

10

EXTREME SPORTS



10.1 Design Concept

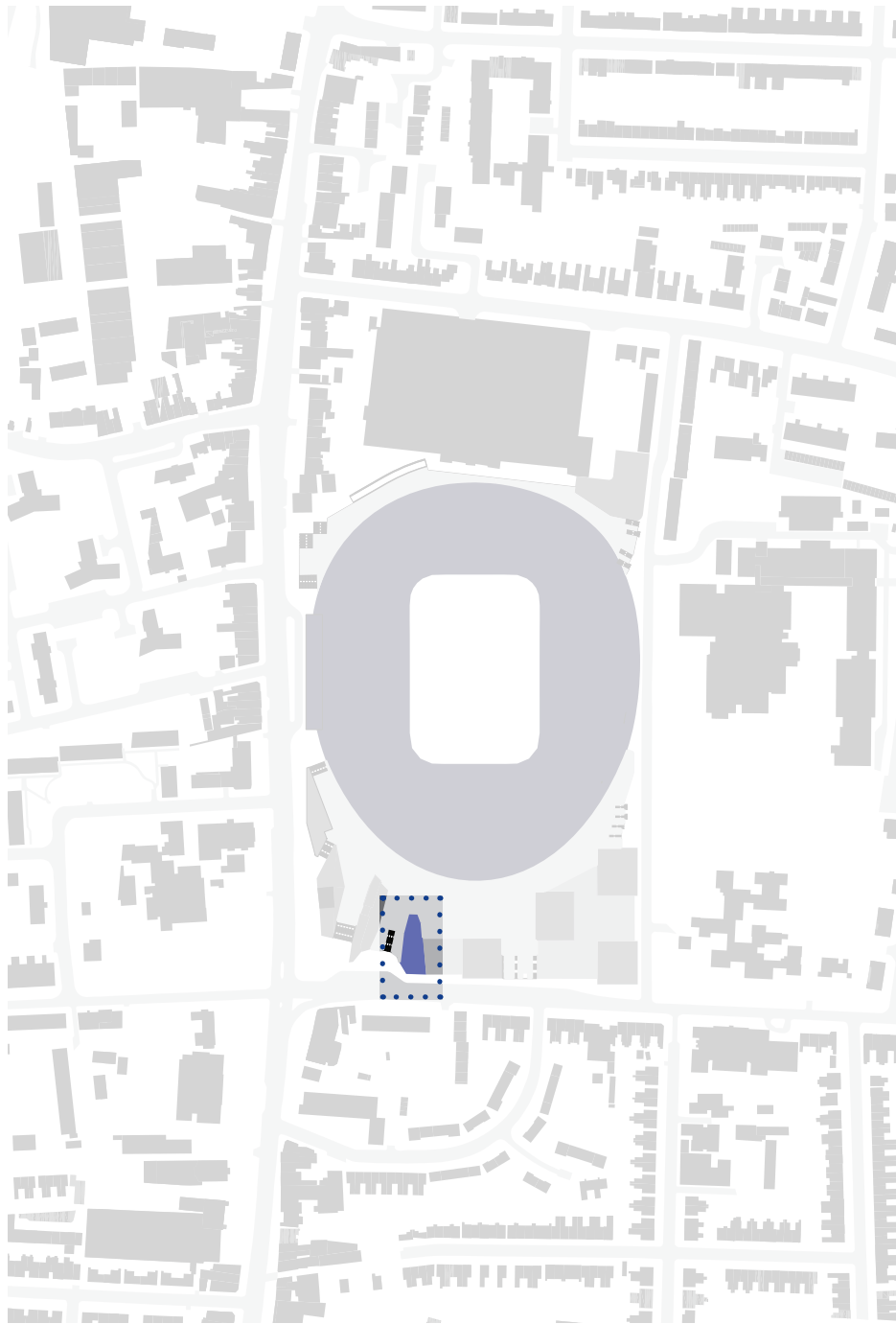
10.1.1 VISION

The Extreme Sports Building sits on the eastern side of the Hotel and acts in partnership with the Tottenham Experience to form a new entrance plaza to the Stadium at the junction of the High Road and Park Lane. It will help attract visitors to Tottenham every day of the year and provide a thrilling day out for young and old alike with its mix of activities including the world's tallest indoor climbing wall.

The stadium draws sports fans to Tottenham on match day, the Extreme Sports Hub will be a unique destination to bring sports enthusiasts and activate the precinct on non-match day. It will complement the other sporting and extreme activities in the Southern development from the Skywalk and abseil drop on the main stadium, to the community sports provision on the podium.

The structure will provide the opportunity for elite indoor and outdoor climbing within the tower portion, while in the lower portion under the residential plinth will offer more community level bouldering and climbing for adults and children.

Other activities that are currently planned for the building include a dive tank that will allow scuba and free diving activities and training. At the top of the building will be a cafe that sits at the height of the main stadium roof and will offer spectacular views out over the southern poduim and the public square.



10.2 Access and Egress

10.2.1 SITE LOCATION AND DESCRIPTION

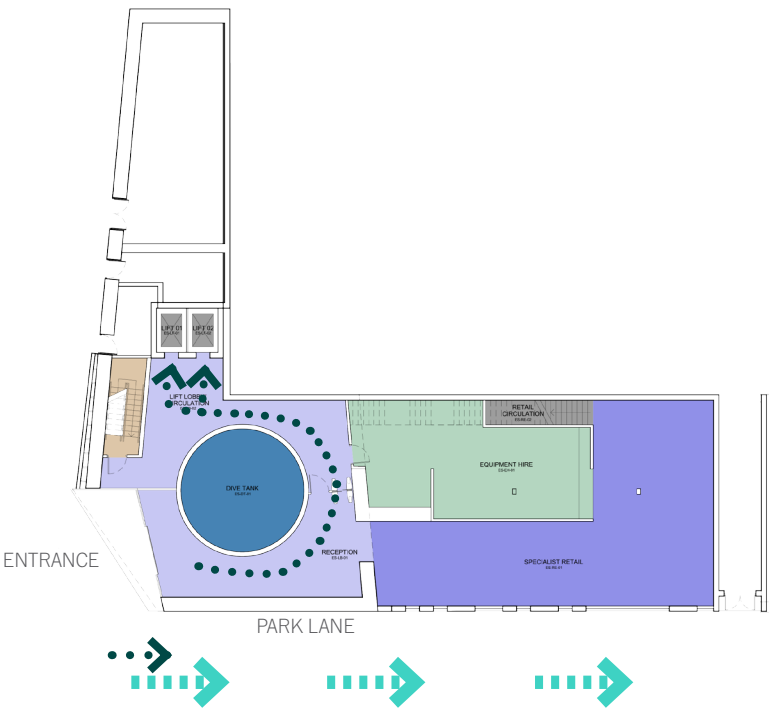
The extreme sports hub is located between the hotel and the residential development to the south of the stadium and offers connections to Park Lane and the stadium podium.

It benefits from good visibility of the main entrance from the High Road, as well as a key connection to the public square on the south podium

10.2.2 VEHICLE AND PEDESTRIAN ACCESS

The users of this facility will primarily use public transport, as there is no dedicated parking associated with this facility. Divers and climbers will arrive via bus or train at the hub either at street level or at podium level.

The building has two main entrance points; one on Park Lane and an alternative from the south podium. These will be linked by lifts and stairs that provide the vertical circulation throughout the building.



PEDESTRIAN ACCESS

VEHICULAR ACCESS



10.3 Inclusive Design

10.3.1 ACCESS

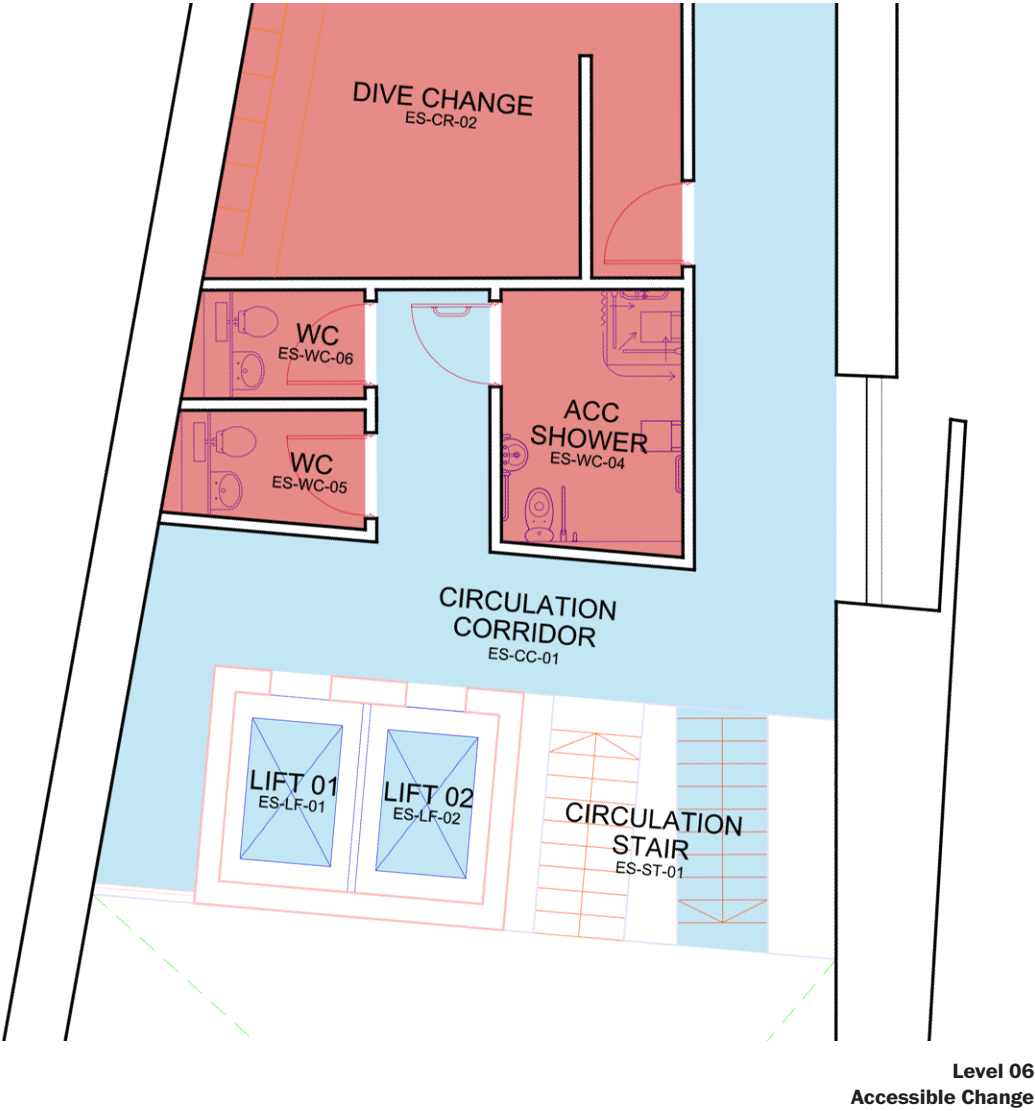
Disability in itself is not a barrier to either climbing or diving – paraclimbing is gaining traction as a sport; diving is a social sport which many disabled people already enjoy. The provision of the suitable facilities, standard and adaptive equipment and staff development and training will remove the barriers that people may associate with extreme sports.

The Extreme Sports building will be set out to conform with the minimum provision of Approved Document M as well as incorporate the good practice recommendations of BS 8300, to create a building anyone can enter, circulate through and avail themselves of the facilities (eg the specialist retail, equipment hire, the soft play zone, elite climbing and adult bouldering zones – and the dive tank).

General access stairs will conform to Approved Document K or BS 5395 Part 1 and have consistent riser heights and goings. There will be a pair of lifts available to provide step-free access to all levels (with the exception of viewing platforms on alternate floors).

Sanitary accommodation will incorporate cubicles for ambulant disabled people; unisex wheelchair accessible WC accommodation will be co-located. At level 06, where there will be shower, WC and changing facilities, a unisex wheelchair accessible shower/WC will be provided.

The facilities in this submission are indicative; as the design develops, the requirements of disabled people will be incorporated into the physical design where it would be beneficial; however, it will be the operator’s responsibility under the Equality Act 2010 to develop suitable facilities meet the needs of all people, including disabled people and provide/develop suitable adaptive equipment.



10.4 Accommodation and Layout

10.4.1 ACCOMMODATION OVERVIEW

The Extreme Sports hub will provide facilities from both novice and children to elite climbers and divers. The building will provide indoor climbing and bouldering complemented by climbing on the podium on the external façade.

Some specialist retail and equipment hire will be located at the principal entry level on Park Lane to support the specific activities.

A café is proposed at podium level overlooking the MUGA in the midst of the bouldering and children's activities, and a café with a limited food and beverage offer at the upper level of the tower for the climbers after they have reached the summit!

Some public toilets will be located within the portion of the building under the residential tower to serve the podium both on match day and non-match day.

11.4.2 VERTICAL CIRCULATION

The main vertical circulation is contained in a pair of lifts and stair that serves all the levels from the summit cafe to basement plant. It is also the main stability core to the climbing tower.

A secondary stair links the equipment retail and hire with the café at podium level.

11.4.3 BACK OF HOUSE / OPERATIONS

Staff facilities will be located with the retail and hire. Specialist equipment associated with the diving tank is located in the basement.

11.4.4 FRONT DOOR AND RECEPTION

Provision will be made from Park Lane for patrons to access the reception, equipment hire and vertical circulation to access their desired activity.

A secondary reception at podium level will be provided to link the café, children's play zone and adult bouldering with the main podium activities.

Roof

L7 Summit cafe

L6 Diving change facilities

L5 Diving prep and viewing platform

L4 Viewing platform

L3 Viewing platform

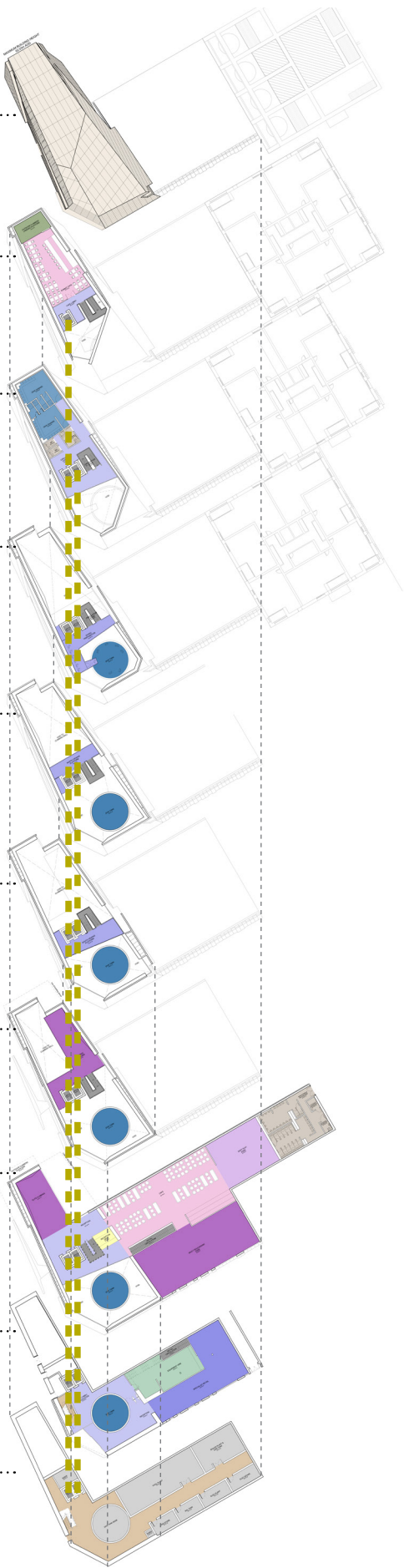
L2 Viewing and climbing platform

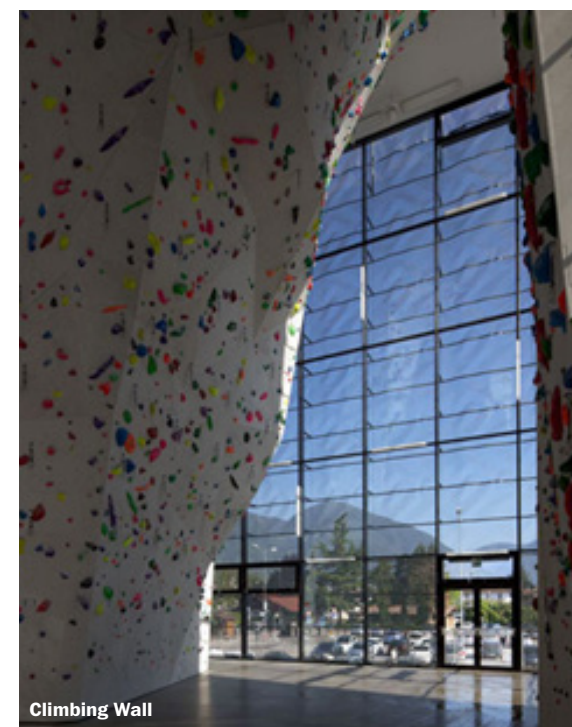
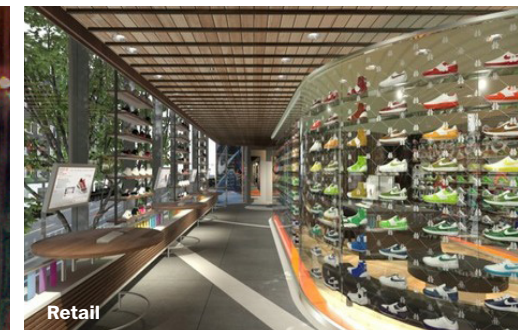
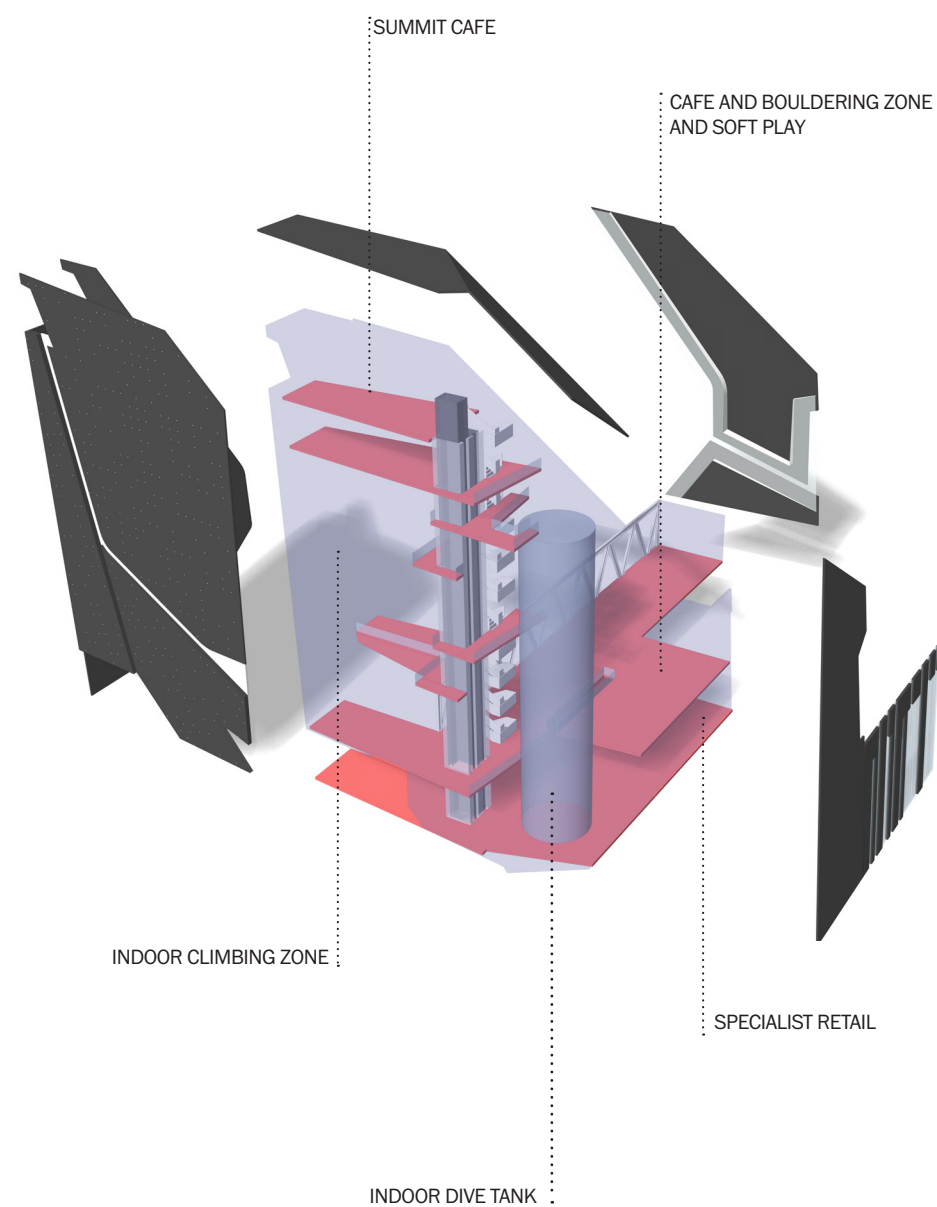
L1 Cafe, adult bouldering and soft play

L0 Reception and retail

BL Plant

 LIFT ACCESS





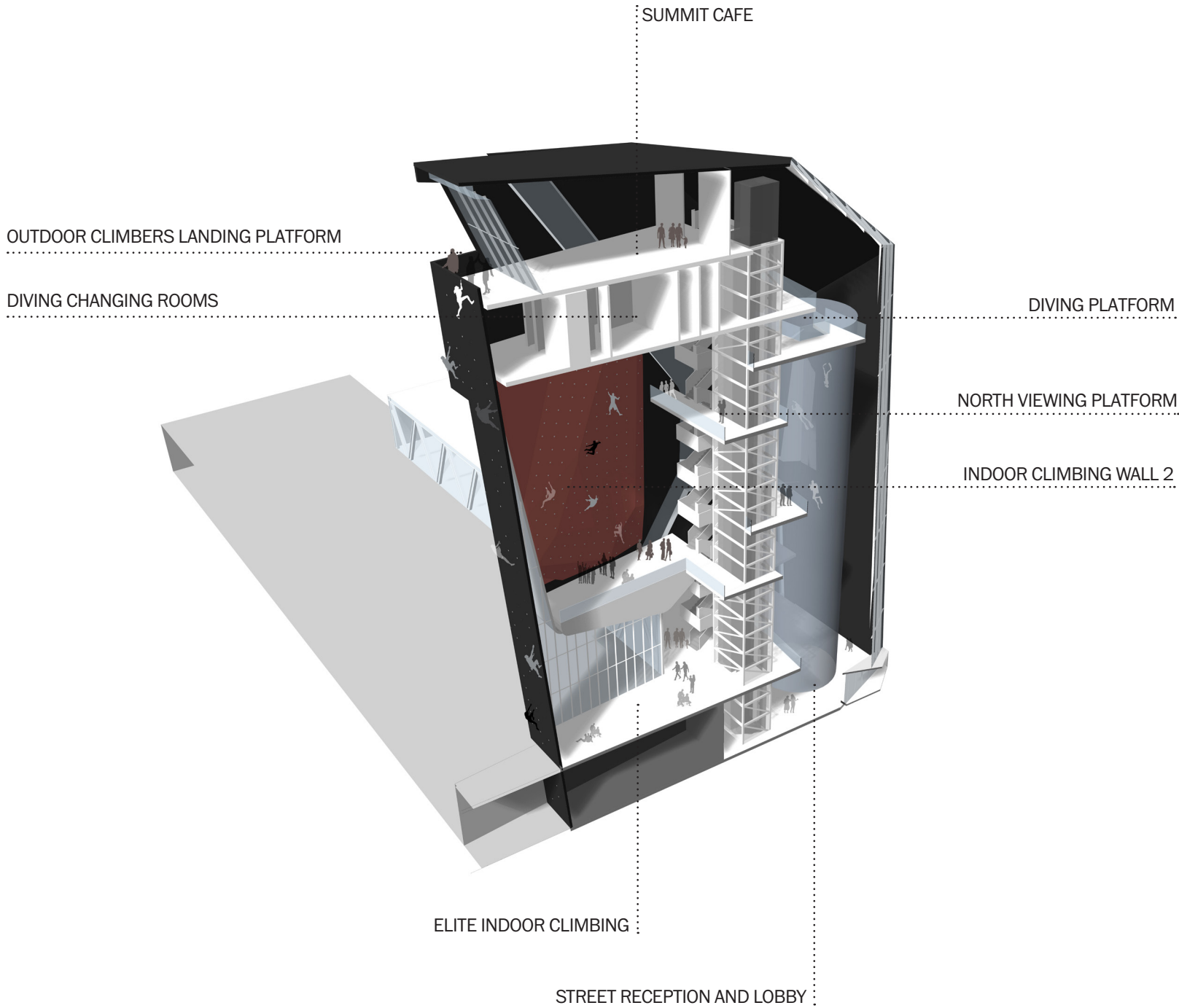
10.4.5 THE TOWER

The tower contains the main extreme sports elements of the Hub. Podium level is the principal level at which the climbers access the tallest indoor climbing wall in the world or outdoor climbing wall on the north face or west face of the building.

The main volume is dissected by the circulation core that serves both activities, with the 7m diameter dive tank located in the southern part of the tower. Divers use Level 5 to change before returning to the Level 4 to finish putting on their equipment before entering the 35.5m deep dive tank.

A series of landings allow spectators to enjoy watching those participating in both activities.

A cafe is located at the top of the tower, 38m above the podium ,as a rest and recuperation for those who have managed to reach the summit. this facility is alsos available to the public and can be access via the main internal lifts and stairs.



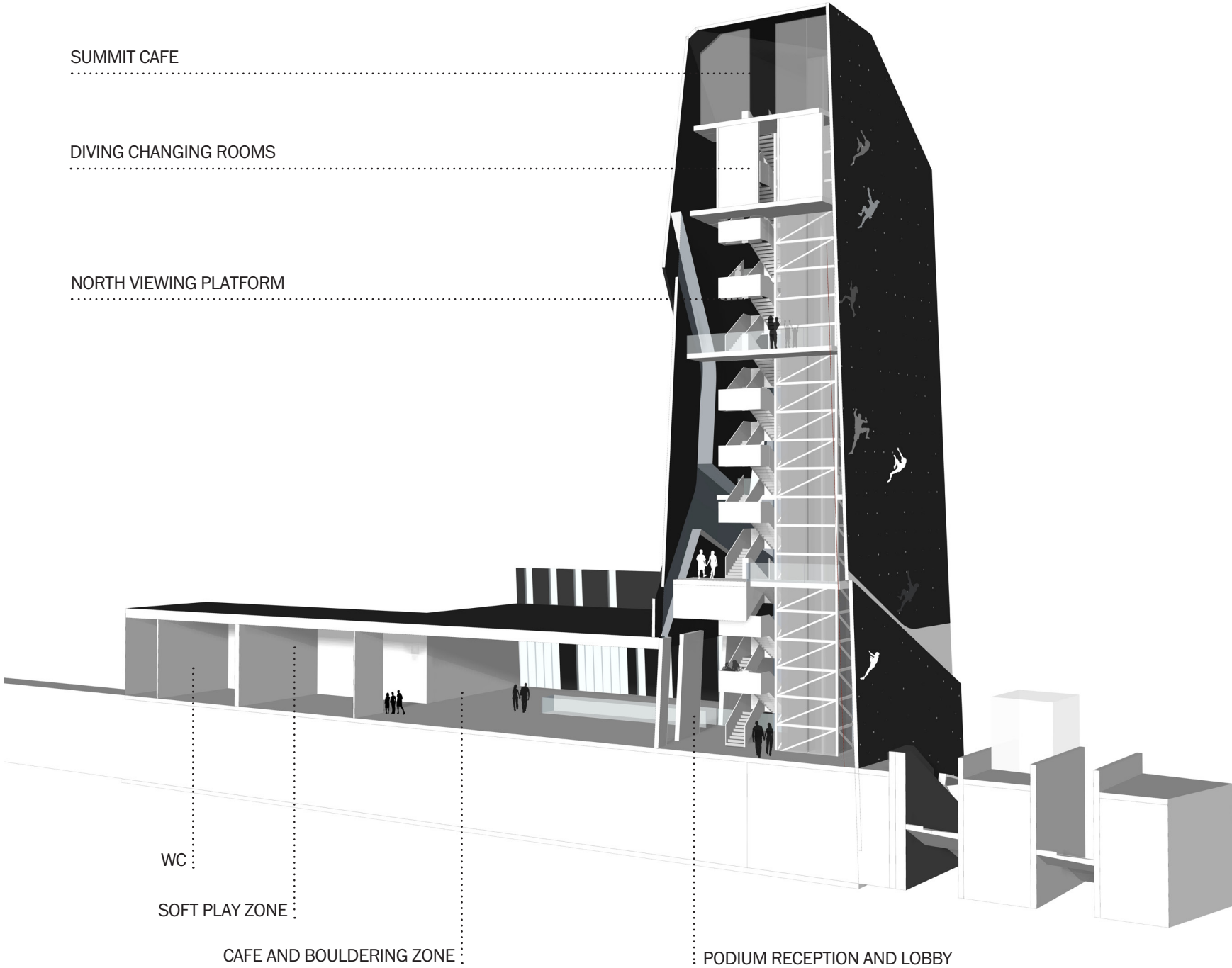
10.4.6 THE PLINTH

The part of the building under the residential plinth provides space for activities that would be more accessible to all ages and experience and engage and complement the events in the public space on the podium.

Specialist retail is located at street level on Park Lane, close to the High Road to help to activate the corner with the Tottenham Experience and the Hotel. It also will provide an equipment hire facility for the Extreme Sports Hub in order to allow for efficient staffing.

The street level is connected to the activity level above by stairs and lifts. Facing out onto the podium is a café, which will offer views into the activity of the adult climbing and bouldering zones and the themed children's soft play climbing zone.

Some public toilets will also be located in this portion of the development to service the public space, which will also include a facility for dog spending.



10.5 Scale and Massing

10.5.1 CONTEXT AND RESPONSE

The volumetric programming of the building is derived primarily from the nature of the activities within – climbing and scuba diving. Their verticality forms the armature for the massing of its void: a central circulation spine with a dive tank and indoor climbing wall on either side. The overall height of the building is determined by the depth required for diving, and the height for climbing; enough to attract the elite while inspiring the novices.

The tapered form realises the towers duality, allowing the building to serve both its indoor and outdoor activities. Inclines on the external face become overhangs for climbing on the inner face, creating more challenging opportunities for the user. The overall mass of the tower fractures as it approaches the ground plane, transforming the relationship between object and ground and activating interstitial spaces for climbers and general spectators, connecting internal and external space.

A dramatic cut in the south façade punctures the concrete box, framing a light filled entry that draws movement from the street into the soaring void of the building.

While the tower contains the vertical activities, the plinth contains the community spaces, cafe and retail in a more linear horizontal element. This defines the street edge to Park Lane and provides a visual space between the tower of the Extreme Sports and the residential towers further along Park Lane.

