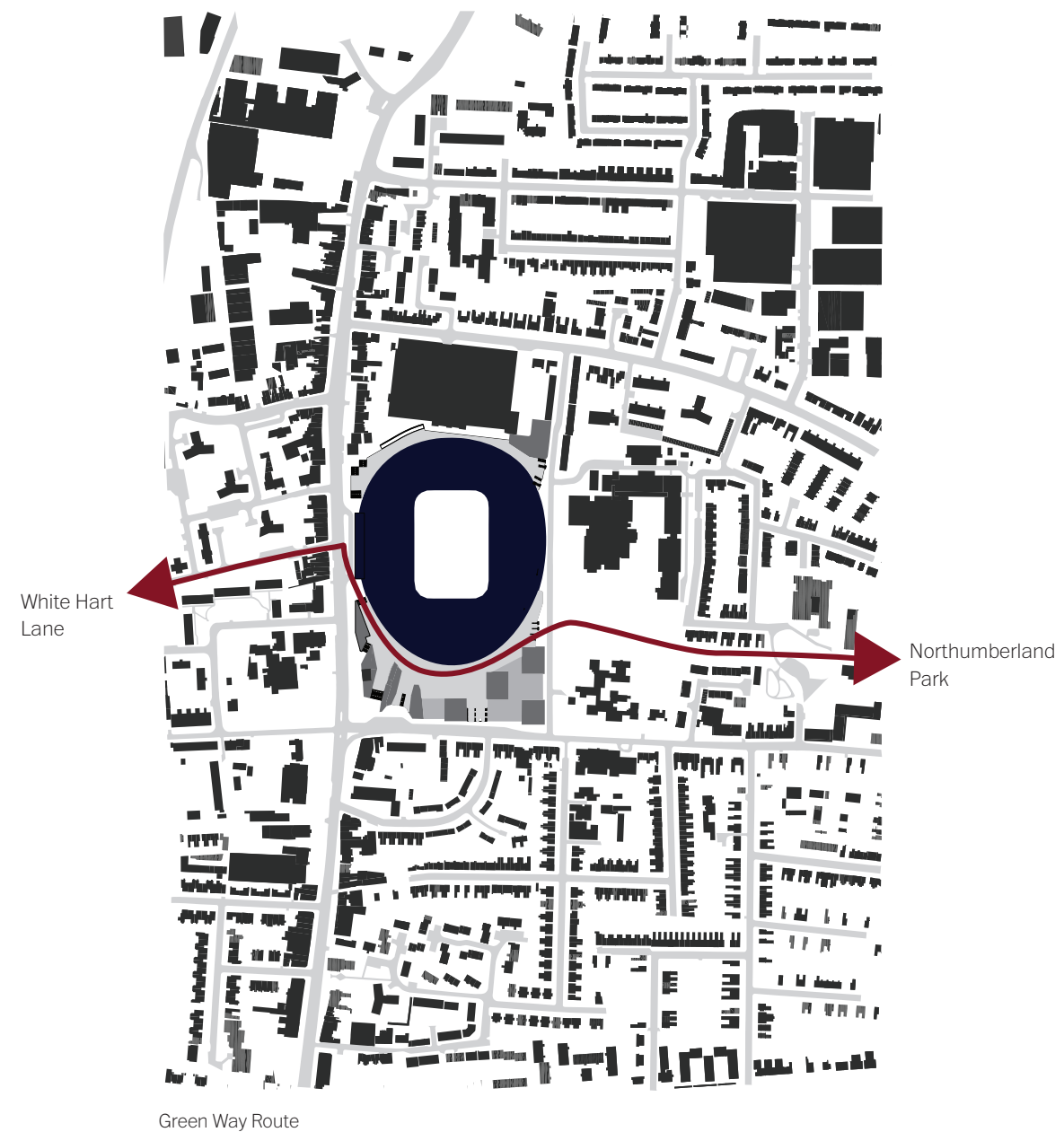


6.4 Green Way Route

One of the key urban design aspects that has evolved and developed since the consented scheme was granted permission has been the concept of a Green Way route linking Northumberland Park station with White Hart Lane station. The anticipated route between these two stations would pass through the NDP site, wrapping its way up onto the south podium and around the public square.

This provides a wonderful opportunity for creating a strong public realm with a sequence of key spaces that can activate and revitalise the surrounding urban area. It will be important that the public spaces along the route provide complementary – rather than competing – facilities and it is intended that the public square and adjacent facilities around the south podium of the NDP site would incorporate sports and leisure uses.

The key access points to the NDP site from the High Rod and from Worcester Avenue both have sets of external stairs and lifts that will facilitate smooth and easy access up to and over the public square being created to the south of the stadium.



6.5 Catalyst for Urban Regeneration

Stadia redevelopments have proved to be very successful in acting as catalysts for urban regeneration. London contains a number of successful examples where the introduction of a new stadium has led to a much wider regeneration of the surrounding urban area. This has proved to be the case even in areas where previous attempts at regeneration have proved to be unsuccessful.

THFC have begun this process with the construction of Lilywhite House and the associated Sainsburys and UTC development. This has already begun the transformation of this part of north London. It is anticipated that the development of the new stadium will provide a significant momentum to the wider aspirations of Haringey council to revitalise the wider Tottenham area.

It is anticipated that the initial benefits of the stadium would spread towards the west and the work around High Road West and the reconfiguration of White Hart Lane stadium. However it is also anticipated that the stadium will have a very positive impact on redevelopment plans to the east of the NDP site.

THE STADIUM ACTING AS A CATALYST FOR REJUVENATION THROUGHOUT TOTTENHAM



6.6 Design Response and Development

Many of the key components of the masterplan that formed the basis of the consented scheme have been included in the new NDP design proposals, although many of these have been refined and developed to reflect the evolving background to Haringey's wider planning strategy for the redevelopment of the area.

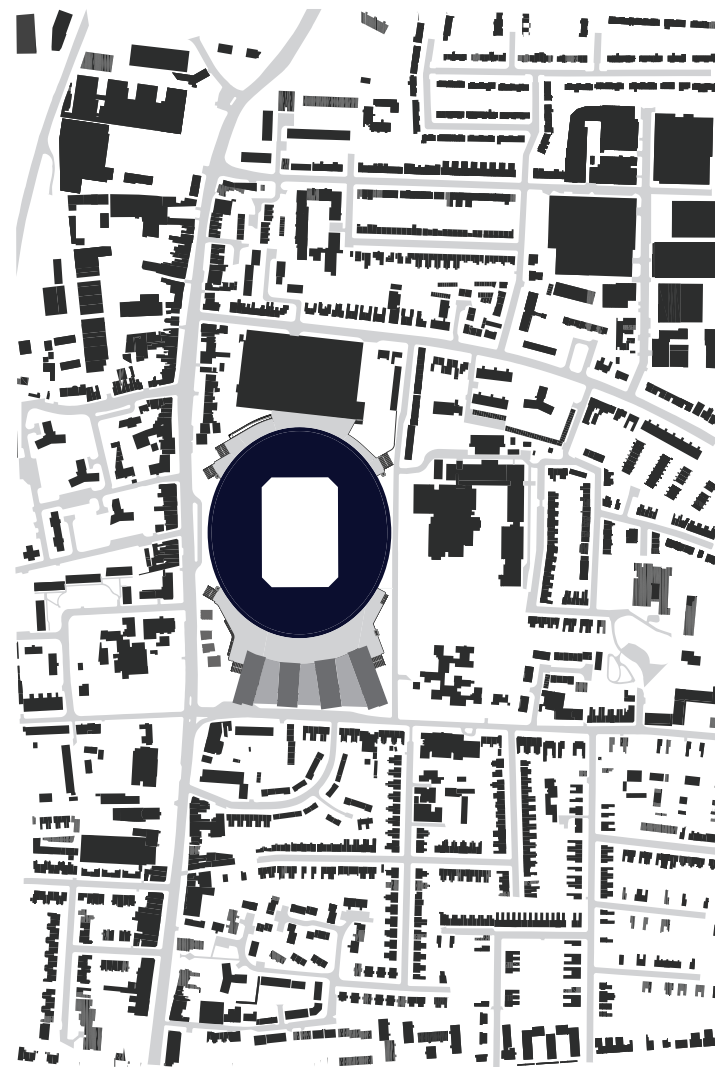
The stadium shape and form has been refined to respond to criticism of the consented scheme that it did not respond to the context of the High Road. The shape and form of the stadium and associated Tottenham Experience have been developed to provide a strong linear line along the High Road that will more effectively 'hold the High Road' and enhance the context of this arterial road.

The southern development has been redesigned to provide a much more permeable design solution that introduces greater linkages from the surrounding streets and onto the podium that wraps around the stadium. The Hotel and Extreme Sports building add a greater variety and mix of uses which will help to activate and support the wider development.

The residential development has been grouped in the south east corner of the site, with an arrangement of the towers that maximises views out and daylight and sunlight and penetration, along with a range of heights that help to reduce the visual impact on the surrounding neighbourhood.

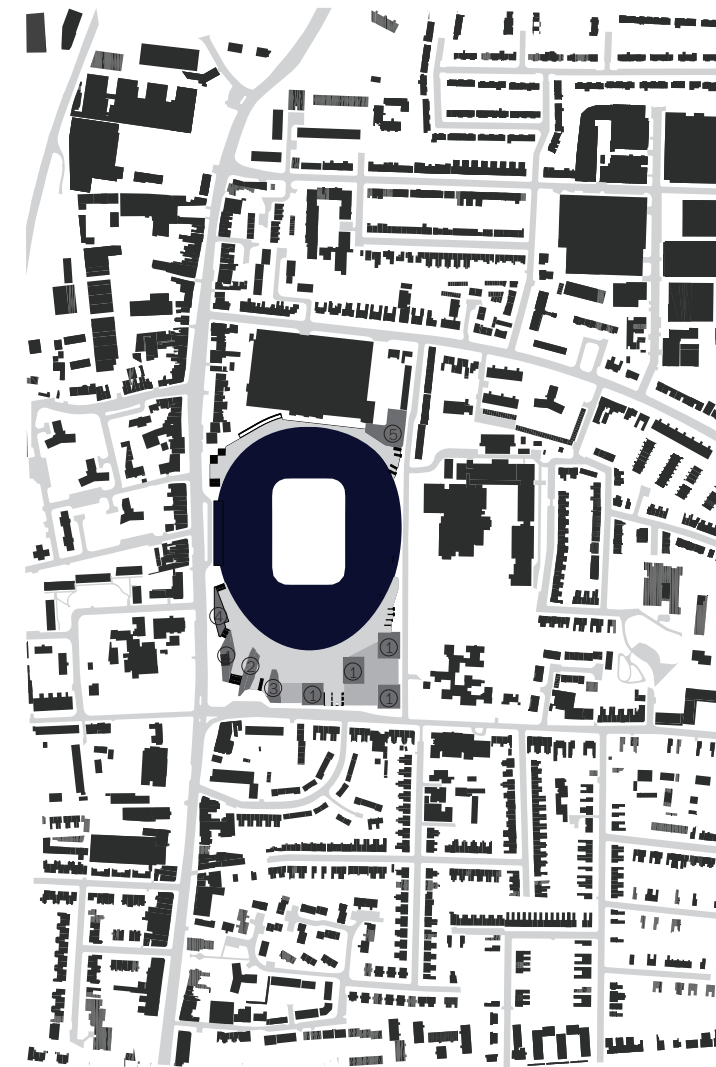
The community Health building arts as a mediating influence between the stadium and the terrace houses along Worcester Avenue. Its sits over the service yard and helps to corral the operational activity off the stadium from its neighbours.





- KEY
- STADIUM
 - NEW BUILDINGS
 - UPPER PODIUM LEVEL
 - LOWER PODIUM LEVEL
 - ① RESIDENTIAL TOWER
 - ② HOTEL

KSS Stadium Proposition
Capacity 56,000



- KEY
- STADIUM
 - NEW BUILDINGS
 - UPPER PODIUM LEVEL
 - LOWER PODIUM LEVEL
 - ① RESIDENTIAL TOWER
 - ② HOTEL
 - ③ EXTREME SPORT
 - ④ TOTTENHAM EXPERIENCE
 - ⑤ HEALTH CENTRE

Populous Stadium Proposition
Capacity 61,000

6.7 Stadium Approach

The rectangular shape of the NDP development site and its position relative to the surrounding road network means that it will be approached by spectators on foot from the four corners, and the predicted arrival split (based on the existing stadium) is broadly as follows:

45% - Southwest approach from High Road / Seven Sisters

25% - Northwest approach from High Road / White Hart Lane Station

12% - West approach from High Road (White Hart Lane Station)

11% - Southeast approach from Park Lane / Northumberland Park Station

7% - Northeast approach from Worcester Avenue / Northumberland Park Station (including away fan coach parking)

The NDP master plan and new stadium configuration recognises this, and external concourse areas and north and south raised podiums will necessarily accommodate large numbers of spectators as they approach the stadium, allowing them to meet up with fellow supporters before circulating to the appropriate entrances. The south podium will be significantly larger in scale than the north podium, reflecting the anticipated demand and movements to the new South Stand, which is designed to be a focal point for home supporters. Stairs onto the raised podiums will be configured to reflect the predicted directions of arrival and departure.

Match day and non match day access to car parking under the stadium will be via a dedicated security controlled entrance in the SE corner, and a kiosk built into the southern development at the junction between Park Lane and Worcester Avenue will act as a first line match day vehicle control point. A secondary access point will be provided via the High Road - subject to further planning consent. Match day drop off points for wheelchair users will be provided on the south-west on Park Lane for home fans and north east on Worcester Avenue for away fans.

Team coaches will drop players and team staff off at a dedicated, security-controlled, entrance immediately adjacent to the main West stand entrance. The drop off area will be secure whilst players are entering the stadium and this arrangement will maintain the THFC tradition of allowing fans to watch their heroes getting off the team coach.

The drop off area can accommodate both team coaches for the duration of the match if required, although it is more likely that only the away team coach will pick players up after the match, as home team players and staff will generally leave after the match using their own cars pre-parked at the stadium. A secure parking position for an ambulance will also be provided adjacent to the players' entrance.

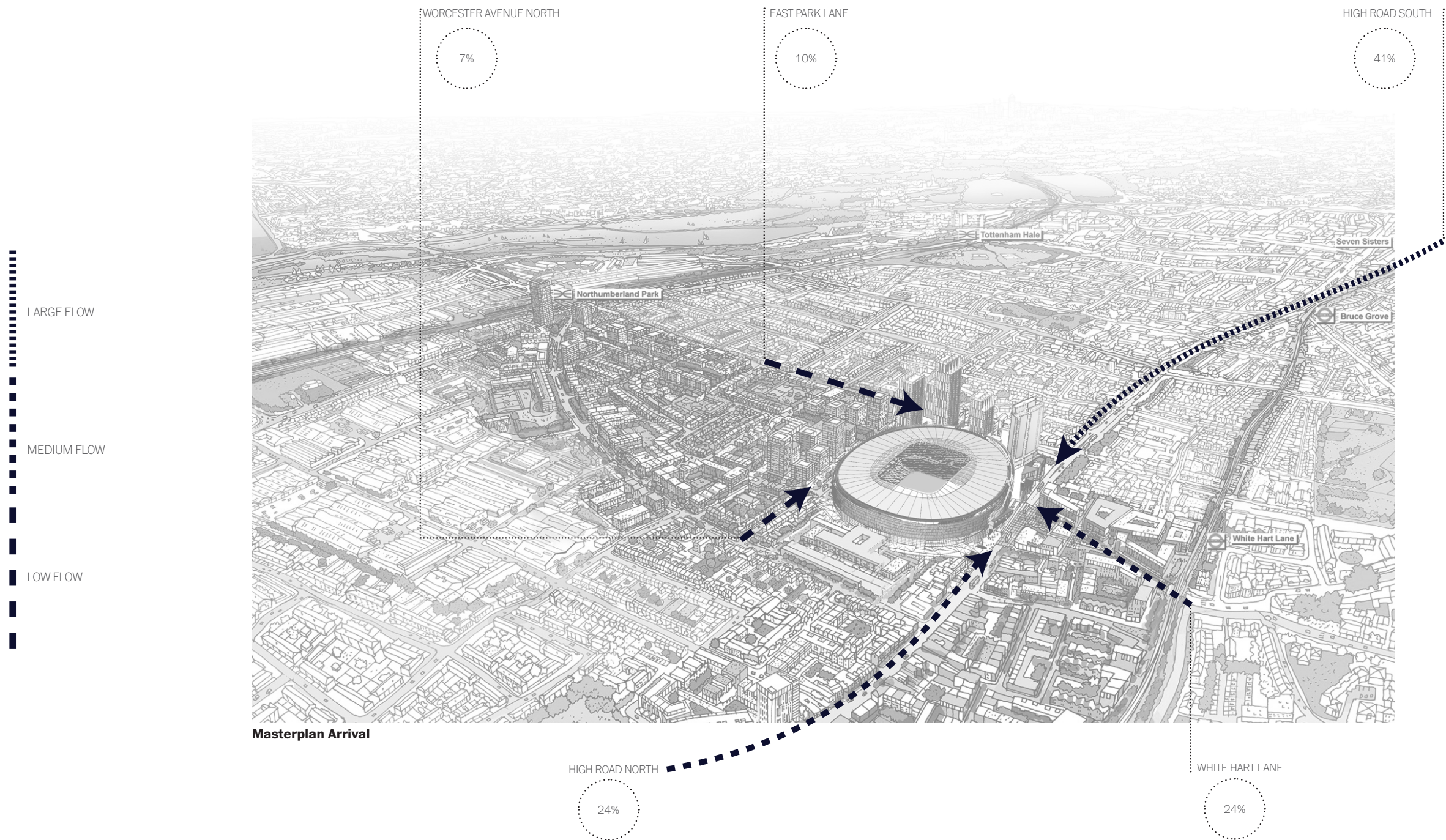
Delivery vehicle access and waste removal will be via the food store delivery vehicle access route off Northumberland Park, through to the main service yard in the NE corner of the stadium. A second service yard serving the stadium will be located in the SE corner with access from Worcester Avenue. An Outside Broadcast vehicle compound will be located in the adjacent Northumberland Park Community School, under a separate agreement between THFC and the School.

6.8 Away Fans Approach

Following discussions with the SAG team and Metropolitan Police team currently responsible for managing the existing White Hart Lane stadium, it was agreed that away fans will be moved away from the main home fans congregation point in the southwest corner (as per the arrangement at the existing stadium) and located in the northeast corner of the proposed stadium.

This will encourage away fans to use Northumberland Park Station and arrive on foot via the north end of Worcester Avenue, escorted if necessary. This arrangement will effectively direct them to the corner from which the least number of home fans approach the stadium, and will be further encouraged by ticketing and website information flyers. Away fans coach parking will remain on West Road to the north of Northumberland Park.





6.9 Link to High Road West Development

One of the key parts of the masterplan design has been the link to the High Road West masterplan that LBH has recently issued for public consultation. This envisages the creation of a new public area around the reconfigured White Hart Lane station and the link between this space and the NDP site has been a key consideration in the design of the masterplan.

The external stairs and lifts that connect the High Road and the north and south podium have been carefully located to work with the anticipated pedestrian routes running through the High Road West development, while the design of the new West Stand entrance to the stadium has been designed to address the focal point of the development on the other side of the High Road.



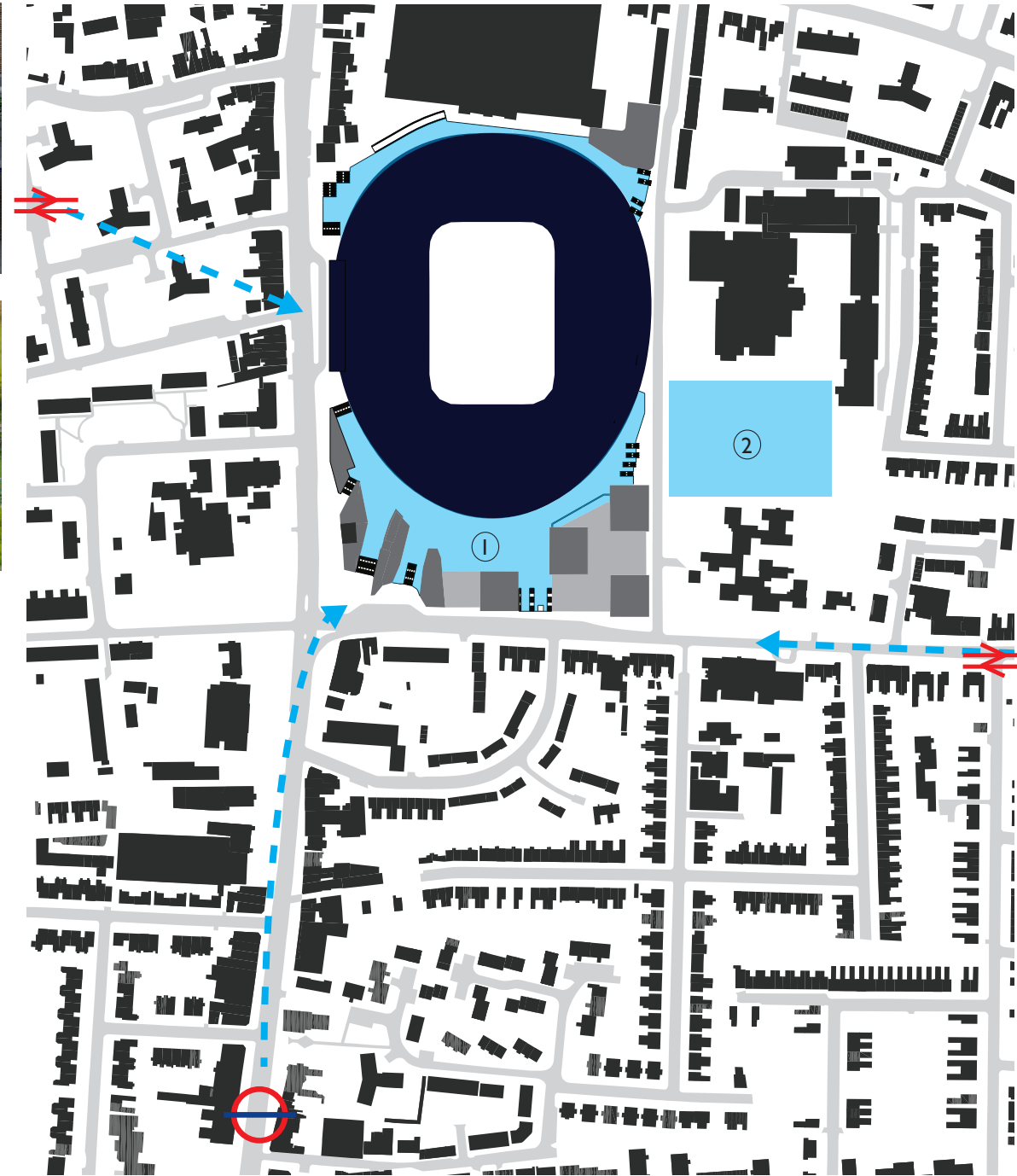
6.10 Tailgate/Fan Zone-Venues



South Podium



Tailgate party venue- Bruce Castle Park



The wider masterplan includes the potential for a series of significant open spaces that can be utilised as tailgate or fan zones before and after an NFL game subject to appropriate licences. This will enable the stadium to offer a unique experience that is naturally associated with the extended nature of an NFL event.

One of the options could be Bruce Castle park which is located within a short walking distance of the west side of the Stadium and provides a significant park area that can be set up for a variety of events and activities.

The south podium of the stadium provides a large open space, framed by the stadium and associated developments in the southern development, that can also serve as a fan zone location. This will have closer proximity to the stadium and can interact with planned extreme sports activities that are included within the wider development.

Worcester Avenue could also be utilised for pre and post match activity, along with open space on the east side of the road, which can link effectively to the east entrance of stadium. This area could be more strongly themed with branding and activities associated with the NFL home team and offer a distinctive range of NFL activities and events.

It is also likely that THFC may look to expand its current pre and post-match activities to use some of these zones for football-related activity.

- ① SOUTH PODIUM
- ② WORCESTER AVENUE AND NORTHUMBERLAND PARK SCHOOL