

8.6 Interface with Warmington House

8.6.1 GLAZED CONNECTIONS

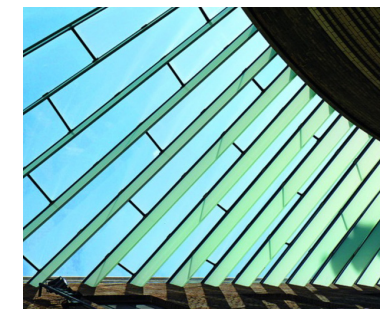
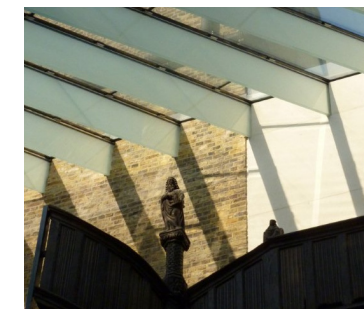
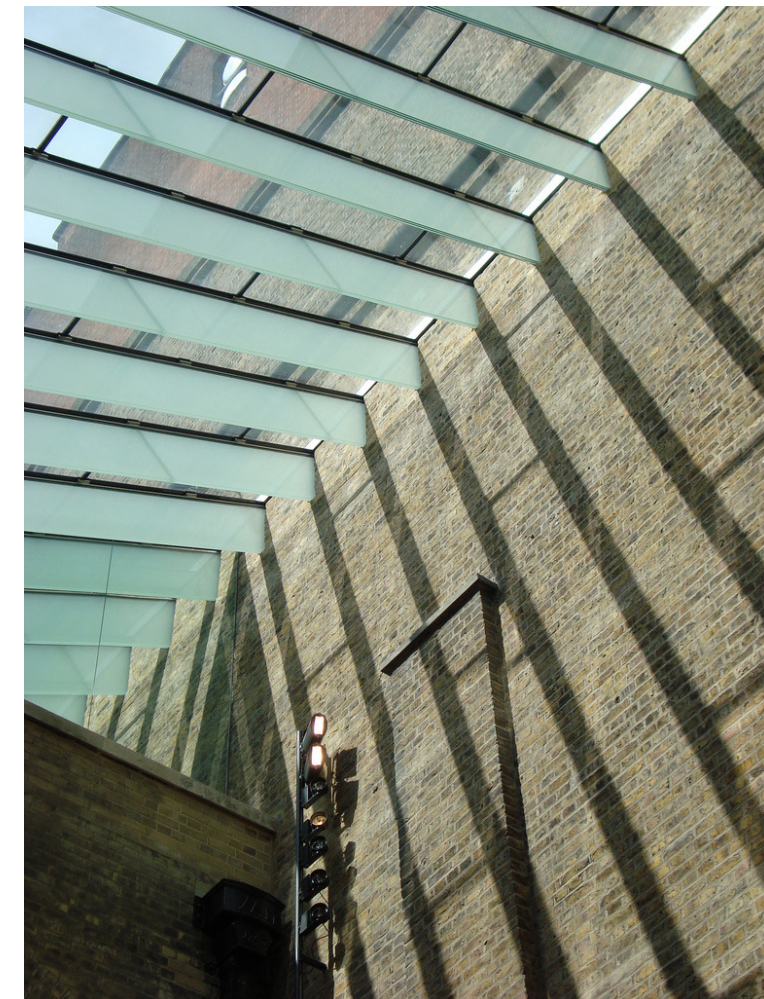
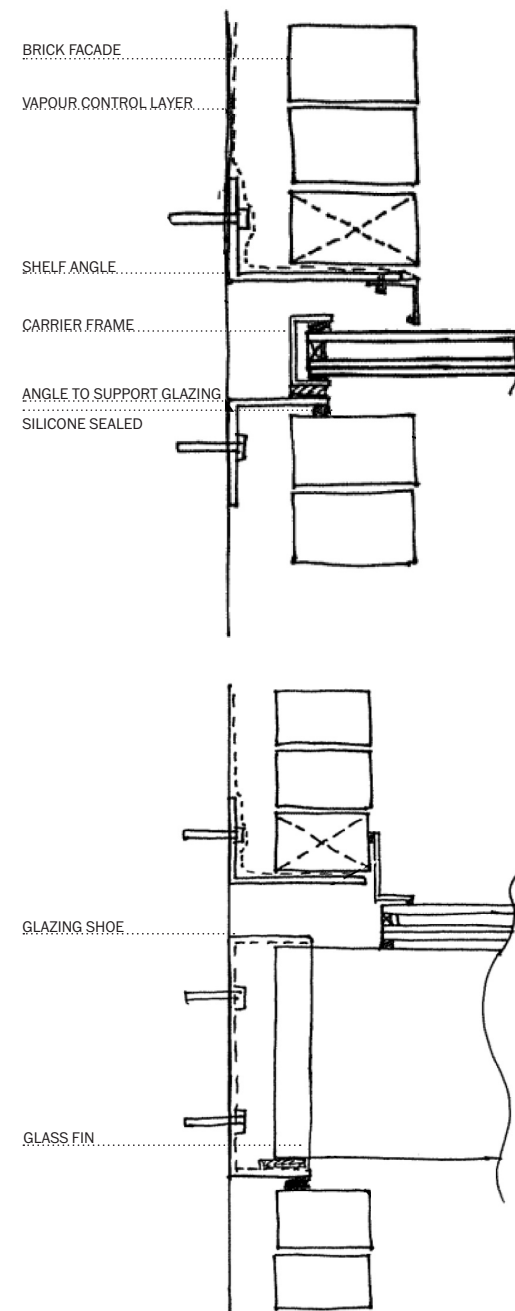
Integrating Warmington House into the Tottenham Experience design is not just a refurbishment project but it is encapsulating history in an elegant complex manner. The concept of incorporating Warmington House within the Tottenham Experience will be to have as light structure as possible for the visible connections between the two buildings. To achieve this the design frames Warmington House with glazing to the elevations, roof and to the rear in a light fitted atrium, which gives it breathing space from the mass of the rest of the structure, and a prominence within the elevation like a day-lit artifact on display within the street. At night the internal light will bathe Warmington House with a soft glow.

To achieve this glazed roof lights a glass support structure will be used rather than heavy metalwork to create the transparency that is desired. How the glass beams meet the existing historic fabric of Warmington House is a significant detail. The support structure that picks up this lightweight structure will be concealed in the stucco wall finish and as such the glazed roof will appear to effortlessly float above. The frameless glazing on the street elevation will meet the solidity of Warmington House with no visible clutter. The rear of Warmington House will be enclosed by a glazed atrium which will allow pedestrians on the podium to appreciate the rear elevation. That there is very little visible structure or alteration to the fabric of the building and the minimalist interface details will be testament to the appreciation of the significant history of the building and ensures that nothing detracts from Warmington House.

8.6.2 PROPORTIONS AND MATERIALS

The width of the glazed panels either side of Warmington House have been determined by the width of the solid masonry on the facade to create a fluent level of scale to the frontage of the Tottenham Experience.

The upper level of the Tottenham Experience facade is clad in matt cast iron panels which follow the horizontal brick envelope of Warmington House. The lower levels of the Tottenham Experience follows the stuccoed lower portion of Warmington House forming an active frontage of glazing that runs along the full length of the building, integrating Warmington House within the overall composition.



8.7 Restoration works to Warmington House

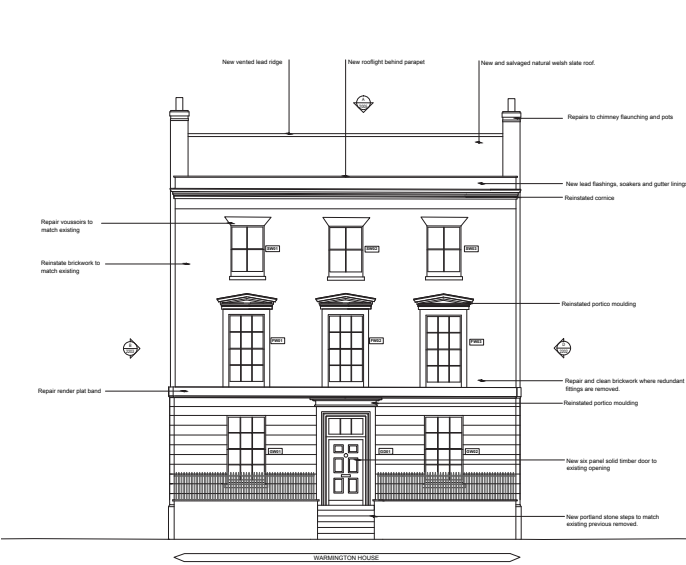
The restoration works on Warmington House has been undertaken by Donald Insall Associates. Being one of the leading conservation architectural practices their expertise in historic buildings and places means that they are well placed to develop a sensitive programme of works to the listed building.

The main aim of the restoration works is to reinstate the key aspects of the building's original design. Roof lights in the front and rear elevations, missing details of the rear staircase window and front entrance steps will be reinstated. This will help to restore the character of the listed building and its importance in the local area.

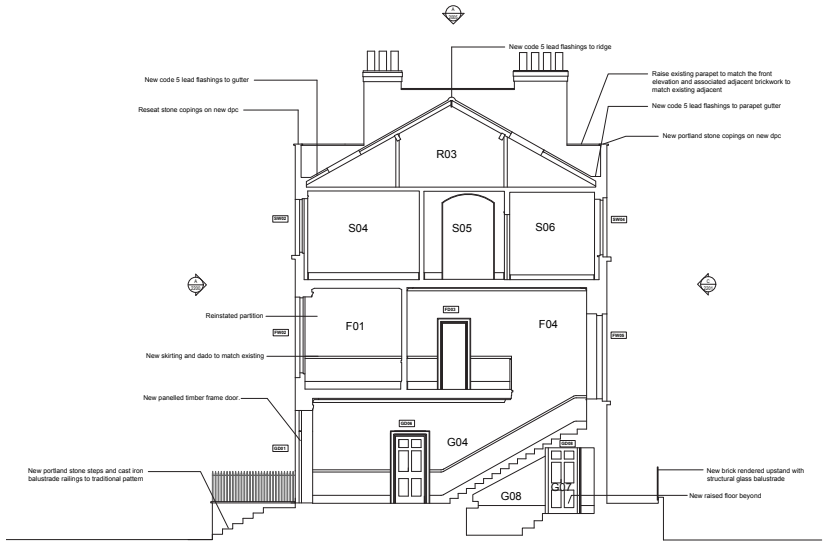
The existing condition of the elevations are in a poor state of repair, having suffered from ancillary buildings being built right up against the brickwork and later demolished. Repairs to brickwork, render and windows and window details on all four elevations will be undertaken as well as repairs to chimney flaunchings and pots. This will reinstate Warmington House to the prominent and charming building on the High Road that it once was.

A new six panel solid timber door will be added in the existing front opening and used as an entrance to the building. An additional entrance will be added on the rear elevation to the left hand side of the elevation. This opening will be accessed by sesame steps up onto a new plinth in front of the rear elevation to accommodate the change in levels between the new proposal of the Tottenham Experience and Warmington House.

Two new openings will pre proposed on the south and north elevation. The openings will be located on the first floor and connect the new elements of the Tottenham Experience with Warmington House via bridges on either side. This will allow for the building to be fully accessible and integrated in the functions of the Tottenham Experience.



Proposed front elevation



Proposed section



Proposed front elevation



Existing condition

8.8 Mechanical, Electrical and Plumbing

GENERAL

The Building Services for the new Tottenham Experience have been developed in tandem with the Architectural and Structural design and are summarised below:

Utilities:

Water:

The Tottenham Experience will take its potable water feed from the main stadium supply which helps to maintain a turn-over of water in the tank and avoids duplication.

Gas:

As the Tottenham Experience takes it’s heating feed from the Stadium it does not require a dedicated gas connection.

Electricity:

UKPN have been consulted and have planned into their local infrastructure works to extend a new dedicated HV supply cable from Bruce Grove Substation to serve the New Stadium. The Tottenham Experience will be served from a private substation from the stadium supply, located in the south-west of the stadium.

If needed, a standby power supply will also be obtained from the stadium.

Communications:

The Club has started direct negotiations with BT to provide the necessary connectivity to the new stadium via two new intake rooms on the North end of the Stadium.

BEMS

The client requires full integration of the IT and BEMS systems so it is proposed to provide outstations at each plant area and in IT rooms throughout the stadium which will interface with the Stadium IT Ethernet “backbone”. The BMS will be fully integrated with the other IT based systems.

VENTILATION

The Tottenham Experience will have a number of ventilation air handling units serving the shop, Museum and Cinema

areas. All will be provided with heating and chilled water from the Stadium systems.

HEATING AND COOLING

The Central gas fired boiler plant is located in the East Level 6/7 plant area. The stadium is provided with centralised gas fired boiler plant as it enables the connection to a future District Heating Network to be accommodated, in the future, with an adjacent riser to ground level for the pipework.

The boilers are located in the East stand plant room and currently the intake room for the future district heating connection is located directly below it in the basement. With the future development of the Southern part of the site it may be better to locate the central district heating connection point within the Southern development.

The heating will distribute horizontally at level 6 and drop within each of the 6 risers to lower level plant rooms and loads. Distribution temperatures of 80/50 Deg C, are proposed as this achieves an efficient balance as far as hot water generation and pump/ pipe sizing design. The heating feed to the Tottenham experience will drop down Core 1 and across the basement/ level 0 slab to the Tottenham Experience plant room.

The Chilled water system is more zonally separated. Whilst the East and North upper plant rooms have adequate space for these large items of equipment the West stand with its need to accommodate the Office areas on level 6 and 7 does not. For this reason the East Stand has two chillers each sized at approximately 75% of the East stand load and the North stand has space allocation for 5 Chillers (each sized for 25%). It is intended to link the distribution system at level 6 so that it will be possible to take a chiller off line for maintenance and improved resilience while still maintaining environmental conditions.

The chilled water feed to the Tottenham Experience will follow a similar route to the heating down Core 1 and across to the local ventilation plant room.

DOMESTIC HOT AND COLD WATER

The Tottenham Experience building will be served with potable cold water from the main stadium tanks and boosted ring main. A local hot water heater Calorifier or plate and buffer will provide domestic hot water for this building.

SPRINKLER

The Stadium Sprinkler system will provide protection for the Tottenham Experience building.

LIGHTING

All areas will be provided with low energy lighting systems, LED based, and appropriate controls, as part of the measures to comply with Building Regulations Part L1A.

User interfaces and switches will be located in areas with no public access and zoned to accommodate differing operating patterns. The overall control system will match and interface with the stadium system, but will be able to operate on a stand alone basis.

FIRE DETECTION AND ALARM SYSTEM

The Tottenham Experience will have a fire detection and alarm system to BS5839 Pt 1, operating as a stand alone system but with information links to the Stadium to provide notification alerts.

SECURITY SYSTEMS

The security systems in the Tottenham Experience will be capable of operating as stand alone systems but will integrate with the Stadium systems and be monitored in the Stadium Security Room.

The final requirements have yet to be fully defined but will include elements of electronic access control, CCTV and Intruder Alarms for out of hours use.