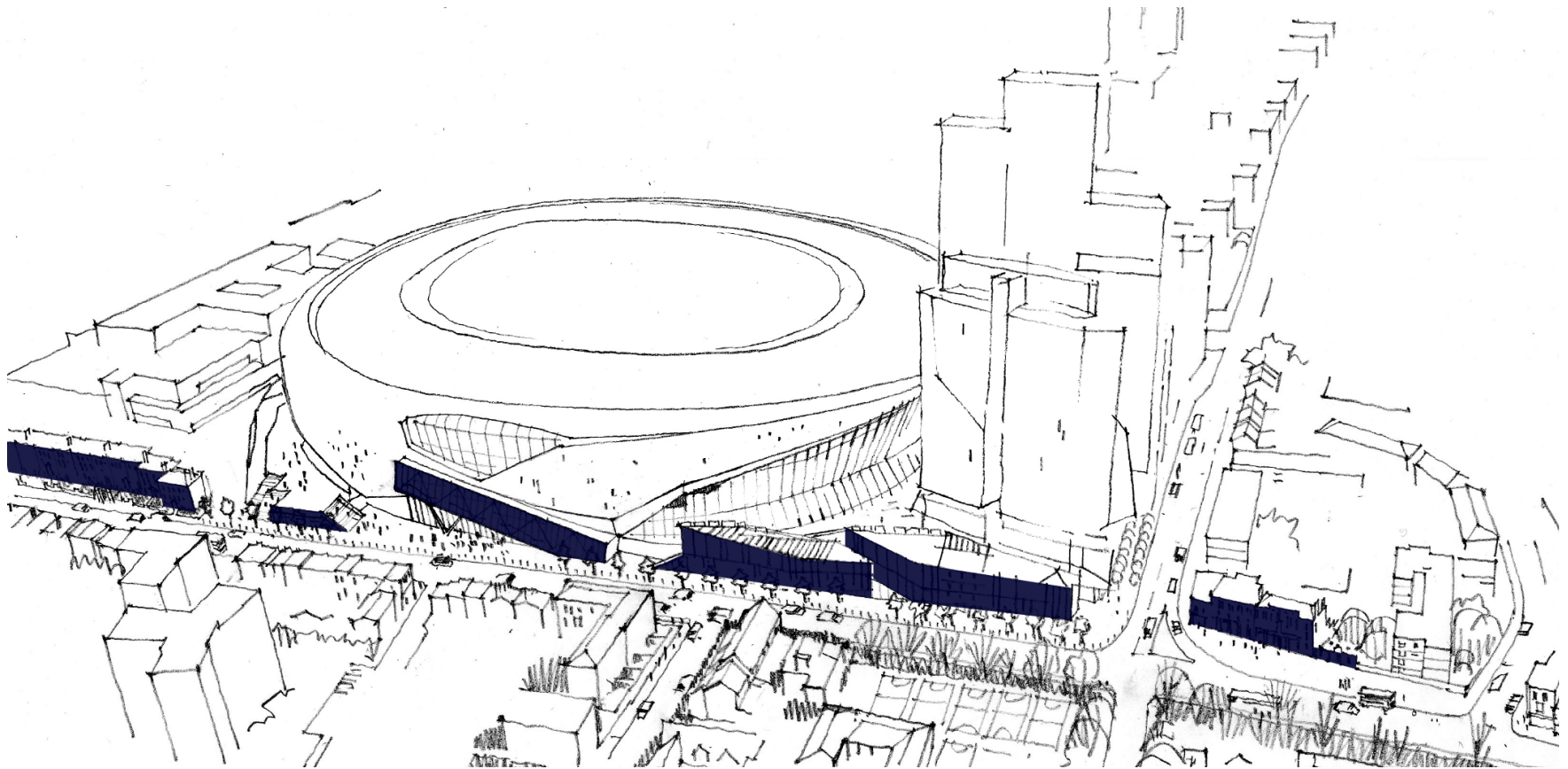


4.2.4 RELATIONSHIP TO THE HIGH ROAD

A distinct effort in the design has been to ensure the development maintains a strong relationship with the High Road and doesn't detach itself from its environment. The current High Road has a strong facade with buildings of different ages and styles, with a history that shows a series of buildings that form continuous terraces to form the backdrop the this historic road. The Northumberland Development will continue this strong relationship to maintaining the High Road urban fabric. The facades sit parallel to the High Road bridging from old to new and back to old and by incorporating Warmington House into the building sequence to make the historic links even stronger, aiding a more fluid introduction to the new development.

The previous consented scheme broke the High Road facade introducing a circular element which lacked awareness of the neighbouring buildings at was at odds with the urban context. This design retained four buildings to the South West of the development which creates width restriction on the pavement of 1.9m. This causes the crowds to push out into the bus lane and into the southbound general traffic flow causing a significant health and safety risk and poor circulation. These four buildings also have an irregular arrangement that create a weak building line to the High Road with a staggered profile and gaps between them where the terrace has been eroded.

The linear frontage of the escalator box behaves sympathetically to the High Road and maintains a strong facade consistently throughout the development. The three buildings that sit closest to the High Road towards the South West of the development will be removed to create a 9.5 meter pavement which allows for a safe crowd flow even at peak capacity ensuring there is no need for people to be pushed into the traffic flow. Warmington House will be to be integrated into the Tottenham Experience building maintaining the historic building and creating a new terrace sequence for the future.



4.3 Design Development Summary

Many comparable stadiums today are traditionally designed with stacked continuous tiers. This was challenged early on in the design development to meet the client brief and create a stadium bowl that enhance the hospitality experience as well as the general spectator experience.

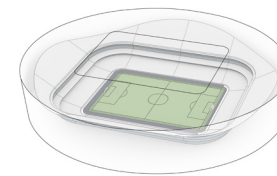
Instead of a traditional cylindrical shaped bowl the main hospitality tiers are designed in a horse shoe shape to the west, north and east. This opens up for the opportunity to create a single tier stand in the south. The proposed bowl configuration forms an asymmetrical bullet shaped bowl.

The design of the envelope developed to enhance the asymmetrical bowl configuration and functions. Starting with a continuous wrap around the bullet shaped bowl, cut outs of the wrap were introduced and replaced with glass. The glazed areas were strategically designed in front of key accommodation areas, with the largest area being in front of the south single tier stand.

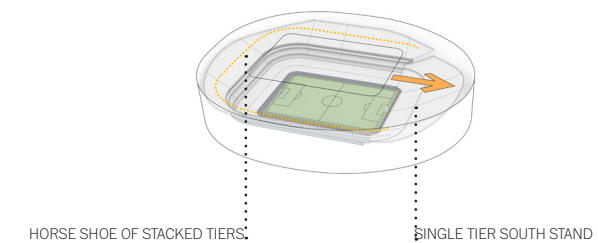
The asymmetrical bowl configuration also allowed for distinctively different views of the building from the south, west, north and east. To accommodate an active street frontage on the High Road the wrap is lifted and reveals glazed entrances and exits. The main entrance on the West elevation has been reinforced with the addition of an escalator box. Three escalators run up along the facade creating a dynamic and populated facade showcasing the circulation and activity inside the building. In addition, the escalator box breaks down the scale of the west elevation and sits in between the Northern terrace and the Tottenham Experience building as an important marker on the High Road.

DESIGN DEVELOPMENT

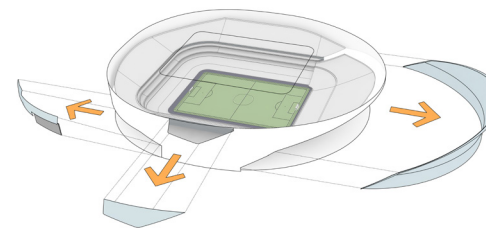
1 - TRADITIONAL BOWL CYLINDRICAL SHAPE



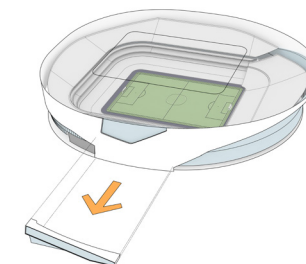
2 - PROPOSED BOWL ASYMMETRICAL SHAPE



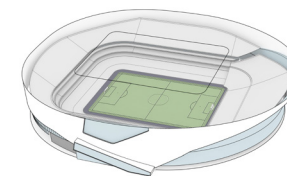
3 - KEY ACCOMMODATION AREAS GLAZED CUT OUTS



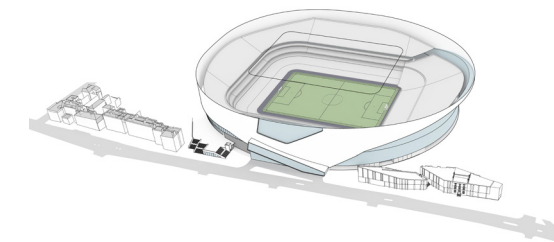
4 - MAIN WEST ENTRANCE GLAZED ESCALATOR BOX

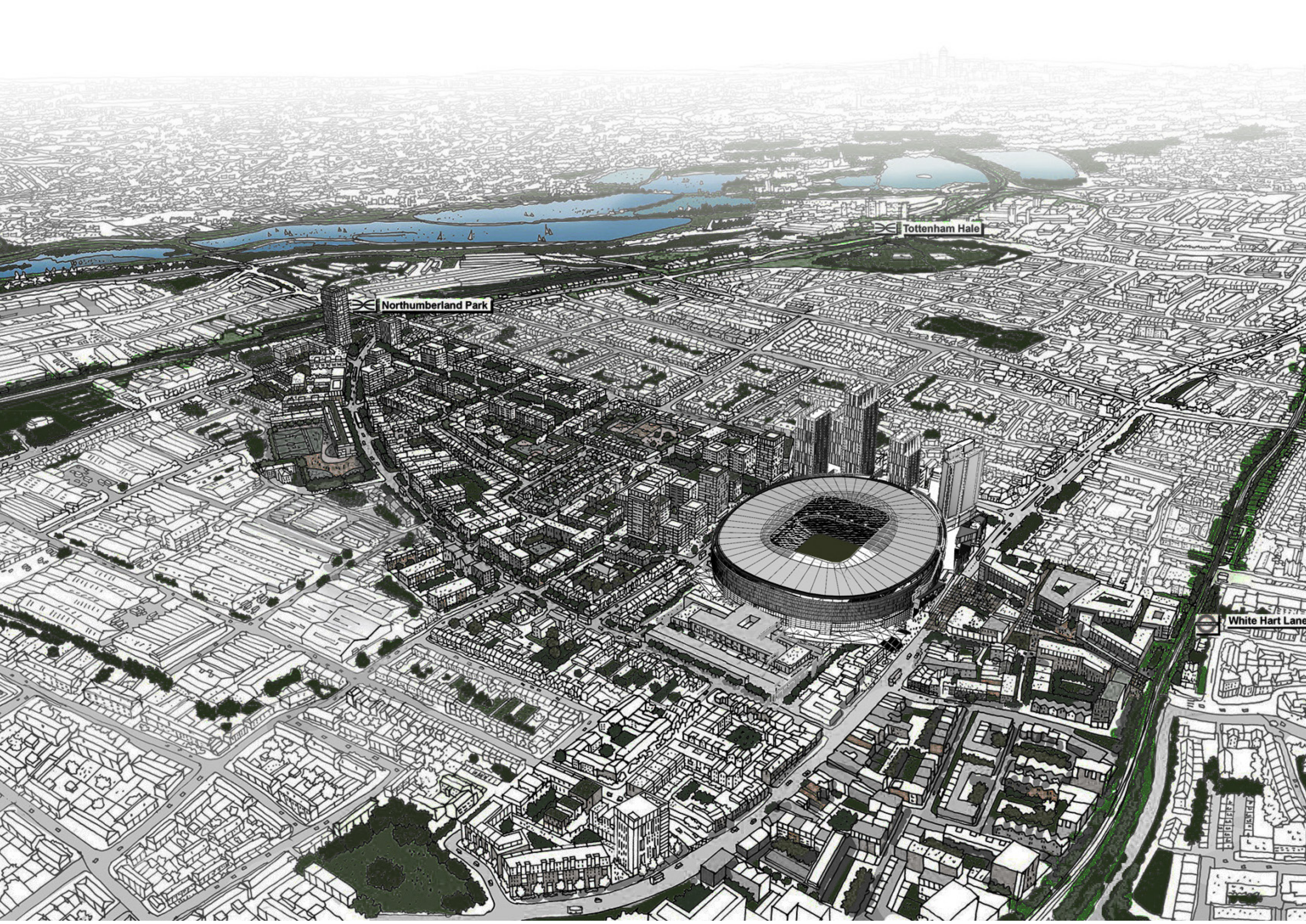


5 - PROPOSED DESIGN



6 - PROPOSED DESIGN HOLDING THE HIGH ROAD





Northumberland Park

Tottenham Hale

White Hart Lane