

8.3.2 VEHICLE AND PEDESTRIAN CONNECTIVITY

On match day it will provide a dedicated corner entrance for visitors and spectators to the Experience with egress from the shop onto the High Road. The street level will be linked internally to podium level via a lift, and stair adjacent to a café which will spill out and allows fans to move though the building and out onto the podium and into the stadium.

On non-match day the Experience is envisaged to give activity to the High Road and the podium by maintaining entrance on both sides facing them both and allowing visitors to flow through them. It will provide a number of functions including the principal entrance for retail customers, visitors to the museum and stadium tour at street level, with a secondary entry point through the first floor café. There is also a dedicated entrance/reception to the Skywalk Stadium experience from the podium and ticket windows to the Match Day box office.

Vehicular access to the stadium basement carpark and the hotel carpark will be through the Tottenham Experience, with an articulated door providing access when required.

Servicing the Tottenham Experience will be via the stadium service level. An area will be provided in the south carpark for loading and unloading facilities for goods, while local storage of refuse and recycling will also be located here, prior to its removal to the main stadium recycling area. When the sliding soccer pitch is relocated to the South carpark for events, a temporary logistics area for goods and recycling storage in the stadium players' carpark can be accommodated.

8.3.3 INCLUSIVE ACCESS

As the design develops for the museum, consideration will be made for not only incorporating good practice provision for physical features (as laid out in the inclusive design parameters in Section 1.5 of this submission) but also features that promote inclusive exhibition design enhancing the experience for everyone, with particular considerations made for people who are blind, partially sighted, Deaf, deafened, hard of hearing or have learning disabilities. The design development will incorporate good practice guidance from organisations such as the Smithsonian Museum.

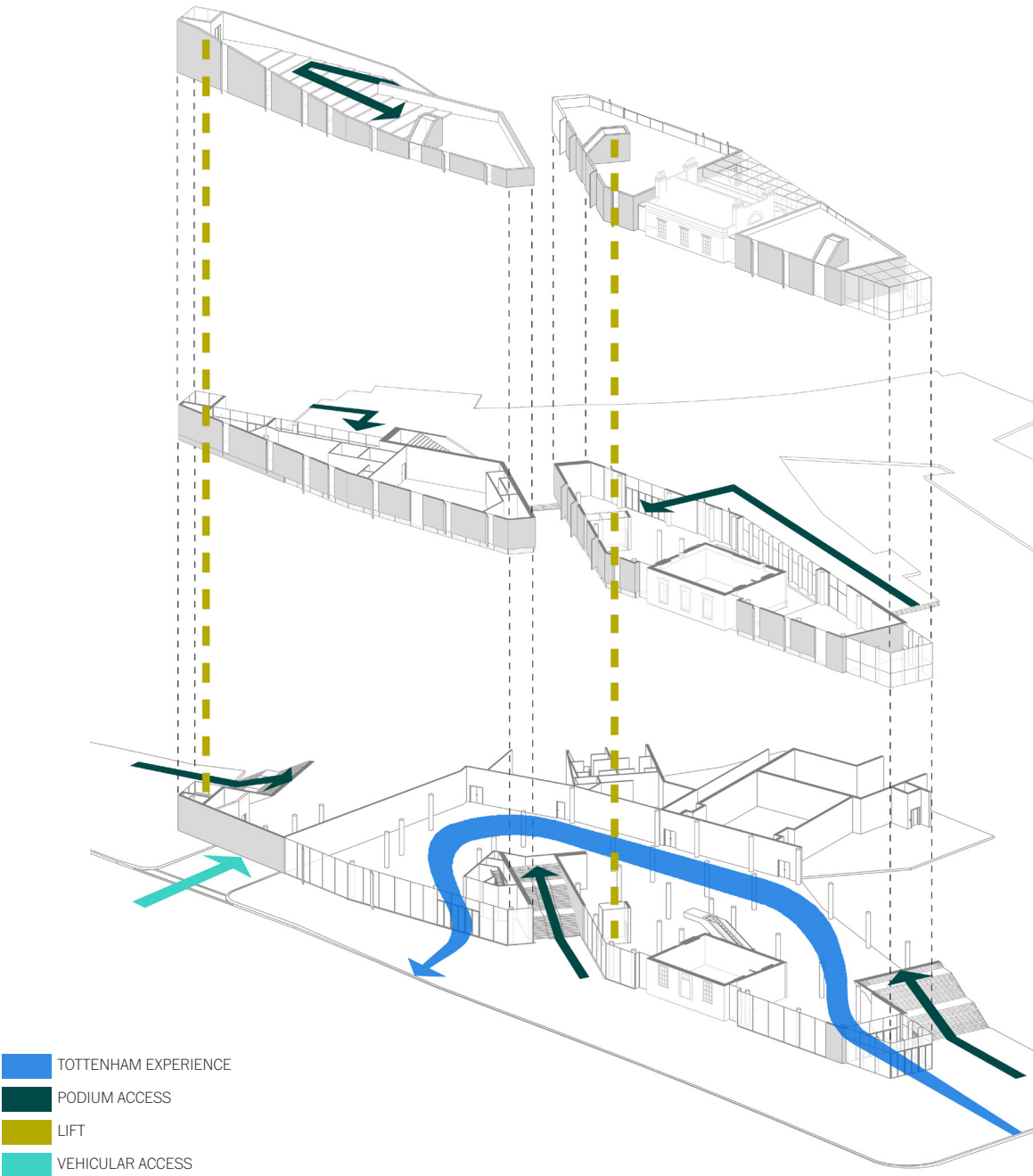
Box office facilities will be designed to accommodate as wide a range of users as possible. A single height counter at 850mm will allow choice for all users and accommodate standing and seated users alike and incorporate hearing-induction loops. Retail spaces will have sufficiently wide circulation routes through merchandise areas to allow wheelchair and scooter users access to goods; counters and displays will take account of the need to serve a wide variety of clientele including standing and seated users.

As the cinema design progresses, at least 2 permanent wheelchair accessible viewing spaces with associated companion seats will be available; an additional 4 spaces will be created via a flexible seating arrangement as set out in the Approved Document M (AD M). In addition, there will be suitable sound reinforcement system to ensure that hearing-aid users benefit from any audio presentation.

Sanitary accommodation will conform with AD M and BS 8300 and in addition to wheelchair accessible WC, accommodation will include cubicles for ambulant disabled people.

Improving the level of accessibility within the adjacent Grade 2 listed Warmington House will developed adopting the approaches set out in Historic England's Easy 'Access to Historic Buildings'.

Lifts also provide full accessibility throughout the building and out onto the accessible areas of the roof.



# 8.4 Accomodation and Layout

## GROUND FLOOR LAYOUT

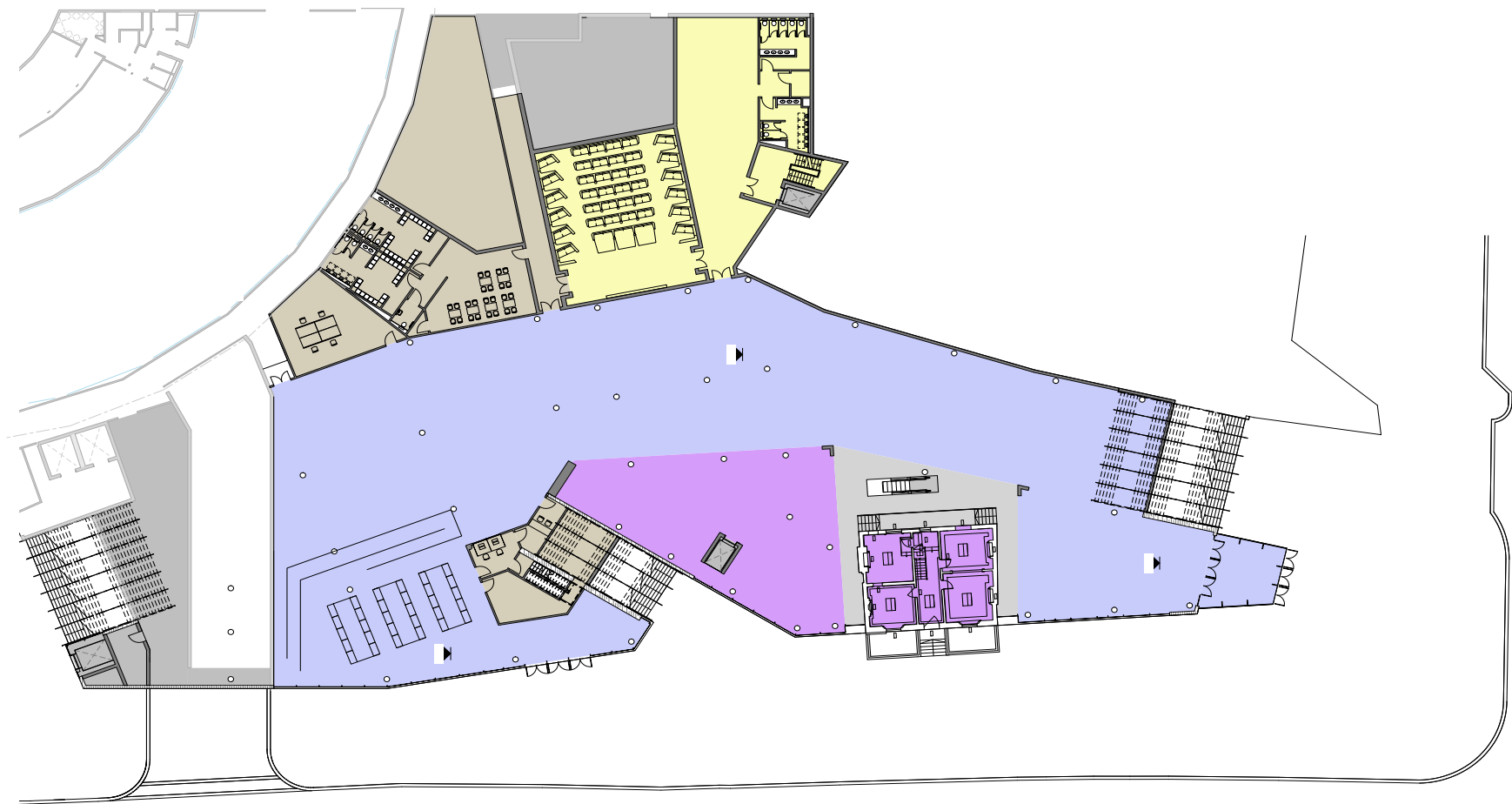
The ground floor of the Tottenham Experience is principally to accommodate the retail needs for THFC and some of the museum experience adjacent to Warmington House. A non-match day ticket window will be provided within the Tottenham Experience for purchase or pick up of match tickets.

Warmington House is given a degree of separation from the rest of the Tottenham Experience by the introduction of a glass atrium to the rear and glazed slots wrapping over the roof plane and down the High Road facade.

A new plinth to the rear of the existing building is used to accommodated the change in level between the listed building and shop level.

A small 80 person cinema will be located to the rear to support the museum experience, with an entrance directly from podium level to a foyer to allow flexible use. This foyer will also include toilet facilities that can support the cinema and the functions of the Tottenham Experience.

Ancillary back of house facilities such as retail storage, staff facilities and offices are located at this level, which can be accessed either from the service level car park or from the open-plan retail spaces.



- TOTTENHAM EXPERIENCE SHOP
- MUSEUM
- CINEMA
- RETAIL OFFICE
- PLANT ROOM

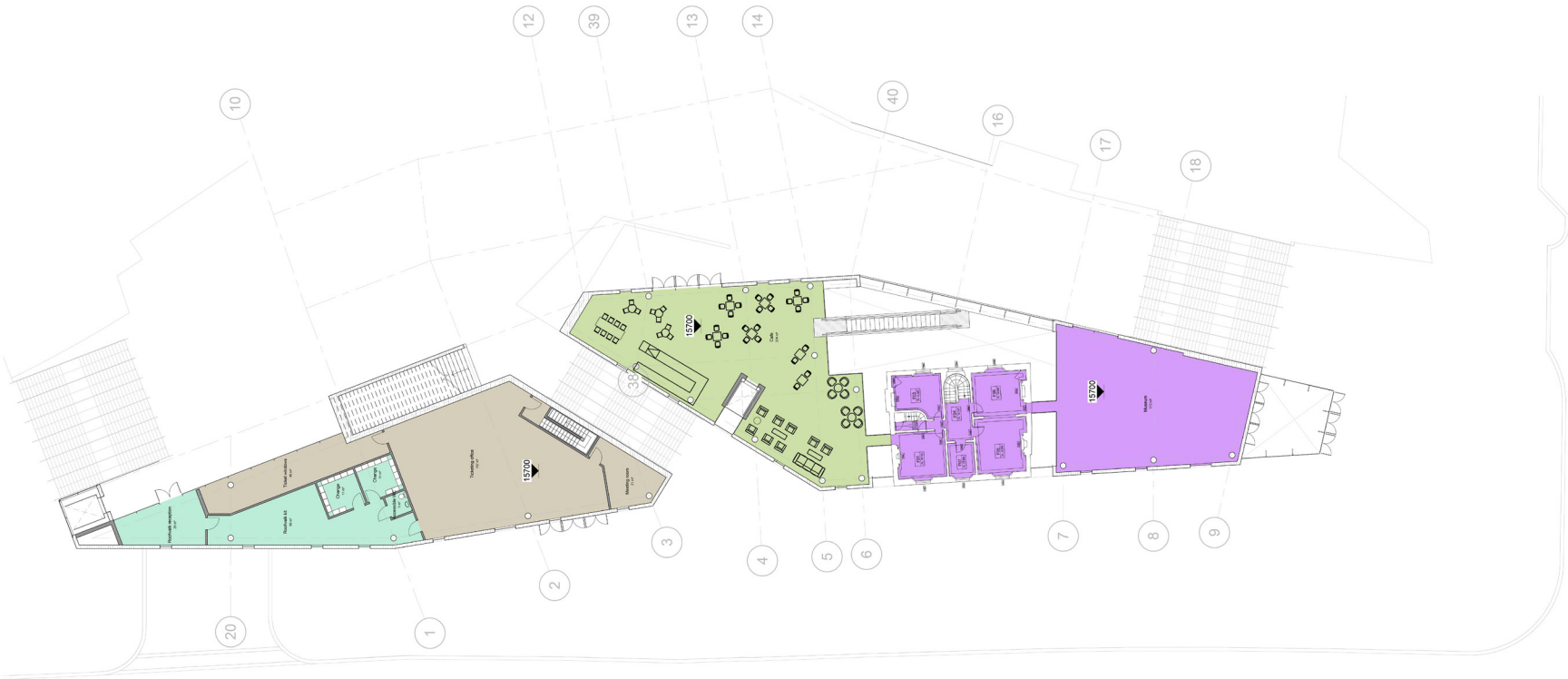
FIRST FLOOR LAYOUT

The upper floor of the Tottenham Experience is split into two elements. The first houses the match-day ticket collection windows, the ticket offices and the Skywalk facilities. These would include reception, mustering and changing spaces for the Skywalk, prior to walking across the podium to begin their climb up the building facade.

The ticket collection windows are set back from the main facade line to form a covered area for transactions. These windows connect directly to the main ticket office to the rear of this block, which connect directly down to the ground floor.

The other part of the building would comprise of the upper level of museum and café with internal and external seating. New bridge links traverse the void between Warmington House and the new building, with new openings framed in the side walls of the listed building to enable circulation across this level through the existing building.

The new atrium to the rear of Warmington House contains the major vertical circulation as well as offering views into the building from the podium.



- CAFE
- MUSEUM
- TICKETING OFFICE
- ROOFWALK KIT

ROOF LAYOUT

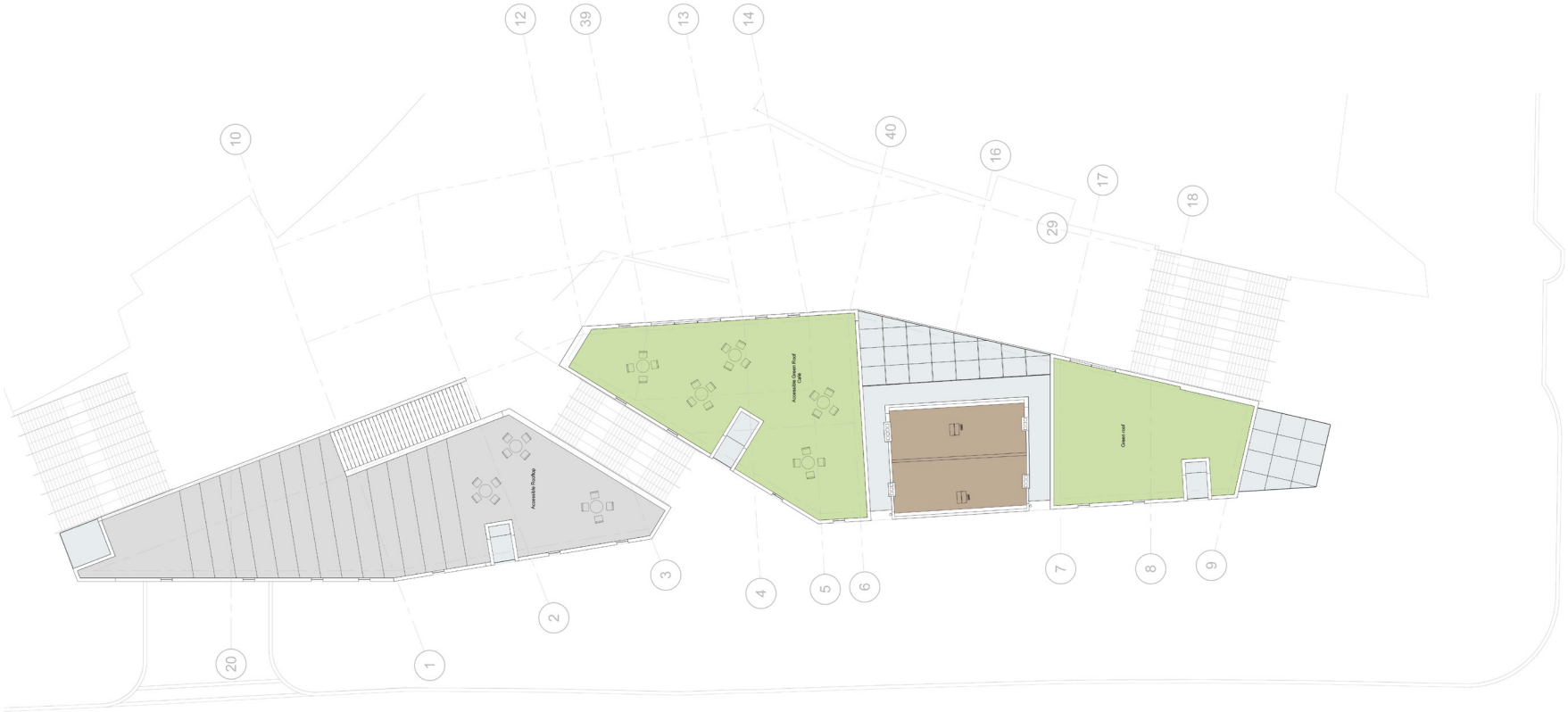
The roofscape to the Tottenham Experience is highly visible from both the Hotel and the Stadium and will therefore require careful treatment.

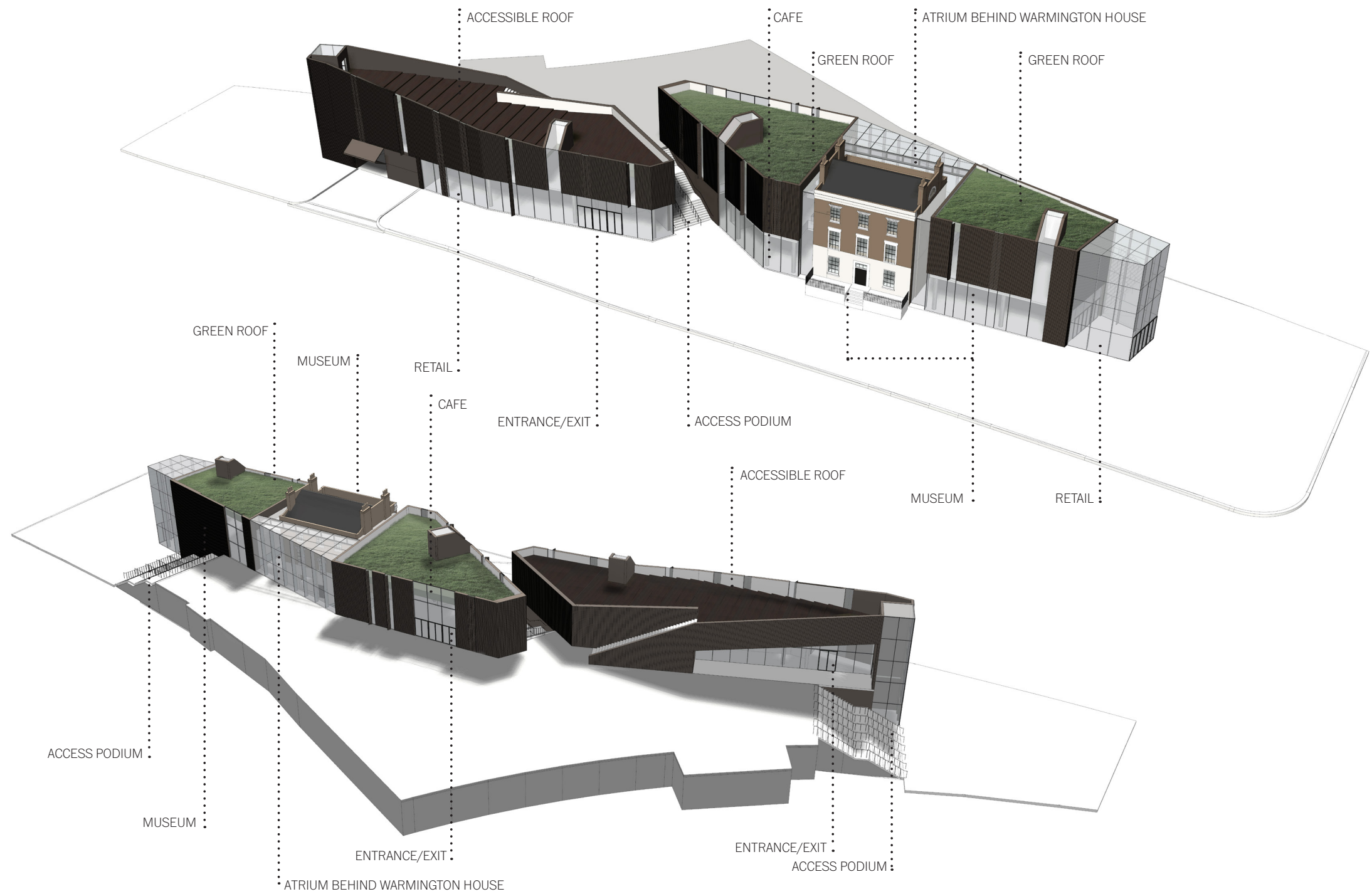
It is intended that the roof above the ticket office is publicly accessible and could be used to stage events. It is connected to the podium by an external stair and also from street level by an external lift, which provides full accessibility to this area.

The roof to the north of Warmington House is also accessible via the lift from within the Tottenham Experience. This provides an opportunity to create an outdoor cafe that looks out over the new public square and south podium.

The area of roof to the south of Warmington House is not accessible to the public and is designed to be a 'green roof.'

- ACCESSIBLE ROOFTOP
- GREEN ROOF
- GLAZING





## 8.5 External Apperance

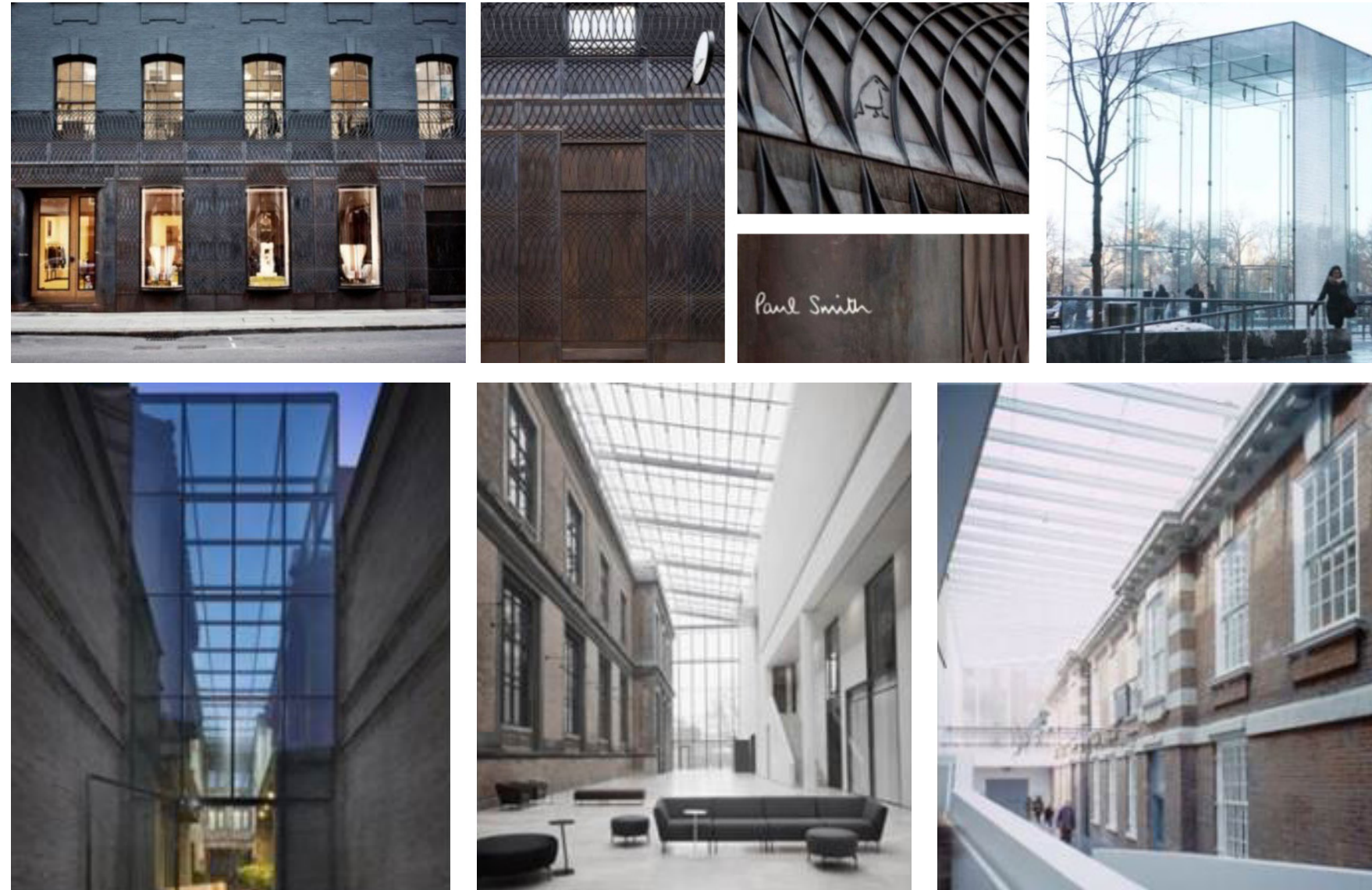
### MATERIALITY

The palette of materials has been chosen to respect and complement the restrained Georgian façade of Warmington House which comprises principally of London stock brick and white stucco within which is punched traditional timber framed windows.

Glass is used extensively to reduce the building's mass against the solidity of the Georgian structure and enliven the facades of the building with the internal activity. To the High Road the lower portion is almost completely glass to reveal the Tottenham Experience and form an inviting space for the passer-by to be drawn into. It offers a more open façade to the High Road than the traditional solid brick façades and seeks to create new life to the streetscape.

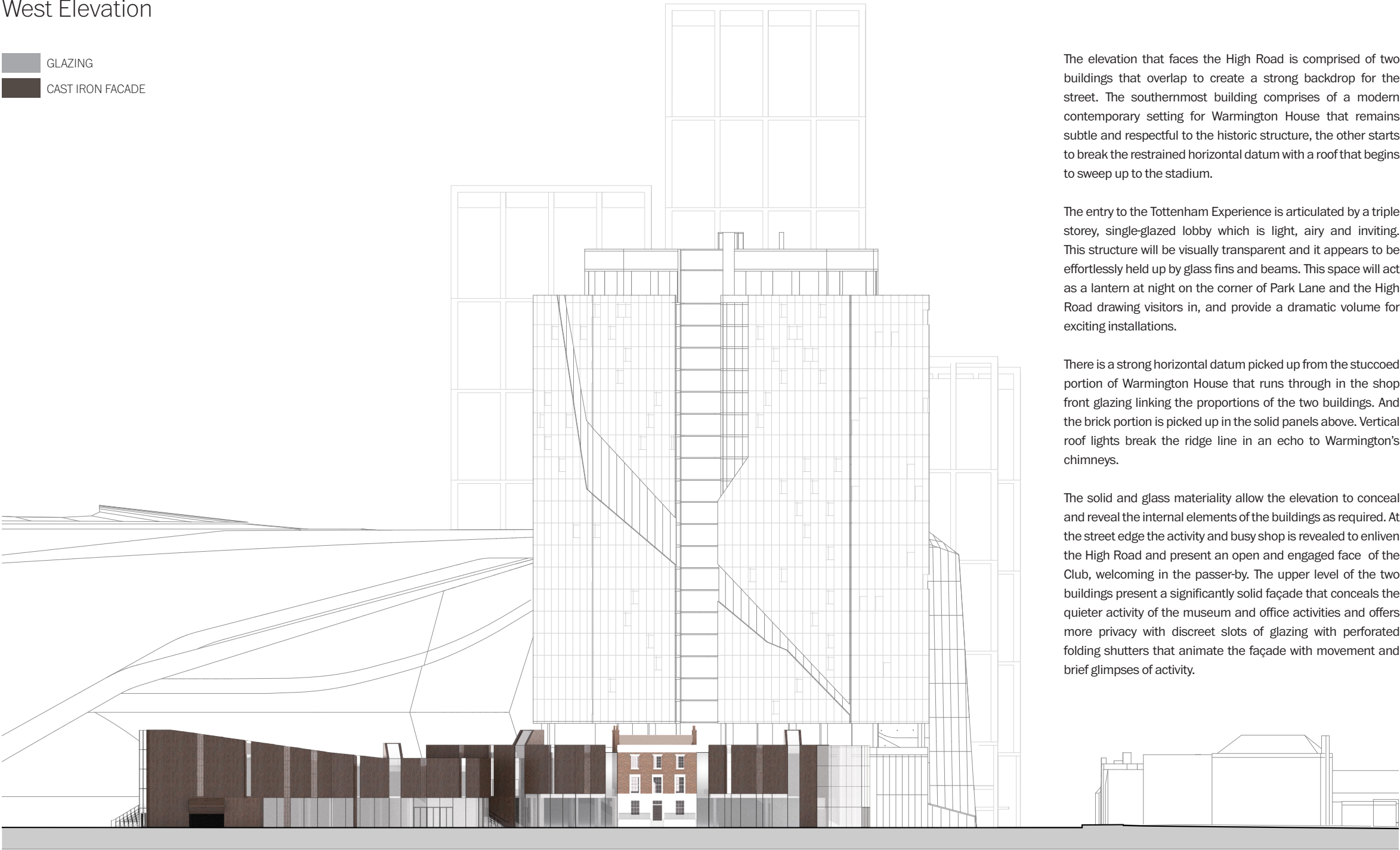
The material for the solid element of the cladding has been carefully chosen to complement the brickwork of Warmington house. The cast iron panels offer a material that is in a similar colour palette to the brick but darker so it will sit back visually from the paler London stock brick. It has a subtle patina which as it is not glossy or shiny will further complement the variations in tone of the matt brick.

It is intended to create a fine texture on the surface of the cast iron panels in a vertical pattern. This texture forms a subtle pattern to complement the horizontal banding embossed in the stucco and the banding of the brickwork.



# West Elevation

GLAZING  
CAST IRON FACADE



The elevation that faces the High Road is comprised of two buildings that overlap to create a strong backdrop for the street. The southernmost building comprises of a modern contemporary setting for Warmington House that remains subtle and respectful to the historic structure, the other starts to break the restrained horizontal datum with a roof that begins to sweep up to the stadium.

The entry to the Tottenham Experience is articulated by a triple storey, single-glazed lobby which is light, airy and inviting. This structure will be visually transparent and it appears to be effortlessly held up by glass fins and beams. This space will act as a lantern at night on the corner of Park Lane and the High Road drawing visitors in, and provide a dramatic volume for exciting installations.

There is a strong horizontal datum picked up from the stuccoed portion of Warmington House that runs through in the shop front glazing linking the proportions of the two buildings. And the brick portion is picked up in the solid panels above. Vertical roof lights break the ridge line in an echo to Warmington's chimneys.

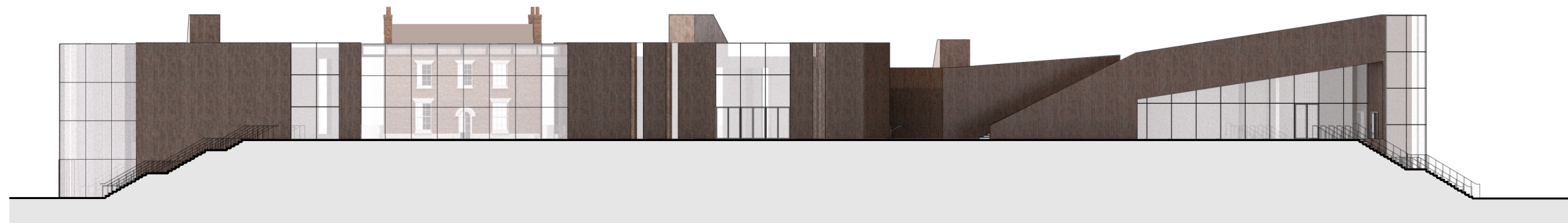
The solid and glass materiality allow the elevation to conceal and reveal the internal elements of the buildings as required. At the street edge the activity and busy shop is revealed to enliven the High Road and present an open and engaged face of the Club, welcoming in the passer-by. The upper level of the two buildings present a significantly solid façade that conceals the quieter activity of the museum and office activities and offers more privacy with discreet slots of glazing with perforated folding shutters that animate the façade with movement and brief glimpses of activity.

## East Elevation

The east elevation incorporates the strong material elements from the west façade. As a counterpoint to the glazed entry lobby to the south will be a glass lift shaft that links the street to podium and roof terrace of the Tottenham Experience.

The gentle slope of the roof draws the eye down from the lift shaft, and sitting in a recess the glazed façade of the ticket windows will offer cover to spectators. Above the glazed elements, the solid materiality gives weight to the accessible roof that winds up from the podium to allow the public a vantage point over the High Road, the slopes of which create an urban topography to form a backdrop to the landscape of the podium.

The Tottenham Experience wraps around Warmington House and frames a light glazed atrium to the east elevation with solid panels of cast iron. The glazed atrium allows clear views of the rear elevation of Warmington House to be appreciated from the podium. Additional slots of glazing within the cast iron panels hint at the activities within, while a series of glass doors offer connections into the space.



Detail Elevations

