

PROJECT UPDATE

"I am delighted to present a stunning new stadium design and wider scheme that will deliver an unrivalled fan experience and significant community benefits - creating a world class sports and entertainment destination for all – and in our birthplace of Tottenham.

It will be our new home for generations to come and we want it to be exceptional."

Daniel Levy, Chairman



Planning Application

16 December 2015

The Club can announce that the London Borough of Haringey Planning Sub-Committee has resolved to grant our application for the revised plans for the Northumberland Development Project, our new stadium scheme.

Daniel Levy, Chairman, said: "This marks yet another milestone in what has been a long and often difficult path. We are grateful to all those who expressed their support for the scheme. It is crucial that we now clear the final steps in the legal process. The application is due to be considered by the Mayor early next week.

"As we made clear at the start of last night's proceedings, the originally consented scheme is no longer feasible for a variety of reasons.

"This new scheme carries enormous public benefits and will play a key role in kick-starting place change, bringing exceptional opportunities for the local community and wider stakeholders. We are very proud to be part of this important step forward for an area that has been our home for more than 130 years and where we shall continue to live and play our part."



Crowd Movement

A key driver of the design of the revised scheme has been to address and improve crowd safety and crowd flow issues along the High Road. This issue has long been a concern for the Club and is largely caused by the location of three buildings on the High Road: Edmonton Dispensary; The Red House; and the former White Hart Public House - the latter narrowing the pavement width to less than two metres, alongside the bus lane.

The Club asked the stadium architects Populous to undertake a fresh study of the consented scheme and review video footage of crowd flows on the High Road from recent matches.

Populous has been involved in the development of Design Guides that relate to the safety of spectators at Sports Grounds and have focused on designing safe sports venues and facilities around the world for over 30 years.

The current planning permission does allow for increased space behind the three buildings but the crowd flow modelling shows that spectators would be much more likely to continue to take the most direct route along the High Road, with people regularly moving into the bus lane and the road.

Given the increased number of spectators, not simply for football but for the NFL and other visitor attractions, this is simply not a situation the Club can accept.

Whilst the current scheme was granted planning permission, the knowledge now that crowd flows can be made even safer has driven the new designs and plans.

The Club has carefully considered the right design for this area and is proposing to remove these three buildings, replacing them with a sensitively designed new terrace along the High Road to host 'The Tottenham Experience'. This blends old architecture with new, incorporating and bringing back into use the Grade II listed Warmington House.

This design solution allows for a much wider pavement width for safe crowd movement and maintains the line of the High Road.



Passionate About Tottenham

We are passionate about Tottenham and the Club is playing a key role in the wider regeneration of the area.

Our investment into North Tottenham through the creation of the Northumberland Development Project has provided the catalyst for the development of a comprehensive 20-year regeneration programme for Tottenham led by Haringey Council.



The regeneration programme aims to tackle local people's priorities of more job opportunities, leisure facilities, better housing and improved transport links, as well as bringing new visitors to Tottenham as a major London destination. The Club is playing an important role in that transformation and the revised designs fully integrate with the emerging regeneration of the wider area.

The Council's [20-year plan for Tottenham's future](#) sets out seven priorities for the area to achieve its potential, based directly on the feedback of local people and businesses during the last few years, including:

1. **World-class education and training** – including new schools, better access to apprenticeships and more Tottenham young people attending university.
2. **Improved access to jobs and business opportunities** – attracting major investment and encouraging local business growth to boost employment.
3. **A different kind of housing market** – improving existing homes and building new, high-quality homes to meet demand at a range of prices and tenures.
4. **A fully connected community with even better transport links** – continuing to improve rail, Tube and bus links, including making the case for Crossrail 2, as well as opening up Tottenham to more walking and cycling routes.
5. **A strong and healthy community** – improved healthcare facilities, reduced crime and strong social networks for young people.
6. **Great places** – putting Tottenham's character and heritage centre-stage while creating better public spaces to meet, shop and have fun.
7. **The right investment and quality development** – building partnerships and securing money to achieve these priorities with a focus on high quality design.

Highlights already underway or to be delivered by 2025 include:

- 10,000 new high quality homes at a range of different prices, sizes and tenures.
- Access to 5,000 new jobs with almost a million square feet of employment and commercial space added.
- A first-class leisure destination at High Road West, including 1,200 new homes, a new park and public facilities, with major improvements to White Hart Lane station creating direct access to the new stadium.
- A civic heart for the area at Tottenham Green with better public facilities and regular markets and events.
- A new gateway to Seven Sisters with a new shopping centre and hundreds of new homes.
- Restoration and improvements to Bruce Grove's historic high street.
- A transport revolution at Tottenham Hale, with a revamped Tube, rail and bus station with better links to Stansted Airport and central London, improved cycling and walking routes and a dedicated public square.

The scale of this ambition has been matched by the commitment of significant investment from the Greater London Authority and the Government – including a £500m borrowing guarantee to support housing and transport infrastructure in Tottenham. It is also proposed that Crossrail 2 would stop at Seven Sisters, Tottenham Hale and Northumberland Park.

Further information about the regeneration of Tottenham is available at Haringey Council's website at <http://www.haringey.gov.uk/housing-and-planning/tottenham-looking-future>

Phase 1



The regeneration of Tottenham is already underway and the first phase of the Northumberland Development Project is completed, with Lilywhite House along Northumberland Park now fully operational.

Lilywhite House includes the Sainsbury's supermarket, which opened in November 2013, bringing a large supermarket to this part of the Tottenham for the first time and creating over 216 new jobs, all of whom were recruited from the local area.

Above the Sainsbury's is the new Tottenham University Technical College (TUTC), which welcomed its first students in September 2014. The TUTC offers students the opportunity to study an innovative curriculum with a specialism of technology and science, for sport, health and engineering, sectors widely acknowledged to be facing a current major skills gap – it is estimated that 2.5 million engineers are needed within the next seven years.

The TUTC was founded by the Club and Middlesex University, backed by a range of businesses including London Stansted Airport, Festo, National Instruments, Mindsets and Fusion. The Club played a central role in bringing the UTC to Tottenham, by locating it next to the new stadium, creating the perfect environment to provide new opportunities for young people across North London. Its facilities are state-of-the-art, with over £1m of hi-tech, hi-specification industry equipment.

Above the TUTC on the top floor of Lilywhite House is the Club's new administration offices.

At 796 High Road (Percy House), the Club has just received planning permission from Haringey Council to convert this into the new offices of the Tottenham Hotspur Foundation. This will give the Foundation a front door on the High Road for the first time, secure the future of the highly significant interiors of the building, and provide a long term community use for Percy House.

In this first phase of the Stadium Development, the Club and the Foundation pioneered a tri-partite partnership, with the Council and Job Centre Plus, leading to the creation of over 400 new jobs and 100 new apprenticeships on site and around the Borough.

These include over 200 jobs at the new Sainsbury's supermarket, 150 new jobs with the Club and the Club's supply chain, 20 new jobs around the Borough and over 30 jobs as part of the construction so far.

In addition, the partnership has created thousands of other employment opportunities which were made available to local people at jobs fairs led and hosted by the Tottenham Hotspur Foundation.

The Club is proud to have initiated and driven the creation of these jobs for local people so early on in the development.



Timeline

We have made significant progress on site to prepare the land needed for the new Stadium and we have now commenced construction of the basement level.

Our timetable moving forward is as follows:

- **Summer 2015** – Basement works commence and consultation on the improved Northumberland Development Project proposals begins.
- **Autumn 2015** – submission of a new planning application to Haringey Council.
- **December 2015** – planning application considered by Haringey Council's planning committee and by the Greater London Authority.
- **Spring 2016** – Subject to the completion of planning permission, work begins on the revised scheme.
- **2017/18 Season** – the Club plays away for one season to enable a faster construction of the new Stadium.
- **August 2018** – new Stadium complete and open in time for the 2018/19 season.