

4.2.1 URBAN CONNECTIONS

The design of the Northumberland Park Development has been considered as significant part of the public realm, with the heart of the development and the neighbourhood the stadium. It sits within the streetscape of the High Road and Worcester Avenue. The podium edges and stairs pick up the linear streetscape from the north, transmitting that into the escalator box that forms the civic scales entrance to the stadium, before returning to the lower scale of the Tottenham Experience that relates the southern part of the High Road.

This linier street frontage of graduating scales is in response to the existing context of terraces that have historically created the High Road elevations. The stadium and ancillary developments offer a twenty first century additions in the midst of the history of Tottenham, so by retaining that strong streetscape helps the stadium link back into the urban grain.

In order to further connect the stadium to the local surroundings, the spaces around the stadium are designed to be permeable to pedestrians and create a new series of organic public spaces at different levels. This sets up a new urban topography of streets and precincts at different levels, connected by a series of generous scaled landscapes stairs that invite the visitor to explore the north and south podium.

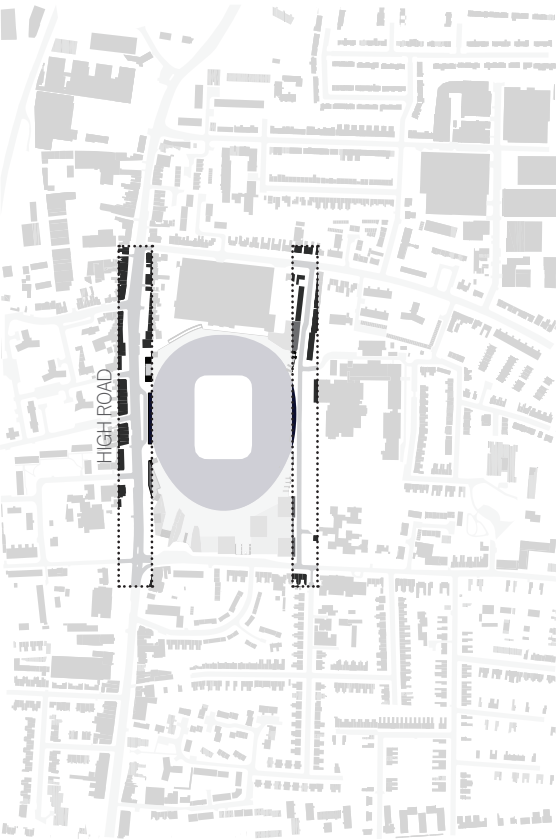
These podiums will be activated by foot-fall on non-match day by alternative uses, some of which are in play currently. To the north the podium is already used by the entrances to the UTC and the THFC offices, and in the future a Health Centre will join it. To the south a series of activities will create animation on the podium space itself with its sports themes areas, and the southern development programme from sport, to café and museum will bring visitors from the local community and further afield.

A series of active commercial street frontages are envisaged to the High Road and corners of Park Lane that morph into more residential scale and activity along Park Lane and Worcester Avenue, responding to the context of the streets they inhabit.

One of the main criticisms of the consented scheme was the stadiums weak relationship to the High Road and the adjacent buildings in scale, urban form and topography. The proposed scheme seeks to address this with a more linear approach to the street edge. The curve of the stadium is mediated to the street edge by the orthogonal escalator box that dramatically rises and falls across the elevation.

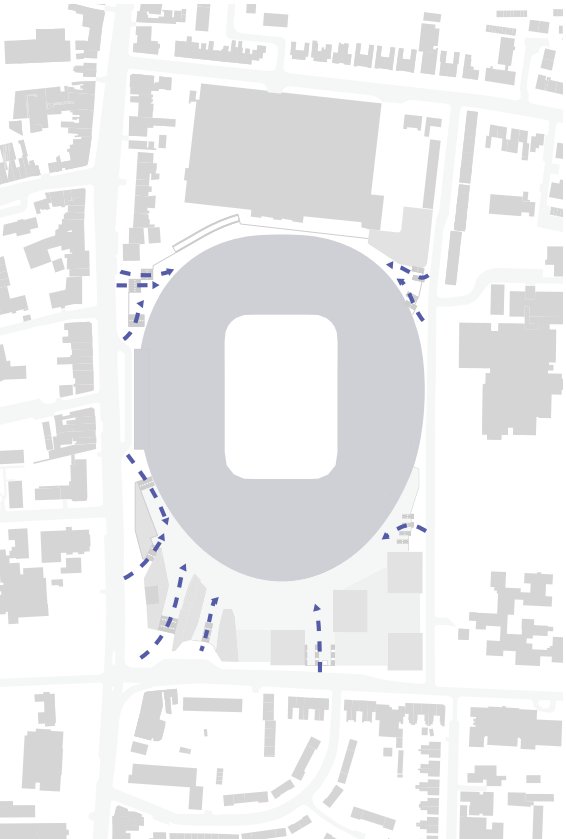
To the north the stairs to the podium sit perpendicular or parallel to the High Road, and insert within this is a café entry to mediate the streetscape from the Northern Terrace to the escalator box in scale and materiality. To the south the Tottenham Experience take the High Road line, peeling slightly back to the angle in the road, but still providing a consistent linear backdrop.

HOLDING THE HIGH ROAD AND REINFORCING



The NPD has been designed not to be exclusive but to be inclusive. There is a permeable public realm that allows for fluid movement throughout the site which on top of that will allow provide improved links between White Hart Lane train station and Northumberland Park train station. Stairs and lifts in numerous locations have been provided to the North and South podium to encourage pedestrians to use the public spaces. This can be as a route to destinations, crossing from West to East with no impediments, or to enjoy the activities and generous public space there is to offer.

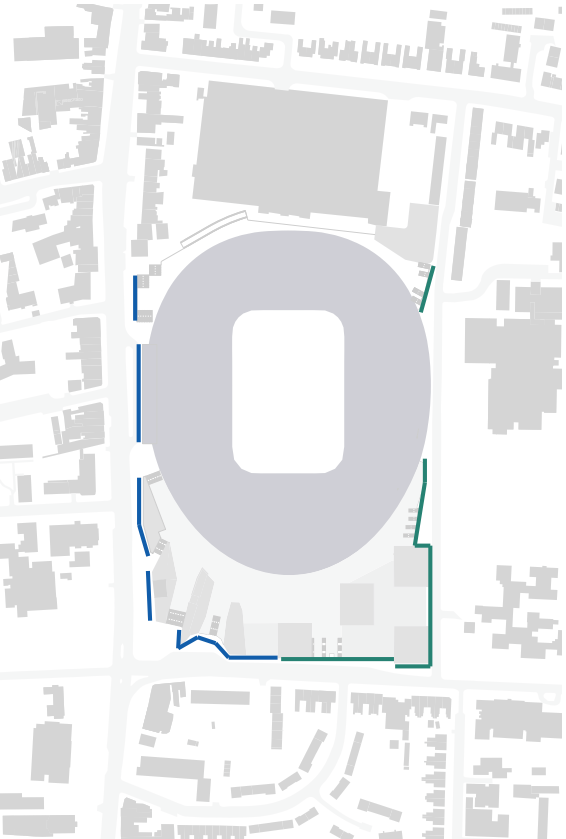
PERMEABLE PUBLIC REALM



The public frontage of the NPD have been designed not to dwarf and exclude but to connect with the public, creating a smooth transition between public and private; bridging along the streets whether it be residential or along the High Road. Having an active public frontage means the buildings interact with the public invitingly. To the west and south west this frontage is active and the public respond to the character of the High Road. Activities such as retail, primary stadium entry, hotels and cafes seek to enliven the Tottenham area. The more residential streets of Worcester Avenue and Park Lane will be treated in a 'quicker manner', with homes and residential entry points.

- HIGH ROAD
- RESIDENTIAL SCALE

ACTIVE PUBLIC FRONTAGE



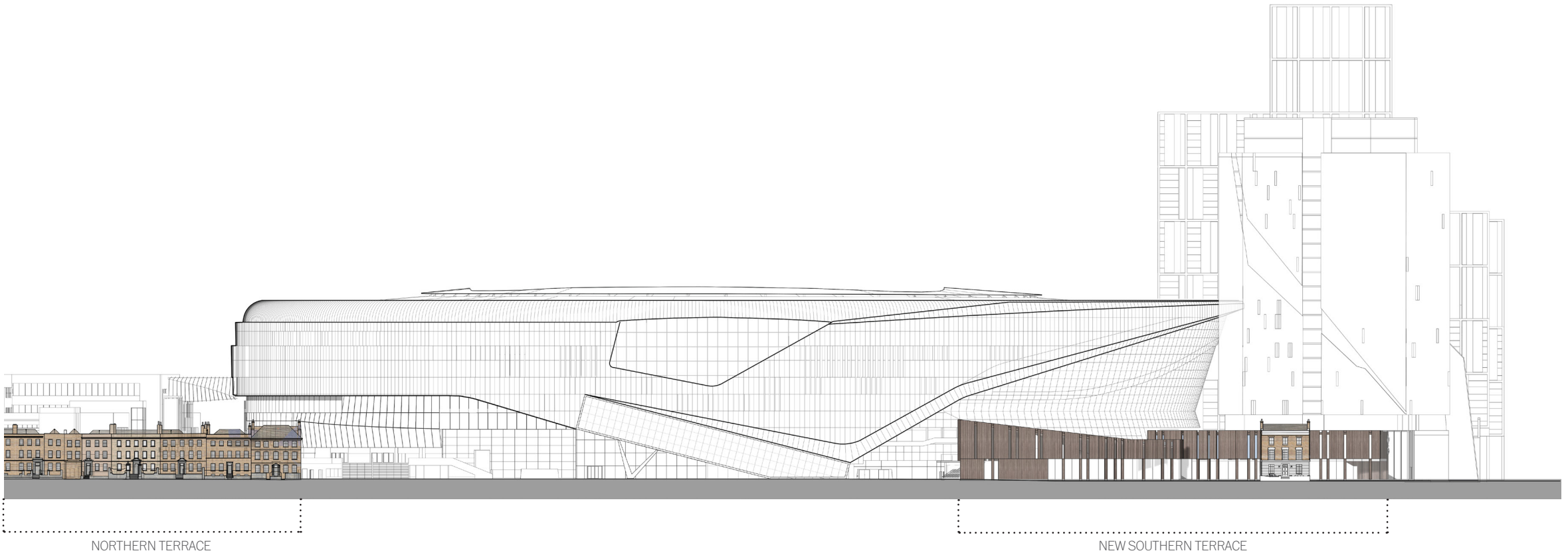
4.2.2 TERRACES TO THE HIGH ROAD

To the north west of the stadium there is a well preserved and consistent part of the streetscape known as the Northern Terrace. This group of buildings is historically significant due to the consistency of the architecture, and it remains in tact. Towards the south of the High Road buildings give way to fragmentation. Over time and neglect the urban fabric has been eroded, leaving the High Road and Park Lane with a weak corner.

One of the key design ideas has been to use the development of the Tottenham Experience to create a new terrace at the southern end of the development and restore the rhythm of linear buildings running along the High Road. It will act in tandem with the Northern Terrace and the extruded main entrance of the Stadium to mediate in scale between the prevailing height and scale of the High Road and the large stadium volume.

A significant part of the design has been to incorporate Warmington House into a new terrace, that restores the configuration of the listed building in a linear terrace. Warmington House is a Grade 2 listed building in the Tottenham Conservation area. By restoring it to its former glory and inserting it as the jewel in the new contemporary terrace that it sits within, the design seeks to respond and respect the history of the urban context.





4.2.3 HOLDING THE HIGH ROAD

Another key aspect of the design response has been to look to create a much stronger relationship with the High Road and create a much more linear building line that respects the strength of the existing streetscape and surroundings. Consultation exercises on the consented scheme highlighted significant concern about the relationship of the oval stadium form to the surrounding linear context and the new proposals have been developed to address this issue.

Tottenham High Road and Tottenham as a community has long have been dominated by White Hart Lane Stadium, although currently it sits back from the High Road. This proposed design seeks to place the stadium literally and figuratively on the map by moving it closer to the High Road and linking two of the key elements that form the character of Tottenham, embedding them together. By placing the front door to the stadium on the High Road, the club announce their desire to be at the heart of the community for years to come.

The stadium sits within the North Tottenham Conservation Area, and form part of a village core which has been settled since Roman times. There are a significant number of statutory listed buildings in the High Road and adjacent streets that include a stretch of buildings just north of the proposed stadium entrance including Dial House, Percy House and no. 809-810 High Road. These make up the majority of the Northern Terrace, and provide context for the stadium within a High Street.

The design proposed will mediate form the scale of the Northern Terrace to the mass of the stadium. The podium landscape and Media café entry will create a strong human scale backdrop north of the main entrance. These are set up to be orthogonal to the High Road, continuing the steps in the building line created in the Northern Terrace, but in contemporary modern materials. This façade is masonry and glass like its Georgian neighbours, but more open in character, inviting to the passer-by.

The main entrance is dominated by the projecting escalator box that articulates the entrance and again is intended to mediate the scale of the stadium to an element to the street

closer in scale to the surroundings. The orthogonal nature of this circulation transitions the oval of the stadium to the perpendicular of the street, creating a transition of the architecture that takes it form from the articulation of the seating bowl, and places it alongside the circulation that draws people in from the linear street.

The use of the glazed escalator box on the High Road is envisaged to create connections between the street and the stadium, the movement of people rising up through the building akin to a sloping street within the building. At night, the entrance will glow like a lantern; the spectators on their journey to the event will create a dramatic backdrop to the street. The mesh screen above it rises and falls as the escalator box falls away, playing with perspective along the street and the flowing line takes the eye back to the level of the Tottenham Experience.

The final piece in the jigsaw to create the strong streetscape to the High Road will be the Tottenham Experience. This building sits as two pavilions to the south west corner of the site, the height and mass of which complement and reflect the Northern Terrace and derive from Warmington House that sits within it. These buildings do not sit perpendicular to the road, but fall away from the road gently to open up the street to the corner of the High Road and Park Lane.

This historic building line that the Tottenham Experience articulates completes the holding the High Road with a composition of elements that rise and fall, drawing the eye across the streetscape. The Tottenham Experience materially also seeks to complement the Northern Terrace by its colour and texture. The stadium sits between the two, a modern intervention in matt metal and glass, transitioned back into the historic streetscape by the brick Northern Terrace and the cast iron panels of the Tottenham Experience.

