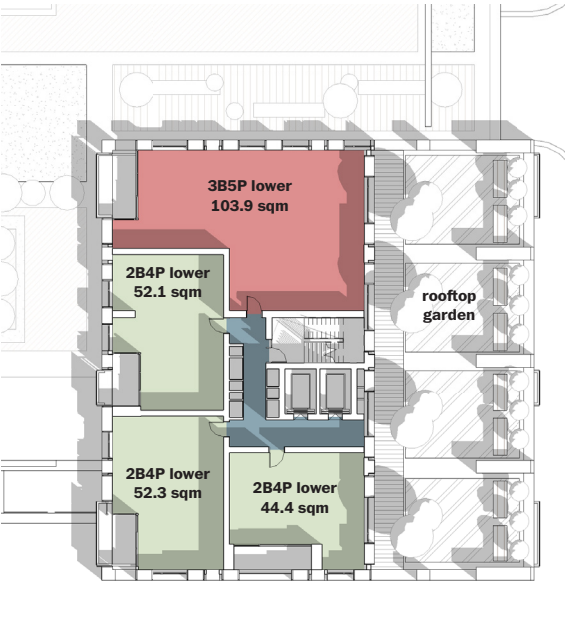


11.8.4 ACCESSIBLE ROOFTOP GARDENS

A communal rooftop garden is proposed within the giant order chamfered roof form at the top of each tower to provide hard and soft landscaped external communal amenity space.

Separated from the public areas by their location, the roof space offers a valuable private communal amenity space. Overlooked by adjacent private terraces, these spaces include:

- East and West facing viewing terraces with raised planters and seating. There is the potential for these to include exercise equipment to cater for active recreation
- Raised planters for shrubs or to provide communal growing spaces
- Sheltered from wind by metal and glazed windscreens
- Living roofs with wildflower planting to promote biodiversity and provide a green outlook to the accessible spaces
- Containerised specimen trees



Roof level plan, tower B



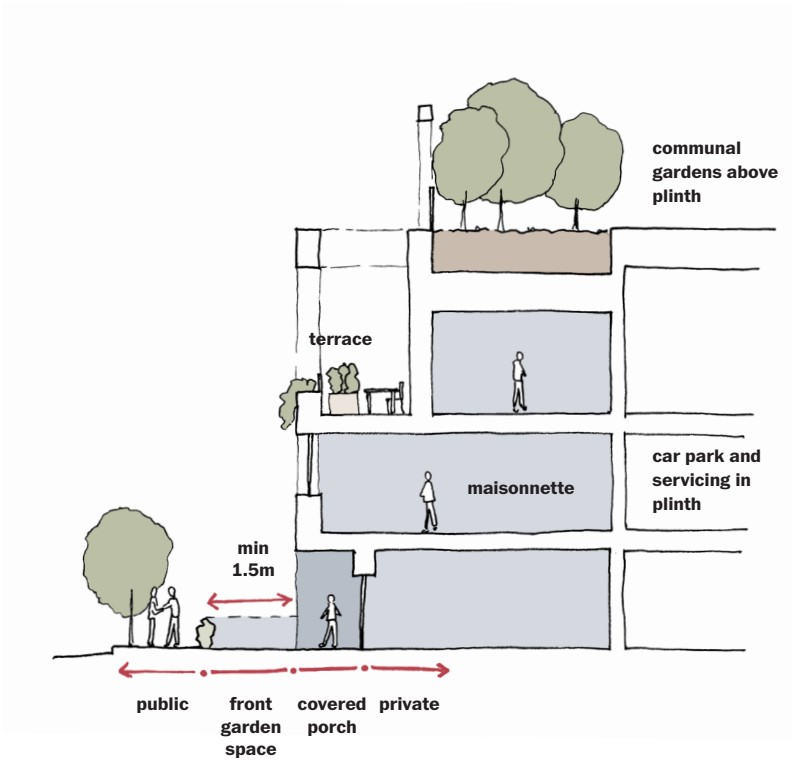
Aerial view of east facing tops of towers A and B

11.8.5 PRIVATE AMENITY SPACES

Townhouse gardens

Enclosed front gardens are to be provided at pavement level for the five maisonnettes along Park Lane. They shall be defined by a low wall and railing assembly and shrub planting behind, to provide privacy for the private accommodation. Additionally, a 1200mm deep covered recessed area, or porch shall define a protected threshold to each entrance. This could contain bin storage and or/ cycle storage. Robust paving should be provided from the public pavement to the threshold, with soft landscaping adjacent.

The maisonnettes also have the opportunity to have private rooftop amenity space at 2nd floor plinth level. There is a potential to provide direct access to the communal roof garden space at 3rd floor plinth level, where play and other communal amenity spaces will be provided.



Street entrance to maisonnette with garden space defined by railings and planting

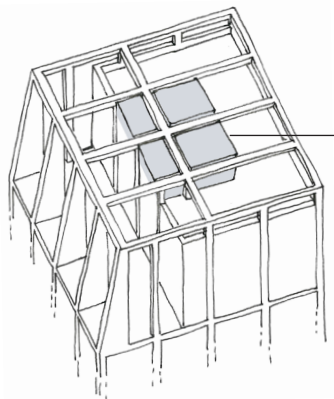
Private gardens for plinth level tower apartments

All plinth level apartments have the opportunity for direct access to the communal gardens from the livingroom space. In many cases, a private garden is provided to enhance the private amenity provision and provide a defensible space between the communal gardens and the flats. Where private gardens or roof terraces are not provided, ecological planting should be provided to screen bedrooms, to ensure that the residents will not need to keep the blinds or curtains closed.

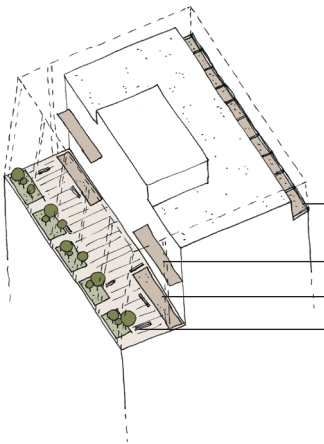
Roof terraces for penthouse units

High level planted roof terraces are proposed for the penthouse units, to be provided with high quality paving and areas of planted beds. Balustrades will match those of the balconies.

For further details see the Residential Design Code.

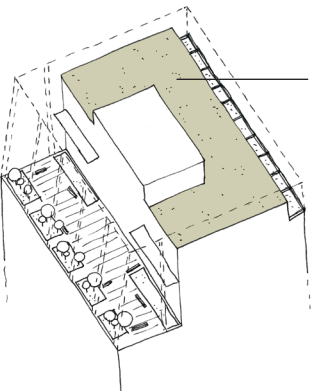


services and/ or BMU concealed behind roof enclosure



private amenity space

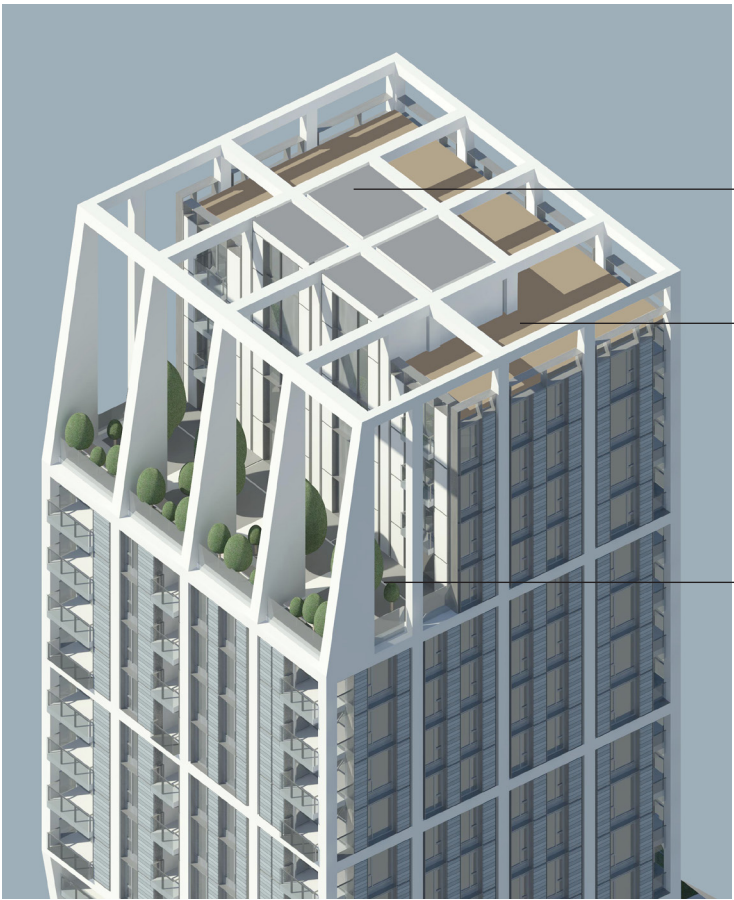
communal amenity space



potential roof amenity space or green/ brown roof. PV panels may be installed on brown roof



sedum roof: a low maintenance biodiverse covering that aids rainwater attenuation.



services and/ or building maintenance unit to be concealed behind roof enclosure

potential roof amenity space or green/ brown roof. Photovoltaic panels may be installed on brown roof

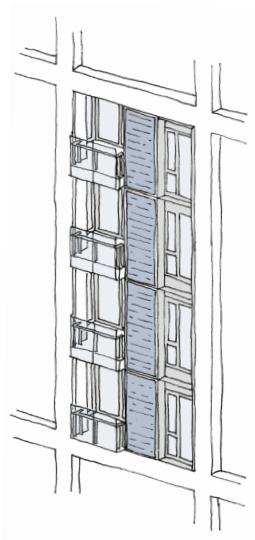
communal amenity space

Tower B roof top

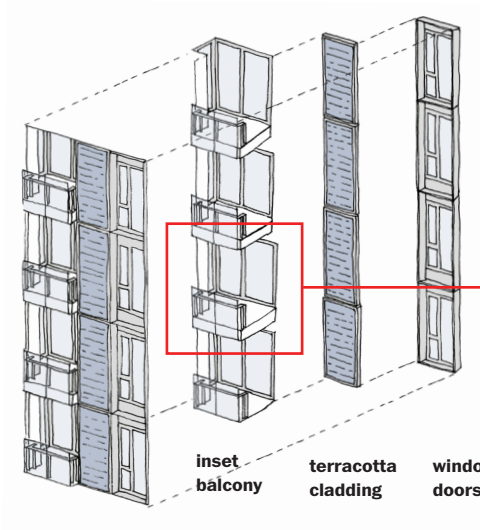
Balconies

All flats (with only a few exceptions in chamfered base units) have private amenity space, either as inset or semi inset balconies, wintergardens or private roof or plinth-level terraces. A minimum of five square metres of private outdoor space is provided for 1-2 person dwellings and an extra one square metre is provided for each additional occupant, to meet GLA guidelines.

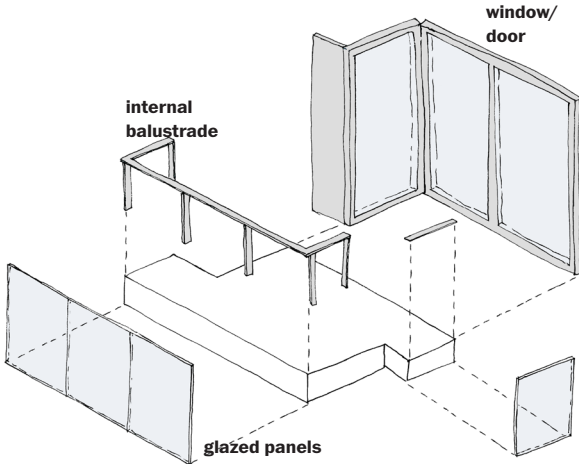
The balconies are proposed with generous glazed balustrading with metal framing structure behind. The solid glazed balustrade gives protection from wind, whilst maximising daylight penetration into the rooms behind.



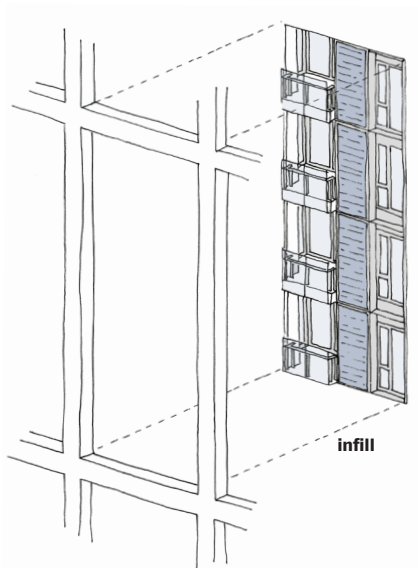
tower facade



tower facade



balcony



masonry frame



Residential balconies

11.8.6 RESIDENTIAL DEVELOPMENT : RESPONSE TO STADIUM USES

The residential development will provide a unique and vibrant new community within the North Tottenham neighbourhood. As discussed in earlier sections of this report, the development is designed to cater for the wider community and new residents, providing high quality amenity spaces and recreational facilities available throughout the year.

Mitigation measures will be provided to the facades to ensure an adequate internal environment is provided for the residents on match days and during concert events, such as:

- glazed wintergardens instead of balconies to provide a well-lit buffer zone where residents can enjoy the sun
- triple glazed windows and acoustic insulation in the facades to provide an appropriate level of acoustic separation.
- Whole House Mechanical Ventilation, providing fresh air without the need for openable windows. The windows may be opened on days when there is no match or other event.

The residential site is located away from the High Road. Park Lane and Worcester Avenue are relatively quiet streets; both are closed to through traffic. In addition, the majority of residential units are located more than 11 meters above street level, with the exception of the five triplex maisonettes. However, these maisonettes are set back by more than 8 meters from the kerb line and have a line of trees between them and the carriageway.

The unit mix is primarily one and two-bedroom apartments, which is more appropriate for a high density development on this site. Protected communal outdoor amenity space is located on the roof of the community/ commercial space in the plinth, which is three storeys above street level and one tall storey above stadium podium level, away from crowds. The design of the community gardens will include wind mitigation measures including wind screens, pergolas, shrubbery, trees and ecological planting as described in the landscape section of this chapter. The layout of the towers on the site ensures that the communal gardens receive adequate sunlight, meeting BRE standards.



View of the public realm water feature on the stadium podium facing east