

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION FIVE: DESIGN RESPONSE

DESIGN AND ACCESS STATEMENT ADDENDUM



5.1 SCHEME OVERVIEW

The design led approach of the S73 application scheme has evolved following a thorough process of analysis and understanding of the Plot 3 Site, the approved hotel scheme, the emerging context, and the pre-application consultation process.

As described in the previous chapter the design concept for the NDP Hotel is developed along four core themes evolved out of the successful principles established by the approved 2016 submission: -

1. **'Blade Fragments'** – composed of a series of crisp vertical 'planar blades' and lower 'folded blade' façades. The tower's form accentuates the slender and dynamic reading of the building in views from the north and south of the High Road. The 'blade' elements are separated by vertical slot infills running from base to top, breaking down the mass of the building into a composition emphasising the vertical and referencing back to the original approval.
2. **'Tower and Shoulder'** – through the hierarchy of blade elements the building is broken down into three stepped elements, widest at the base with shoulder element and diminishing in plan form at the tower top. The shoulder element geometry responds directly to the High Road, respecting the historic 'kink'.
3. **'Human-scale - streetscape'** – The lower 'folded blade' shoulder steps down to the height of the stadium and sits within the scale of the Park Lane fronting buildings. The street frontage folds back to open up the visual connection to the podium access stairs either side of the hotel plot and provides a contiguous sequence of public realm at ground level.
4. **'Opening Up Views'** – the slender north-south views achieved by the original application are preserved through the geometry of the angled 'blades'. The increase in tower height creates a taller proportion in the east-west aspect and allows for a reduction in the length of the east and west elevations over the approved scheme. This further enhances daylight penetration to the ground and podium levels and reinforces the beacon like silhouette of the tower to act as a gateway to the wider masterplan within the townscape views.

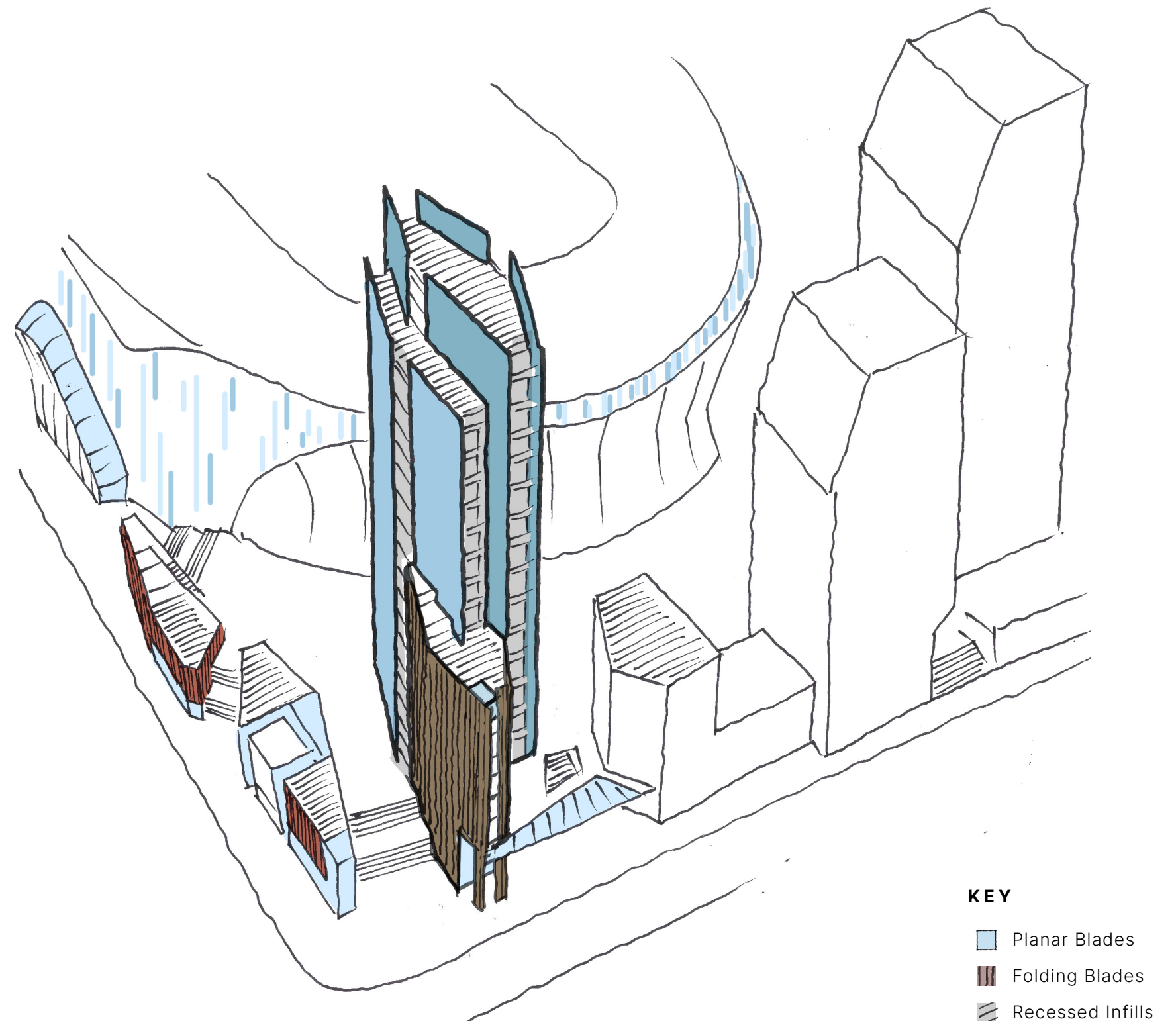


FIGURE 101. Blades Concept Sketch

5.1 SCHEME OVERVIEW (CONTINUED)

The angular 'planar blades' carve out views and connections to the stadium and podium, whilst also following a similar clean and intelligible material language with the stadium. The distinctive design along with the lightweight materiality contributes to expressing a new landmark for Tottenham. The 'planar blades' are then divided to create openings for infill panels, further breaking up the massing, in keeping with the principles of the approved scheme.

The infill panels can also be perceived as the pieces that hold the composition together. This bay creates opportunities for views out of the building.

Moving down the building towards the hotel floors, the massing of the shoulder responds directly to the High Road context, aligning to the kink in the High Road. A new wall type, the 'folding blade', is introduced in order to soften the facade whilst still responding directly to the surrounding Tottenham Experience building and Warmington House.

As the building meets the street and podium level, the massing echoes the architectural language of the Tottenham Experience building. The angles continue to direct spectators from Park Lane to the south podium, where proposals for the external space will activate the frontage. The materiality of the pre-cast concrete at the ground / podium level on the facade creates a tactile and robust facade treatment to ease the angular form further, creating a softer human experience at grade.

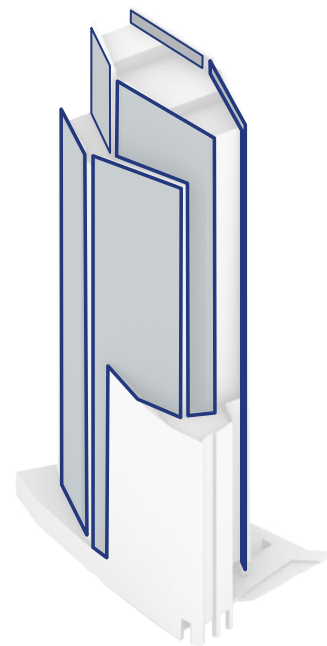


FIGURE 102. Planar Blades

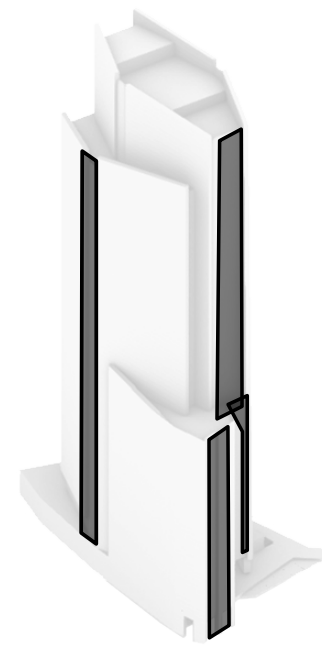


FIGURE 105. Recessed Infills

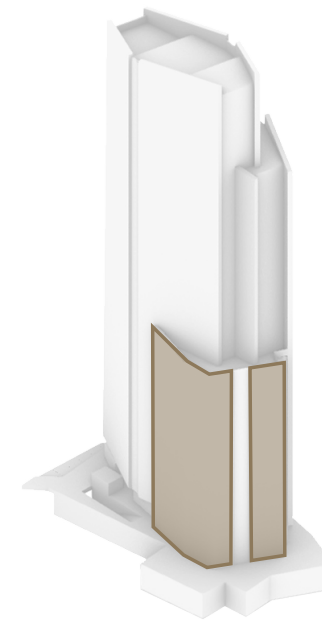
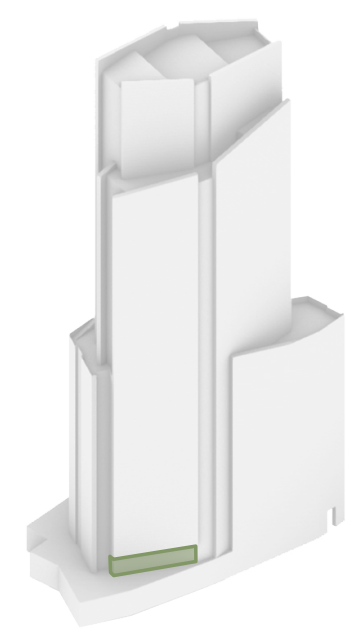
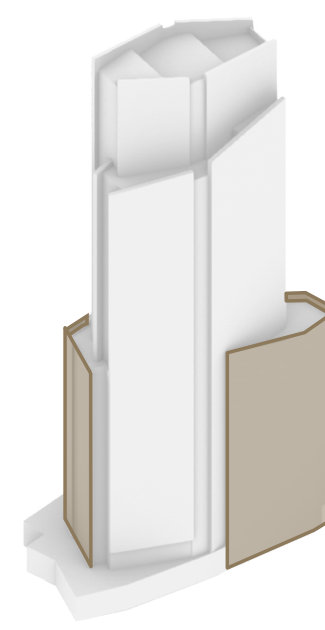
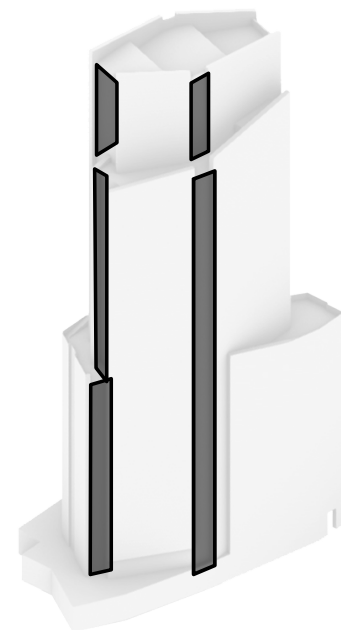
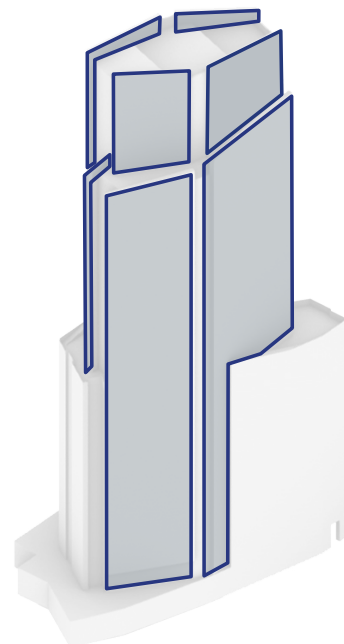


FIGURE 103. Folding Blades



FIGURE 104. Recessed Plinth



5.2 USE AND AMOUNT

KEY FIGURES

Application Site Area: 8.97 ha (NDP Application Boundary)

Total Storeys: 29 Storeys

Total GIA: 27,378 sqm

Total Hotel Rooms: 180 rooms

Total Residential Units: 49 units

Accessibility: 10% of hotel rooms
10% of residential units are M4(3)
90% of residential units are M4(2)

Car Parking: 66 spaces in total
10% accessible

Cycle Parking: 122 spaces in total
5% accessible

External Amenity: 676 sqm

Private External Amenity: 866 sqm

**Note: M4(3) are wheelchair user adaptable dwellings.*

M4(2) are accessible and adaptable dwellings.

KEY

- Hotel
- Shared Amenity
- Residential Amenity
- Residential
- Plant / Back of House

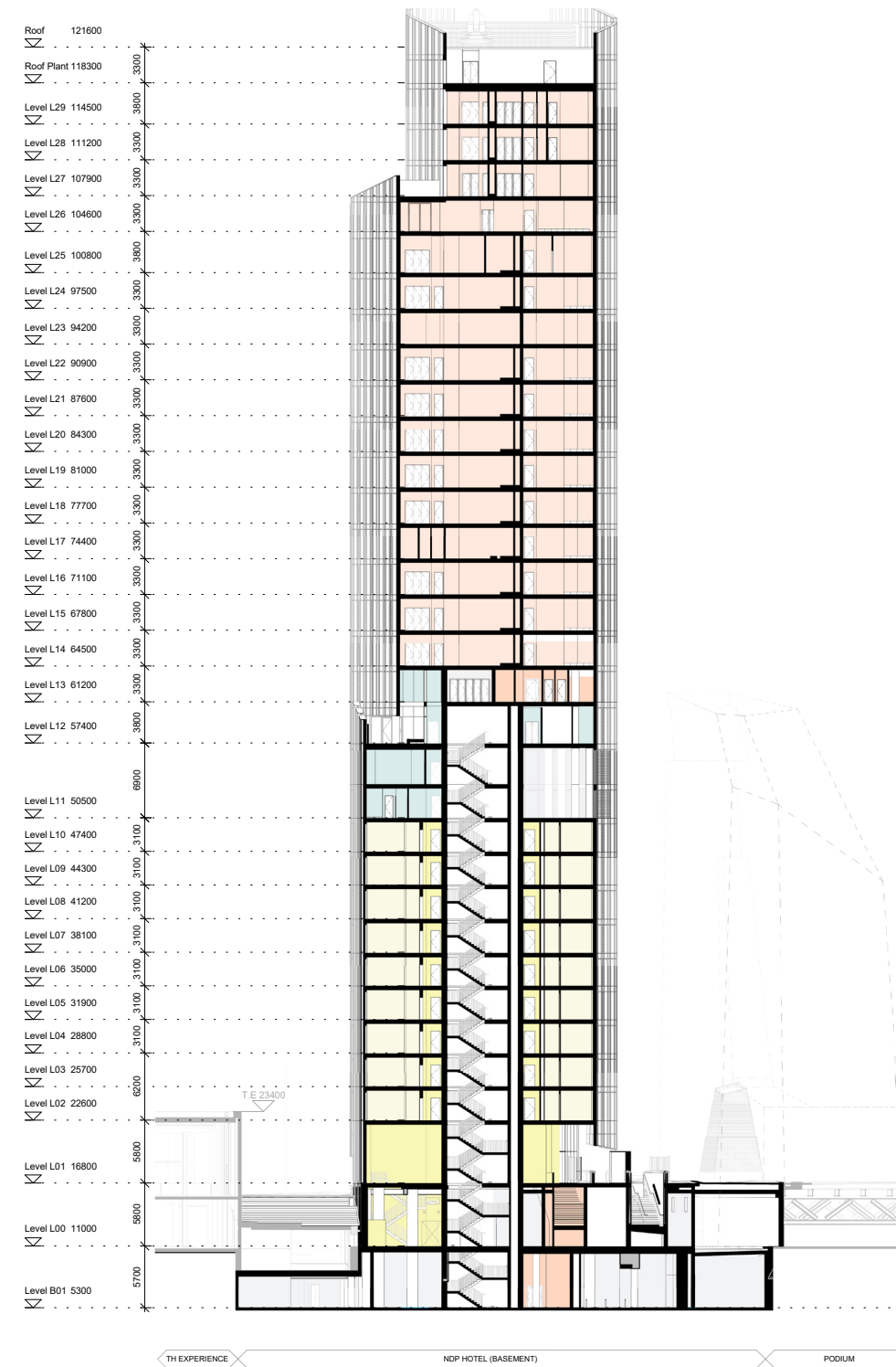


FIGURE 106. Proposed W/E Section (facing south)

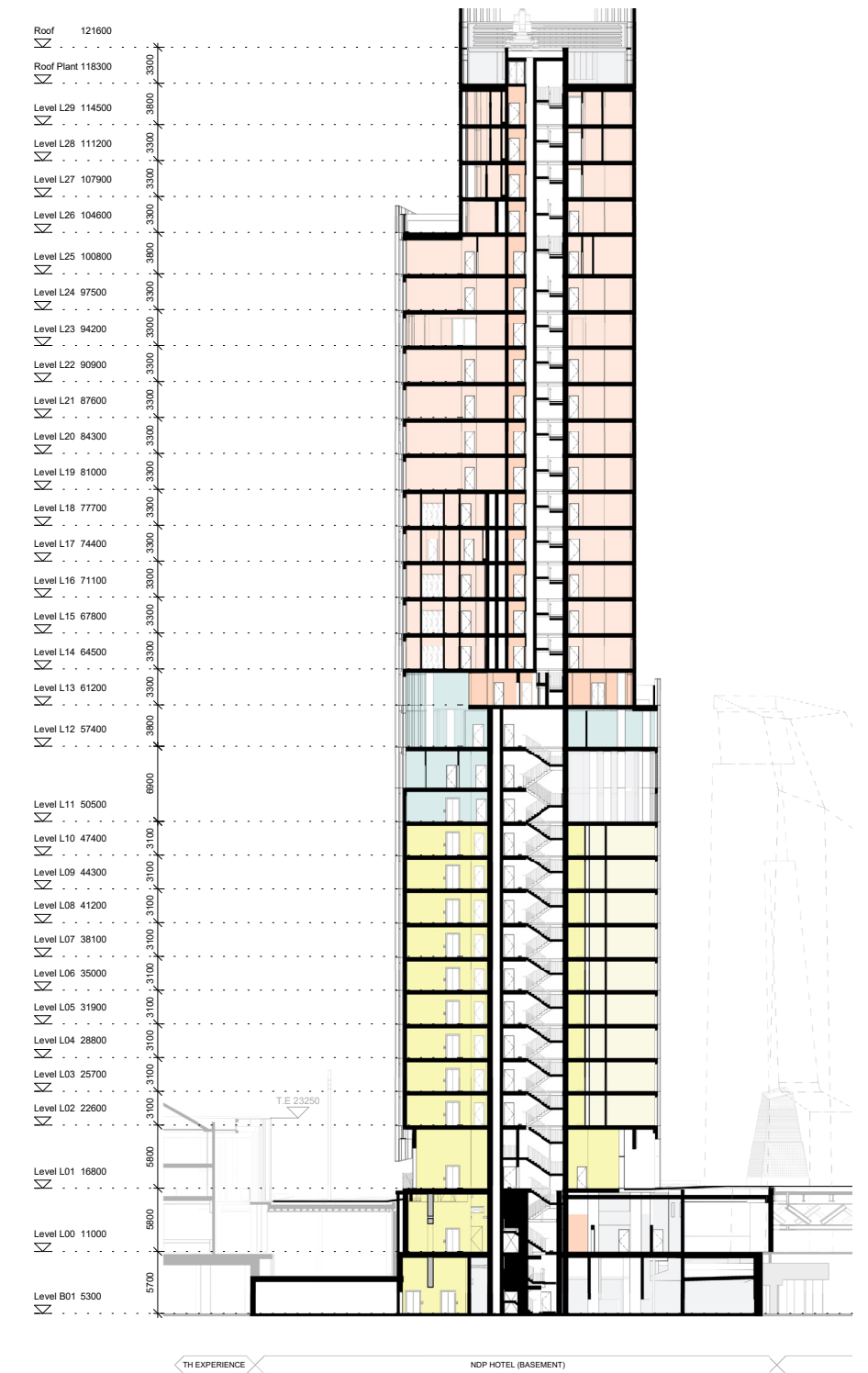


FIGURE 107. Proposed W/E Section (facing north)

5.2 USE AND AMOUNT (CONTINUED)

KEY FIGURES

Hotel Rooms: 180 rooms in total

Mix: 153No. Standard Rooms
18No. Accessible Rooms
9No. Suites

KEY

- Standard
- Accessible
- Suite

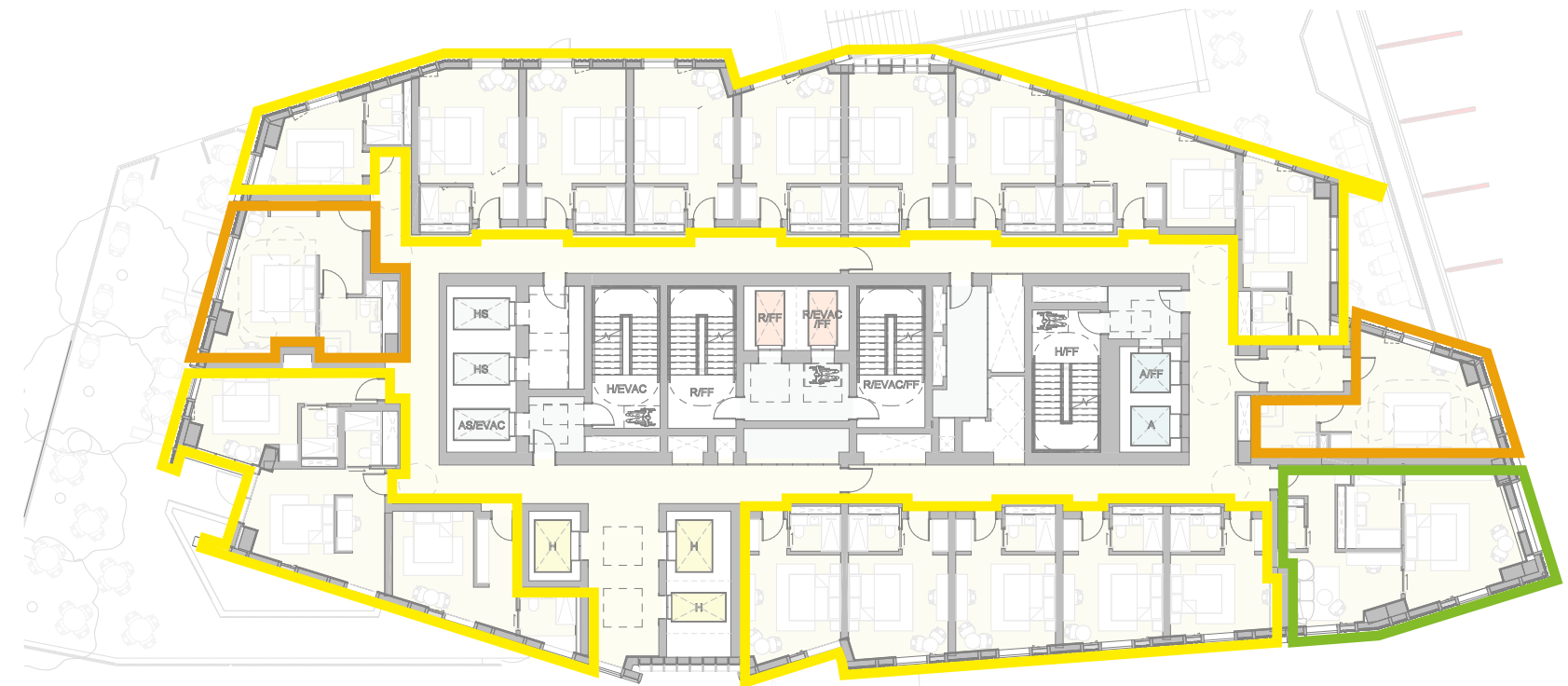


FIGURE 108. Typical Hotel GA Plan (Level 02-10)

NTS

Residential Units: 49 Units in total

Mix: 1 Bed (2P) = 5 Units
2 Bed (4P) = 20 Units
3 Bed (5P) = 3 Units
3 Bed (6P) = 21 Units

KEY

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person

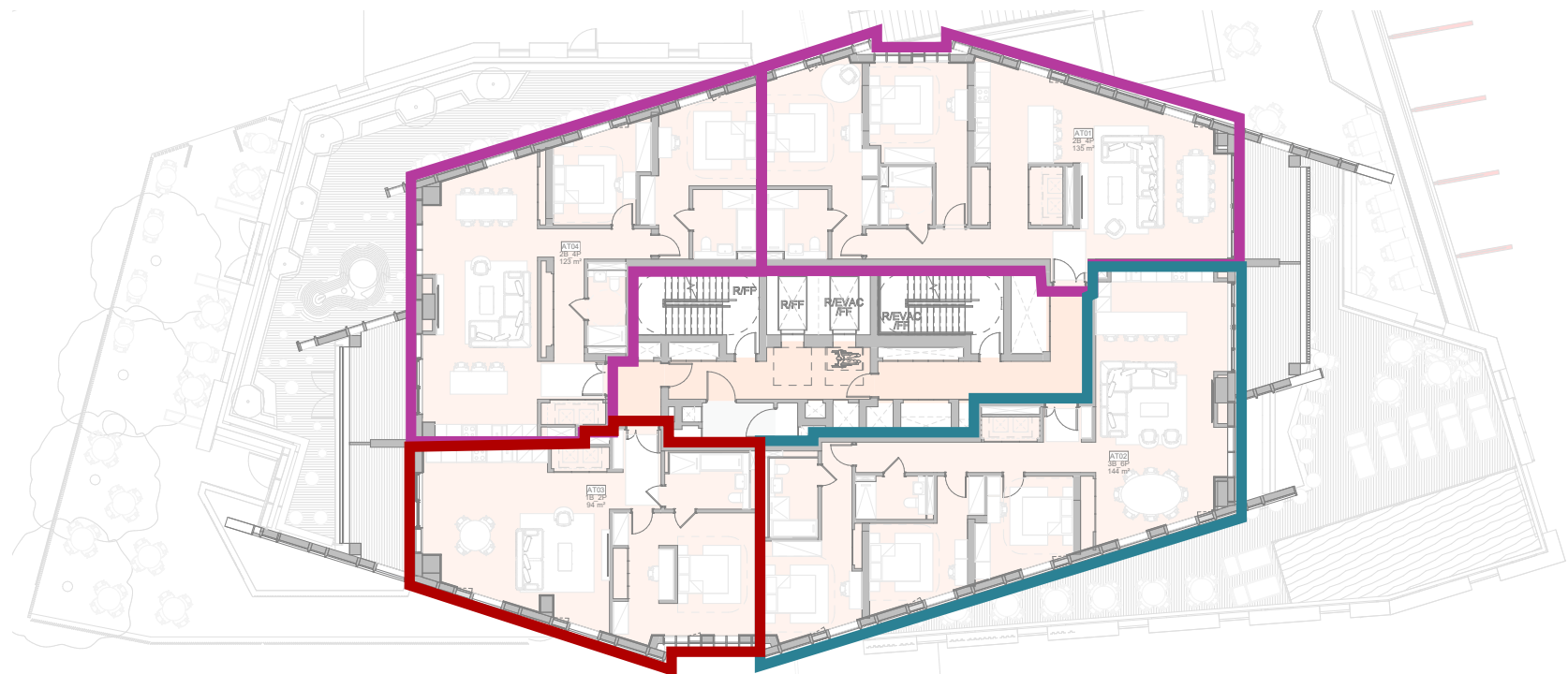


FIGURE 109. Typical Residential GA Plan (Level 14 - 18)

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