



Site layout



Street elevation



Internal view to landscaped courtyard

## 415-419 Tottenham High Road London

The site is located on the A10 Tottenham High Road. This important transportation corridor is a focus for local shopping predominantly to the north. Larger scale single use premises and community buildings occupy sites to the south, their setting reflected in a more generous street width culminating in the one-way system opposite the Town Hall at Seven Sisters.

A mixed use development was proposed. Block A which runs parallel to the High Road accommodates potential commercial units at ground floor level with residential use over. The scale, massing and specification of materials have been considered to reflect the rhythm and pattern of the adjacent premises. A corner feature provides a distinctive landmark at the junction of the High Road and Drapers Road. This has been introduced to act as a similar device to the existing twin towers providing a focal point to mark the entrance to the proposed commercial space.

The proposal steps down to the former Palace Theatre and is also inset revealing detail to the adjacent boundary wall. Pedestrian and vehicular parking access defines block A from residential blocks B and C which is separated by a retaining wall which provides a device to reconcile the rise in street level along Drapers Road.

A private secure landscaped courtyard provides a common focal pint and amenity space for the residential units.

Common materials for blocks A, B and C are specified to promote a family of buildings across the site. The level of detail to Block A reflects its proximity to adjacent buildings and the High Road. In particular the proposed balconies act as a device to breakdown the linear elevation and screen individual amenity spaces to the adjacent High Road. There are 55 apartments and 4 commercial units.

The project was completed in 2004 and has a value of £4.4 million.

**Contractor:** Trak Residential  
**Structural Engineer:** Walsh Associates  
**Services Engineer:** Cadogan  
**Project Manager:** eDSB Construction Consultants Ltd