

St Ann's New Neighbourhood, Tottenham



Image courtesy of Karakusevic Carson Architects

Regeneration of former hospital site to create a new neighbourhood in South Tottenham

CLIENT

Peabody / Hill Group

LPA

London Borough of Haringey

STATUS

Planning permission granted

SERVICES

Heritage and Townscape

Our role

- Following the Mayor of London's 2018 purchase of the former hospital site in Tottenham, Peabody and Hill Group have collaborated on a masterplan for up to 995 new homes, 60% affordable.
- The plans include community-led housing, an expanded Peace Garden, improved streets, retail, and affordable workspaces. Seven historic hospital buildings will be retained for affordable workspaces, a café, and Peabody's on-site management.
- Our specialist Built Heritage team worked with architects, Karakusevic Carson and landscape designers, Adams Sutherland to ensure the site's heritage, including historic buildings, green spaces and its location in the St Ann's Conservation Area, was sensitively integrated into the scheme. Constructive engagement with the London Borough of Haringey (LBH) and stakeholders has been key to the project's success.
- Our team prepared a comprehensive Heritage Statement in support of the first hybrid application for the outline masterplan across the whole site and also the first detailed phase of the development. This was complemented by our Built Heritage Chapter as part of the Environmental Impact Assessment (EIA) process for the application.

Results

- Our Heritage Statement and Environmental Impact Assessment supported the first Hybrid planning application, approved in November 2022.
- Subsequent Reserved Matters applications, including one approved in June 2024, continue to advance the development. Work on the final phase is ongoing into 2025.
- Construction of the new homes on site already began in 2023, and all phases of the development scheme are expected to be complete in Spring 2030.

Turley