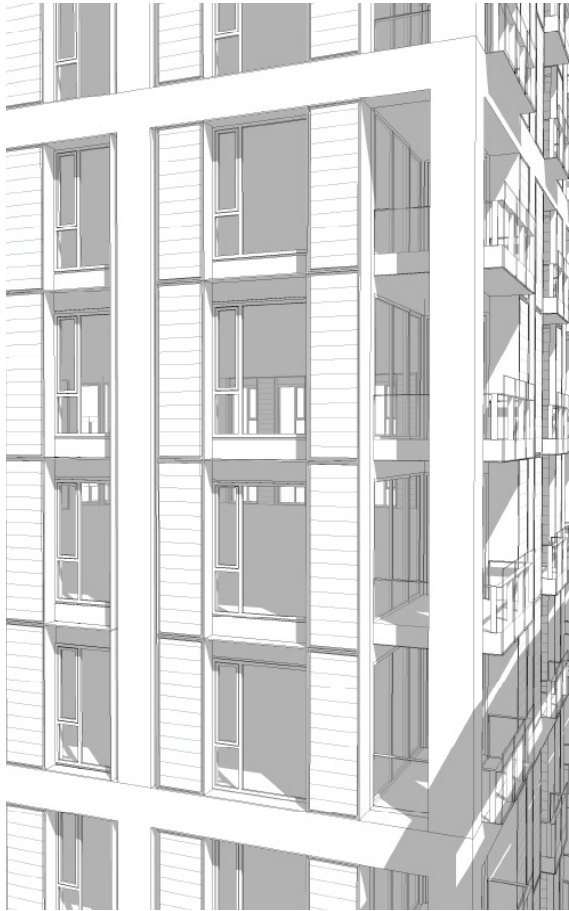




axonometric view of southeast corner bay

- 1 glass balustrade with metal baluster frame and handrail behind
- 2 full height doors to balcony
- 3 fixed window
- 4 opening window over fixed window
- 5 french door to Juliette balcony
- 6 terracotta rainscreen cladding in aluminium frame
- 7 aluminium panel flush with door and window assembly
- 8 precast concrete cladding
- 9 metalwork plate framing



South elevation bay study - towers A and C

11.7.3 PODIUM AND PLINTH

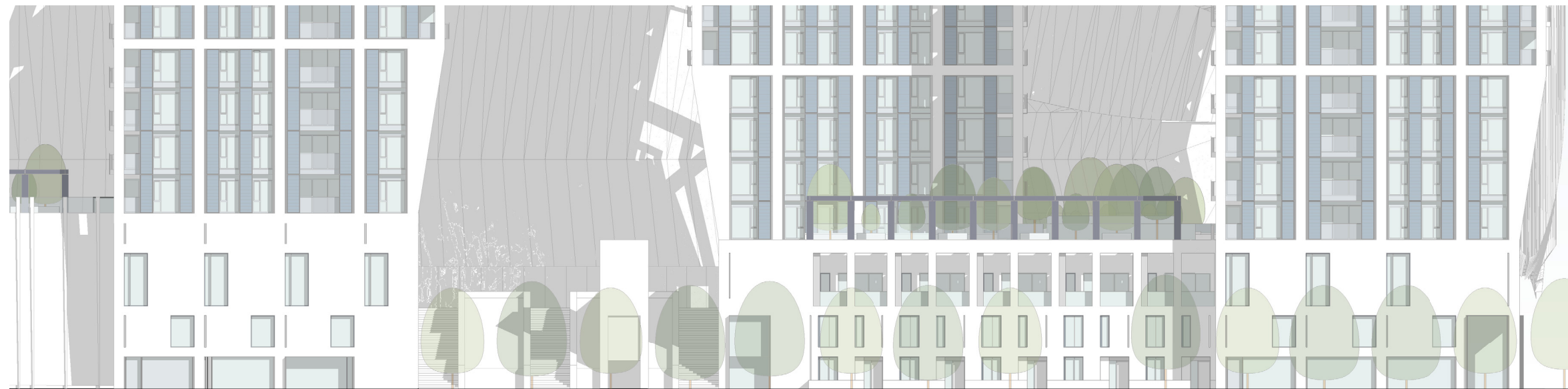
Park Lane

The podium is clad in pale coloured pre-cast masonry panels, and is intended to be monolithic, forming a solid plinth from which the pre-cast frame of the towers emerge. The organising grid of the frame above is expressed in the pattern of the fenestration, whilst allowing appropriate civic scaled residential entrances and openings to suit the predominantly commercial and community uses within the plinth.

The terrace of residential triplex units along Park Lane has a fenestration pattern of an appropriate residential scale and responds to the existing terraces across the street.



View from Park Lane



South elevation podium study - Park Lane

Worcester Avenue

The plinth at street level, with its double-height entrances, has been designed to provide a new civic scale to the street. Worcester Avenue has been reimagined as a new piece of public realm. A shared space on non-match days, this street will be closed to traffic on match and event days to allow generous pedestrian access into the stadium via a new route up to podium level to the north of Tower A. Similar to access routes from Park Lane, generous cascading landscaped staircases and a public lift will be provided.

The chamfered form of the towers provide active overlooking of the street. Generous balconies and full-height glazing help to animate the street. The new communal roof garden amenity space for residents provides a biodiverse landscaped garden overlooking the street.



View from Worcester Avenue



East elevation podium study - Worcester Avenue

11.8 Landscape and Amenity

11.8.1 ACCESS AND AMENITY

Access

Clear legible routes are provided across the scheme to facilitate pedestrian access to the buildings from the street, stadium podium and plinth level, while allowing for refuse and emergency vehicle access at street and podium levels. Refer to access diagrams at the beginning of section 10.9.

Amenity

The landscape proposals for the southern residential quarter seek to create a calming, multi-functional space in the centre of what is a relatively built up area.

A series of spaces are proposed, offering opportunities for play, passive recreation and community cooperation. Clear safe, legible routes are laid out giving access to the residential cores and flexible use frontage.

Four character areas are proposed as follows:

1.

Access and Site Frontages
A series of more restrained highly detailed spaces, these offer open access to the site, catering for the interaction between pedestrians and vehicles along Park Lane and Worcester Avenue. Additional frontages along the Stadium Podium provide access to the residential lobbies and flexible / commercial spaces.
2.

Plinth Level Community Garden (towers A, B and C)
Set in the centre of the site, the private space on the plinth is the primary piece of landscape, providing the hub space for children’s play. Seating opportunities are incorporated set within a richly planted backdrop to promote wildlife and biodiversity, and clear routes allow easy access to the adjacent the entrance foyers of each tower.

Plinth Level Community Garden (tower D)
A private space, this will act as the hub for children’s play for the residents of tower D. There is an opportunity to gain direct private access to the Extreme Sports building adjacent. Seating opportunities are incorporated set within a richly planted backdrop to promote wildlife and biodiversity.

3.

Accessible Roofscape
These private communal spaces at the top of each residential tower will offer opportunities for outstanding views across Tottenham and the Lea Valley, encourage community cooperation and promote wildlife.
4.

Private Amenity Spaces
Inset balconies or glazed wintergardens are proposed for every residential unit. Units at plinth level and at the top of each tower are provided with an enclosed private garden or roof terrace. The street level maisonettes are also provided with a small front garden, which acts as a ‘defensible space’ providing privacy from passers by on the street level pavement.

11.8.2 ACCESS AND SITE FRONTAGES

Hard Landscape strategy

The site frontage and access routes are harder and more robust spaces, designed to take increased pedestrian traffic during match days and occasional vehicle overrun. These spaces include the following design elements:

Formal tree planting along the southern frontage of block B. These trees will be planted as semi-mature specimens to give immediate presence in the street scene and relate to the existing mature trees on the south side of Park Lane.

One drop-off / loading bay is provided along Park Lane in front of Tower D, and two are located along Worcester Avenue adjacent to towers A and B. These will be flush with the footway to create an increased footway width when not in use.

Worcester Avenue will have a uniform surface finish indicating a shared surface route, providing parking during non-match days and generous pedestrian access on match days.

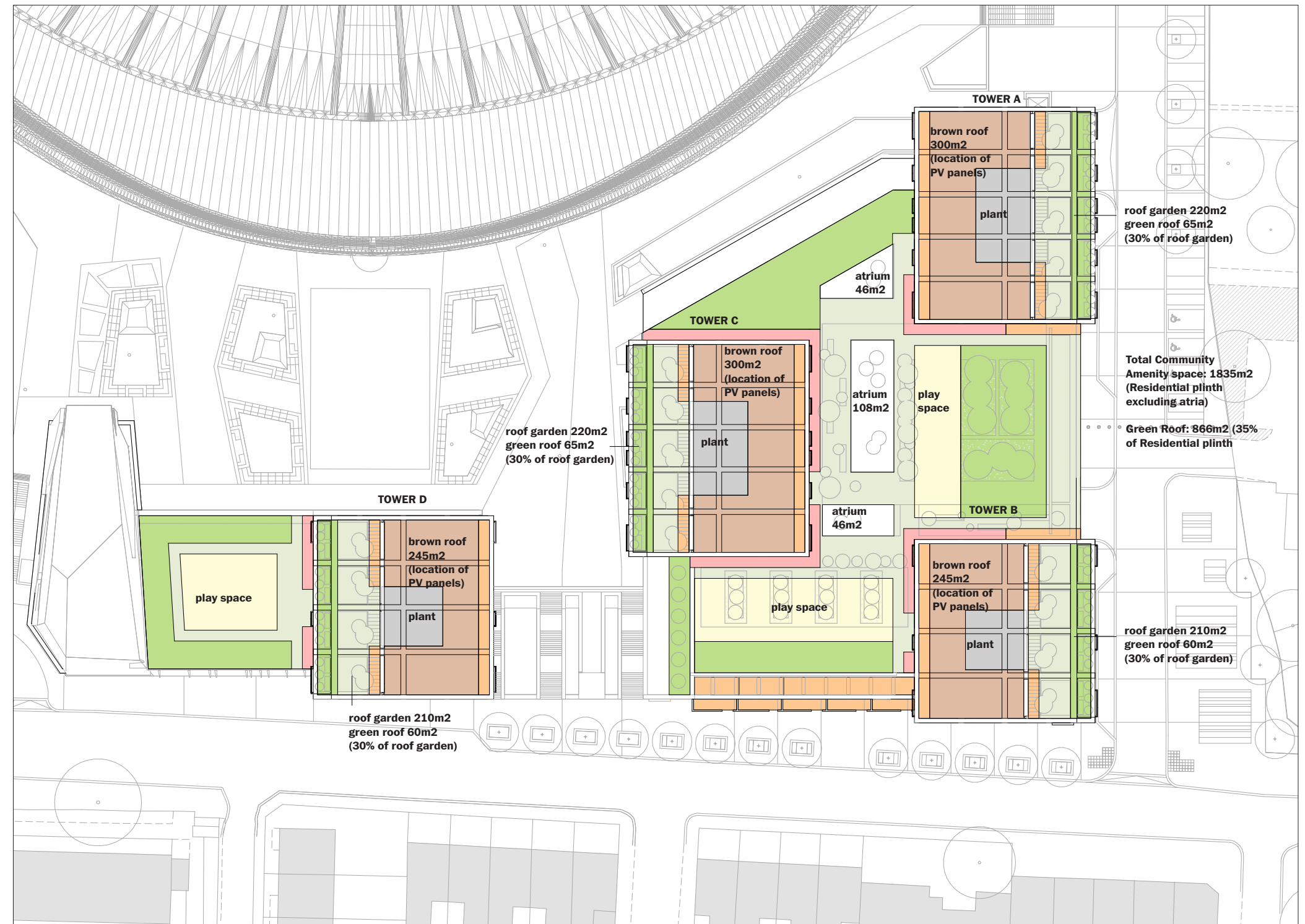
Soft Landscape strategy

Limited planting to maintain the civic scale frontage. Tree planting along Park Lane and Worcester Avenue will be planted in paving and supported with tree grilles and below ground soil cell systems, as described in Public Realm Chapter of this Statement.



Illustrative photo of amenity space at plinth level

- brown roof
- green roof
- amenity space
- ecological planted zone
- play space
- private amenity space (front garden / terrace)



Green roof and amenity space zoning diagram

11.8.3 COMMUNITY GARDENS AT PLINTH LEVEL

Located between Towers A, B and C, and to the west of tower D, the community gardens provide a series of private spaces which residents and their children can enjoy. The community gardens will include:

- A range of play facilities for the children of all age groups but focused on the 0-5 age range.
- Seating for parental supervision and general usage.
- The soft landscape will be simple and have a distinctively contemporary feel. Tree and shrub planting to green the space and give it a sense of privacy. The plant species will encourage wildlife by providing nesting opportunities, food and shelter.
- Opportunities for growing gardens.
- The garden will be accessed only from the residents' lobbies and via private garden spaces for plinth level apartments.
- There is the potential to provide security gates, with two way access between gardens as and where required by the facilities management.

Amenity Space Soft Landscaping

Planting will be colourful and scented to maximise interest and wildlife benefit. Tree planting will be dispersed throughout the garden to provide shelter from wind and to promote the feeling of it being a private space. Defined areas of lawn will provide opportunity for informal play and sitting in the sun. The selected plant species shall help contribute towards ecological enhancements and biodiversity gain.

Amenity Space and Play Provision

Due to the site's urban location, it is important to provide a range of good quality public and private amenity spaces to service the new residential population and visitors. The following provision is made:

Dedicated private communal amenity and play space to the plinth level shared for the residents of Towers A, B, and C, and a dedicated amenity and play space for the residents of Tower D.

Extensive areas of public open space in the stadium podium square and nearby parks and playgrounds.

The GLA recommends a benchmark figure of 10sqm per child bed space. The table below demonstrates the recommended area when this is applied to the Southern Residential site.

Play Space Achieved

Under 5	250 sqm
5-11	90 sqm
12+	70 sqm
Total:	410 sqm
Recommended Achieved	410 sqm

Summary of Outdoor Space Achieved

- Total Area of Communal Amenity Space: 2850 sqm
- Total Area of Green Roof (Residential Plinth): 950 sqm (40% of comm amenity at plinth level)
- Total Area of Green Roof (Roof Gardens Towers A,B,C,D): 290 sqm (30% of comm amenity at roof garden level)
- Total Area of Green Roof (Residential Plinth + Roof Gardens): 1240 sqm
- Total Area of Brown Roof (Towers A,B,C,D): 1000 sqm
- Total Area of Play space 410 sqm
- Total Area of Private Amenity Space (Front Garden or Terrace): 390 sqm
- Total Area of Defensible Zone (Planted): 150 sqm

In addition to the play provision recommended by the GLA, the public open space at podium level offers an additional play resource where children can play in an enclosed, safe traffic free environment. It is considered that this considerable space would provide an enhanced area of dedicated play provision, particularly for older children.



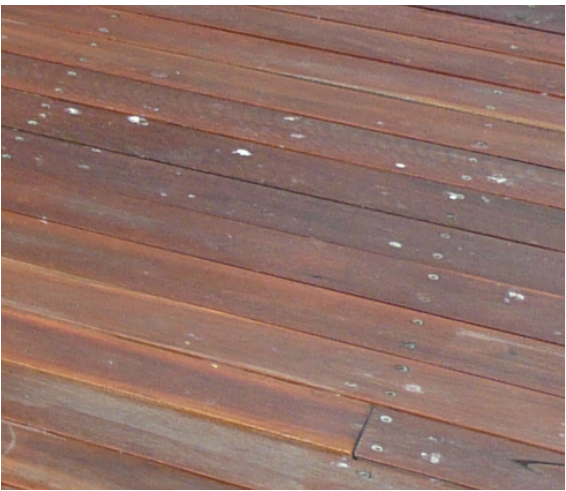
Informal naturalised planting to the community garden



Colourful textured planting beds



Sawn granite setts and tiger mulch surface to community garden



Timber decking and concrete slab paving to accessible roof spaces



