

9

HOTEL



9.1 Design Concept

9.1.1 VISION

The hotel is designed to make an active contribution to Tottenham as an employer, destination and to support the conference and banqueting operations within the stadium. It will provide a 4* lifestyle concept hotel which will also support business travellers to the City of London, with the good transport links that exist in close proximity to the hotel, as well visitors to the stadium.

The hospitality industry is already the UK's 4th largest employer, with 2.7 million people employed across 180,000 businesses. However there are real skills shortages, especially in the hotel trade, which makes recruitment difficult. The new hotel in Tottenham will facilitate training programmes, opening up new career opportunities for local people.

Its iconic design, linked in style and materiality to the stadium will provide a landmark building intended to complement the new stadium design. Its 'shard-like' form is intended to frame views from the High Road south and reveal the stadium, while filtering pedestrians between it and the adjacent buildings.

The building will also act as a beacon to the NDP development, drawing people from all directions, while the roof-top cafe and bar will provide fantastic views back to the city of London.

As the stadium celebrates the movement of spectators along the west façade, the hotel articulates the journey of patrons to their rooms through glazed lifts on the face of the building.

This is contrasted with the perforated metal screen which offers privacy to the rooms while still allowing for dramatic views from within. At night the character of the hotel changes as the internal lights of the hotel cast a soft shimmer through the perforated metal.

The solid base of the hotel responds to the context of Tottenham and the High Road, mediates the scale of the tower with the surrounding context set at a height to match the surrounding buildings. Its materiality is of solid masonry and glass, contrasting to the perforated metal of the tower above and grounding the building to the street and podium.



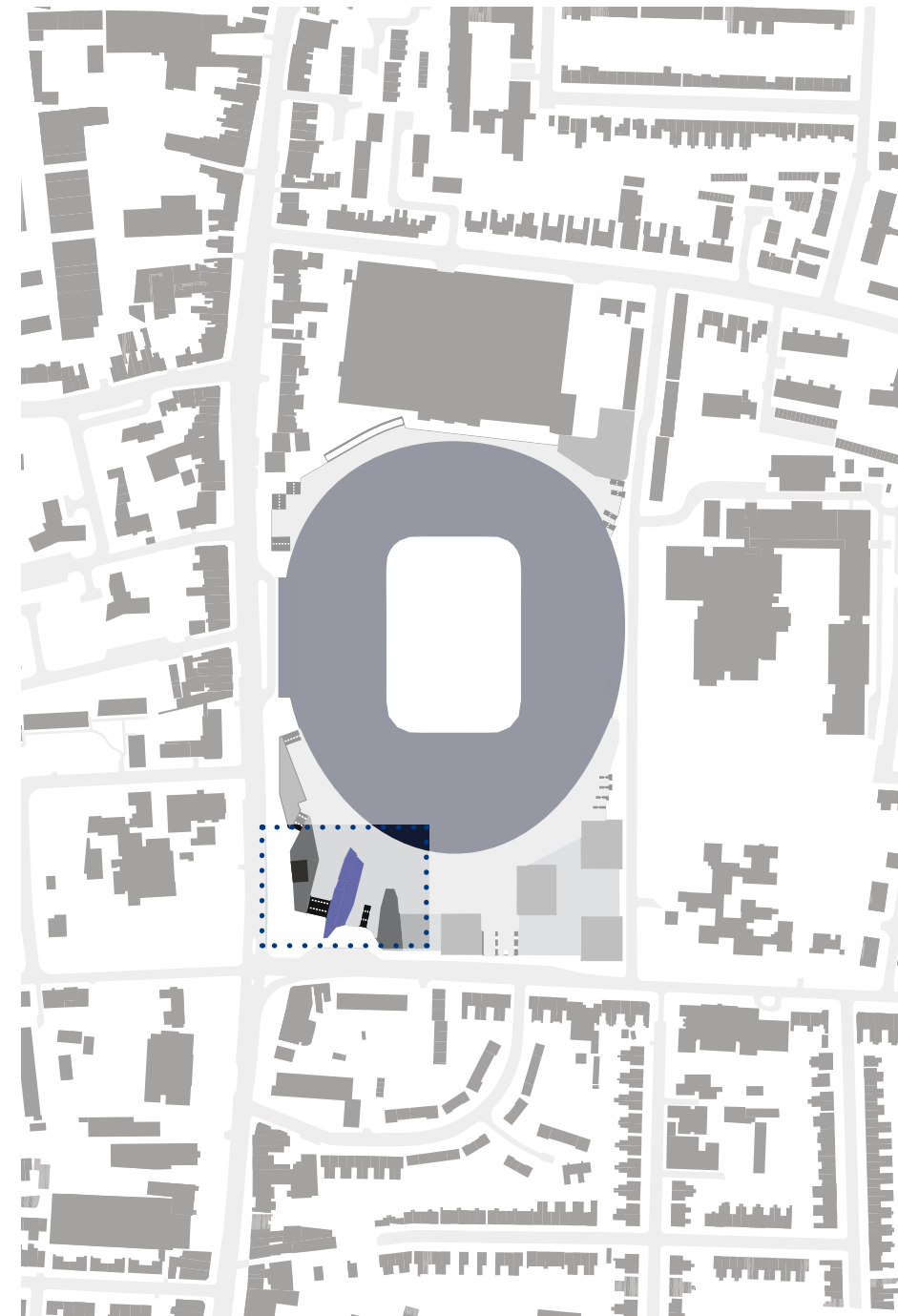
9.2 Access and Egress

9.2.1 SITE LOCATION AND DESCRIPTION

The hotel will be situated adjacent to the Tottenham Experience on the key corner of Park Lane and High Road and acts as a marker for the stadium precinct. This makes it visible from all directions, but particularly on the approach from the south along the High Road from Seven Sisters.

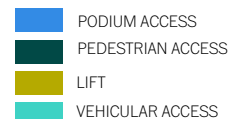
Locating the Hotel on this corner gives it a prominence in the overall composition that reflects its status as a significant public building. The main entrance, foyer and public facilities at the lower levels will help to create an active frontage that enlivens the High Road on both match days and non-match days, as well as engaging with the South Podium.

The building acts in harness with the Tottenham Experience to create a gateway to the NDP and is set at an angle to the High Road, to reduce its bulk from that approach and to also open up views of the stadium.



Vehicles arrive to the hotel either as private cars which access a basement carpark from an entrance in the Tottenham Experience from the High Road. At this stage it is anticipated that a valet parking scheme could be utilized to allow guests to drop off and pick up their car from the main Hotel forecourt, which will simplify movement into the basement from the High Road. Taxis and buses will be able to drop off in front of the hotel on Park Lane, in dedicated bays integrated into the design of the public realm.

Servicing and refuse collection for the hotel will be via a discreet door adjacent to the Extreme Sports building. This will also provide a staff entrance for the hotel, that is discrete and separate from the main entrance.



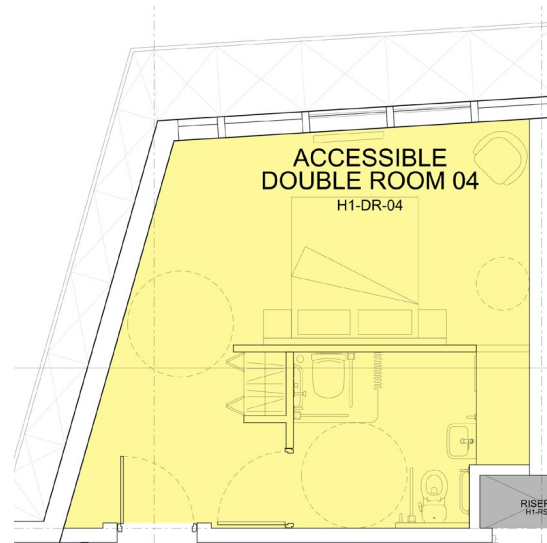
9.3 Inclusive Access

The hotel and the serviced apartments have been designed to support London Plan Policies 4.5 and 7.2 ensuring that the premises will provide inclusive access for all sectors of the community including disabled and older people; at least 10% of the rooms will be accessible. An accessibility management plan will be established to ensure the facilities remain inclusive and accessible.

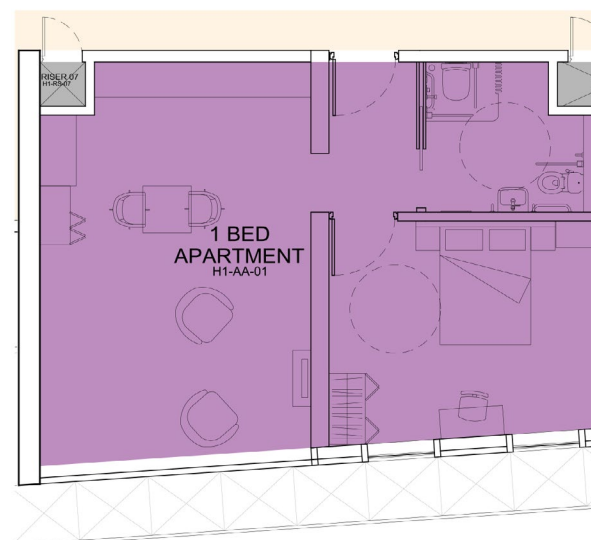
Eight dedicated blue-badge bays will be available to the hotel and serviced apartment residents within the basement parking area.

The hotel will comprise 180 bedrooms; of these at least 5% will conform to the general spatial requirements of AD M Diagram 17 and provide accommodation for independent use by wheelchair users. Accessible hotel rooms will have the same level of finish as the other units on offer. Dependent on the operator and the final fit-out, a small proportion may have ceiling mounted tracking hoists, or suitable space to use a mobile hoist. The remaining 5% will include rooms that are spatially suitable for wheelchair users but may not be fully-fitted out as per AD M Diagram 17, making them suitable for people who do not use a wheelchair but may have mobility, sensory, dexterity or learning issues. Indicative room layouts are shown in section 9.4.6.

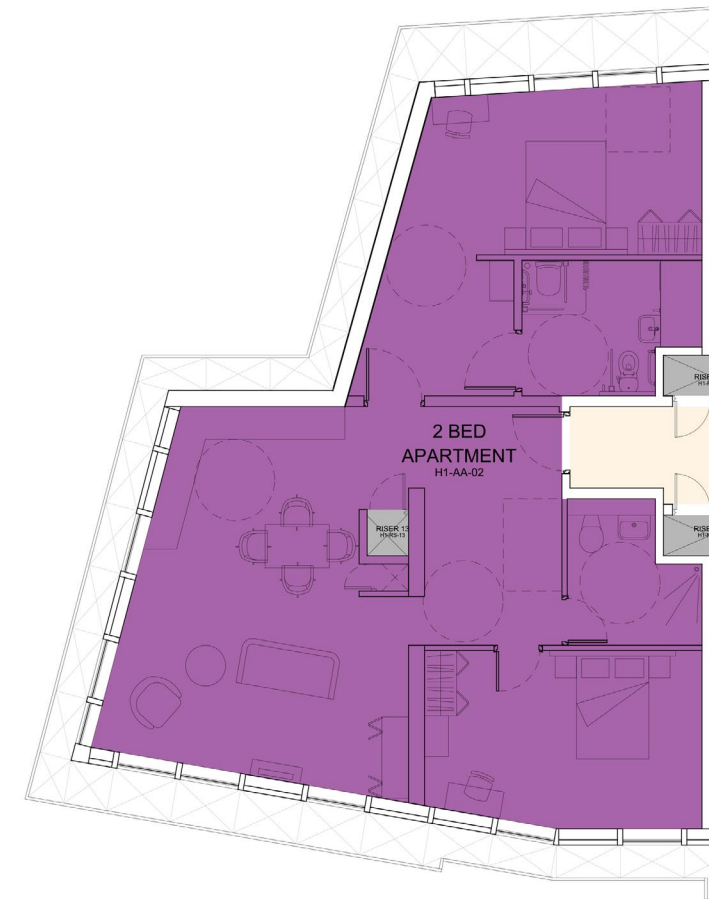
The serviced apartments will comprise 49 units with a mix of 5 1BR units and 2 each 2BR units per floor. As these units have been designed to 'feel' more residential than a standard hotel room, 10% of the 2 BR units will be designed to be accessible to wheelchair users and will be designed to residential wheelchair housing standards such as the Wheelchair Housing Design Guide and to meet the requirements of AD M Volume 1 Dwellings M4(3) Category 3 Wheelchair user dwellings. Two of the units will be fully adapted as per M4(3)(b) to meet the needs of residents who are wheelchair users and the remainder will provide the spatial allowances of M3(3)(a) to allow for simple future adaptation as demand requires.



TYPICAL ACCESSIBLE DOUBLE ROOM



ACCESSIBLE 1 BED APARTMENT LAYOUT



ACCESSIBLE 2 BED APARTMENT LAYOUT

9.4 Accommodation and Layout

9.4.1 ACCOMMODATION OVERVIEW

The main entry level at street level brings the visitor into the hotel reception and bar. Most of the support facilities for the hotel are located at this level, with additional plant in the basement with some parking. A small heath and leisure suite is also located at this level to the rear of the main entrance foyer.

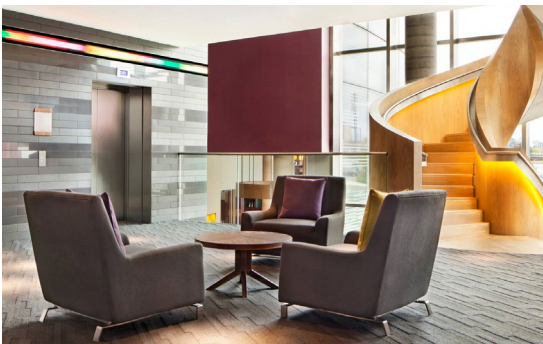
Food and beverage offers are located at street, podium and roof level which will bring activity to each, enlivening the active street frontage and podium and creating a destination at roof level. It is also anticipated that some outdoor dining areas will spill onto the south podium.

The hotel will comprise of 180 bedrooms and 49 serviced apartments. The hotel portion will be a mix of compact bedrooms with one suite per floor. The serviced apartments will be a mix of one bedroom and two bedroomed flats.

9.4.2 VERTICAL CIRCULATION

The hotel guests will use a bank of three panoramic lifts that provide a visual statement on the façade to reach the bedrooms and will also provide wonderful views out over London as you traverse the building. These will be shared with the serviced apartments and the rooftop restaurant. Escalators will also link the ground floor with the podium level restaurant.

A dedicated goods lift will provide service to every floor for the back of house activities to all floors. This will also form part of the firefighting core that is required, and paired with a fire stair. A second firefighting stair allows the occupancy of the rooftop restaurant to be greater than 60 patrons.



ROOF

ROOFTOP BAR

RESIDENCES

HOTEL BEDROOMS
AND SUITES

MEMBERS ROOM

RESTAURANT

FOYER AND BAR

LIFT ACCESS

9.4.3 BACK OF HOUSE / OPERATIONS

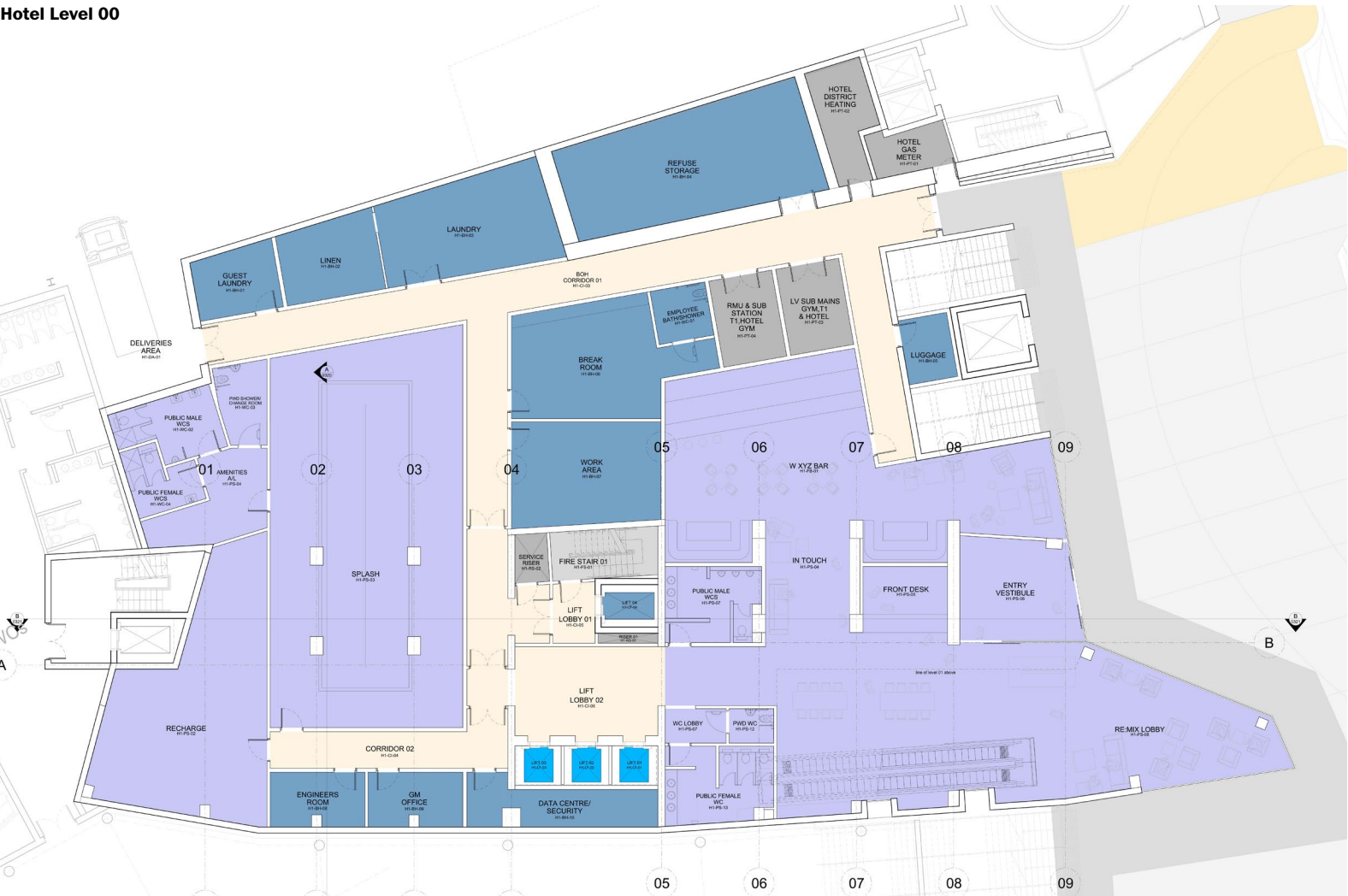
Most of the back-of-house operations are located at street level, with a dedicated service route either from Park Lane, or a loading dock accessed from the stadium carpark. This forms a small logistics area, hotel laundry and refuse and recycling. This allows loading and unloading to occur in the stadium service level, which can be coordinated with overall stadium operations. When the grass pitch is in the stored position, access is available from Park lane, which enables the Hotel to be serviced at all times. Waste and recycling will be transferred from a local store at street level to one of the service laybys in Park Lane for collection.

Staff can also use this entrance to directly access their facilities and the service lift. The staff break-room and facilities are located at this level, near to the service lift.

9.4.4 FRONT DOOR, FOYER AND DROP OFF

Hotel guests and residents of the apartments will arrive at the hotel from Park Lane, guided to the front door by a glazed prow to the hotel that reveals a double height reception foyer. There will be a dedicated drop off in front to the hotel entrance, leading you in through a glazed lobby to the reception area.

The hotel lifts would be close to the reception, or guests could use the escalators to access the podium restaurant. A lobby bar is located behind reception, with views out to Park Lane.

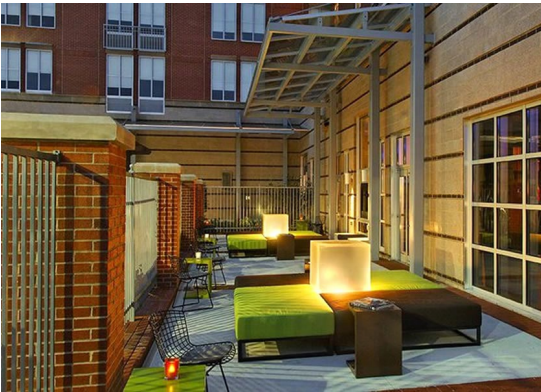
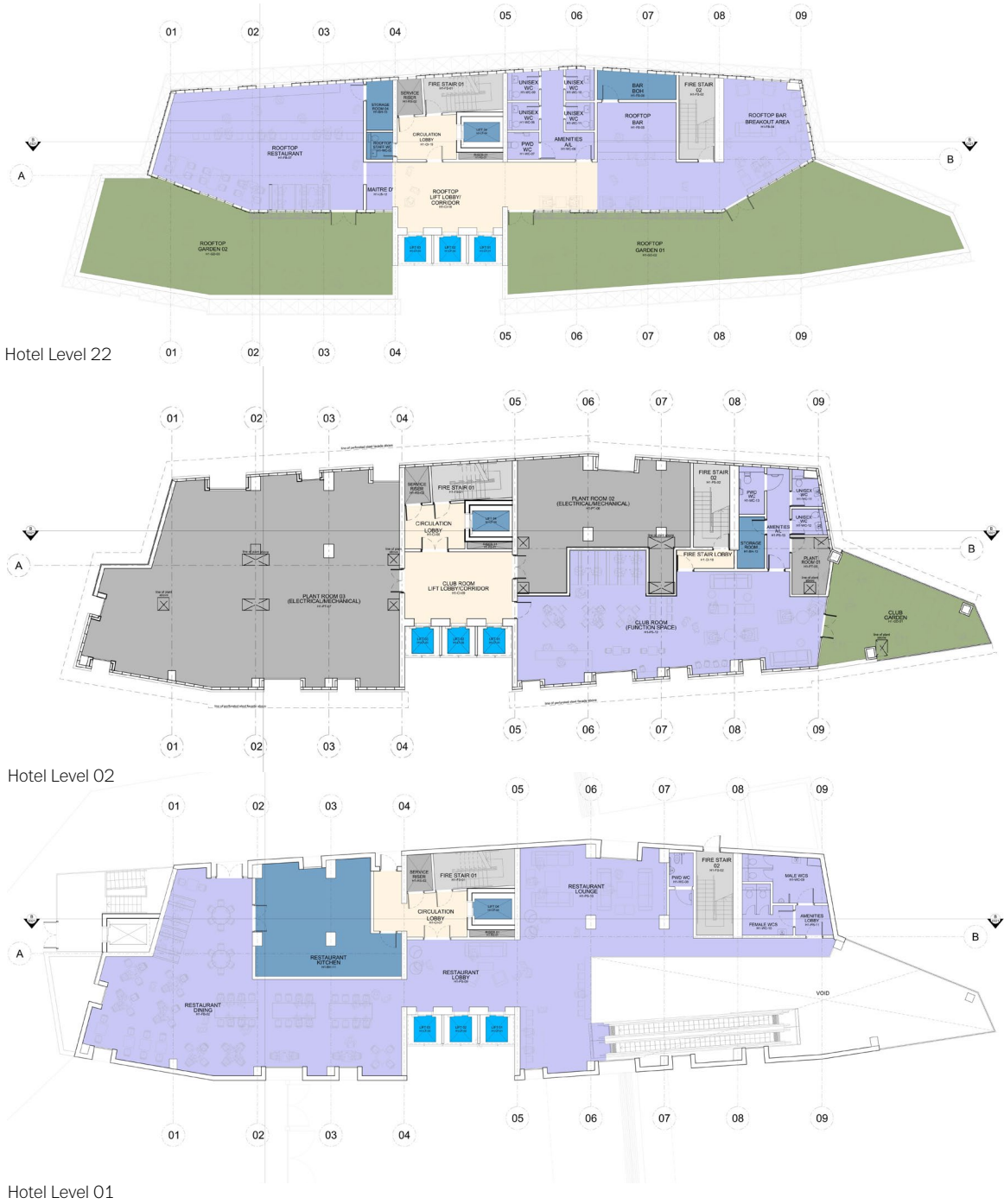


9.4.5 BARS AND RESTAURANTS

In addition to the lobby bar at street level, the hotel will provide a café restaurant at the podium level to help to activate the public realm with its connections to the external space to enliven the podium square on non-match day. Its counterpoint is a dramatic restaurant bar at the top of the tower with panoramic views over Tottenham and towards the City of London from the roof garden.

In between these facilities, at level 02, there will be a Club Room that enjoys access to an open covered terrace set on top of the prow to the main entrance, providing an alternative option for guests.

All of these facilities will have dedicated kitchens and be served by the goods lift that runs the full height of the building.

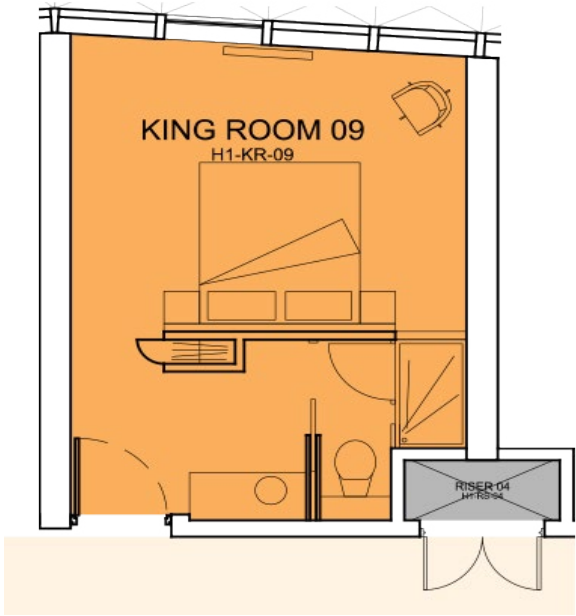


9.4.6 TYPICAL BEDROOM & SUITE LAYOUTS

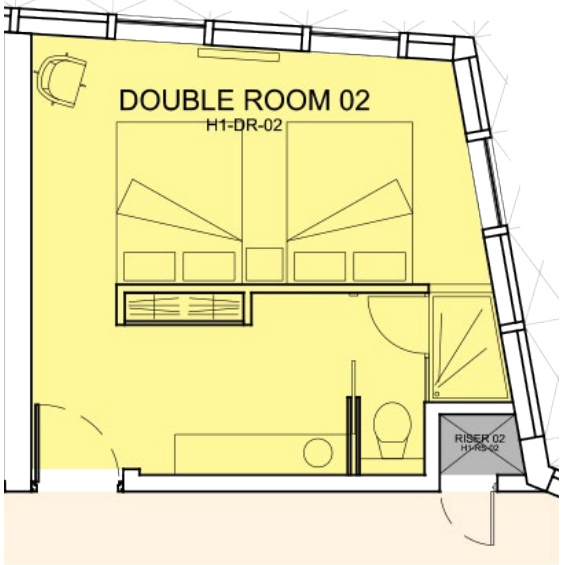
The typical bedroom is based on an Aloft model which incorporates a mix of King rooms, double rooms and a king suite per floor. The typical king rooms feature a walk in vanity area with storage and in room facilities, with a separate WC and oversized shower. The bed faces the windows for views out. Suites would include a separate living space.

5% will be designated as accessible rooms; a further 5% would be adaptable. The Accessible rooms would feature:

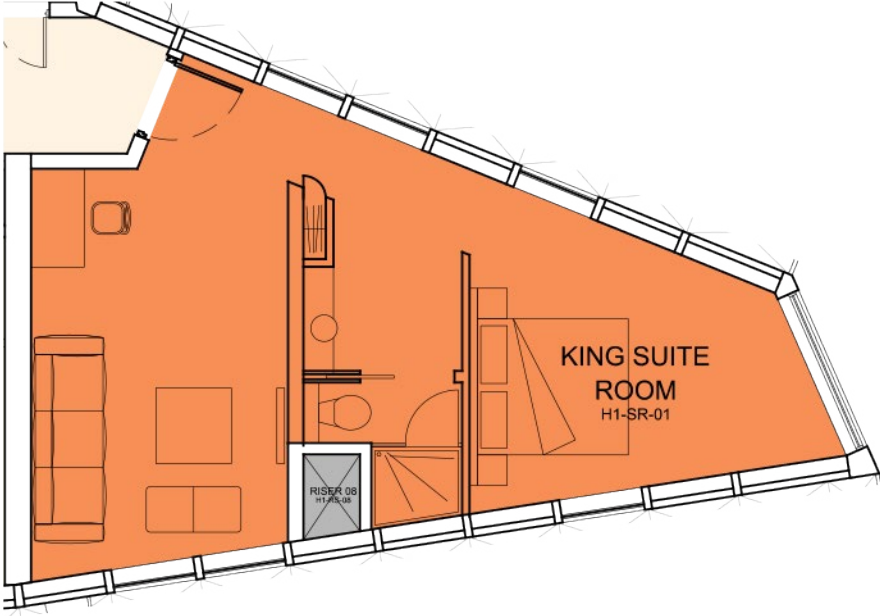
- Enlarged bathroom
- Wheelchair access doorway
- Wheelchair access bathroom lift (mobile hoist)
- Adjustable-height showerhead
- Raised toilet at a height of 480mm accompanied by fixed vertical and drop-down horizontal grab bars
- Roll-in Shower Stall
- Lowered door viewer, heating controls and closet hanging bars, coat hanger
- Visual fire and smoke alarms
- Visual telephone alert
- Closed captioned television



TYPICAL KING ROOM



TYPICAL QUEEN DOUBLE ROOM



TYPICAL KING SUITE



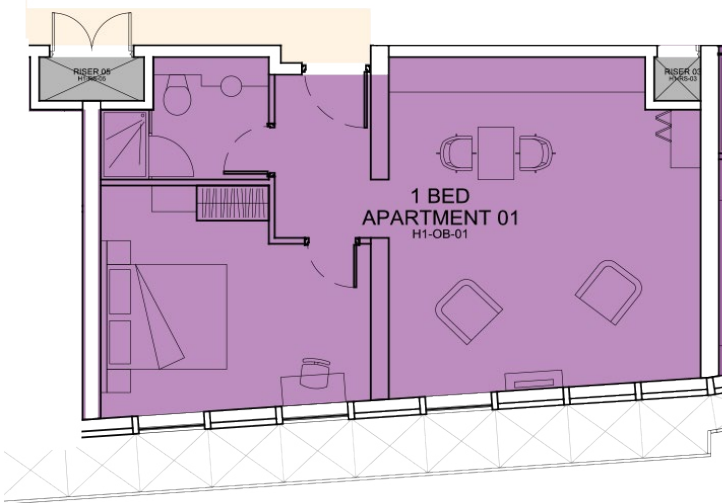
9.4.7 TYPICAL APARTMENT LAYOUTS

The serviced apartments comprise of 7 floors with 2, two bedroomed apartments and 5, one bedroom apartments per floor and provide flexible accommodation at the higher levels of the Hotel.

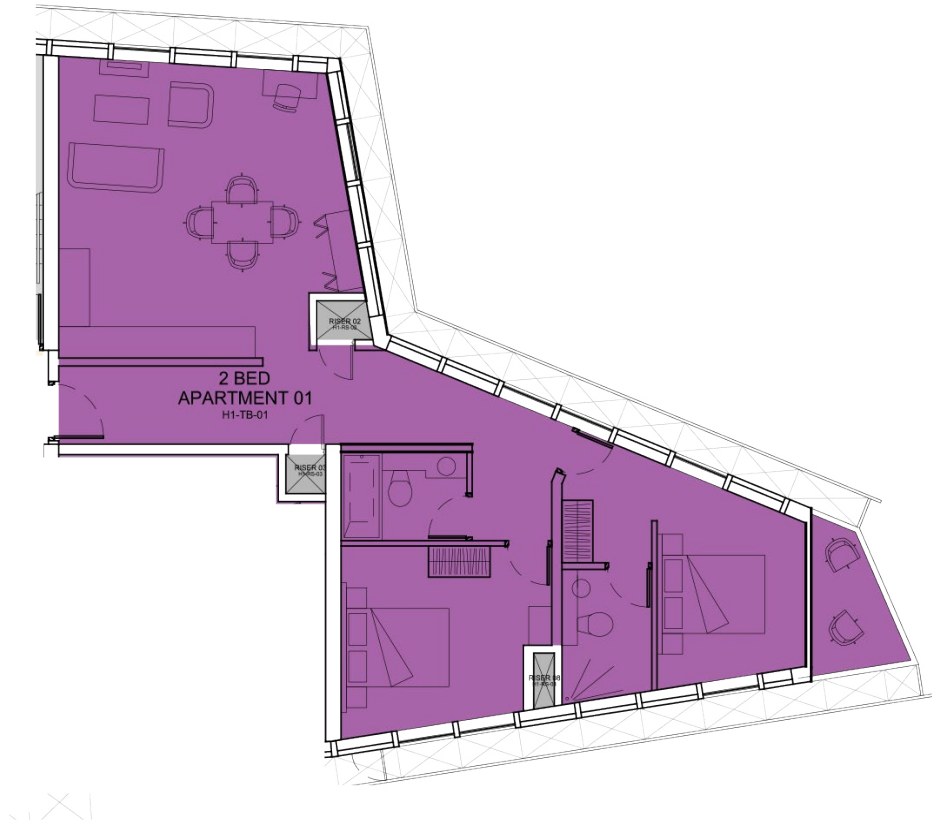
As the apartments are located on the higher floors of the tower, balconies provide external amenity space to make a more comfortable space. An additional 5sqm and 7sqm has been included into the GFA of the one bedroom (min 55sqm) and two bedroom apartments (min 77sqm).

All the bedrooms are a min 12.5sqm and 5 of the two bedroom apartments will be accessible.

The apartments will all be serviced from the goods lift and service core that runs the full height of the hotel.



TYPICAL 1 BED APARTMENT LAYOUT



TYPICAL 2 BED APARTMENT LAYOUT

