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**TOTTENHAM
EXPERIENCE**



8.1 Design Concept

8.1.1 Vision

The Tottenham Experience will sit on the corner of Park Lane and the High Road. It will occupy a prominent position, and with the majority of fans approaching from the south it becomes the entrance gateway with an engaging and welcoming face to THFC fans and the local community of the stadium. It will form an important part of the High Road streetscape and the continuation of the existing urban fabric.

The vision of the Tottenham Experience is to present the past, present and future of the club and a wider appreciation of the local history and traditions of Tottenham. The club and community have interacted and influenced each other over the course of the past 133 years with the identity of both being synonymous with each other.

It is intended that the Tottenham Experience will also provide the appropriate setting for many of the historical club features, such as the famous Bill Nicholson Gates and key elements of the Red House and Dispensary. The fusion of these historical artefacts within the hub of the new stadium development will offer visitors a full perspective of the club and its community.

Its function will be to deliver the stadium with facilities that are open seven days a week. This will help activate the High Road and provide a compatible neighbour to the other businesses that are adjacent while linking the street to the southern podium. The building will be a hub for the co-ordination of a wide range of activities relating to the club and the stadium. This will include retail, ticketing, management of the tours and extreme events, and Skywalk, together with a cafe, museum and heritage centre.

The challenges associated with the development of the south west corner of the NDP site include the restricted pavement width defined by the arrangement of 3 locally listed buildings and the High Road and the juxtaposition of any new development with Warmington House.

Warmington House is a Grade II listed building which falls within the environs of the Tottenham Experience and its new modern context will have to respond sensitively and respectfully to the Georgian building, this will allow it to be at the heart of the heritage and cultural centre within the overall Tottenham Experience

The design approach seeks to integrate heritage issues alongside crowd safety issues to set Warmington House within a new terrace, with modern contemporary elements framing the Georgian facade and developed in a manner that respects the scale, rhythm and form of the listed building.

It also looks to create a new terrace to the south of the Stadium, within the redesigned context of the wider NDP site, which will act in harness with the existing Northern Terrace and West Stand entrance to the stadium to provide a new balance in composition to this section of the High Road.



8.1.2 HIGH ROAD CROWD FLOW SAFETY ISSUES

Existing context

The existing context for White Hart Lane includes three locally listed buildings in addition to the Grade II listed Warmington House. Currently the High Road is densely populated with spectators prior to the match and the narrowing of the pavement in front of the locally listed buildings to 2m wide funnels the spectators to the point that they no longer walk on the pavement but occupy the adjacent bus lane.

Consented Scheme

The consented scheme tried to develop a solution to the current safety problem and address the increase in spectator numbers by creating an alternative more spacious pedestrian route to the stadium in a canyon behind the group of four retained buildings.

In order to avoid out the risk of pedestrians being forced into the bus lane prior to the match, most of the spectators are required to take the new route behind the buildings. In reviewing this proposal, new surveys of existing conditions and extensive crowd modelling has shown that the design will not work in the manner that was envisaged, as significant numbers will still take the direct route north up the High Road pavement. As this route funnels and becomes narrower the spectators that occupied the wider pavement to the south are forced into the bus lane.

Proposed Scheme

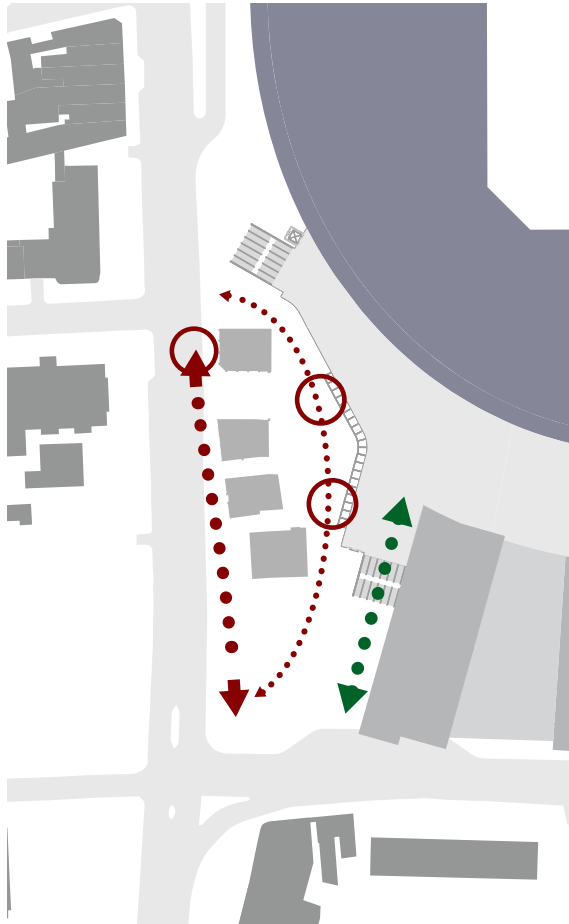
The design of the new Tottenham Experience takes account of this crowd safety issue. Warmington House sits far enough back from the High Road pavement edge to establish a generous safe pavement for the pedestrians in front of it; however the three other locally listed buildings do not offer enough space for pedestrians in front.

A comprehensive analysis of options to avoid spectators being forced into the bus lane has been undertaken as part of the

current design process. This included an options matrix that assessed crowd safety, transport, heritage and urban design criteria for each option. Some options were considered to fail on crowd safety issues, while others would have significantly affected the transport infrastructure, or had significant impacts on the Conservation Area. The only option that was found to provide a balance between the competing interests of crowd safety, transport, heritage and urban design was to remove the three locally listed buildings and provide a suitably wide pavement running up the High Road

The new terrace in which Warmington House now sits will allow the creation of a generous safe pavement of over 9m in width, which will manage the pre match crowd safety, offer better views of Warmington from the north, and recreate a strong urban fabric to the streetscape which had become fragmented in the consented scheme proposals.

A new stair bisects the terrace, angled to pick up the flow of spectators from the south, to reduce pedestrian flow progressing north up the High Street and improve connectivity between the High Road and the South Podium.



Consented Scheme



STOKE CITY MATCH - 9th NOV 2014 (K/O AT 13:30)



Proposed Scheme



PARTIZAN BELGRADE MATCH - 27th NOV 2014 (K/O AT 20:05)



8.2 Scale and Massing

8.2.1 DEVELOPMENT OF SHAPE AND FORM

The massing of the building is closer in scale to the three storey northern Terrace, and the adjacent buildings on the High Road, providing the development with elements that contain a similar scale to the surrounding urban fabric and which allows steps in scale from the stadium entrance to larger stadium volume. This allows the Tottenham Experience to form a more continuous street frontage to hold the High Road, while mediating between the scale of the street and the stadium.

The issues associated with the narrowing of the pavement in front of the locally listed buildings has become an increasing concern, as new surveys and analysis demonstrate how spectators are forced into the bus lane with the potential for serious injury or worse. Following a study of a range of options, the only solution that safely addresses this problem is the removal of the three locally listed buildings.

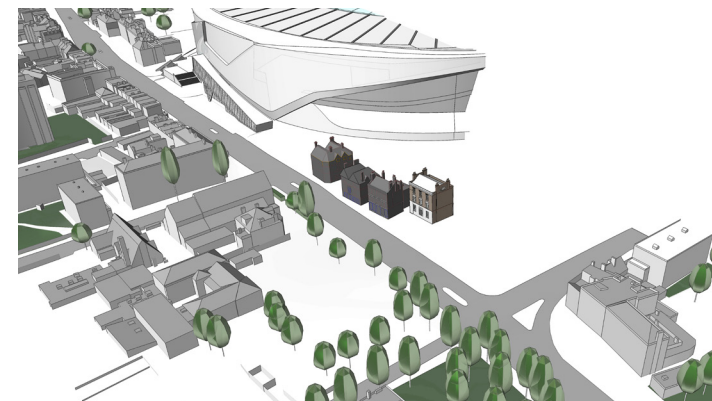
Warmington House has been a significant landmark within the High Road of Tottenham for many years. Neglected for years as no practical use was obviously apparent for it, the Tottenham Experience puts Warmington House at the heart of the proposals to create a new historic and cultural destination within the masterplan. The new buildings are designed to respect and respond to the scale and materiality, while aiming to touch the historic fabric of the building as visually lightly as possible. It is intended to create a new context for the preservation and reuse of this landmark in Tottenham, and use it to connect with the local community.

The Tottenham Experience includes a significant amount of floor area and in order to avoid overwhelming Warmington House this is arranged in two wings either side of the listed building. These wings are then subdivided into modules to reflect the width of the Georgian facade.

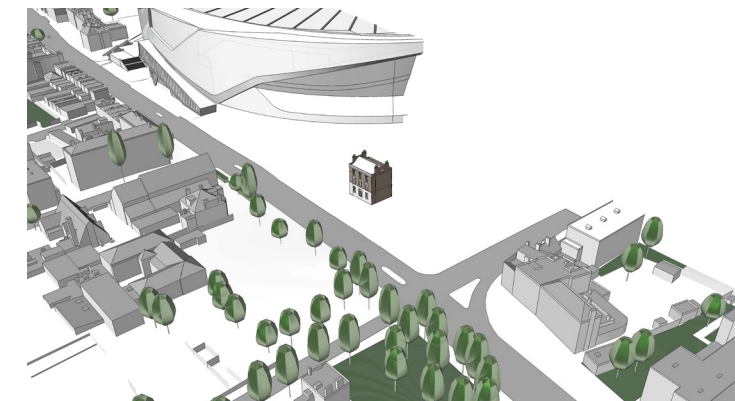
Warmington House sits a comfortable distance back from the High Road, which enables the safe movement of spectators along the pavement. This distance is greater than the 9.5m calculated by the crowd movement specialist and so the Tottenham Experience can angle back to the front facade of Warmington House, giving it prominence and reinforcing the historic kink along the High Road.

The final move is to insert additional stairs up to the podium, which helps to break down the scale further and improve access and visibility to the Stadium. This allows the new Tottenham Experience to respond to this historic streetscape by maintaining it for the future.

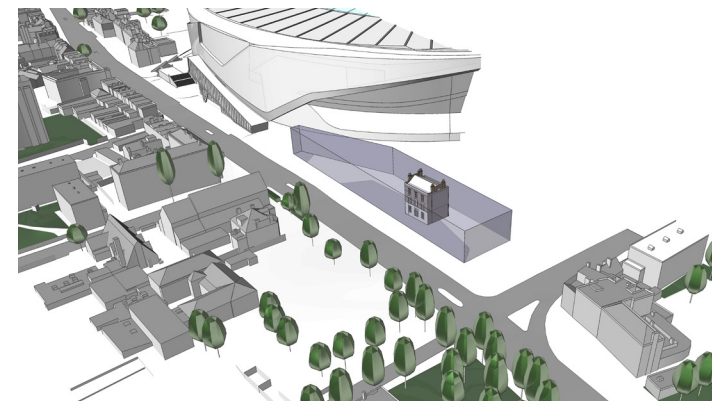
The proposed new Tottenham Experience responds to this historic streetscape by re-enforcing and maintaining it for the future. The facade of the building is set back to meet Warmington House, and angled to the street in a memory of the old plot lines.



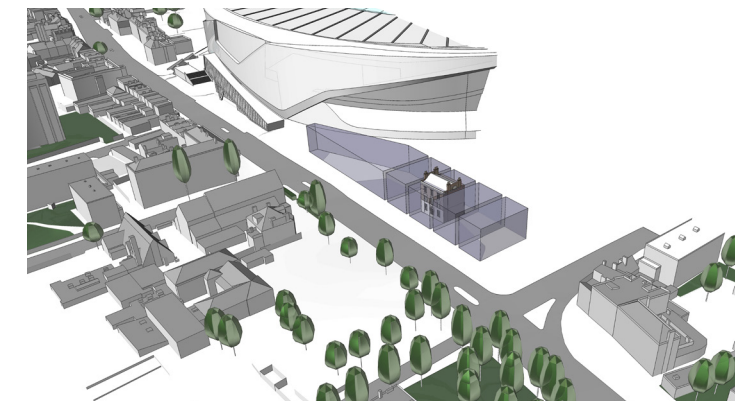
1. Existing Context



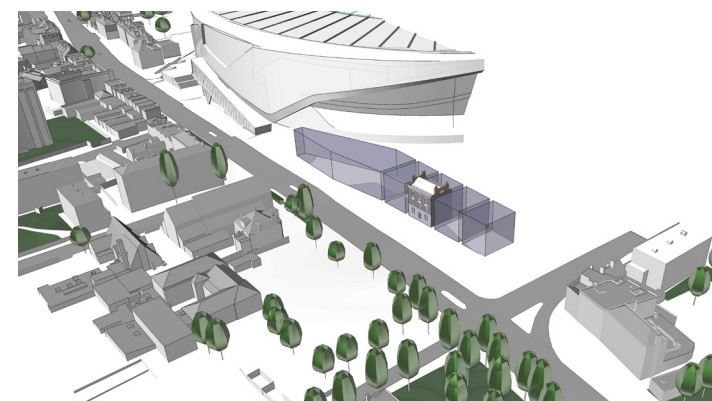
2. Removal of 3 Locally Listed Buildings



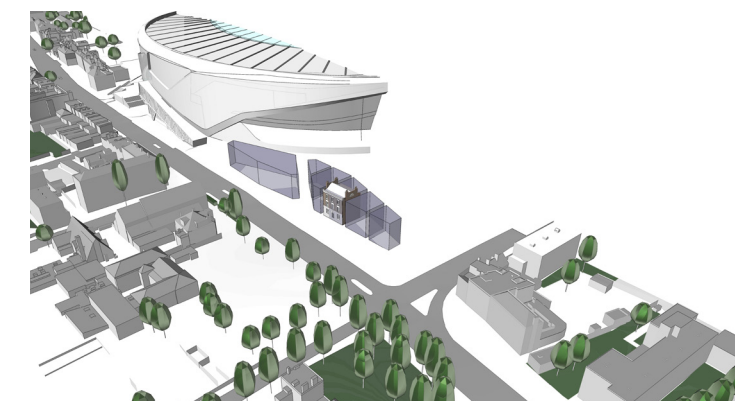
3. Incorporation of Warmington House and Tottenham Existing



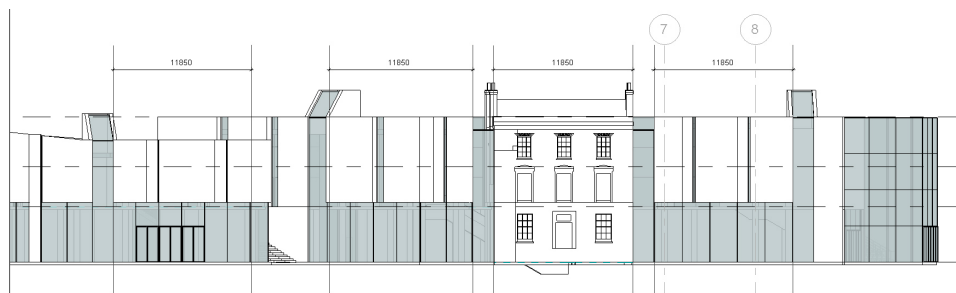
4. Subdivision of Volume to Match Rhythm of Warmington House Facade



5. Cut Back of Volume to Line of Warmington House Facade



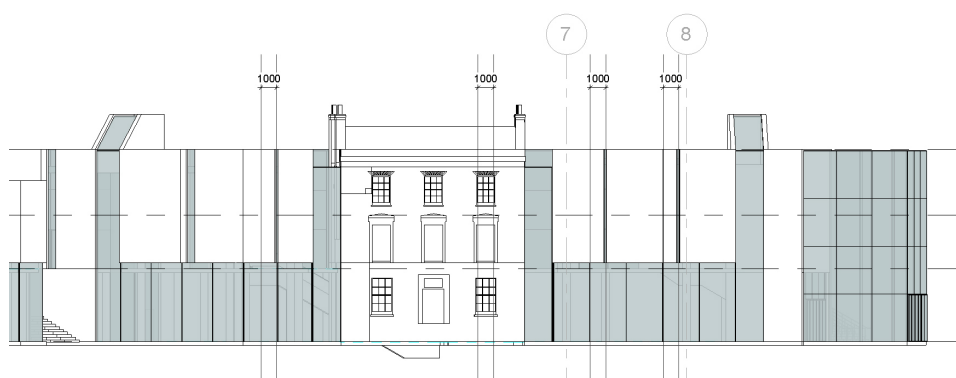
6. Incorporation of Access Route to Podium



Warmington House Module
11850mm Set Out to Solid Cladding



Glazing Module to New Wings
1800mm



Window Module to New Wings
1000mm

8.2.2 RESPONSE TO WARMINGTON HOUSE

Existing condition

Warmington House currently sits with a weak urban context where the original High Road terrace has been eroded to a series of adhoc buildings that have a poor relationship to each other, as they stagger on the pavement line with gaps in between them like a mouth with missing teeth.

Design Evolution

The design of the Tottenham Experience seeks to give Warmington House back a strong context within the High Road within a terrace that provides a strong backdrop to the urban context. The proportions of Warmington House have been used to develop modules with the new building street frontage adjacent to the old that respects the Georgian architecture, while balancing the overall composition.

The footprint of the building is then set back to follow the historic angle in the High Road, capturing a more generous piece of public realm to the corner of the High Road and Park Lane. This area will create a more generous gathering space for the fans on match day with greater prominence for the Tottenham Experience Shop and reveal views of Warmington House from north and south along the High Road.

Finally a diagonal slice carves through the Tottenham Experience to create a break in the long terrace façade. By creating a break in the building on the diagonal, it avoids dominating Warmington House, while opening up links and opportunities to the podium for views and circulation.

Warmington and Georgian Proportions

The design of the Tottenham Experience adjacent to Warmington House has taken its lead from the proportions of the Georgian architecture. The overall massing of the solid element has been set up to match the elevation of Warmington House so as not to dominate it in scale. The solid areas of cladding on either side of the listed building match its overall

width, while there is more variety as you move away from the listed facade.

The materiality and scale of the elevation is picked up in the horizontal datum and changes in materiality. The glazed façade of the Tottenham Experience picks up the lower stuccoed portion of Warmington House, while the matt cast iron panels of the upper floor follow the stock brick solidity with a strong horizontal roof line picking up the strong horizontal line of the Georgian cornice.

At the next level of detail and scale, cues have been taken from smaller elements of the façade of Warmington House. The width of the glazed slots between the historic façade and the new construction have been established from the width of solid masonry on the elevation to give Warmington House visual space between it and the new wings while articulating and giving reference to the detailed scale. This glass wall is set back slightly and turns over on the bottom edge of the cornice to give greater breathing space to the historic facade. This glazing then creates a separation between Warmington House and its adjacent wings before it forms a glass atrium to the rear of the listed building.

This dimension is also picked up by the projecting roof lights that form visual divisions from roof to street level. These divide the elevation into the larger bays which in turn match the size of Warmington House. These projections to the building animate the roof line of the Tottenham Experience in an echo to Warmington House's chimneys.

The upper level of the Tottenham Experience incorporates vertical window slots that again reference the proportions of the Warmington House windows, respecting the Georgian architectural proportions of solid to void while reinterpreting it in a contemporary way.

The overall impact of these design strategies has been to create a balanced composition with a rhythm that echoes the underlying character and proportions of the listed building.

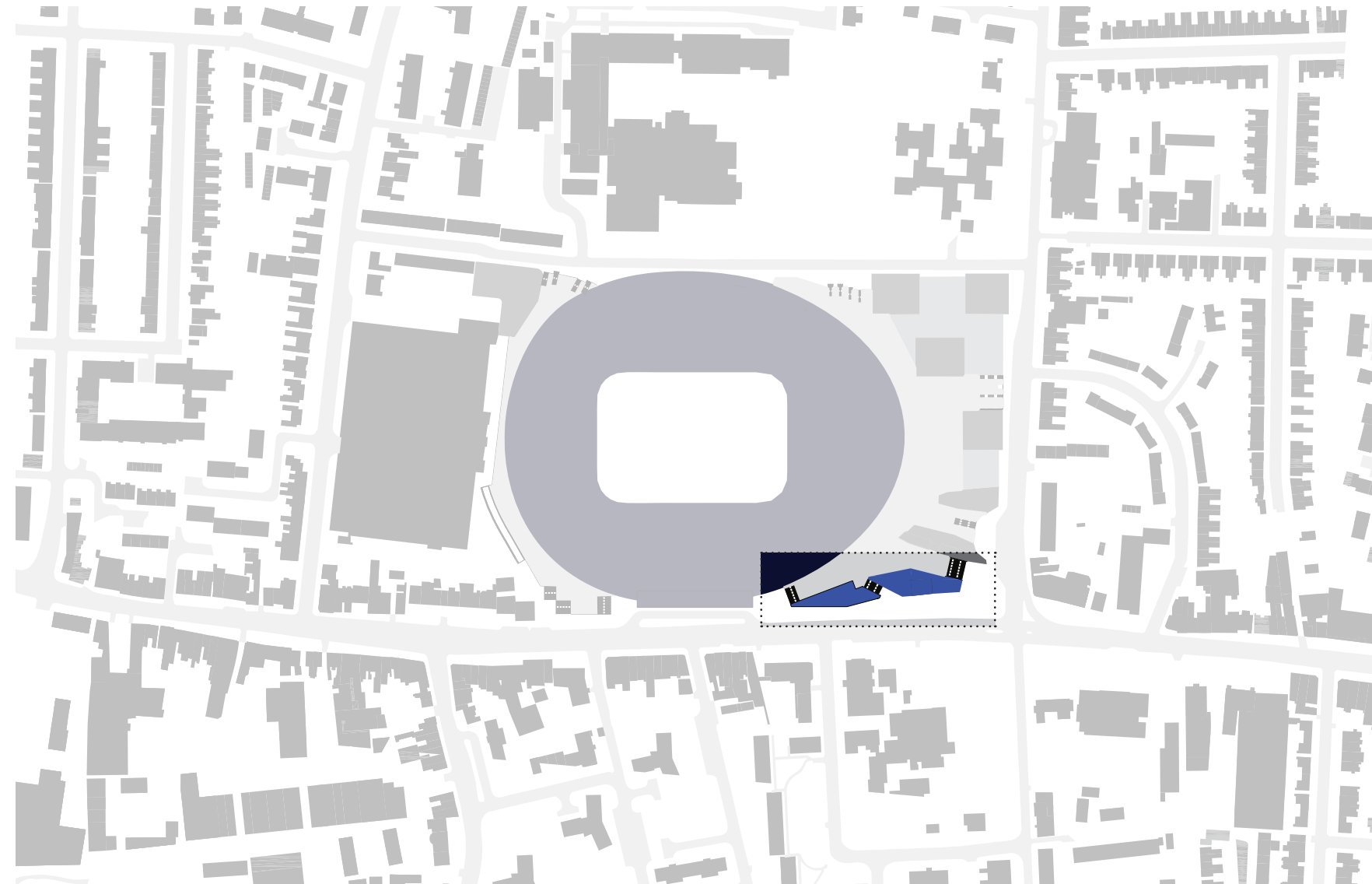
8.3 Access and Egress

8.3.1 SITE LOCATION AND DESCRIPTION

The Tottenham Experience is located on a prominent corner to the High Road and Park Lane, in the south west corner of the NDP site forming a significant arrival point to the site from the south and Seven Sisters. It is conceived to provide an entry to the stadium on both match day and non-match day and provide a link between the street level and podium level.

The building acts as a filter to the match day arrival, with generous external stairs to the north and south, together with external lifts and a central stair bisecting the building on the High Road to provide visual connections up onto the public podium.

It can also be approached from a number of directions, with street level approaches along the High Road, Park Lane and Church Street and access from the south podium to the rear of the building.



SITE PLAN