



NORTHUMBERLAND DEVELOPMENT PROJECT

Preface

The purpose of this Design and Access Statement is to provide required supporting information to accompany the detailed planning application for the new stadium for the Northumberland Development masterplan, which comprises a new football Stadium for Tottenham Athletic Football Club Limited and additional buildings.

It has taken into account the guidelines published by CABE; 'Cabe's Design and Access Statements - how to write and read and use them'. The application is accompanied by a number of other studies which should be read in conjunction with this statement, which are:

- Planning Statement
- Statement of Community Involvement
- Environmental Performance Statement
- Transport Statement
- Travel Plan Framework
- Preliminary Site Waste Management Plan
- Wind Assessment
- Ecology Report
- Contaminated Land Desk Study
- Construction Management Plan
- Noise Assessment
- Township and Visual Amenity Assessment
- Heritage Statement
- Archaeological Desk Study
- Arboricultural Assessment
- Flood Risk Assessment
- Energy Statement
- Sustainability Appraisal
- Daylight and Sunlight Report
- Vertical Illuminance Report
- Crowd Flow Assessment

The Statement is structured to give the background of why the stadium and additional buildings, within the NDP masterplan, have been designed the way they have, the analysis of the site and the constraints and opportunities it presents and then the design proposals and how they have evolved into the submitted scheme.



WELCOME TO
TOTTENHAM HOTSPUR



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Executive Summary

The Northumberland Park Development provides the opportunity to create a world-class sports, leisure and entertainment destination for all, which will act as a catalyst for wider urban regeneration in the area. This submission builds upon the work undertaken for the consented scheme and looks to enhance and improve on the facilities that it provides for players and spectators, while enhancing the public benefits for the local community.

Tottenham Hotspur Football Club has been an important part of its community for well over 100 years and they have a passion to build upon these foundations and create a new home that will serve their needs, as well as the needs of the wider borough, for the next century. This includes not only the development of a new stadium, but a larger mixed-use development that will bring vibrancy and activity to the area for 365 days a year.

The new masterplan also takes account of changes in the wider thinking of Haringey Council as they look to set out a comprehensive 20-year regeneration programme for the Tottenham area. This includes coordination with the development of the High Road West masterplan, as well as the early stages of development of a masterplan to the east side of the NDP site. The new stadium development will act as the catalyst for this urban regeneration, drawing people to the area, with a new public square sitting in the centre of the anticipated 'Greenway' linking White Hart Lane station with Northumberland Park station.

The new 61,000 seat stadium is designed as the next generation of stadium and will provide a level of comfort and quality that is unrivalled in its field. It has been designed as the first stadium in the world that combines the technical and physical requirements of both football and American football, utilising a sliding pitch to facilitate an easy transition between football and non-football events. The 17,000 seat home end stand will also provide a key focus for home fans, with the largest single-tier stand in the UK. This will drive the atmosphere within the stadium and create an unparalleled experience for spectators.

The Tottenham Experience will provide an exciting new development on the corner of Park Lane and the High Road, creating a new gateway to the site. It successfully integrates the context of the heritage buildings in this area and the issues associated with safe crowd flow, by locating Warmington House in a new terrace and placing it at the heart of the new retail, museum and education facility.

The Hotel will act as a landmark building, signposting the way to the new NDP site. It points down the High Road and draws people towards the new stadium, acting in unison with the Tottenham Experience to create the new gateway to the site. It will also support the conference and banqueting activities within the stadium, as well as providing additional recreational spaces for the area.

The Extreme Sports building will help to create a draw for visitors who wish to engage in sporting activity on the site. This will include facilities designed for elite sports training, as well as other facilities that are more suitable for community activity. The building has entrance points from both Park Lane and the south podium and includes a café that spills out into the public square.

The residential development will help to address the acute housing shortage in London, as well as providing life and activity around the site. The 4 towers sit on top of a plinth, which itself contains additional community and commercial space. This plinth wraps around the public square, offering additional amenity space to residents.

The Community Health building provides an anchor to the north-east corner of the site and acts as a mediator between the stadium development and the residential houses along Worcester Avenue. It sits over the stadium service yard, with entrance points from both Worcester Avenue and the north podium, which will help to conceal the noise and activity from stadium operations.

The public realm is the design element that draws all of the building components together in a cohesive manner. External stairs and lifts link both the north and south podium with the surrounding streets, to facilitate a permeable urban area, while the creation of a new public square on the south podium will provide a vibrant and dynamic public space at the heart of the development.