

- there are three main streets that run north-south through the borough which structure and heavily influence the overall spatial layout of the borough. These streets are; Tottenham High Road, Wood Green High Road, Archway Road;
- there is also a strong pattern of east-west secondary streets that connect neighbourhoods and the north-south main streets; and
- local streets make up the majority of the street network, providing local connections within residential neighbourhoods, although dead ends do feature across the borough, in particular concentrated in parts of Seven Sisters.

The building form map in the UCS shows with the balance between buildings and non-built up areas varying across the borough as follows:

- There are large areas of non-built up areas in the west (coinciding with the green space and woodland described above), as well as associated with the broad swath of the River Lea valley to the east of the borough;
- railway lines and to a lesser extent roads, cut linear strips of non-built up areas;
- Victorian housing, such as those found at Noel Park or Bowes Park follow a strong, linear grid structure with a fine grain of terraces;
- interwar housing, such as those found in parts of Highgate or North Tottenham (Devonshire Hill) have a looser, less rigid, more flowing urban grain of curving streets and larger blocks influenced by increased car use; and
- post-war housing estates, such as those found in Tottenham were based on a much looser grain of slab buildings and tower blocks sitting in space rather than framing streets as had been done previously.

The building footprint map in the UCS shows the range of sizes varying across the borough, with the majority comprised of buildings with a small footprint, containing residential dwellings. The rest of the borough is then made up of either medium footprint buildings (often concentrated along main and secondary streets, within housing estates and new development areas), or larger footprint buildings which are associated with civic, office or industrial buildings.

Key public transport nodes, such as underground, mainline and overground railways and bus stations are often located within town centres and this adds to the land use intensity around these areas.

Townscape views in and around the borough are typically as follows:

- close views of built up development, from varying eras and styles, although typically developed over the last century and recent decades. For example, compact mid-rise buildings framing and enclosing streets, to looser arrangement of semi-detached houses defining wider tree lined streets or larger scale post-war or more recent housing blocks, such as at Hale Village;
- close or medium distance views across open, but albeit contained space, such as Ducketts Common or Lordship Recreation Ground; and
- longer distance views from elevated ground or positions, such as in the west of the borough. These are often filtered by trees and/or framed by streets, but expansive from the more open spaces (such as the parkland at Alexandra Park), and offer views of the townscape below, more distant individual landmarks (e.g. in and around central London such as Canary Wharf, The Shard and ArcelorMittal Orbit in the Queen Elizabeth Park in Stratford) and/or hills and ridgelines.

Large landmark buildings in the borough include Alexandra Palace, positioned high on a ridge and White Hart Lane Football Ground. The Emirates stadium is also viewed from

Highgate Hill. Other buildings that have an important civic or community role, such as churches and town halls, often have taller elements (towers, spires, domes) marking their position in the foreground townscape and will then be seen as landmarks set amongst other background buildings. Such landmark buildings include River Park House, the Mall, the Magistrates Court on Lordship Lane, Highgate School.

3.1.3 Existing tall buildings

There are a series of building height maps shown in the UCS, with the balance of buildings heights varying across the borough as follows:

- there are twelve buildings in the borough that currently exceed 39m, approximately 10/11 storeys and above. These are classified as high rise buildings;
- a small number of buildings across the borough are between 21-39 metres, approximately 6-11 residential storeys. These can be classified as mid to high rise;
- a significant number of the buildings across the borough are between 12-21 metres which equates to approximately 3-6 residential storeys. These can be classified as mid-rise; and
- the majority of the buildings in the borough are between 0-12m tall, which equates to approximately 1 to 3 residential storeys. These can be classified as low rise.

Since the UCS was published the former Cannon Rubber Factory / Brook House, High Road has been constructed where the tallest element is 22 storeys high, with two buildings at 6 and 9 storeys.

The distribution of tall buildings within the borough does not follow a discernible pattern:

- Brook House performs a place-making role, by marking the northern end of the High Road, North Tottenham, whilst Hale Village Tower will form part of the intensification of development within Tottenham Hale, near to the railway station;
- River Park House forms part of Wood Green centre and is opposite the tube station, marking its location; and
- There are several discrete post-war residential tower blocks (such as Kenneth Robbins House in North Tottenham or Cordell House in Seven Sisters), but also a number of pairs (such as Finsbury House and Newbury House or John Keats House and Thomas Hardy House, all in Wood Green).

The ULV OAPF also describes how *“There are relatively few existing tall buildings in the Upper Lee Valley. They do not necessarily relate to the location of town centres; major public transport nodes or open spaces and therefore contribute little to the legibility of the area or its sense of place.”* and that *“The majority of tall buildings in the area are located in the industrial estates, such as the Coca Cola bottling plant, the Edmonton Eco Park main building and chimney stack, and the BOC sheds. Some of the areas industrial heritage in the form of the Victorian gas holders also form distinctive landmarks within the valley. These have a dispersed nature and are generally not tall point objects but large bulky buildings.”*

3.1.4 Unimplemented development

There is one unimplemented planning application for a tall building development within Hale Village in Haringey which has been considered as part of this study: outline permission for a 17 storey tower as part of south of the site.

In the adjacent Borough of Islington to the south, there is also the consented development at City North Islington Trading Estate.

Planning applications for 6-8 storeys / mid to high-rise development are more common in the borough, focussed around main roads / bus routes, and a selection of unimplemented examples includes the following:

- Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline London, with outline permission for residential led, mixed-use development, where tallest building will be maximum of 10 storeys high (permission granted 21/03/12);
- Hornsey Depot, High Street with permission for mixed-use development where the tallest building will be a maximum of 8 storeys high (permission granted 04/04/14)(under construction); and
- The application for the redevelopment of the adjacent Wards Corner site to 7 storeys high, mid to high rise was approved in 2012.

Revised designs for the redevelopment of Tottenham Hotspur Football Club were granted approval in March 2012; they were revisions to the housing blocks of up to 14 storeys, about 45m high. A reserved matters application was submitted for this in March 2015, which has not yet been decided. A new application submitted September 2015 proposes residential toppers up to 35 storey (121m), a hotel of 23st (89m), extreme sports centre on 7 levels (51m) & enlarged stadium on 9 levels (48m).

In addition, as part of other potential development, Haringey Council has undertaken pre-application discussions in respect of a 20+ storey tower block at Apex House.

3.1.5 Alexandra Palace

Alexandra Palace is a listed building, forms part of a Conservation Area and Alexandra Palace Park is designated in the *Register of Parks and Gardens of Special Historic Interest* (Site Reference 2265).

It is a Grade II park and has been registered since May 1995. The citation describes it as a public park laid out by Alexander McKenzie and opened in 1863 and includes the following references:

- *“Influenced by the success of the Crystal Palace (1851)”, the owners “drew up a scheme for a similar venture for a north London Palace of the People. The site was described as ‘undulating and well timbered with abundant springs and water’;*
- *The park layout was to an “informal landscape style, in direct contrast to the formal approach used at the Crystal Palace, and kept in view that the place was a park rather than a flower garden, and so required general effects rather than minute detail”;*
- *The 1901 Act of Parliament “required that the Trustees maintain the Palace and Park and keep them ‘available for the free use and recreation of the public forever’; and*
- *“The site is surrounded by dense housing except to the east where the boundary is formed by the railway line. The Palace stands on a natural platform with extensive views over London to the south. The land falls steeply from the platform to the south-east and north-east.”*

Although there is reference to views out from the park in the citation, there are no specific views of the palace building mentioned. However, it is clear from the fieldwork, descriptions in the UCS and conservation area appraisals that the Palace building does form a prominent landmark from various locations in the surrounding area. For example, as discussed below, there are 10 linear views orientated towards Alexandra Palace listed in the UCS. Other local

views include from Highgate (top of Talbot Road), Tottenham Hale (available from the train) and from Seven Sisters Road leading from Amhurst Park in Hackney.

Alexandra Palace, including the former Alexandra Palace Station to the north, is a Grade II listed building (since 1996). It is described on British Listed Buildings website¹ as follows:

- *Former International Exhibition Hall and 'People's Palace'. Rebuilt 1873-5 by John Johnson and Alfred Meeson following fire damage to the first building of 1868-73 by the same architects. Built by Kelk and Lucas. Restored 1980-88, following second fire in 1980;*
- *Historic interest: a rare survival of a large-scale Victorian exhibition and entertainment complex, and for the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936; also the complete set of Victorian stage machinery in the theatre;*
- *Architectural interest: for the surviving Victorian fabric and internal spaces, as described above; and*
- *The former railway station has special interest as a well-detailed building in the Italianate style, and for close historical associations with Alexandra Palace; it has strong visual group value with Alexandra Palace.*

Its main purpose therefore appears to be a recreation centre and visitor attraction and is currently open to the public with various events and shows.

The park is currently well used and contains a viewing terrace, car parking areas, a cricket ground, amenity grassland, footpaths and café.

3.1.6 Finsbury Park

Finsbury Park is designated in the *Register of Parks and Gardens of Special Historic Interest* (Site Reference 1797).

The citation describes it as London's second municipal park, laid out 1866-9 by Frederick Manable and Alexander Mackenzie, enlarged from mid C18 Tea and Pleasure Gardens and includes the following references:

- *"bounded by the Northern Railway to the west, Seven Sisters Road (A503) to the south-east, Green Lanes (A105) to the north-east and Endymion Road (B150) to the north"; and*
- *"The 46ha park occupies a hilltop site on London Clay within the London Basin. The land immediately around the lake is level and is on the highest ground. The land falls away gradually to the south, north and east. There are limited views from the lake and higher ground, to the north-east and southwards over the Thames Valley. Views to the north towards Alexandra Palace were blocked in the 1870s when houses were built along Endymion Road."*

The park is currently well used and contains car parking, a sports arena, cricket ground, gardens and amenity grassland, lakes and café. The Capital Ring Walk passes through the centre of the park. This is a 78 mile (126km) route promoted by Transport for London and aims to provide a "chance to see some of London's finest scenery".

¹ www.britishlistedbuildings.co.uk

3.1.7 Conservation Areas

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of *The 1990 Planning (Listed Buildings and Conservation Areas) Act*). The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.

There are 29 Conservation Areas in Haringey. They vary in age, size, character and style. They include areas such as Highgate, parts of Crouch End, Muswell Hill, Tottenham High Road and Stroud Green.

Several growth areas and potential location of tall buildings lie within or within the setting of conservation areas or listed buildings. These may have an impact on the significance of these assets or their setting.

In the context of this study, which is landscape-based, the consideration of potential effects upon conservation areas relates principally to the visual appearance of tall buildings either above existing skylines or as a contrast in scale within any given view. Conservation areas are included in this study as they tend to be distinctive and recognisable areas of consistent character and therefore sensitive to change. However the sensitivity of conservation areas to change will vary according to their character and condition. Thus, there is no in-principle objection to views of a tall building from a conservation area, or development in close proximity to a conservation area. These are considered in more detail below.

3.1.8 The Lee Valley Regional Park

The Lee Valley Regional Park is located to the east of the borough and is described in the ULV OAPF as “*one of the most important features of the Tottenham Hale and Blackhorse Lane growth areas. As well as providing vital ecological and recreational resources, it provides a unique and high quality environment...*”

Furthermore whilst it confirmed how “*Many of the green spaces are well connected to enable north south movement within the Lee Valley Regional Park. The River Lee Navigation, the Lee Diversion and Pymmes Brook offer significant recreational and environmental benefits for the local community.*”, it also described how “*visual and physical access to the Park and water network is often restricted - one of the few views of the reservoirs is on Forest Road.*”

3.2 Initial Assessment of Local Landscape Character

The UCS classifies character types within the borough, based on the following:

- Urban Centre (Historic High Road, Nucleas centre, Small Parade, Retail Park and Edge of Centre);
- Civic and Institutional (Infrastructure, Educational, Hospital / health centre, Community, Religious);
- Residential (Estate based or Street based);
- Industrial and Business (Big box estate, fine grain industry or office complex);
- Green space (parks and gardens, natural / semi-natural space, green corridor, civic public space, amenity space, children’s play space, outdoor sports provision and cemeteries and church yards); and
- Water space (natural river, stream or floodplan and man-made canals, lakes).

These existing typologies provide the key local landscape context and need to be considered as part of any subsequent individual studies of growth areas / potential locations for tall buildings.

3.3 Initial Assessment of Views

3.3.1 London Views

London wide, Strategic Views are defined in and protected by *The London Plan* Policies 7.11 & 12 (Further Alterations adopted November 2014). This identifies one Designated Strategic View located in Haringey; View no. 1 from Alexandra Palace.

The citation included in the *London View Management Framework* (LVMF) describes how “*The viewing terrace at Alexandra Palace, set in 196 acres of parkland on the rising ground of Muswell Hill, provides a panoramic view to the south. A predominantly vegetated ridge running across the view forms a distinction between the middle ground and the background. This distinction is crucial to the quality of the panorama*”.

The citation also describes how there are several positions along the terrace from which to see the panorama and St Paul’s Cathedral and for this reason, two assessment points have been identified, relating to each and the latter being a protected vista.

The panorama includes a number of focal points, distributed widely across the background. These include a cluster of taller buildings in central London and a second cluster at the Docklands. The panorama also provides a strong sense of the geography and topography of the flatter, eastern parts of London, extending towards the Thames Estuary.

The visual management guidance set out in the LVMF states that “*New tall buildings in the panorama should consolidate and improve the composition of the existing clusters of towers and preserve the distinction between the lower density residential character of the middle ground and the higher density character of central London in the background.*”

This existing valued view needs to be considered as part of any subsequent individual studies of growth areas / potential locations for tall buildings, in particular in terms of how such development may relate to the distant horizon / skylines and/or existing clusters of towers, focal points and landmarks.

The view from the viewing terrace at Alexandra Palace has been examined in more detail, in particular a viewpoint location towards the centre of the terrace, orientated to the east towards the proposed growth areas / locations for tall buildings. This location is similar to that identified as the London Panorama and locally significant views defined in UCS and Policy DM6. The trees in Alexandra Park dominate the foreground of the view and in places obscure parts of the panorama. There are long distance views from the slightly elevated position, which beyond the sloping parkland in the fore to middle ground, is dominated by the built-up urban area of Haringey. The distant skyline is typically horizontal, but broken by a scattering of tall buildings, such as:

- two tower blocks at New Rivers Gardens, currently being constructed at 3.8km away to the south-east;
- The Shard and other buildings within central London approximately 10km away to the south; and
- Canary Wharf and Docklands approximately 13km away to the south-east.

3.3.2 Local Views

Both the UCS and Policy DM6 of Haringey Council's DMP identify Locally Important Views and Vistas (map 2.3 and also listed in a schedule as an appendix). It is described how these views have been evaluated according to their interest as panoramas, vistas, landmarks and townscapes.

Of the 37 views included, 3 are panoramas orientated out from Alexandra Palace (1 strategic and 2 local) and 10 are linear views orientated towards it (all local views):

- Alexandra Palace to Central London (City and St Paul's) (Strategic view);
- Alexandra Palace to Highgate Ridge (Local view);
- Ferme Park Road at junction of Ridge Road to Alexandra Palace (Local view);
- Ridge Road at junction of Denton Road to Alexandra Palace (Local view);
- Alexandra Palace to Broomfield Park and beyond (Local view);
- Station Road, New Southgate to Alexandra Palace (Local view);
- Broomfield Park to Alexandra Palace (Local view);
- Devonshire Road, corner of Devonshire Hill Lane to Alexandra Palace (Local view);
- Lordship Lane at Bruce Castle to Alexandra Palace (Local view);
- Watermead Way railway bridge to Alexandra Palace (Local view);
- Downhill Park Road to Alexandra Palace (Local view);
- Adams Road to Alexandra Park (Local view); and
- Alexandra palace from corner of Seven Sisters Road, Amhurst Park and Eade Road (Local view).

In addition there are several other Locally Important Views and Vistas that are orientated towards the growth areas / potential locations for tall buildings and may therefore be adversely affected by such development, such as:

- Cranley Gardens, view along street and backdrop to West Green beyond;
- Parkland Walk, bridge over St James Lane towards Crouch End valley, ridge and Central London landmarks beyond; and
- Queenmore Road, Stapleton Hall Road junction towards Seven Sisters and Hale Village.

These existing valued views have been visited and will need to be considered as part of any subsequent individual studies of growth areas / potential locations for tall buildings, in particular in terms of how such development may relate to the distant horizons and skylines and/or existing focal points / landmarks.

Although not mentioned in the UCS, the restricted visibility of the Lee Valley Regional Park is identified in the ULV OAPF and in particular under proposed improvements in Chapter 6 there is an aspiration to "*Enhance Ferry Lane and Forest Road as the main gateway to Walthamstow Wetlands and exploit views of the reservoirs*". This is located at the eastern end of the borough.

3.3.3 Additional Representative, Valued or Sensitive Views

In relation to this study it is also considered important to take into account other representative viewpoints and receptors that are commonly used, in publicly accessible locations, where people would go to visit and enjoy the landscape and / or views, such as a public open space or park, as per criteria set out in GLVIA3.

Such views may be stationary and/or experienced over a longer period (such as park benches, street cafes or residential areas), transient or glimpsed locations (such as the public highway / framed views along streets) and also places from where it is possible to appreciate the skyline and /or landmarks. As noted above, existing views from conservation areas may also fit into this category.

Any other additional representative, valued or sensitive views would need to be considered as part of subsequent individual studies of growth areas / potential locations for tall buildings, in particular in terms of how such development may relate to distant horizons and skylines and/or existing focal points / landmarks.

Examples of such views include, but may not be limited to:

- recreational routes and facilities, roads and residential areas around Lordship Recreational Ground;
- recreational routes and facilities, roads and residential areas around Alexandra Palace Park;
- recreational routes and facilities, roads and residential areas around Ducketts Common;
- recreational routes and facilities, roads and residential areas around Tottenham Marshes and other parts of the Lee Valley Regional Park; and
- recreational routes and facilities, roads and residential areas around Finsbury Park.

3.3.4 Summary Appraisal of Views

The analysis of views within the borough as a whole has concluded the following for the purposes of this study:

- panoramic views from Alexandra Palace viewing terrace should be protected from inappropriate development, as it provides a rare opportunity for the general public to appreciate the wider city of London and several landmark buildings;
- views to Alexandra Palace should be protected from inappropriate development, as it is a recognisable and locally valued landmark, but with relatively limited visibility from publicly accessible locations. This level of protection should include views of the surrounding parkland / green space;
- “Locally Important Views and Vistas” as identified in the DMP should be protected from inappropriate development. An appraisal of the qualities and potential effects should be carried out on a case by case basis;
- views of Lee Valley Regional Park should be protected, improved and where possible exploited / created;
- views to and from and the setting of Conservation Areas should be protected from inappropriate development. An appraisal of the qualities and potential effects should be carried out on a case by case basis; And
- other representative, valued and/or sensitive views will need to be determined and assessed on a case by case basis.

Also as a general principle, it was noted that the public open spaces in the borough were designed landscapes and urban in character (rather than country parks or wilderness) and often already had glimpses of tall buildings and/or built form and perception of traffic or railway noise. Where trees currently form the skylines it was not necessarily considered the case that these should be protected from tall development, as such an addition would not detract from the amenity value of the open space (i.e. the contribution the space makes to the visual amenity of the surrounding area). However, as set out in the Council’s *Open*

Space Strategy - A Space for Everyone, ideally views of the open spaces from elsewhere should ideally not be blocked by development.

3.4 Initial Appraisal of Potential Tall Building Locations

The proposed growth area / potential locations for tall buildings are all generally located towards the eastern-side of the Borough. This is generally considered to be a sound approach in place-making, character and visual terms for the following reasons, described below. A more detailed analysis of individual growth areas / potential locations for tall buildings is then set out in subsequent chapters of this report.

3.4.1 Topography

The proposed growth area / potential locations for tall buildings are all mostly located on the more gently sloping, slightly lower-lying land within the Borough below 30m AOD, which may assist in achieving a more satisfactory integration of tall buildings.

Elevations in the highest part of the borough are identified as 121-130m AOD in the south-western corner around Highgate with a ridge of high ground extending northwards and falling slightly to 100m AOD around Muswell Hill, which would undoubtedly emphasis any such development.

3.4.2 Existing Massing, Urban Grain and Townscape

The proposed growth area / potential locations for tall buildings include a metropolitan town centre, district centres and a local shopping centre as defined in the Local Plan.

In terms of existing character typologies, the areas therefore mainly relate to existing urban centres and already have some existing mid-high rise buildings. Overall such areas are considered to have greater potential for tall buildings, than low-rise residential street-based typology (which covers the majority of the wider borough).

The areas proposed already have good access to transport infrastructure, or will have via HS2 and/or Crossrail and siting tall buildings in such locations will ensure a positive place-making role and enable regeneration and economic development.

The existing tall buildings and unimplemented development within the borough, although not following a discernible pattern, are all generally located either centrally or to the east, with Avenue Heights at Crouch End being the western-most tall building (12 storeys high). Thus, much of Muswell Hill and Highgate in the west do not currently have tall buildings. Any new tall buildings would need to respect and respond to the composition of the existing tall building elements in views.

The proposed growth area / potential locations for tall buildings proposed avoid the more extensive coverage of conservation areas in the west of the Borough, for example around Crouch End, Highgate, Muswell Hill, Rookfield and Vallance Road, as well as Alexandra Palace and Park. Consideration of potential effects will still be required on conservation areas in the east such as Bruce Castle, Noel Park, Tottenham Cemetery, Tottenham High Road Historic Corridor and Wood Green Common, in particular in terms of how it relates to local character of the landscape or townscape (and therefore character-based views).

3.4.3 Alexandra Palace

The proposed growth area / potential locations for tall buildings avoid land immediately to the south and south-east of Alexandra Palace and will therefore retain long distance and protected views of Central London and several landmark buildings, including St Pauls Cathedral from the terrace. Consideration of potential effects upon the panorama will however still be required.

The proposed growth area / potential locations for tall buildings also ensure a standoff around Alexandra Palace which should enable the protection of views of it from the surrounding area. Consideration of potential effects will still be required as part of subsequent studies, such as appropriate height restrictions at certain locations that may be nearer (e.g. Wood Green and Heartlands).

3.4.4 Other Views

“Locally Important Views and Vistas” as identified in the DMP and any other representative, valued and/or sensitive views should be protected from inappropriate development. An appraisal of the qualities and potential effects should be carried out on a case by case basis.

The proposed growth area / potential locations for tall buildings at Tottenham Hale and to a lesser extent at North Tottenham / Northumberland Park are located relatively close to the Lee Valley Regional Park and would need to consider valued views within this area.

The proposed potential locations for tall building(s) at Finsbury Park is located adjacent to the park and would need to consider effects upon character and valued views within this area.

4.0 WOOD GREEN AND HEARTLANDS

Wood Green and Heartlands has been identified as a growth area / potential location for tall buildings in several of the Council's documents including the UCS.

Under the vision statement for Haringey in 2026 in the Local Plan: Strategic Policies 2013, it was confirmed that "*Haringey Heartlands and Tottenham Hale will be the key locations for the largest amount of Haringey's future growth. Their significance lies in their location within the London-Stansted-Cambridge-Peterborough Growth Corridor and they are also identified in the London Plan as an Area for Intensification and an Opportunity Area respectively. These areas are suitable for large scale redevelopment with significant increases in jobs and homes.*"

It includes an existing metropolitan town centre in the Local Plan and this is defined in the UCS as an existing urban centre. There are also several high and mid to high rise existing and unimplemented development. Usage is extremely heavy and includes the existing underground stations at Wood Green and Turnpike Lane, as well as rail and road network, with the High Road. Consequently this area has an important place-making role in delivering regeneration and economic development in Haringey.

Table 4-1 summarises the initial baseline landscape and visual findings relating to Wood Green and Heartlands.

**Table 4-1
 Wood Green and Heartlands: Summary of Initial Findings**

Criteria	Summary
Character Typology	UCS identified an existing Urban Centre, concentrated along the High Road which is orientated broadly along a north to south alignment. Beyond the Urban Centre, the surrounding areas are dominated by mostly Residential Street Layout Urban Terrace, with occasional Villa and Townhouse (mostly Victorian / Edwardian). To the west along the railway line there is a broad band of Industrial and Business (Big Box and Fine Grain). Wood Green Common is an area of urban green space located towards the north-west of the Growth Area.
Existing Building Heights	UCS described predominately 21-39m mid to high rise along the existing Urban Centre / High Road, with some sections within the 12-21m mid-rise height band. The western part of the Wood Green Growth Area, towards the railway line, however includes Street Layout Urban Terrace which is 0-12m low rise, with occasional taller blocks of 12-21m mid-rise and 21-39m mid to high rise. The existing River Park House office block is located towards the north of this Growth Area and stands at an estimated height of 11 storeys or 33m and therefore in the 21-39m mid to high rise band. In addition, the approved outline planning permission at Haringey Heartlands is included to the west (mixed, but up to mid to high rise). These will replace the Gasholders (as well as other buildings) which are mid to high rise and high rise.
Conservation Areas	There are nine conservation areas within the immediate vicinity of the Wood Green Growth Area: Wood Green Common (Area 10); Trinity Gardens (Area 12); Alexandra Palace and Park (Area 13); Hornsey High Street (Area 14); Hornsey Water Works and Filter Beds (Area 15); Noel Park (Area 16); and Campsbourne Estate (Area 24); Bowes Park (Area 23); and Hillfield Avenue (Area 25).
Key Viewpoints	Viewing terrace at Alexandra Palace, orientated to the east towards the growth area; This location is similar to that identified as the London

Criteria	Summary
	<p>Panorama and locally significant views 3 and 14 defined in UCS. Viewpoint from part of Bruce Castle Conservation Area, where it crosses Lordship Lane south of Bruce Castle Park is located approximately 3.8km east of Alexandra Palace. The Character Appraisal for Bruce Castle describes how “Views to the west clearly show Alexandra Palace rising up in the distance”.</p> <p>Other locally significant views defined in the UCS (orientated back towards Alexandra Palace, such as Devonshire road or Downhills Park Road) and any other locally representative, valued or sensitive viewpoints (such as Lordship Recreational Ground, Newland Road next to Alexandra Palace Park or Willoughby Road by Ducketts Common and those up and down Wood Green High Road, including that of the Church of St Michael and All Angels, Station Road and Bounds Green Road coming into the town centre) will also need to be reviewed as part of any subsequent study.</p>

4.1 Opportunities and Constraints

4.1.1 Landscape and Townscape Character

The SWOT analysis in the UCS for Wood Green neighbourhood identified that the “*High Road is (in parts) and could if developed on both sides be claustrophobic from tall buildings*”. It also refers to “*High Rise development blocking views*”, as a constraint. This appears to be in response to the good aspects of the neighbourhood identified in the SWOT analysis as being “*Alexandra Palace – beautiful building overlooking town centre*” and “*Views of Ally Pally etc., from Lordship Lane*”.

The presence of Conservation Areas within parts of this Growth Area may restrict the potential for new tall buildings, both in terms of a potential impact on the setting of the heritage asset, but in particular in respect of this study, in terms of how it relates to local character of the townscape (and therefore character-based views).

Wood Green Common Conservation Area and Trinity Gardens Conservation Area are predominately residential “domestic scale” streets, albeit with some larger religious, educational and institutional buildings. Noel Park Conservation Area is a residential estate of unified streets and terraces. It is likely therefore that any new high rise building within or close to these designated areas would result in an obvious contrast in scale which would require further consideration.

In relation to where Conservation Areas (or parts of a Conservation Area) are immediately adjacent or near to the Growth Area, there would need to be scrutiny to ensure that any new tall buildings, do not detract from the significance or the setting of the Conservation Area (For example, by avoiding any visibility above existing skylines, and/or having an appropriate design response where visible):

- Alexandra Palace and Park Conservation Area extends close up to the western side of the railway line (within 100m), whilst the Wood Green Growth Area extends up to the eastern side of railway lane. The palace is approximately 800m west of the railway line;
- Bowes Park Conservation Area extends north of Trinity Gardens Conservation Area over a distance of c600m;

- Campsbourne Conservation Area is located approximately 400m south-west of the Growth Area, west of the railway line and extending southwards from Alexandra Palace and Park Conservation Area;
- Hillfield Avenue Conservation Area extends southwards from Hornsey High Street Conservation Area over a distance of c500m;
- Hornsey High Street Conservation Area is orientated east-west axis, south of Hornsey Water Works and Filter Beds Conservation Area west of the railway line over a distance of c700m, whilst the southern end of the Wood Green Growth Area is to the east of the railway lane;
- Hornsey Water Works and Filter Beds Conservation Area extends east and south from Alexandra Palace and Park Conservation Area for approximately 1km along the western side of the railway line, whilst the Wood Green Growth Area follows the eastern side of the railway lane.

The existing building heights around the edges of the Growth Area are considered to provide the principal landscape character constraints to development within the Growth Area, although, any study should also consider the unimplemented development, such as land at Haringey Heartlands and Hornsey Depot, as each of these projects will also influence the character of the area.

Any new development should avoid overbearing effects and respect the local character (height, mass and scale), especially of the Residential areas, beyond the existing Urban Centre. The areas of Industrial and Business alongside the railway are considered to be less sensitive to potential tall buildings.

Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS; the Growth Area is located towards the south-west of the Wood Green neighbourhood, but relatively close to the boundary with Hornsey and Muswell Hill.

4.1.2 Views and Visual Amenity

There is potential for tall buildings to provide a land-marking role for the metropolitan town centre, as well as identifying the locations of the underground station and/or Penstock Foot Tunnel and access to and from Alexandra Palace. The visual relationship between these individual locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group.

There is potential for any development of tall buildings within this Growth Area to interrupt the long distant panoramic views of the horizontal skyline obtainable from Alexandra Palace. Located at less than 1km away from Alexandra Palace, the Growth Area at Wood Green and Heartlands would form a new cluster, which would be offset to the east and viewed separate to the two key focal points of Central London and Canary Wharf. Its position therefore would not obscure these focal points.

Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London.

There is also potential for any development of tall buildings within this Growth Area to interrupt the views of Alexandra Palace and parkland from the locally significant viewpoints in the surrounding area. This may include views from Devonshire Road, Downhill Park Road and Lordship Lane at Bruce Castle.

In order to protect the significance, character and appearance of Noel Park it may be necessary to set height limit on buildings within the Growth Area. There is already visibility of the post war housing blocks and any further intrusion should be restricted. A representative viewpoint could include the junction between Moselle Avenue and Salisbury Road, in the part of the Conservation Area dating back to before 1900.

Similarly, views up and down the High Road within Wood Green Conservation Area would need to be considered to protect the significance, character and appearance.

A representative viewpoint from Trinity Gardens Conservation Area could be included on the public highway adjacent to Crescent Gardens, an area of public open space. This viewpoint location has been chosen as it has relatively clear views towards the potential high rise development at Wood Green at 400m to the south (although positioned on the northern edge of the Growth Area boundary where it extends along High Road).

In order to protect the views of Alexandra Palace and park from other locally representative, sensitive viewpoints (such as Lordship Recreational Ground) it will be necessary to set a height limit on buildings within the Growth Area. As noted above, there will be some encroachment on the parkland as a result of the unimplemented development at Haringey Heartlands and any further intrusion should be restricted.

Potential visual effects would also need to be considered from other representative and/or sensitive viewpoints (such as Newland Road next to Alexandra Palace Park or Willoughby Road by Ducketts Common, those up and down Wood Green High Road, including that of the Church of St Michael and All Angels, Station Road and Bounds Green Road coming into the town centre).

Thus there is potential for any development of tall buildings at this location to be visible from several sensitive receptors, which will need to be considered in further detail.

5.0 TOTTENHAM HALE

Tottenham Hale has been identified as a growth area / potential location for tall buildings in several of the Council’s documents including the UCS.

Under the vision statement for Haringey in 2026 in the Local Plan: Strategic Policies 2013, it was confirmed that *“Haringey Heartlands and Tottenham Hale will be the key locations for the largest amount of Haringey’s future growth. Their significance lies in their location within the London-Stansted-Cambridge-Peterborough Growth Corridor and they are also identified in the London Plan as an Area for Intensification and an Opportunity Area respectively. These areas are suitable for large scale redevelopment with significant increases in jobs and homes.”* There was also reference to how the *“Regeneration of the wider Northumberland Park area (which includes the redevelopment of Tottenham Hotspur Football Club) and Seven Sisters Corridor will also provide a substantial number of jobs and new homes, as well as other community uses and facilities and estate regeneration...”*

The ULV OAPF describes how *“Tottenham Hale is expected to be subject to substantial change over the next 15-20 years, including an aspiration of the Council for it to be designated as a district centre. It provides the opportunity to deliver new homes and jobs, a high class transport interchange with traffic calming; improved connections to the Lee Valley Regional Park and River Lee; and new retail and commercial spaces all set within a vastly improved public realm.”*

The ULV OAPF also describes how *“Proposals are being developed for a comprehensive station development to create a landmark building which will help define the heart of the new centre. This work includes the creation of a new public square at Tottenham Hale station as a focal point at the heart of the new district centre and a gateway to the London-Stansted-Cambridge-Peterborough growth corridor...”*

The ULV OAPF also proposed future tall buildings *“in well-defined clusters...at Tottenham Hale....”*

The area currently includes proposals for a new district centre in the Local Plan and this is defined in the UCS as an existing urban centre. There are also several mid to high rise existing and unimplemented development. Usage is extremely heavy and includes the existing Tottenham Hale station, as well as the road network, with Watermead Way and High Road. Consequently this area has an important place-making role in delivering regeneration and economic development in Haringey.

Table 5-1 summarises the initial baseline landscape and visual findings relating to Tottenham Hale.

**Table 5-1
 Tottenham Hale: Summary of Initial Findings**

Criteria	Summary
Character Typology	UCS identified an existing Urban Centre, with a Nuclea south of Hale Road, adjacent to an area of Retail Park (Tottenham Hale Retail Park, with large sheds and smaller retail and café uses) which extends east to the railway line. There is a broad band of Industrial and Business (Big Box, Fine Grain and Office Complex), extending north along Watermead Way and southwards along the western side of the railway line (known as The High Cross Centre).

Criteria	Summary
	<p>East of the railway, north of Ferry Lane there are Street Layout Apartment Buildings and further north an area of Industrial and Business Big Box (known as Millmead Business Centre), with Industrial and Business Fine Grain east of the River Lee Navigation, whereas south of Ferry Lane there are Residential Estate Layout Open Court, either side of the River Lee Navigation.</p> <p>West of the Urban Centre there are mainly Residential Estate Layout Slabs and Tower Blocks to the south of Monument Way and Open Courts to the north. North, beyond Dowsett Road and south around Broad Lane, there is a broad band of mostly Residential Street Layout Urban Terrace.</p> <p>Down Lane Park is an area of urban green space north of the Urban Centre and Tottenham Marshes forms a broad area of open space adjacent to the River Lee. To the west lies Tottenham High Road, which is a separate Urban Centre, extended over a north-south orientated corridor. It is also noted that Hale village was the medieval centre and is an area of archaeological importance.</p>
Existing Building Heights	<p>UCS described predominately 0-12m low rise associated with the existing Urban Centre, Retail Park and Industrial and Business south along the western side of the railway line. There are occasional blocks of taller buildings 12-21m mid-rise, for example along Broad Lane. On the eastern side of the railway line, north of Ferry Lane are larger Apartment Building blocks of 21-39m mid to high rise and 39m+ high rise (consented, not built), known as Hale Village. In addition the approved outline planning permission at Hale Village will extend the mid to high rise development northwards.</p>
Conservation Areas	<p>The two closest conservation areas to the Tottenham Hale Growth Area are: Tottenham Green (Area 9); and Seven Sisters/Page Green (Area 26). These both focus on the historic Tottenham High Rd.</p>
Key Viewpoints	<p>Viewing terrace at Alexandra Palace, orientated to the east towards the growth area; This location is similar to that identified as the London Panorama and locally significant views 3 and 14 defined in UCS.</p> <p>Other locally significant views defined in UCS (such as Stapleton Hall Road near Haringay Train Station and Cranley Gardens) and any other locally representative, valued or sensitive viewpoints (such as Tottenham Marshes, Jarrow Road, Wakefield Road, Watermead Way and from Ferry Lane, at the bridge over the River Lee Navigation, , as well as the approach from Broad Lane) will also need to be reviewed as part of any subsequent study.</p>

5.1 Opportunities and Constraints

5.1.1 Landscape and Townscape Character

The SWOT analysis in the UCS for Tottenham Hale neighbourhood, identified “*Victorian townscape and established low-rise residential character and the interplay with new higher-rise development proposals*”, as one of a number of constraints.

In relation to where Conservation Areas (or parts of a Conservation Area) are near to the Growth Area or site, there would need to be scrutiny to ensure that any new tall buildings do not detract from the significance or the setting of the Conservation Area (For example, by avoiding any visibility above existing skylines, and/or having an appropriate design response where visible):

- Tottenham Green Conservation Area is located approximately 100m west of the western edge of the Tottenham Hale Growth Area, where the Tottenham High Road corridor crosses Monument Way; and

- Seven Sisters/ Page Green Conservation Area is located approximately 150m west of the western edge of the Tottenham Hale Growth Area.

The existing building heights around the edges of the Growth Area are considered to provide the principal landscape character constraints to development within the Growth Area although, any study should also consider the unimplemented development, such as land at Hale Village, as this project will also influence the future character of the area.

Any new development should avoid overbearing effects and relate to the local character (height, mass and scale), especially of the Residential areas, beyond the existing Urban Centre. The areas of Industrial and Business alongside the railway are considered to be less sensitive to potential tall buildings.

Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS; the main part of the Growth Area is located towards the centre of the Tottenham Hale neighbourhood.

5.1.2 Views and Visual Amenity

There is potential for tall buildings to provide a land-marking role for the district centre, as well as identifying the locations of the bus and railway station. The visual relationship between these individual locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group.

There is also potential for new tall buildings at Tottenham Hale to positively relate to and create new views of the Lee Valley Regional Park (for occupants). Chapter 4 of the ULV OAPF, under Urban Design, described how *“New development in the Upper Lee Valley should feel connected to the Park and be part of its unique landscape. Permeability through developments allowing full access to the Park and the waterside will be expected...”*

There is potential for any development of tall buildings within the Tottenham Hale Growth Area to interrupt the long distant views of the horizontal skyline obtainable from the viewing terrace at Alexandra Palace. Although located at over 4.5km away from Alexandra Palace, the Growth Area at Tottenham Hale would form a new cluster, which would be offset to the east and viewed separate to the two key focal points of Central London and Canary Wharf. Its position therefore would not obscure these focal points.

Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London.

There is also potential for any development of tall buildings within the Tottenham Hale Growth Area to interrupt or detract from the narrow, framed, long distant views of horizontal skyline obtainable from Cranley Gardens and Burgoyne Road (near to Queenmore Road, Stapleton Hall Road junction); these are both Locally Important Views and Vistas in the UCS and will need to be considered further as part of subsequent studies.

In order to protect the significance, character and appearance of historic Tottenham High Road Historic Corridor it will be necessary to carefully consider the design of the buildings within the Growth Area. A series of representative viewpoints could be included along the road to illustrate potential sequential effects (including at the junction between Tottenham High Road/Monument Way).

Potential visual effects would also need to be considered from other representative sensitive viewpoints (such as such as Tottenham Marshes, Jarrow Road, Wakefield Road and Watermead Way and from Ferry Lane, at the bridge over the River Lee Navigation, as well as the approach from Broad Lane).

Thus there is potential for any development of tall buildings at this location to be visible from several sensitive receptors, which will need to be considered in further detail.

6.0 NORTH TOTTENHAM / NORTHUMBERLAND PARK

North Tottenham / Northumberland Park have been identified as a growth area / potential location for tall buildings in several of the Council’s documents including the UCS.

Under the vision statement for Haringey in 2026 in the Local Plan: Strategic Policies 2013, it was confirmed that “*Regeneration of the wider Northumberland Park area (which includes the redevelopment of Tottenham Hotspur Football Club) and Seven Sisters Corridor will also provide a substantial number of jobs and new homes, as well as other community uses and facilities and estate regeneration...*”. The ULV OAPF also proposed future tall buildings “*in well-defined clusters...around Tottenham Hotspur’s new stadium*”

The area currently includes an existing local shopping centre in the Local Plan and this is defined in the UCS as an existing urban centre. There are also several mid to high rise existing and unimplemented development. Usage is extremely heavy and includes the existing overground railway station, as well as road network. Consequently this area has an important place-making role in delivering regeneration and economic development in Haringey.

Table 6-1 summarises the initial baseline landscape and visual findings relating to North Tottenham / Northumberland Park.

**Table 6-1
 North Tottenham / Northumberland Park: Summary of Initial Findings**

Criteria	Summary
Character Typology	<p>UCS identified an Urban Centre, along the High Road which is orientated along a north to south alignment and short part of White Hart Lane which extends westwards. There is a short section of Town Centre Small Local Parade along part of Park Lane. This corridor is contained on either side by a mixture of blocks, including Large Infrastructure (the existing Tottenham Football Stadium, although this is classified as major culture and leisure centre/hub in the Council’s site allocation), areas of Industrial and Business, particularly Fine Grain Industry (to the north and east) and Office Complex and Campus Education.</p> <p>The residential areas are typically Estate Layout Slabs and Tower blocks, with some Street Layout Suburban Housing (north-east area) or Villa and Townhouse (associated with major routes, such as Park Lane and Northumberland Park).</p>
Existing Building Heights	<p>UCS described predominately 0-12m low rise development, with scattered blocks of 12-21 mid-rise heights. Tottenham Football Stadium is 21-39m mid-rise (although the 2012 planning consent is for approximately 45m) and there are several other blocks within this category distributed around this Growth Area. The existing post-war residential tower block at Kenneth Robbins House, is located in the east of this Growth Area and stands at an estimated height of 17 storeys or 51m and therefore in the 39m+ high rise band. The existing residential tower block at Stellar House, Altair Close, is located in the north of this Growth Area and stands at an estimated height of 20 storeys or 60m and therefore in the 39m+ high rise band. In addition, the approved mixed use development of the former Cannon Rubber Factory / Brook House is included in the north of this growth area where the tallest building will be 22 storeys high, with two buildings at 6 and 9 storeys.</p>
Conservation Areas	<p>There is a Conservation Area (North Tottenham High Road (Area 2) passing through the North Tottenham and Northumberland Road Growth Area and two other Conservation Areas within the immediate vicinity: Bruce Castle</p>

Criteria	Summary
Key Viewpoints	<p>(Area 6); and Tottenham Cemetery (Area 8).</p> <p>Viewing terrace at Alexandra Palace, orientated to the east towards the growth area; This location is similar to that identified as the London Panorama and locally significant views 3 and 14 defined in UCS.</p> <p>Other locally representative, valued or sensitive viewpoints will also need to be reviewed as part of any subsequent study (such as along Park Lane, Northumberland Park and Pretoria Road, up and down the High Road, as well as White Hart Lane approaching the High Road).</p>

6.1 Opportunities and Constraints

6.1.1 Landscape and Townscape Character

The SWOT analysis in the UCS for the North Tottenham / Northumberland Park neighbourhood, identified *“the need to protect heritage, historic buildings and plot layouts, scale and rhythm along High Road”*, as one of a number of constraints. It continues by describing how *“The sensitive heritage asset of the High Road continues to make it unsuitable for buildings that would be out of character; a prevailing maximum height of 3-4 storeys with perhaps one or 2 recessed additional floors, should be followed in any new build sites, whilst care to protect, repair and reinstate existing 3-4 storey terraces should be taken...The sole slight exception could be around the Spurs Stadium, where the existing stadium is equivalent to 7-8 storeys in height; it is expected a new stadium of equivalent or slightly higher height and associated development can be accommodated, and it is possible that as part of an agreed masterplan a similar height could be matched on development immediately to the east of the stadium, in the heart of the city block, and a similar distance from the High Road to the west, directly opposite the stadium. Care should be taken not to harm the character of Park Lane and Church Road.”*

Thus the presence of the Conservation Areas along the Tottenham High Road may restrict the potential for new tall buildings within parts of this Growth Area, both in terms of a potential impact on the setting of the heritage asset, but in particular in respect of this study, in terms of how it relates to local character of the townscape (and therefore character-based views).

The roads flanking the Tottenham High Road Historic Corridor are predominately described as residential “domestic scale” streets, albeit with some larger commercial, religious, educational and institutional buildings along the High Road itself. It is likely that a new high rise building within or close to these designated areas would result in an obvious contrast in scale and which would require careful consideration.

In relation to where Conservation Areas (or parts of a Conservation Area) are immediately adjacent or near to the Growth Area, there would need to be scrutiny to ensure that any new tall buildings, do not detract from the significance or the setting of the Conservation Area (For example, by avoiding any visibility above existing skylines, and/or having an appropriate design response where visible):

- The Bruce Castle Conservation Area is located approximately 200m west of the Growth Area; and
- Tottenham Cemetery Conservation Area is located less than 100m west of the Growth Area.

The existing building heights around the edges of the Growth Area are considered to provide the principal landscape character constraints to development within the Growth Area, although any study should also consider recently completed development, such as the former Cannon Rubber Factory / Brook House and the revised designs for Tottenham Hotspur Football Club, as each of these projects will also influence the character of the area.

Any new development should avoid overbearing effects and respect the local character (height, mass and scale), especially of the low-rise Residential areas, beyond the existing Urban Centre. The areas of slab estate or tower block Residential or Industrial and Business and areas adjacent to the railway line are considered to be less sensitive to potential tall buildings.

Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS; the Growth Area is located towards the centre of the North Tottenham neighbourhood, but relatively close to the boundaries with Bruce Grove and Tottenham Hale.

6.1.2 Views and Visual Amenity

There is potential for tall buildings to provide a land-marking role for the local shopping centre, as well as identifying the locations of transport routes or visitor attractions such as Tottenham Hotspur Stadium (White Hart Lane Football Ground). The visual relationship between these individual locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group.

There is potential for any development of tall buildings within the North Tottenham / Northumberland Park area to interrupt the long distant views of the horizontal skyline obtainable from the viewing terrace at Alexandra Palace. Although located at over 4km away from Alexandra Palace, the Growth Area at North Tottenham / Northumberland Park would form a new cluster, which would be offset to the east and viewed separate to the two key focal points of Central London and Canary Wharf. Its position therefore would not obscure these focal points.

Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London.

In order to protect the significance, character and appearance of historic Tottenham High Road Historic Corridor it will be necessary to carefully consider the design of the buildings within the Growth Area. A series of representative viewpoints could be included along the road to illustrate potential sequential effects.

In order to protect the character and skyline of Tottenham Cemetery and Bruce Castle Park it will be necessary to carefully consider the design of the buildings within the Growth Area.

Potential visual effects would also need to be considered from other representative and/or sensitive viewpoints (such as along Park Lane, Northumberland Park and Pretoria Road, up and down the High Road, as well as White Hart Lane coming up to the High Road).

There is potential for any development of tall buildings at this location to be visible from several sensitive receptors, which will need to be considered in further detail.

7.0 SEVEN SISTERS

The Seven Sisters Rd corridor, which includes the Apex House site, is in close proximity to the underground station and junction with the High Road and has been identified as an Area of Change/ potential location for tall buildings, including in the UCS.

The area is defined in the UCS as an existing urban centre with mainly mid rise buildings along the main roads and low rise in the adjacent areas. Usage is extremely heavy and includes the existing underground stations at Seven Sisters, as well as the road network. However, the High Road has been in economic decline and suffers from physical and environmental neglect. Consequently this area has an important place-making role in delivering regeneration and economic development in Haringey.

Table 7-1 summarises the initial baseline landscape and visual findings relating to Seven Sisters.

**Table 7-1
 Seven Sisters: Summary of Initial Findings**

Criteria	Summary
Character Typology	UCS identified the Apex House site on the corner of Tottenham High Rd and Seven Sisters Rd as Industrial and Business Office Complex, positioned along the Urban Centre High Road, extending immediately to the north, with Residential Street Layout Urban Terrace to the east and in the areas set back from the High Road to the north-west. To the west and south lies Estate Layout Open Court.
Existing Building Heights	UCS described predominately 12m-21m mid-rise along the main roads, with 0-12m low rise in the adjacent areas.
Conservation Areas	There are two conservation areas within the immediate vicinity of the location for potential tall buildings at Seven Sisters: Tottenham Green (Area 9); and Seven Sisters/Page Green (Area 26).
Key Viewpoints	Viewing terrace at Alexandra Palace, orientated to the east towards the growth area; This location is similar to that identified as the London Panorama and locally significant views 3 and 14 defined in UCS. Other locally significant views defined in UCS (such as Stapleton Hall Road near Haringey Train Station and Cranley Gardens) and any other locally representative, valued or sensitive viewpoints (such as views up and down High Road, as well as the approach from Seven Sisters Road, West Green Road and Broad Lane) will also need to be reviewed as part of any subsequent study.

7.1 Opportunities and Constraints

7.1.1 Landscape and Townscape Character

The building height recommendations within the UCS for Seven Sisters neighbourhood identified the *“Opportunity to mark the important node (where Seven Sisters Road and High Road meet) with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block....”*

However the UCS reiterates that *“The High Road is a sensitive, historic street where heights should respect the existing scale and grain of between 3-4 storeys with perhaps one or two*

recessed additional floors. New development should also respect the pattern of building widths which gives the street its visual interest.”

Thus the presence of Conservation Areas adjacent to the edge of the Seven Sisters site may restrict the potential for new tall buildings, both in terms of a potential impact on the setting of the heritage asset, but in particular in respect of this study, in terms of how it relates to local character of the landscape and townscape (and therefore character-based views).

Although the Tottenham High Road Historic Corridor is fronted almost continuously by buildings of varying mass and scale, the Seven Sisters sub-area is primarily residential in use with consistent Victorian terraces, set back from the Road behind screens of vegetation. It is likely therefore that any new high rise building within or close to this designated area would result in an obvious contrast in scale and which would require further consideration.

In relation to where Conservation Areas (or parts of a Conservation Area) are immediately adjacent or near to the site, there would need to be scrutiny to ensure that any new tall buildings do not detract from the significance or the setting of the Conservation Area (For example, by avoiding any visibility above existing skylines, and/or having an appropriate design response where visible):

- Tottenham Green Conservation Area is located approximately 200m to the north, where the Tottenham High Road corridor crosses Monument Way; and
- Seven Sisters/Page Green Conservation Area is adjacent to the eastern edge of the Seven Sisters site.

The existing building heights in the immediate vicinity are considered to provide the principal landscape character constraints to development although, any study should also consider the unimplemented development, as this may also influence the future character of the area.

Any new development should avoid overbearing effects and relate to the local character (height, mass and scale), especially of the Residential areas, beyond the existing Urban Centre. The areas of Industrial and Business on the corner site and Estate Layout to the south-west are considered to be less sensitive to potential tall buildings.

Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS; the main part of the Growth Area is located towards the east of centre of the Seven Sisters neighbourhood, with Tottenham Hale neighbourhood, relatively close to the east.

7.1.2 Views and Visual Amenity

There is potential for tall building(s) to provide a land-marking role, as well as identifying the locations of the station. The visual relationship between these individual locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group.

There is potential for any development of tall buildings within the Seven Sisters site to interrupt the long distant views of the horizontal skyline obtainable from the viewing terrace at Alexandra Palace. Although located at over 4.5km away from Alexandra Palace, the site at Seven Sisters would form a new cluster, which would be offset to the east and viewed separate to the two key focal points of Central London and Canary Wharf. Its position therefore would not obscure these focal points.

Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London.

There is also potential for any development of tall at Seven Sisters site to interrupt or detract from the narrow, framed, long distant views of horizontal skyline obtainable from Cranley Gardens and Burgoyne Road (near to Queenmore Road, Stapleton Hall Road junction); these are both Locally Important Views and Vistas in the UCS and will need to be considered further as part of subsequent studies.

In order to protect the significance, character and appearance of historic Tottenham High Road Historic Corridor it will be necessary to carefully consider the design of the buildings. A series of representative viewpoints could be included along the road to illustrate potential sequential effects (including at the junction between Tottenham High Road/Monument Way).

Potential visual effects would also need to be considered from other representative sensitive viewpoints (such as such as views up and down the High Road, as well as the approach from Seven Sisters Road, West Green Road and Broad Lane).

Thus there is potential for any development of tall buildings at this location to be visible from several sensitive receptors, which will need to be considered in further detail.

8.0 FINSBURY PARK

The Seven Sisters Rd corridor, which includes the buildings in close proximity to Finsbury Park station, has been identified as an Area of Change/ potential location for tall buildings.

In the *Finsbury Park Town Centre, SPD* June 2014 (adopted by Islington, Haringey and Hackney Councils) describes how “*The Finsbury Park Town Centre is an area of enormous potential. The large Grade II registered open space of Finsbury Park, the excellent and improving public transport connections, and the dynamism of the multicultural community with an entrepreneurial spirit make Finsbury Park Town Centre a unique area of great character and potential for improvement. A strong historic legacy of mid-late Victorian buildings and a growing creative and cultural scene are also positive assets*”. In particular it refers to how the “*...the major opportunity site in this area is the Rowan’s complex on Stroud Green Road in Haringey. The site is identified as site S5 in Haringey’s draft Site Allocations DPD². The current form and arrangement of the buildings does not respond to its immediate environment, and fails to capitalise upon opportunities to create enhanced access into Finsbury Park. The site could play a part in opening up a direct route into Finsbury Park, and creating strong visual links between Station Place and the park...*”

The UCS describes urban terrace with some mid-rise development. Consented development at City North Islington Trading Estate to the west includes high rise buildings. Usage is extremely heavy and includes the entrance to Finsbury Park, the existing bus and underground station and road network. Consequently this area has an important place-making role in delivering regeneration and economic development in Haringey.

Table 8-1 summarises the initial baseline landscape and visual findings relating to North Finsbury Park.

**Table 8-1
 Finsbury Park: Summary of Initial Findings**

Criteria	Summary
Character Typology	UCS identified mainly Street Layout Urban Terrace, with the Park itself occupying a large area immediately to the north. The Finsbury Park Town Centre SPD defines the Station East Side character area, referring to Station Place (a public space and bus interchange to the east of the main Finsbury Park Station); a triangular historic block (also referred to as the ‘triangle site’) with frontages facing onto Station Place, Seven Sisters Road and Stroud Green Road; and the Rowan’s leisure complex which occupies a large site on the corner of Seven Sisters Road and Stroud Green Road. The three sites are located on the borough boundary between Islington and Haringey, with Station Place and the triangle site located within Islington and the Rowan’s complex within Haringey. The Rowan’s site being the location for the potential tall building.
Existing Building Heights	UCS described predominately 12-21m mid-rise with some 0-12m low rise development to the south-east and also to the west of the railway line. Consented development at City North Islington Trading Estate includes high rise buildings.
Conservation Areas	There is one Conservation Area (Stroud Green (Area 28) immediately to the west of the railway line, whilst the potential tall building (s) at Finsbury Park is immediately to the east of the railway line. Within the adjacent Borough of

² And Site SA40 in the subsequent 2015 *preferred option* version

Criteria	Summary
	Islington there is a further Conservation Area (Tollington Park).
Finsbury Park	Finsbury Park is a registered park and garden and a very well-used recreational space, immediately to the north.
Key Viewpoints	Viewing terrace at Alexandra Palace, orientated to the east towards the growth area; This location is similar to that identified as the London Panorama and locally significant views 3 and 14 defined in UCS. Other locally significant views defined in UCS (Parkland Walk, bridge over St James Lane towards central London landmarks) and any other locally representative, valued or sensitive viewpoints will also need to be reviewed as part of any subsequent study (This may include views to and from Finsbury Park as well as those within it, The Capital Ring Walk, Seven Sisters Road or Stroud Green Road).

8.1 Opportunities and Constraints

8.1.1 Landscape and Townscape Character

The presence of Conservation Areas close to this area may restrict the potential for new tall buildings. For example, Stroud Green Conservation Area is located immediately to the west of the railway line, whilst the potential tall building (s) at Finsbury Park is immediately to the east of the railway line. It is predominately residential “domestic scale” streets and it’s therefore possible that any new high rise building could result in an obvious contrast in scale and which would require further consideration. Any new tall building(s) should not detract from the significance or the setting of the Conservation Areas. For example, by avoiding any visibility above existing skylines, and/or having an appropriate design response where visible.

The existing building heights around the edges of the area are considered to provide the principal landscape character constraints to development within the Growth Area although, any study should also consider unimplemented development such as the proposed City North scheme in Islington, as this project will also influence the future character of the area.

Any new development should avoid overbearing effects and respect the local character (height, mass and scale), especially of the Residential areas, beyond the existing Urban Centre. The areas adjacent to the railway line are considered to be less sensitive to potential tall buildings.

Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS; the potential tall building is located at the south of Green Lanes, but relatively close to the boundary with Stroud Green.

8.1.2 Views and Visual Amenity

There is potential for tall buildings to provide a land-marking role for the town centre, as well as identifying the locations of the station and/or access to Finsbury Park. The visual relationship between these individual locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group. Proposals will need to consider relationship to the consented development at City North Islington Trading Estate which includes high rise buildings.

There is potential for any development of tall buildings at this location to interrupt the long distant views of horizontal skyline obtainable from Alexandra Palace. Although located at

approximately 3.5km away from Alexandra Palace, a tall building at Finsbury Park may be visible and viewed separate to the two key focal points of Central London and Canary Wharf. Its position is therefore not currently anticipated to obscure these focal points.

Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London.

There is also potential for any development of tall buildings at this location to interrupt or detract from the long distant views towards Central London landmarks from the Locally Important Views and Vistas at Parkland Walk, bridge over St James Lane.

In order to protect the significance, character and appearance of Stroud Green Conservation Area it may be necessary to set height limit on buildings. A representative viewpoint could include the junction between Tollington Park and Oakfield Road.

An assessment of potential views from Tollington Conservation Area and any affects upon its significance, character and appearance will also be required.

Potential visual effects would also need to be considered from other representative and/or sensitive viewpoints (such as to and from Finsbury Park, as well as those within it and the Capital Ring Walk, Seven Sisters Road or Stroud Green Road). A potential tall building(s) should enhance the skyline when viewed from popular viewpoints.

Thus there is potential for any development of tall buildings at this location to be visible from several sensitive receptors, which will need to be considered in further detail.

9.0 CLOSURE


This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Haringey Council; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.



NOTES
 © THIS DRAWING AND ITS CONTENT ARE THE COPYRIGHT OF SLR CONSULTING LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY PRIOR WRITTEN PERMISSION. SLR CONSULTING LTD ACCEPTS NO LIABILITY FOR ANY AMENDMENTS MADE BY OTHER PERSONS.

LEGEND
 GROWTH AREAS / POTENTIAL TALL BUILDING LOCATIONS

151110_05618.0001.29.001_PTBL_SM.dwg

Google Earth image © 2015 the Geoinformation Group



SLR
 global environmental solutions
 ASPECT HOUSE
 ASPECT BUSINESS PARK
 BENNERLEY ROAD
 NOTTINGHAM, NG6 8WR
 T: 01159 647280
 F: 01159 751576
 www.slrconsulting.com

LONDON BOROUGH OF HARINGEY
 VALIDATION STUDY
 POTENTIAL TALL BUILDING LOCATIONS
 DRAWING 1

Scale 1:20,000 @ A3 Date NOV 2015

ABERDEEN

214 Union Street,
Aberdeen AB10 1TL
T: +44 (0)1224 517405

AYLESBURY

7 Wornal Park, Menmarsh Road,
Worminghall, Aylesbury,
Buckinghamshire HP18 9PH
T: +44 (0)1844 337380

BELFAST

Suite 1 Potters Quay, 5 Ravenhill Road,
Belfast BT6 8DN
T: +44 (0)28 9073 2493

BRADFORD-ON-AVON

Treenwood House, Rowden Lane,
Bradford-on-Avon, Wiltshire BA15 2AU
T: +44 (0)1225 309400

BRISTOL

Langford Lodge, 109 Pembroke Road,
Clifton, Bristol BS8 3EU
T: +44 (0)117 9064280

CAMBRIDGE

8 Stow Court, Stow-cum-Quy,
Cambridge CB25 9AS
T: +44 (0)1223 813805

CARDIFF

Fulmar House, Beignon Close, Ocean
Way, Cardiff CF24 5PB
T: +44 (0)29 20491010

CHELMSFORD

Unit 77, Waterhouse Business Centre,
2 Cromar Way, Chelmsford, Essex
CM1 2QE
T: +44 (0)1245 392170

DUBLIN

7 Dundrum Business Park, Windy
Arbour, Dundrum, Dublin 14 Ireland
T: +353 (0)1 2964667

EDINBURGH

4/5 Lochside View, Edinburgh Park,
Edinburgh EH12 9DH
T: +44 (0)131 3356830

EXETER

69 Polsloe Road, Exeter EX1 2NF
T: +44 (0)1392 490152

GLASGOW

4 Woodside Place, Charing Cross,
Glasgow G3 7QF
T: +44 (0)141 3535037

GUILDFORD

65 Woodbridge Road, Guildford
Surrey GU1 4RD
T: +44 (0)1483 889 800

LEEDS

Suite 1, Jason House, Kerry Hill,
Horsforth, Leeds LS18 4JR
T: +44 (0)113 2580650

LONDON

83 Victoria Street,
London, SW1H 0HW
T: +44 (0)203 691 5810

MAIDSTONE

19 Hollingworth Court, Turkey Mill,
Maidstone, Kent ME14 5PP
T: +44 (0)1622 609242

MANCHESTER

Digital World Centre, 1 Lowry Plaza,
The Quays, Salford, Manchester
M50 3UB
T: +44 (0)161 216 4064

NEWCASTLE UPON TYNE

Sailors Bethel, Horatio Street,
Newcastle-upon-Tyne NE1 2PE
T: +44 (0)191 2611966

NOTTINGHAM

Aspect House, Aspect Business Park,
Bennerley Road, Nottingham NG6 8WR
T: +44 (0)115 9647280

SHEFFIELD

Unit 2 Newton Business Centre,
Thorncliffe Park Estate, Newton
Chambers Road, Chapeltown,
Sheffield S35 2PW
T: +44 (0)114 2455153

SHREWSBURY

2nd Floor, Hermes House, Oxon
Business Park, Shrewsbury SY3 5HJ
T: +44 (0)1743 239250

STAFFORD

8 Parker Court, Staffordshire Technology
Park, Beaconside, Stafford ST18 0WP
T: +44 (0)1785 241755

STIRLING

No. 68 Stirling Business Centre,
Wellgreen, Stirling FK8 2DZ
T: +44 (0)1786 239900

WORCESTER

Suite 5, Brindley Court, Gresley Road,
Shire Business Park, Worcester WR4
9FD
T: +44 (0)1905 751310

www.slrconsulting.com



Industry



Infrastructure



Mining & Minerals



Oil & Gas



Planning & Development



Renewable & Low Carbon



Waste Management