



9.5 Scale and Massing

9.5.1 CONTEXT AND RESPONSE

The design brief for the Tottenham hotel has focused on the creation of an urban experience for guests and an extension of the public realm for residents and visitors to the stadium precinct to create a unique destination.

The alignment of the hotel responds to the historic kink along Tottenham High Road with the subtle slant of the building revealing elements of the stadium's southern façade and single tier stand, whilst also enhancing pedestrian permeability and wayfinding from the southern approach of the High Road. The tall elegant hotel will act as a campanile to the stadium, creating a visual marker to the visitor to navigate their way to the development.

The massing, scale and materiality of the hotel plinth visually responds to the context along the High Road, interlinking the existing architectural forms of the locality with the rejuvenation of the site. The hotel creates a visual datum to respond to the scale and massing of the High Road with the use of a masonry plinth grounding the building to the street and podium with deep glazed slots in this solid skin to reveal the activity within. This is in contrast to the building's perforated metal panel outer skin, which comprises the tower above.



9.6 External Appearance

9.6.1 ELEVATIONAL TREATMENT AND MATERIALITY

South Elevation

The hotel reception and arrival is designed to be an extension of the public realm, as a fashionable urban arrival place that is also activated by a number of significant food and beverage offerings. The massing of the hotel plinth is not only a response to the context of the surrounding area, but further provides a hotel entrance at more human scaled proportions.

The hotel utilises a 'clear glass nose' along the southern façade at street level to not only strengthen the materiality links with the Tottenham experience but the transparency of the nose further enhances the buildings street level activation and appearance of the hotel as a vibrant destination within the overall stadium masterplan.

The tower element of the hotel offers a distinct glazed slot running down the entire height of the 'front elevation', which provides a distinct silhouette over the surrounding urban area.

The southern approach to the hotel offers a form and massing of the hotel tower that appears slender, offering glimpses of the stadiums impressive single tier stand and further emphasising the extension of public realm up to the stadium podium.



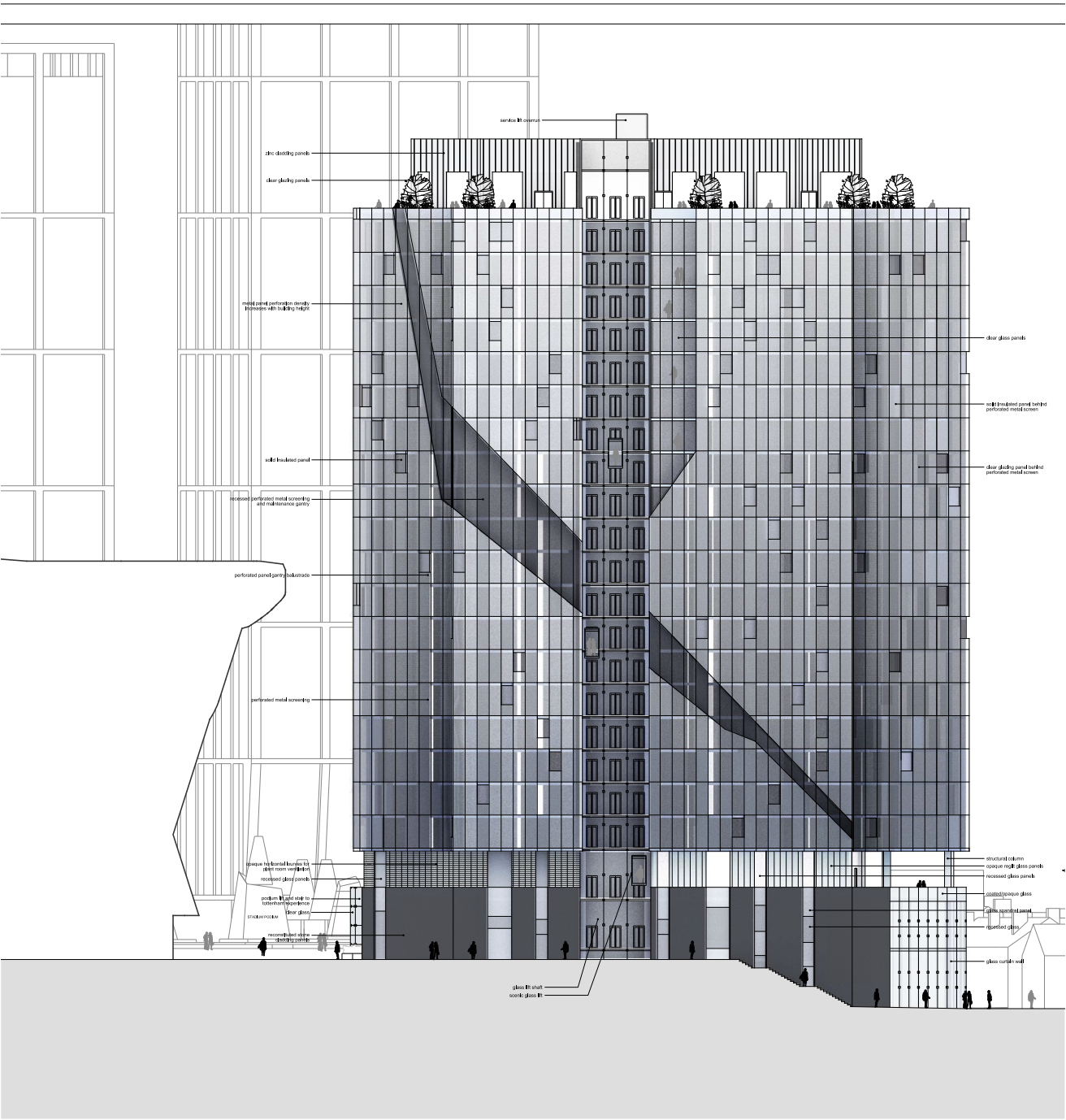
East Elevation

The eastern elevation of the hotel is broken down into two distinctive elements, which include the plinth and tower. The plinth is located on the stadium podium and is composed of solid earthly materials such as reconstituted stone cladding which grounds the buildings position on the stadium podium and within the public realm. Along the eastern elevation of the plinth are vertical alcove strips, creating areas of visual interest along the podium and offering views into several public areas of the hotel.

The plinth and tower components of the development are separated by a recessed 'transfer level' which primarily houses many of the plant requirements of the hotel. Along the east elevation this level primarily consists of opaque materials including profiled glass and horizontal louvres providing a visual break between the masonry plinth and the lightweight tower.

The tower component of the eastern façade houses hotel rooms and serviced apartments and reverberates with light, shadow and transparency. A high performance double skin which comprises of a semi-transparent layer of perforated metal panelling will sit over the weather tight envelope of the building. This weather tight envelope consists of a combination of solid and glazed panels that reflect the privacy requirements and arrangements of the hotel rooms and serviced apartments. The perforated metal wraps the building envelope to provide interior privacy and light control while allowing for transparencies to reveal the movement within. The perforated outer skin of the hotel also functions as a maintenance gantry and works to break up much of the bulk and overall scale of the tower through the vertical expression of the skewed hotel walls.

The perforation density of the perforated metal panels located on the outermost skin of the building have been designed to be of reduced perforation density closer to the hotel base, in turn allowing for increased privacy for hotel guests and amalgamating the mass of the solid plinth together with the striking form of the perforated tower façade. As the building height increases the perforation density and frequency of 'missing' panels increases allowing for more dramatic views of the surrounding areas from within the hotel rooms.



West Elevation

To the western façade of the hotel is broken down into two distinctive elements including the plinth and tower in a similar manner to the east facade. The plinth is located on the stadium podium and is composed of solid earthly materials such as reconstituted stone cladding providing a warm and welcoming feel while also expressing the buildings durability along a heavily trafficked area of the public realm. The western elevation of the plinth also features recessed glazing panels and opaque spandrels, offering glimpses inside the public areas of the hotel drawing further attention to the many activities which the hotel has to offer.

The plinth and tower components of the development are separated by a slightly recessed 'transfer level' which primarily houses many of the plant requirements of the hotel and a 'club room'. Along the west elevation this level primarily applies opaque materials including reglit glass and horizontal louvres providing sharp relief to the selection of feature materials located both above and below. The transfer level also features several recessed glass panels offering framed views out over the podium and street from the hotels 'club room'.

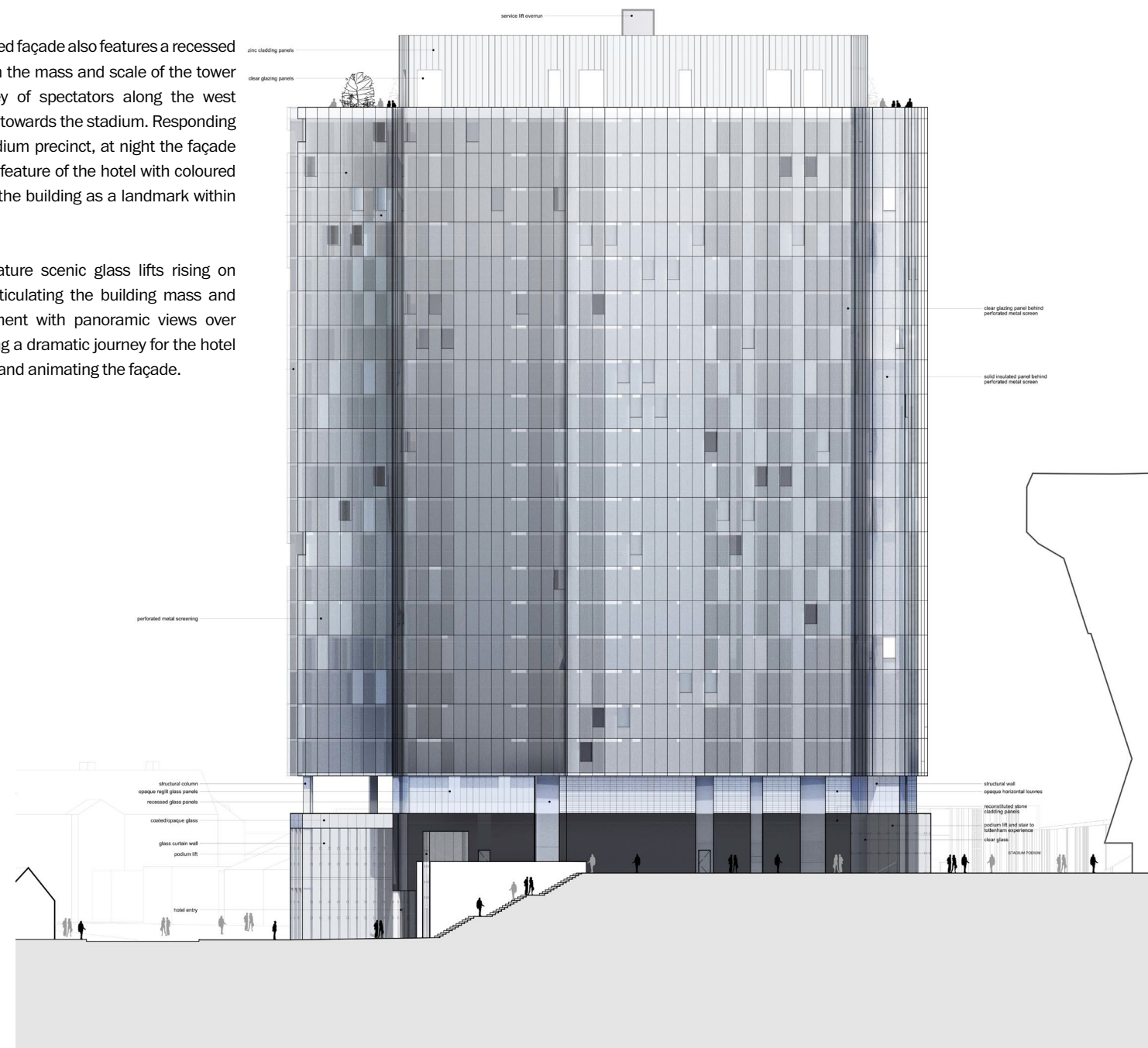
Further amplifying the successful articulation of the western façade are areas of 'missing' perforated panels, which expose the solid insulated panels and glazing panels behind the perforated metal on the buildings inner skin.

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The perforated metal wraps the building envelope to provide interior privacy and light control while allowing for transparencies to reveal the movement within. The perforated outer skin of the hotel also functions as a maintenance gantry and works to break up much of the bulk and overall scale of the tower through the vertical expression of the skewed hotel walls.

The outer skin of the perforated façade also features a recessed slash, further breaking down the mass and scale of the tower and celebrating the journey of spectators along the west façade up the podium stairs towards the stadium. Responding to its context within the stadium precinct, at night the façade slash becomes a distinctive feature of the hotel with coloured lighting further establishing the building as a landmark within the Tottenham urban area.

The western façade will feature scenic glass lifts rising on the face of the building, articulating the building mass and expressing dynamic movement with panoramic views over the surrounding area creating a dramatic journey for the hotel guest to arrive at their room and animating the façade.

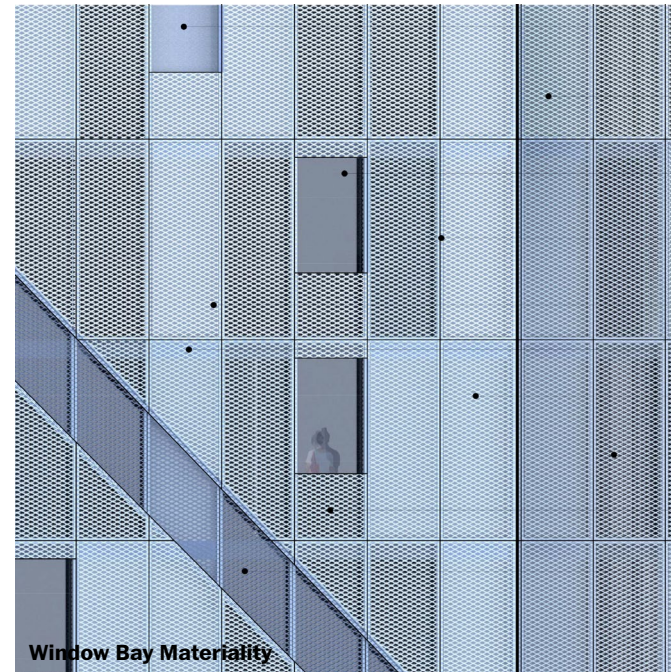




Glazing



Perforated Facade Cladding



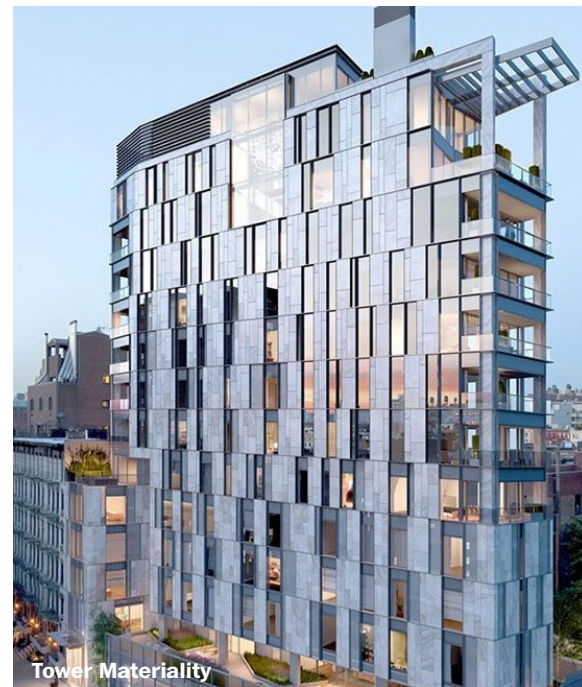
Window Bay Materiality



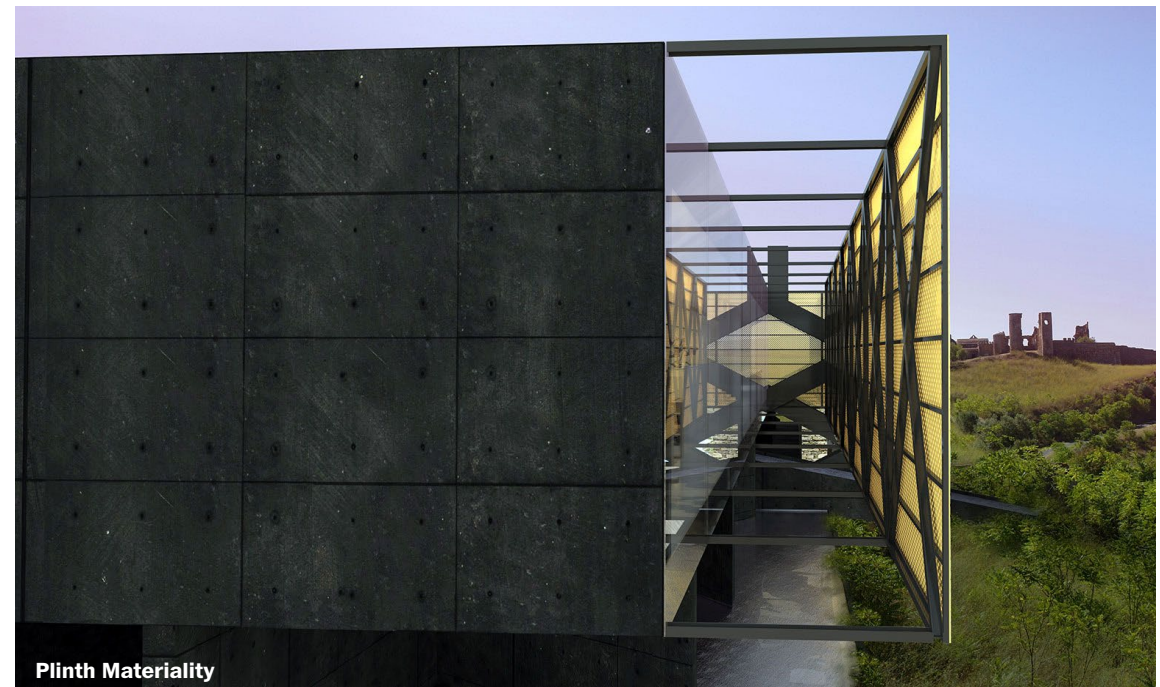
Glazing Materiality



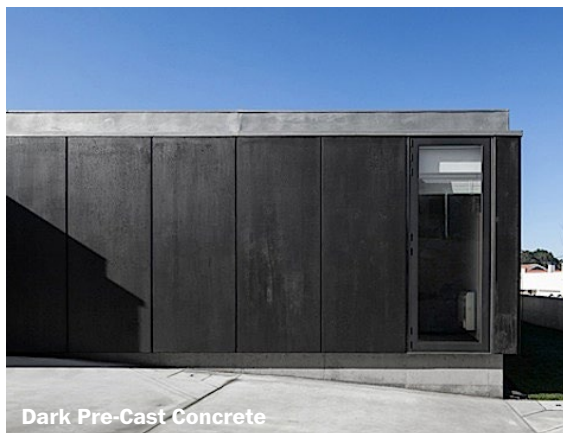
Dark Pre-Cast Concrete



Tower Materiality



Plinth Materiality



Dark Pre-Cast Concrete

9.7 Mechanical, Electrical and Plumbing

GENERAL

The hotel will be serviced as a standalone building within the wider development, however provision will be included for integrating the heating system with the future Haringey district heating system once it has been developed.

Within the hotel there are a number of serviced apartments. These will be treated in a similar way to the hotel rooms, served from the same central plant as the hotel rooms.

VENTILATION

Each hotel room will be provided with ventilation supplied from a central ventilation system. The extract will remove vitiated air from the bathrooms.

Ventilation to the common areas, restaurant and kitchens is provided by dedicated air handling units located within central plant rooms. Ventilation inlet and discharge from the air handling units will be provided via suitably selected weather louvres mounted within the façade of the building.

The kitchen extract will discharge at roof level, the extract ductwork will be installed in fire rated ductwork.

Car park ventilation will be provided by impulse fans, designed to provide both background ventilation, and smoke control in the event of a fire. The car park ventilation will be controlled via Carbon Monoxide sensors, and will be routed to discharge safely at a suitable location.

HEATING AND COOLING

Heating and cooling to each hotel room will be provided by a fan coil unit mounted within a bulkhead in the room. All other areas will have the heating and cooling provided by a mixture of air based systems or local fan coil units as appropriate.

DOMESTIC HOT WATER

A centralised heating system will be located at basement level and will provide space heating and domestic hot water to the hotel. The boiler plant room will also incorporate two heat

exchangers to ensure the development is ready to connect to the future Haringey district heating scheme.

DOMESTIC COLD WATER

A potable water storage tank will be located at basement level, and will provide approximately half a day storage to the hotel. Water conservation fittings and low flow sanitary ware will be installed throughout the hotel, and water conservation measures will be employed wherever appropriate.

FIRE SAFETY SYSTEMS

A fully compliant sprinkler system, including a dedicated storage tank and pumps will be installed in the basement of the hotel.

In addition to the sprinklers, wet risers will be installed in the fire fighting cores, the pumps and tanks being located at basement level.

A life safety generator will be installed within the hotel, which will be sized to support all of the life safety systems, and serve life safety equipment such as fire fighting lifts, etc.

ELECTRICAL

A dedicated HV transformer will be installed in the hotel, which will provide all of the electrical demand within the hotel.

LIGHTING

Lighting throughout the hotel will be provided by energy efficient fittings, with LED fittings being installed wherever appropriate.



