



View from Park Lane facing west



View from Vicarage Road facing north

11.7 Appearance and Materials - Illustrative Scheme

11.7.1 ARCHITECTURAL VISION

The architectural vision for the southern residential quarter is to develop a set of buildings which embrace their urban setting within the overall stadium masterplan to the south of the stadium. The proposals seek to maximise the number of apartments with city views, enhance the public realm and contribute positively to the setting.

The buildings have a common architectural approach through the use of matching materials and an organising frame. An individual identity is given to each building in response to its size and location on the site, and by the potential to vary the colour of the infill materials within the organising frame.

Materials have been chosen which are appropriate for the building scale and use. The aim is to establish a set of buildings which given their scale, do not appear to be excessively heavy in appearance and complement the predominantly masonry building of the neighbourhood.

For further details see the Residential Design Code.

11.7.2 RESIDENTIAL TOWERS

Frame

The organising frame is clearly expressed in a four-storey vertical order on the building elevations and is made up of a shade of white (or other pale colour) pre-cast masonry horizontal and vertical components that match the colour of the plinth cladding. This frame provides an elegant vertical proportion to the elevation, especially when seen in mid-range and distant views. The two smaller square towers each have four bay wide frame that generally responds to the flat plans, whilst the two taller towers have a four bay frame on the north and south elevations, and a five bay frame on the east and west elevations. Semi-recessed balconies with glazed guardings are located on the east and west elevations and provide animation and depth in contrast to the south and north elevations.

The bottom four storeys and top five storeys have a chamfered form with a two metre cantilever over the adjacent pavement or stairways. This formal move allows a maximum width to be achieved for pedestrian circulation on match days, whilst enabling the towers to be located at appropriate distances apart to ensure privacy and daylight penetration into the apartments.

The angle forming the base chamfer is repeated in reverse at the top five storeys of each tower, to provide a sculpted form to each tower, to provide when seen in mid-range and distant views. Accommodation at top storeys is stepped to provide dramatic communal roof gardens and private amenity spaces for duplex penthouse units. The direction of each chamfer varies in response to the position of each tower on the site. The two eastern towers (A and B) chamfers and associated roof gardens face east, facing dramatic views across the Lee river valley. Correspondingly, the chamfers of the two western towers (C and D) face west, facing views to Alexandra Palace, Hampstead Heath and west London beyond.

Infill cladding

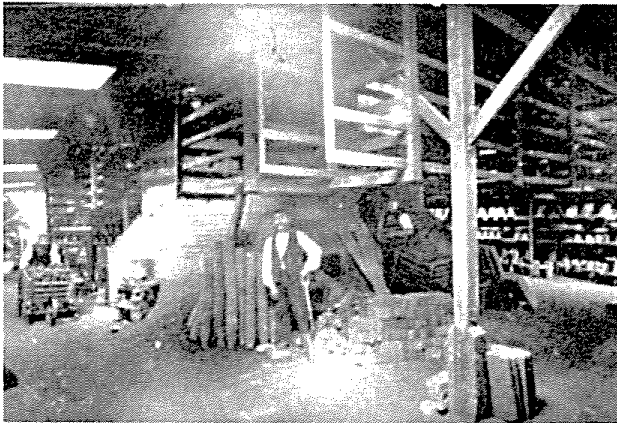
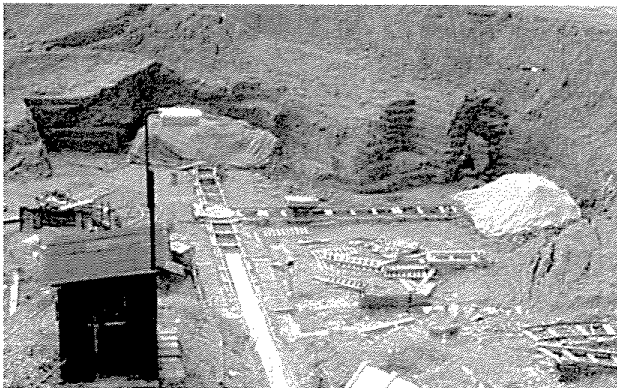
A panelised terracotta rain-screen cladding system is proposed for solid areas within the pre-cast frame. The lightweight screen of extruded terracotta battens (illustrated with a horizontal orientation) sits in the same plane as the frame, as a surface layer which controls both the visual appearance and the performance of the building. The outer layer conceals the environmental enclosure (eg. insulated panels) and whole-house mechanical ventilation grilles and trickle vents required. In some instances, terracotta screens are provided as solar shading and privacy on the outer face of the inset balcony (see plan & elevation detail).

Doors and windows

Full-height glazed (up to 2.5m above floor level) windows are set 300mm behind the rain-screen cladding layer, and allow daylight to penetrate deep into the plan. Slender metal profiled windows and doors are proposed with vents and handles designed to meet 2015 Part M recommendations.

Balconies

The balconies proposed are set within the primary volume of the building, to provide privacy and wind protection, with a maximum protrusion of 500mm from the adjacent facade. Metal handrails and supports are fixed behind a glazed balustrade at 1200mm above finished floor level to provide further wind protection at higher levels. It may be appropriate to provide winter gardens in some units, to improve daylight levels. Juliette balconies in front of inward opening doors are provided on the larger towers to continue the composition of the protruding balcony surface.



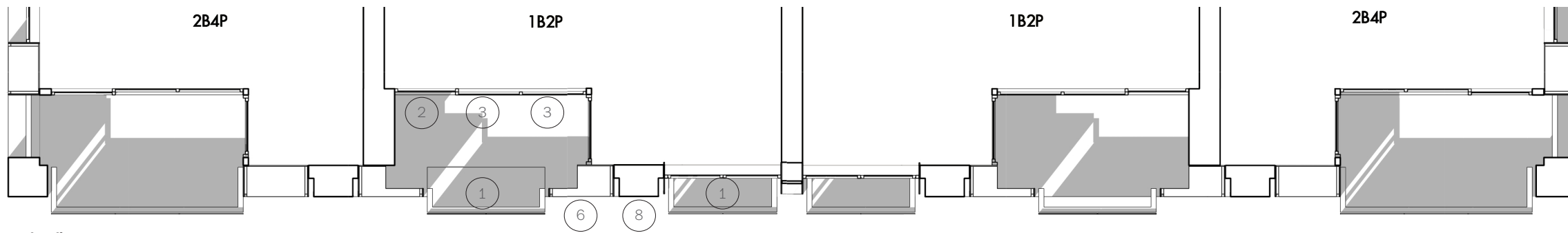
Terracotta is a versatile material, locally made in Tottenham in the 19th and 20th centuries. Cole Potteries workshops and drying sheds on White Hart Lane made use of extensive clay pits adjacent to the river Lee. The Tottenham potteries once made claim to being the world's largest centre for the manufacture of horticultural terracotta pots.



Tower B south elevation



Tower B east elevation



Balcony plan diagram



East elevation bay study - towers A and C