

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION FOUR: DESIGN CONCEPT AND EVOLUTION

DESIGN AND ACCESS STATEMENT ADDENDUM



4.1 PRE-APPLICATION CONSULTATION

Overview:

TH and the Applicant project team have engaged with indepth stakeholder consultation in the development of the scheme design.

Because of the principle of the hotel and its design has already been accepted through the approval of the NDP Hybrid Permission (and remains the fallback), consultation and engagement has been targeted towards LBH Officers (planning, design, heritage and sustainability) and the Council's Quality Review Panel.

This has been supplemented with tailored engagement with local community and other groups, with the proposals tabled at the 13 June and 11 July meetings of TH's Business Community Liaison Group (BCLG).

These key stakeholder engagements and actions arising are summarised on the following pages and identify the key areas in which the consultation process has informed the design and demonstrates how changes have led to the final proposals.

Consultation Meetings:

- Pre-Application Meeting 1: 29/11/2022
- Pre-Application Meeting 2: 01/03/2023
- Quality Review Panel 1: 19/04/2023
- Pre-Application Meeting 3: 01/06/2023
- Pre-Application Meeting 4: 20/07/2023

A dedicated LBH Planning Sub Committee Briefing was also held to brief Committee Members on the proposals for the scheme.

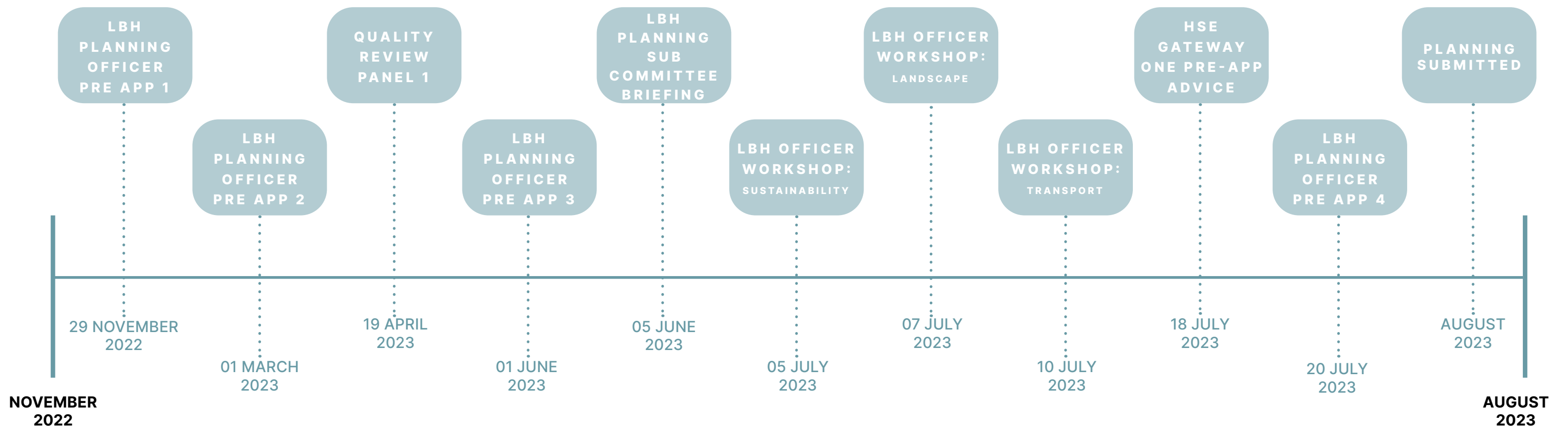
LBH Officer Meetings:

In addition to the main LBH Officer Pre-Application meetings a number of dedicated LBH technical / focused Officer meetings were held by the project team to cover the following specific topics:

- Energy and Sustainability
- Landscape and the Public Realm
- Transport
- HSE Gateway One Pre-Application Advice

Response from HSE received on 18th July 2023 as follows:-

They are "unlikely to raise fire safety concerns" with the design as presented. Design elements that need to be provided for them to offer a full design assessment are regarding the proposed design standard, QDR findings, external wall systems and sprinkler systems installation.



4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY

4.2.1 PRE-APPLICATION MEETING 1

Date:

29 November 2022

Overview:

Initial LBH Planning, Design and Heritage Officer engagement to cover the proposed NDP Hotel revised S73 proposals, and to explain the rationale for the proposed development and obtain initial feedback.

Main topics covered:

- Establishing the reasons for the revised brief for NDP Hotel.
- Preliminary conceptual response includes:-
 - Discussions regarding the family grouping of buildings as part of the NDP southern development. These groupings include the 'Stadium', the 'High Road' and the 'Residential'. The initial design response was for the Plot 3 - Hotel to be a part of the Stadium grouping.
 - Formulation of a new augmented spatial brief
 - The potential amendment to Plot 4 (outline permission) Extreme Sports Building
 - Setting out the approach to height, massing and proportion of the proposed scheme.
 - Revised vertical core design to adhere to the augmented spatial and design brief.
 - Three initial massing options for the Hotel tower and the relationship to surrounding and emerging context.

Feedback:

- Original scheme was designed as a family grouping of buildings. Officers considered this grouping important and that this relationship be reviewed.
- Officers considered it important that views of the hotel from south of the High Road remain slender.
- Further detail required on the impact that additional storeys and height will have on the width of the building.
- Officers appreciated that massing from the West was significant, however the big groove through centre would have broken this up.
- Officers believed there was a simplicity of the thin design with the original scheme, which read successfully as part of a family of buildings.
- Podium: potential removal of stairs and hotel set back noted.
- Design precedents set by the Lendlease HRW proposals to be reviewed in context.
- Additional views required, ideally in VuCity to assess impact, and reduce concern with the scale of the building.

Extreme Sports Building Feedback:

- Rarely visible above rooftops and only visible in the immediate context within the proposed.
- The loss of the Extreme Sports Building has potential to conflict with site allocation (leisure use).

01



02



03



FIGURE 85. South West Bird's Eye Sketch Massing Options

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.2 PRE-APPLICATION MEETING 2

Date:

13 March 2023

Overview:

Further LBH Planning, Design and Heritage Officer engagement to cover the developing scheme.

Main topics covered:

- Review of previous officer feedback
- Summary of approved NDP Hotel concept principles
- Main design drivers in response to previous feedback :-
 - Development of the slender 'blades' concept
 - Hotel as part of the High Road 'family group,' alongside Tottenham Experience and the Extreme Sports Building
- Height strategy as response to emerging context / planned tall buildings and preliminary townscape views.
- Preliminary Public Realm (street level and stadium podium) and landscape proposals
- Preliminary material palette to mediate between the Stadium, Tottenham Experience and historic buildings.

Feedback:

- The scheme height is lower than the tallest NDP residential building. The height strategy is positively received as it takes into account the context and other consented buildings.
- The height of the lower part of the building should be more aligned with the height of the stadium whilst the revised positioning and approach looks sensible.
- Support for the concept of the blades, which needs to be followed through in the detailed design.
- Slenderness is key and this could be accentuated by lowering the top shoulder and possibly increasing the overall height of the other side of the building.
- Materiality: importance of the clarity of the design concept which, whilst being supported, is being diluted in some of the detailing. Suggestions that the building could be smoother with the expression of the windows less apparent.
- Extreme Sports Building: this will be a leisure use with similar floorspace to the consented. A revised illustrative scheme for it is positively received, being lower and having better legibility at ground level. Officers agreed that changes could be sought for the hotel initially, and may need to be judged in the context of the consented Extreme Sports Building and any new design shown illustratively.
- VU.City review: Various views were interrogated, particularly along the north-south and east-west axis.



FIGURE 88. Sketch showing view from south western approach

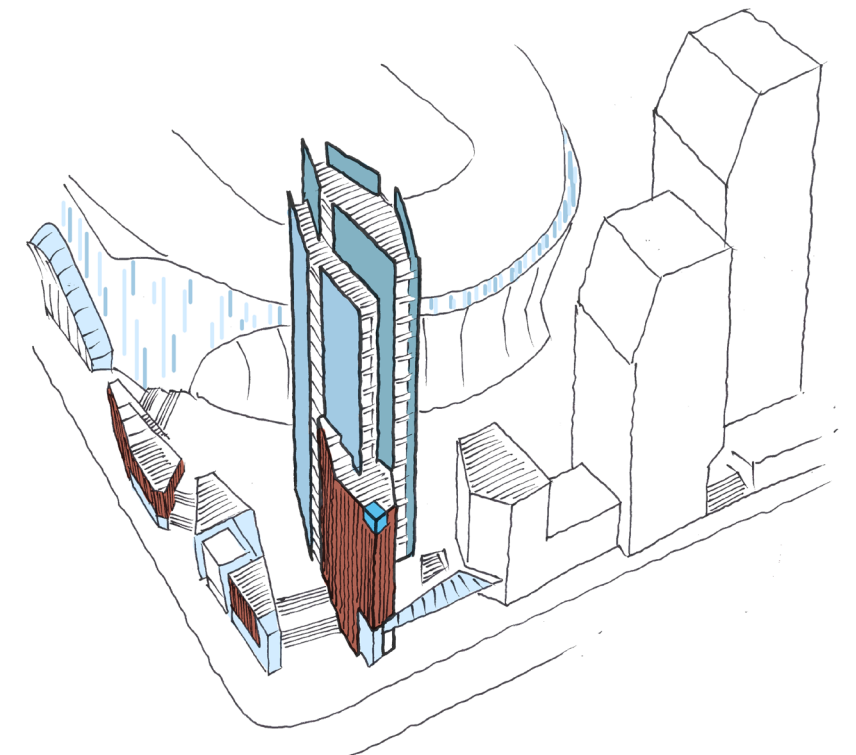


FIGURE 89. Concept sketch showing the blades

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.3 LBH QUALITY REVIEW PANEL 1

Date:

19 April 2023

Overview:

Initial presentation to LBH's independent design Quality Review Panel to cover the proposed approach to revisiting the existing consents of the NDP Hotel application.

Main topics covered:

- Outlining the site location in relation with the High Road, the Stadium, Tottenham Experience, and emerging context.
- Summary of approved NDP Hotel concept principles.
- Development of the main design drivers and concept centering around the slender 'blades'
- Height strategy as response to emerging context / planned tall buildings and preliminary townscape views.
- Preliminary public realm (street level and stadium podium) and landscape proposals.
- Establishing sustainability drivers, responding to initial requirements and environmental design measures.
- Preliminary design development including:
 - Establishing amount and use
 - Access and servicing strategy
 - Plan layouts
 - Facade and envelope
 - Townscape and key views

Feedback:

HEIGHT AND MASSING

- The panel is comfortable with the proposed height increase on the consented scheme and supports the form of the tower.
- As consented, given the scheme visibility and its location marking the important stadium destination, it is appropriate that this scheme acts as a landmark.
- Refinement of design, responding to the built and cultural context, ensuring that it is a landmark rooted in this part of Tottenham.
- Distinctive design can be achieved with particular attention to the building's crown and also to the multiple levels at ground floor are to inform the development of the scheme.

PLACEMAKING AND INTEGRATION

- Exploration is encouraged on walls of the building at ground floor or podium level as canvases for creativity. This would soften the landscape and create a more playful, welcoming place.
- The panel recommended engagement with the community and the potential for engagement with the local creative scene to develop proposals for creative arts intervention at the podium and ground floor of the building.

PUBLIC REALM

- Further development into a more holistic response for the public realm and landscaping strategy, ensuring it sits comfortably along Park Lane.
- Panel recommended careful consideration on how the scheme negotiates changes between the ground and podium levels, ensuring that it contributes effectively to the public realm narrative on each level and that there is clarity of entrances.

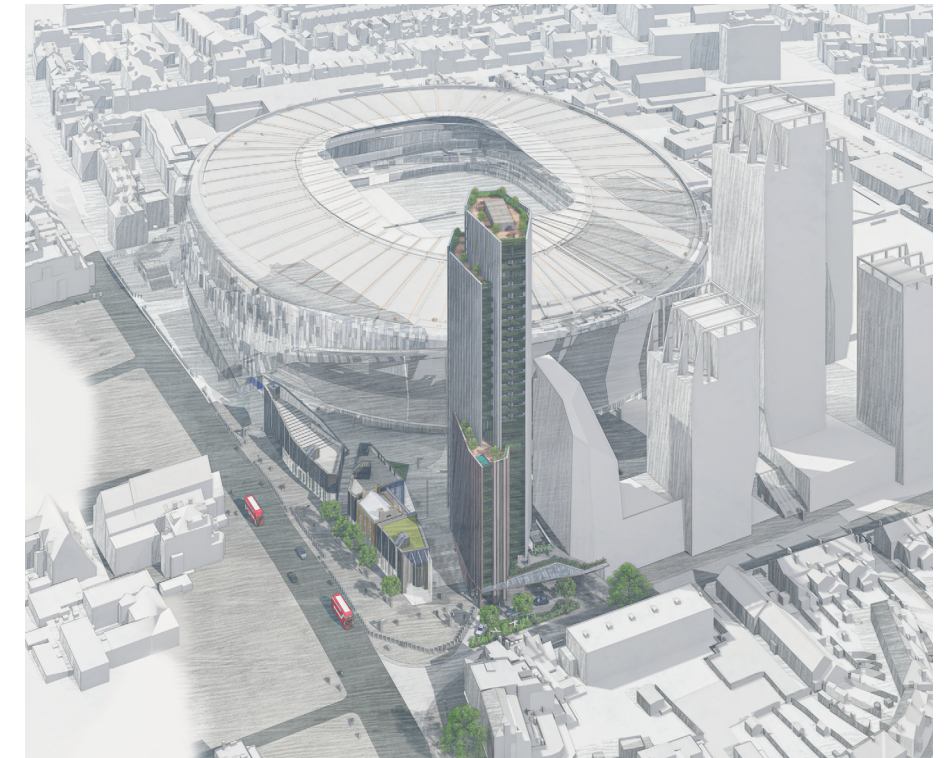


FIGURE 90. Aerial view



FIGURE 91. View from southern approach

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.3 LBH QUALITY REVIEW PANEL 1 (CONTINUED)

- Increasing provision of greenery is encouraged, replacing the existing hard landscaping on the ground floor and podium level, to create a pedestrian friendly public realm and encouraging sustainable transport.
- Further detail of how the building activates the podium is welcome, with the aim to create a fluid relationship between inside and outside.

SUSTAINABLE DESIGN

- The panel welcomes the applicant's commitment to addressing best practice and statutory requirements for sustainable low carbon design in the current proposal.
- The panel encourages the scheme to go beyond 35% reduction against Part L.
- The panel encourages embodied carbon calculations as early as possible and for materiality to be optimised, including reducing the amount of steel needed in the structure.
- Daylight and overheating requirements to be met through development of the ventilation strategy, with particular consideration in west facing units.
- The scheme should maximise opportunities for on-site renewable energy production, for example, considering photovoltaic panels on the roof levels.
- In order to achieve net zero carbon operation, a strategy is encouraged to future-proof the scheme for easy electrification.
- The project team encouraged to carry out energy analysis and, where possible, look for opportunities for heat re-use, particularly regarding hot water.

ARCHITECTURE

- Integration of the architecture into its context to soften the human experience of the building at lower levels.
- A clear set of 'rules' have been established in terms of planes, breaks and stepping of the façade. However, a return to different geometry and materials at lower levels is encouraged.
- The panel would encourage the use of materials that feel more tactile and approachable, in comparison to the initially proposed powder coated metal and glass fibre reinforced concrete. This could create interesting materiality, especially on a normal cloudy day, whilst also help to tie the scheme into its surrounding context.
- The panel welcomes the idea of greening the façade, but questions how easy this will be to achieve, if it relies on residents to maintain planting on balconies.
- A lighting strategy to be developed to accentuate the strip element of the façade, especially at night and on the north and south elevations.



FIGURE 92. Sketch visual of the base of building



FIGURE 93. Preliminary elevation view