

1.1 Overview

This Design and Access Statement (DAS) has been prepared on behalf of Tottenham Athletic Football Club Limited, a wholly owned subsidiary of the Football Club (THFC), as part of the planning application for the Northumberland Development Project (NDP) in Tottenham.

The purpose of this document is to provide detailed information relating to the design of the elements of the project including the masterplan of the site, the new, net capacity of 61,000 the Tottenham Experience and the Hotel. All of this is incorporated within a detailed public realm proposal. The document also sets out the outline information for an Extreme Sports building, a residential development of up to 585 units and a Community Health building.

This DAS explains the thinking behind the design and access strategies for people who are involved in the planning process. It sets out the design team's approach to the context, the design rationale, the solutions and how these enhance the quality and equality of access. It is a demonstration of the commitment to good design and the assurance of quality and accessibility in the delivery of the design process.

The Planning Statement accompanying this application contains a more detailed description of the planning process to date and the key planning policy considerations that are relevant to this submission.

This document also forms part of the suite of planning documents and should be considered in conjunction with them.

The key elements of the project:

- The Masterplan
- The Stadium
- The Tottenham Experience
- The Hotel
- The Extreme Sports Building
- The Residential Development
- The Community Health Building
- The Public Realm



1.2 Design team

Client	Tottenham Athletic Football Club Limited
Architect and Masterplanner	Populous
Public Realm Design	Populous
Residential Architect	Allies and Morrison
Heritage Architect	Donald Insall and Associates
Civil and Structural Engineering	Buro Happold
Building Services Engineering	Buro Happold
Cost Consultancy	EC Harris
Transportation and Access	Buro Happold/Tim Spencer and Co
Fire Safety Engineering	Buro Happold FEDRA
Inclusive Design	Buro Happold Inclusive Design
Site Security	Buro Happold Safe and Secure
Sustainability	Buro Happold
Vertical Transportation	Buro Happold/Dunbar and Boardman
Waste Management	Buro Happold
Crowd Movement Strategy	Movement Strategies
Town Planning	DP9
Environmental Statement	Savills
Daylight, Sunlight and Rights to Light	Gordon Ingham Associates
Pitch Construction	Hewitts Sportsturf
Catering Strategy	KCCJ Ltd
Information Services and Venue Technology	RealWireless
Acoustics and Public Address Systems	Van Guardia
CDM (Health and Safety) Coordination	EC Harris
Conference and Banqueting	The Right Solution
Legal Advisors	Richard Max and Co.
Public Consultation	London Communications Agency
Economic and Regeneration Consultants	Deloitte
Visualisations	INK

1.3 Vision

The project is intended to create a new long-term home for THFC set within a major new sports, leisure and entertainment destination in Haringey, bringing greater activity and vibrancy to this part of Tottenham for 365 days a year. These facilities are intended to support the long-term viability of THFC and also to assist the wider regeneration of this part of North London.

Having been based in the area for well over a hundred years, the Club is passionate about Tottenham and is keen to play a key role in the wider regeneration of the area. The investment in the area through the creation of the NDP is intended to provide the catalyst for the development of a comprehensive 20-year regeneration programme for Tottenham led by Haringey Council.

This wider 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. It aims to provide 10,000 new high quality homes at a range of different prices, sizes and tenures, together with access to 5,000 new jobs across almost a million square feet of employment and commercial space added.

The Club has started this process with the completion of phase 1 of the NDP. This involved the construction of Lilywhite House, which now contains a new Tottenham University Technical College (TUTC), office for the Club and a large new Sainsburys Supermarket. The further phases of the development are intended to include a new Stadium, Shop, Museum, Hotel, Extreme Sports Building, Houses and a Community Health Centre, which will transform the impact of the Club in Tottenham. They will go from supporting 1,800 jobs to supporting 3,500 and from generating £120 million of annual spend into the local economy to over £290 million – bringing new jobs and increased economic activity into an area of real need.

1.4 Project Brief

The project brief builds upon the scheme that received planning consent in September 2011, which was for a 56,250 seat stadium on a site to the north of the existing White Hart Lane Stadium, bounded by the High Road, Park Lane, Worcester Avenue and the North Building (comprising a Sainsburys food retail unit, UTC and THFC offices) which opens onto Northumberland Avenue. The original brief for the consented scheme from the Club had actually been for a 60,000 seat Stadium and with the additional element of a desire to attract the National Football League (NFL) to stage American Football matches at the venue, the brief was subsequently adjusted to include the following elements:

- Creation of a world class sports, leisure and entertainment destination for all
- A contemporary design that sets the benchmark for a new generation of stadia
- 61,000 net capacity stadium
- Incorporation of a single-tier, 'home end' stand for 17,000 spectators
- A tight atmospheric stadium bowl with minimum crowd sound loss
- A venue which provides a great experience for players and spectators alike
- A secure and safe venue accessible to all types of spectator
- A concentration of five-star directors' and premium hospitality facilities within the East and West stands of the Stadium
- 8,000 hospitality seats arranged throughout the Stadium
- Up to 80 hospitality boxes and loge boxes within the East and West stands only
- Innovative hospitality concepts
- Double-height banqueting hall to facilitate conference and banqueting use
- Roof Walk visitor attraction
- Introduction of retractable seating blocks to facilitate flexible capacity options
- Future-proofing seating bowl to accommodate sections of safe standing
- Club offices within the West Stand
- Dedicated NFL locker rooms and other operational

- facilities within the Stadium to support NFL matches
- Back of house facilities to maximise income on both match days and non-match days
- Incorporation of a retractable pitch and adjustment of Southern Development to accommodate a 'pitch pocket' when the pitch was outside the Stadium bowl
- Match day parking in the 'pitch pocket' area of Level 0
- Additional basement match day car parking, in a connected horseshoe configuration underneath the West, North and East stands, to provide VIP hospitality access adjacent to parking spaces
- Additional non-match day car parking to Worcester Avenue
- Relocation of Outside Broadcast vehicle compound to the School located on the opposite side of Worcester Park
- A sympathetic roof form which relies on gravity surface water drainage
- Avoidance of overshadowing residential properties on Worcester Avenue
- Optimised excavation resulting in minimised expensive off-site cart away
- Compliance with the Guide to Safety at Sports Grounds 5th Edition: 2008
- Compliance with Premier League venue requirements
- Compliance with UEFA Champions League venue requirements up to semi-final stage
- A development capable of being built in two phases around the existing stadium
- A stadium capable of accommodating future advances in technology
- A sustainable development

In addition to the new Stadium, THFC has also developed a wider brief for facilities located outside of the main Stadium, which are intended to support the creation of a major new mixed-use development. These facilities are intended to assist the wider regeneration of this part of North London and include the following elements:

- Development of the Tottenham Experience concept on the High Road – integrating retail, museum,

- ticketing, tours and café elements into a combined building
- Retention of Warmington House as an integral part of the Tottenham Experience – hosting parts of the museum and local heritage study centre
- Improved crowd management solution to the High Road – addressing existing pinch points along the pavement
- A new 180-bed Hotel, with additional serviced apartments
- An Extreme Sports building hosting elite and community sports and activities
- 585 new Homes, including affordable housing
- A new Community Health Centre
- An improved public realm – including a large public square hosting a range of community sports activities and events
- The headline stadium capacity figure of the purposes of EIA and other assessments is 61,000, which is based upon the number of seats that can be sold. In common with all sports stadia, the precise capacity will vary from event to event depending upon the configuration adopted for each event. When account is taken of media seats and seats associated with playing staff, the maximum oper:



FOOTBALL



NFL

1.5 Design Standards and References

Stadia are complex technical buildings, which require careful design work to ensure that they are safe and secure facilities that comply with a range of technical design standards and building regulations. In developing the design, reference has been made to the following key stadium design legislation and design guidance documentation:

- Safety at Sports Ground Act 1975
- Guide to Safety at Sports Grounds 5th Edition: 2008 (the Green Guide)
- Football Stadia Advisory Design Council (FSADC) and Sports Council design guidance, including:
 - FSADC Seating Sightline Terracing Guide 1991
 - FSADC Stadium Public Address Systems Guide 1991
 - FSADC Stadium Roofs Guide 1992
 - FSADC Toilet Facilities at Stadia 1993
- Football Licensing Authority (now SGSA) Sports Grounds and Stadia Guides, including:
 - SGSG No 1 – Accessible Stadia
 - SGSG No 2 – Control Rooms
 - SGSG No 3 – Concourses
- Stadia – the Populous Design and Development Guide 5th Edition: 2013
- Premier League Handbook 2013/2014, Section K – Ground Criteria and Broadcasters requirements
- UEFA Stadium Infrastructure Regulations Edition 2010
- Regulations of the UEFA Champions League 2012-2015 Cycle
- UEFA Guidelines for Media Facilities 2012
- UEFA Guide and Recommendations for Floodlighting 2004
- FIFA Football Stadiums Technical recommendations and requirements 5th edition: 2011
- Equality Act 2010
- Building Regulations Approved Documentation 2010 and subsequent revisions
- British & European Standards and Codes of Practice
- District Surveyors Association Guides: Model Technical Regulations for Places of Public Entertainment
- The Event Safety Guide – A Guide to Health, Safety and Welfare at Pop Concerts and similar events (Purple Guide) 2nd Edition 1999
- Fire Safety – Fire Precautions Act 197 and BS9999
- Equalities Act 2010
- Licensing Act 2003 – Current alcohol consumption legislation relating to stadia
- BS EN 13200-2003 Spectator Facilities part 1: Layout criteria for spectator viewing area – specification
- BS EN 13200-2003 Spectator Facilities part 3: Separating Elements – requirements

Some of these documents are statutory requirements, while others provide guidance material, so close interaction and review with the Building Control officer will be a key part of developing the technical design of the stadium.



1.6 Development Description

1.6.1 THE APPLICATION

The NDP application site is based around the current White Hart Lane football stadium, situated in north London in the north east of the London Borough of Haringey (LBH).

With a capacity of 36,237 White Hart Lane is the 11th largest in the Premier League (2015-16 season). The majority of the top clubs in the Premier League have either completed major redevelopment projects, or are currently engaged in plans to significantly increase the size of their stadia, in order to be able to compete in a highly competitive environment. Old Trafford (Manchester United) is currently the largest club ground in England, with a capacity of 76,180, but recent and proposed developments by Arsenal, Manchester City, Liverpool and Chelsea are all for stadia of around 60,000 seats.

The Club has a total membership of 94,500, which includes 23,500 current season ticket holders and a waiting list of 44,500. An increased capacity would be needed to accommodate the existing and additional season ticket holders, together with the required 5% capacity allowance for away spectators.

The Club identified a need to improve its spectator facilities within the previous application, as presently the stadium suffers from poor hospitality facilities as well as insufficient seat widths, gangway widths, site lines, police control facilities and facilities for the mobility impaired. It also needs to be able to compete with other sports and leisure opportunities across London, in order that it can continue to attract spectators and sponsors to Tottenham.

White Hart Lane currently has 3,103m2 of conferencing and banqueting floorspace and 1,800 corporate hospitality seats. By comparison, The Club's closest Premier League neighbour, Arsenal, has 21,932m2 of modern, high quality facilities within the Emirates Stadium and 9,361 corporate hospitality seats. Revenue from corporate hospitality is an important supplement to the Club's financial stability as well as the general admission revenue, while improved spectator facilities are also important in spreading the arrival and departure times of fans on match days and in turn, alleviating the impact on the road and public

transport networks.

The Club is also keen to respond to the new 20-year masterplan set out by LBH for the wider regeneration of the Tottenham area, including the High Road West development that is currently out to public consultation, so this new application includes changes to the consented scheme that will enhance these initiatives and bring financial and community benefits for both Club and Borough.



ENGLISH PREMIER LEAGUE CLUB STADIA



AFC BOURNEMOUTH - GOLDSANDS



ARSENAL FC - EMIRATES STADIUM



ASTON VILLA FC - VILLA PARK



CHELSEA FC - STAMFORD BRIDGE



CRYSTAL PALACE FC - SELHURST PARK



EVERTON FC - GOODISON PARK



LEICESTER CITY - KING POWER STADIUM



LIVERPOOL FC - ANFIELD



MANCHESTER CITY FC - ETIHAD STADIUM



MANCHESTER UNITED - OLD TRAFFORD



NEWCASTLE UNITED - ST JAMES PARK



NORWICH CITY FC - CARROW ROAD



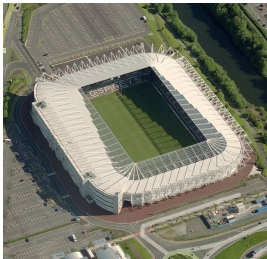
SOUTHAMPTON FC - ST MARYS



STOKE CITY FC - THE BRITANNIA



SUNDERLAND AFC - STADIUM OF LIGHT



SWANSEA CITY AFC - LIBERTY STADIUM



TOTTENHAM HOTSPUR - WHITE HART



WATFORD FC - VICARAGE ROAD



WEST BROM - THE HAWTHORNS



WEST HAM - BOLEYN GROUND

1.6.2 OUR SCHEME

The full scheme, the subject of this application submitted on behalf of Tottenham Athletic Football Club Limited is for:

Proposed demolition and comprehensive redevelopment of a stadium (Class D2) with offices (Class B1), tottenham experience (Sui Generis); hotel (Class C1), retail (Class A1 and/or A2 and/or A3 and/or A4 and/or A5), museum (Class D1); extreme sports (Class D2); residential (Class C1 and C3) and health centre (D1); together with associated facilities, including the construction of new and altered roads, footways, public and private open spaces, landscaping and related works. Details of “appearance” and “scale” are reserved in relation to the proposed extreme sports, residential and community health buildings.

The Hybrid Planning application comprises the following;

- A full planning permission for a 61,000 seat football stadium for THFC and associated supporter facilities
- A new Club shop, museum and café (the Tottenham Experience)
- A 180-bed hotel with 49 serviced apartments
- Application for Conservation Area Consent
- Application for Listed Building Consent (proposed alterations to 744 High Road ‘Warmington House’)

The scheme also looks to secure outline planning permission for:

- An Extreme Sports Building
- Up to 585 residential units
- A Community Health Centre

1.6.3 STADIUM

(DETAILED PLANNING PERMISSION)

In addition to the principal use as a football stadium, the Club is also seeking planning permission for the stadium to host up to sixteen major events per year, which includes 6 concerts and 10 non-THFC sporting events.

The design works within many of the parameters established by the consented scheme and adopts the minimum footprint necessary to achieve the Club’s design brief. This has been achieved by the relocation of car parking into a new basement car park to facilitate the introduction of additional facilities for American football, as well as the integration of a ‘pitch pocket’ which would house the retractable pitch underneath the public square of the south podium when not in football use.

The Stadium shape has been modified into an asymmetrical form that extends towards the southern part of the site and responds to the main flow of spectators along the High Road from the southern and western approaches. An extruded west entrance provides a form and scale that is more in keeping with the surrounding context and helps to ‘hold the High Road’.

The seating bowl follows this asymmetrical form, with a single-tier ‘home end’ stand to the south and multi-tier stands to the other 3 sides of the stadium. All parts of the seating bowl have been configured to bring seating as close to the pitch as possible and improve the Stadium atmosphere. The resulting Stadium footprint is therefore smaller than other English football stadia of comparable capacity.

The envelope of the Stadium wraps up and over from the façade to the roof, providing a continuous enclosure to the seating bowl, which helps to minimise noise break-out from events. The curved eaves line matches the eaves line of the consented scheme at the key cardinal points of the stadium, softening the overall form of the building in its urban context.

The Stadium will be at grade level (11.50m AOD) and will be about 48m high to the eaves from street level. It will be about 250m long along its north-south axis and about 200m wide along its east-west axis.

Further details on the Stadium design can be found in section seven of this report.

1.6.4 TOTTENHAM EXPERIENCE

(DETAILED PLANNING PERMISSION)

The Tottenham Experience brings together the retail, museum, ticketing, tours and café elements of the project brief into a new building sitting along the High Road, adding animation and vitality to the local streetscape. It will act as the gateway to the Stadium for the significant proportion of visitors who will arrive at the corner of Park Lane and the High Road as they approach from the south and engage with visitors on a daily basis.

The design sensitively blends old architecture with new, by incorporating the Grade II listed Warmington House as an integral part of The Tottenham Experience. It will be a perfect and appropriate setting for many historical Club features such as the famous Bill Nicholson Gates and key elements of the Red House and the Dispensary buildings which are proposed for removal.

The Club does not currently have a museum and this facility will provide a visitor attraction on non-match days, as well as a useful resource for the local community in the study of local history. It will also act as an arrivals hub for stadium tours and the sky walk, as well as offering an interactive retail and museum experience.

Further details on the Tottenham Experience design can be found in section eight of this report.

1.6.5 HOTEL

(DETAILED PLANNING PERMISSION)

The Hotel is designed as a tall and slender tower, up to 24 storeys, on the corner of Park Lane and the High Road and acts as a beacon and marker building for the wider NDP development. It points down the High Road and will help to shape the movement of people up and onto the public square on the south podium. It will also act as a training facility and help to support the conference and banqueting facilities in the Stadium.

The building can be broken down into a series of elements, which help to tie it into the local context. A solid plinth contains the majority of the public facilities and is set at a height to reflect the general scale of the surrounding buildings. A slot is then used to create an open terrace that separates the plinth from the tower element that contains the hotel rooms and serviced apartments, with a roof bar and terrace completing the composition.

Further details on the Hotel design can be found in section nine of this report.

1.6.6 EXTREME SPORTS

(OUTLINE PLANNING PERMISSION)

The Extreme Sports building sits along Park Lane, between the Hotel and the Residential development. It has access points off both Park Lane and the podium and provides a range of elite and community sports facilities within two major spaces. A tall tower houses indoor and outdoor climbing facilities, as well as an indoor dive tank and a café set 38m above the podium. An adjoining horizontal block incorporates a bouldering wall, café, ancillary retail and changing facilities. The scale and appearance of the building are reserved for determination at a later stage.

Further details on the Extreme Sports design can be found in section ten of this report.

1.6.7 RESIDENTIAL

(OUTLINE PLANNING PERMISSION)

The Residential development consists of 585 new homes, located within 4 towers set on plinth blocks above street level, as well as 5 townhouses that front onto Park Lane. Each tower has an access point to the street. The towers chamfer back in scale as they reach the sky and incorporate sky gardens at high level. The appearance of these buildings and the landscaping at the base of the towers are reserved for determination later.

Beneath the four residential towers within the plinth building at ground, first and second floor level, will be 4,000 sqm of flexible floorspace that could accommodate business uses and or community uses. The exact use of this floorspace has not been fixed at this stage.

Further details on the Residential accommodation and associated space can be found in section eleven of this report.

1.6.8 COMMUNITY HEALTH CENTRE

(OUTLINE PLANNING PERMISSION)

The Community Health Centre sits above the service yard in the north-east corner of the site. It consists of two floors of flexible, open-plan space which will be configured to provide facilities for a Health Centre. The building has access points from both the podium (close to the entrance to Lilywhite House) as well as from Worcester Avenue, which provides easy access for the local community. It will also incorporate louvred cladding to the service yard at street level, which will help to conceal these operational activities, with the appearance of the building reserved for determination later.

Further details on the Community Health Centre design can be found in section twelve of this report.

1.6.9 PUBLIC REALM

(DETAILED PLANNING PERMISSION)

The public realm stretches around all sides of the NDP site, integrating the stadium with the other buildings in the southern development and the community health centre. It consists of new streetscapes running along the perimeter of the site - picking up the High Road, Park Lane and Worcester Avenue - as well as areas of podium to the north and south of the Stadium. The south podium incorporates a new public square, which is intended to host a variety of sports and community use, as well as linking the wider regeneration areas to the east and west sides of the site.

The public realm also needs to serve two very different requirements. On match days it must be physically large enough and designed to meet the needs of the fans who arrive in large numbers and then leave in a relatively short period of time. However, on non-match days the public realm on all sides must appear as a natural and seamless part of the experience of moving around the area and provide welcoming and attractive spaces to visit and enjoy.

Further details on the public realm design can be found in section thirteen of this report.

1.6.10 KEY FIGURES

Site area	8.97 ha
Stadium GIA	119,945 m2
Car spaces (Stadium)	785
Tottenham Experience GIA:	4,311 m2 (including 478 m2 for Warmington House)
Hotel GIA	18,820 m2
Car spaces (Hotel)	80
Extreme Sports Building GIA	2,100 m2
Residential Development GIA	60,790 m2 (plus an additional 4,000 m2 for flexible space)
Car spaces (Residential)	275
Community Health Centre GIA	2,000 m2