



# 624 High Road, Scotland House

## Redevelopment of Site

Scotland House is located on the corner of high road Tottenham and Scotland Green. The street is architecturally divided between post-war, medium-rise, apartment blocks on its north side and a mixture of Victorian houses, and more modern two-storey houses on the southern side.

South Tottenham is a heterogeneous area accentuated by the loss of traditional manufacturing uses over the past 20 years and replaced with fragmented retail uses. This brownfield site represents an opportunity to regenerate a neglected corner of a well established residential community.

We aim to create a scheme that responds positively to the context through a mixture of traditional and contemporary materials set within a familiar building typology.

From initial briefing meetings and site visits it was apparent that there was a need to give careful consideration to a palette of robust materials that would be up to the challenge of a building located on this prominent site. It was deemed important to create a definite identity to the remodelled architecture

but equally important to create accessibility and openness which is not currently present.

The scheme has been designed to Code for Sustainable Homes level 4 using 20% on-site renewable energy. In an attempt to reduce the carbon footprint of the development, we proposed to re-use the existing reinforced concrete frames of the existing building.

The proposal has been designed in form and scale to be sympathetic to the surrounding area generally seeking to reflect the overall height, mass and scale of the existing buildings. Although the proposal increases the building height it remains in keeping and sympathetic with the area and addresses its surroundings in a more positive way.

To reflect the fine urban grain of the conservation area, the facade has been visually subdivided into separate segments, by alternative materials, reinforced by the balconies along Scotland Green. The scheme accommodates 42 residential units on four floors and employment space on the ground floor.

**Location:**  
Tottenham, LB Haringey

**Client:**  
Tibus Ltd

**Project:**  
Accommodation Strategy,  
Architecture and Landscape  
Architecture

**Value:**  
£4.5m

**Status:**  
Detailed design

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