

**11.3.2 BASELINE: CONSENTED SCHEME -
KSS ARCHITECTS**

HGY/2011/2351 Granted March 2012

It is proposed to replace the approved single crescent-shaped building arrangement with a series of four buildings that are radially aligned relative to the centre of the proposed stadium's pitch so as to maximise light penetration into the podium and views from hospitality lounges with the stadium. The realignment also serves to remove north facing residential units. The proposed residential blocks are now splayed about a central courtyard and amenity space for each block, and orientated to make provision for the minimum habitable room to habitable room separation. The new layout will also create a better setting along Park Lane.

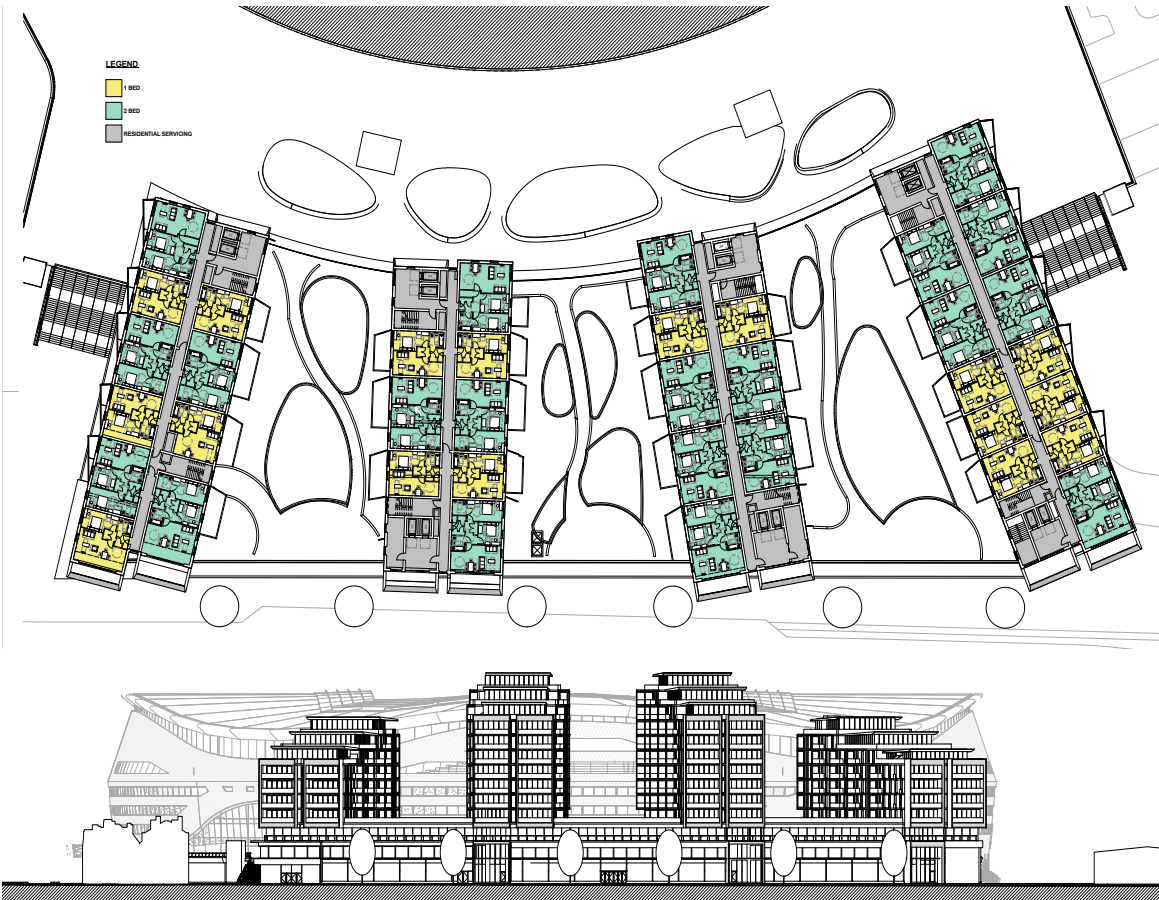
The proposal makes provision then for up to 285 residential units, which will be a mix of 1-bed and 2-bed apartments. 200 car parking spaces will be provided of which 10% will be allocated for disabled use.

The lower floors of the proposed building are to be occupied by college, health centre and health club uses, which will line the podium along Park Lane. The office space for the Tottenham Hotspur Foundation will be relocated to the northern development of the NDP.

The proposed uses all have a strong synergy with both each other and wider NDP and the Football Club is in discussions with potential operators and occupiers.

Design & Access Statement, KSS Architects

- 285 residential units**
- The unit mix proposed provides**
- 50% 1 beds and 50% 2 beds**
- 2 storey car park**
- 180 car parking spaces, 140 residential car parking spaces and 40 in relation to the hotel**



South elevation along Park Lane, with typical floor plan above



Southern Residential view from southwest entrance to podium along Park Lane

11.3.3 EARLY POPULOUS SCHEME: JULY 2014

Description of proposal

The proposed scheme for the southern residential area comprised five residential towers rising progressively from 14 storeys in the east to 20 storeys in the west, approximately matching the height of the proposed hotel in the south west corner.

The towers are mounted on a plinth of 3 levels. The upper floors of the plinth are proposed as commercial use, and the ground floor to Park Lane is proposed as mixed uses: dedicated residential (duplexes), lobbies to the residential towers over, servicing (eg refuse), commercial units, and fire escapes.

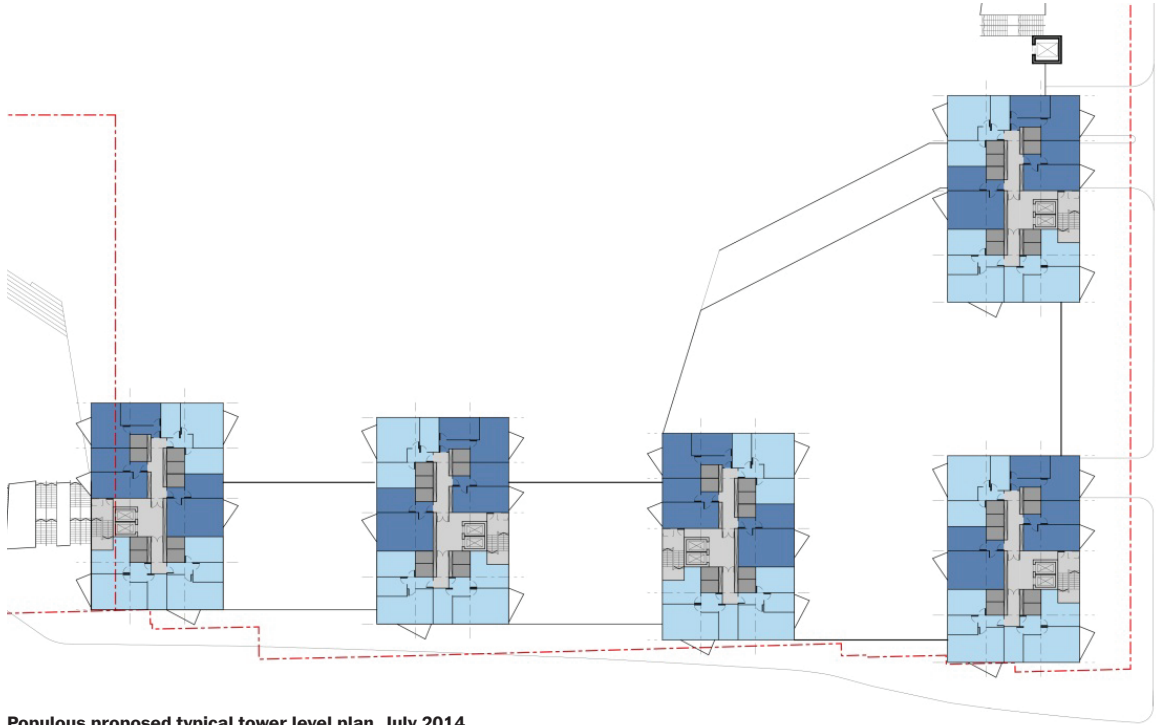
Amenity space is provided on top of the highest plinth level at the foot of the towers and on the roofs of the towers.

Observations (from A&M peer review of July 2014)

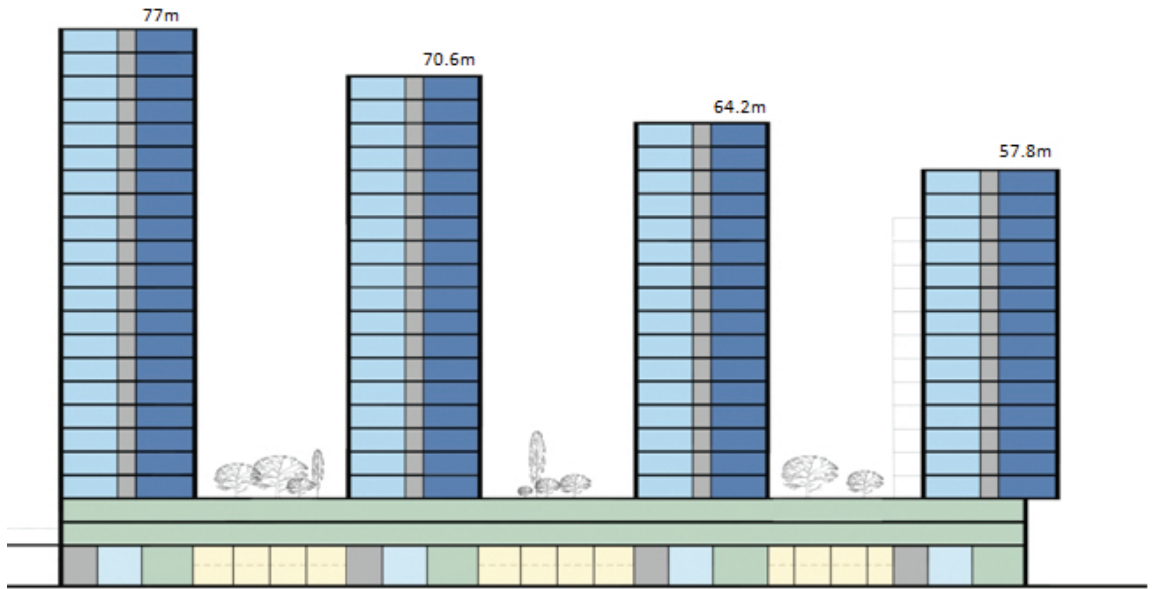
The consented scheme shows the southern residential offer as a single curved mass running east-west. A positive feature of the Populous proposals is that this mass is broken down into separate towers allowing southern day/sunlight to reach the raised southern podium area as well as the southern entry to the stadium itself. This follows the initiative of the previous KSS residential scheme which is formed as north-south “fingers”, however is further improved here in terms of day/sunlight penetration by proposing a tower typology.

Another positive feature is the location of the tower lobbies on Park Lane and the resulting activation of the street in combination with the duplex apartments.

However the efficiency of the design is not high. At a NIA/GEA efficiency of 71% the layout of the floor plans are currently below normal market expectations of 80% or greater. The proposed typical floor plate of five apartments per floor is below the maximum of eight apartments per floor allowable for a single core, which contributes to the inefficiency of the scheme. Presenting a part of the core to the facade does not optimise value which is at the perimeter of the floor plate. Given minimum required distances between dwellings for privacy, the workable number of five towers is limited in this approach.



Populous proposed typical tower level plan, July 2014



Populous proposed section