



A Quod project sheet

Paxton Development, Northern Terrace

Role

On behalf of Tottenham Hotspur Football Club, members of the Quod team secured full planning permission for the first phase of the redevelopment of the 'Northern Terrace'. The Northern Terrace is one of the most important heritage assets within the North Tottenham High Road Conservation Area by virtue of the statutorily and locally listed buildings within it, as well as its complete terrace form.

However, the majority of the terrace is in a poor state of repair and its heritage significance is reduced as a consequence.

Quod collated, submitted and successfully negotiated planning permission for the 'Paxton Development'; a new building to comprise ticketing, administration, retail and security uses in addition to the first phase of a new public realm linking with the stadium development to the south. The site is located on the southern part of the Northern Terrace to the rear of the existing listed buildings, and will open up this space with a range of activity and uses.

Quod prepared detailed planning justification for the proposals, robustly demonstrating accordance with the relevant heritage and other policy tests, and outlining the approach to the wider regeneration of the Northern Terrace.

The longer term vision for the Northern Terrace is to transform the area via subsequent planning applications, to create an attractive and useable space that interlinks with the new stadium, and enhances the heritage significance of the area.

Description

Planning application for the Paxton Building & new public realm

Client

Tottenham Hotspur Football Club

Planning Authority

London Borough of Haringey

Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	
Residential	
Retail & Commercial	✓
Industrial, Logistics and Warehousing	