

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.4 PRE-APPLICATION MEETING 3

Date:

01 June 2023

Overview:

Further LBH Officer engagement to cover the developing scheme.

Main topics covered:

- Response to previous Pre-Application and QRP feedback.
- Development and refinement of the massing and height of the top of the tower.
- Development of ground and podium level interface and activation
- Presentation of wider scheme, landscape proposals and access / movement.
- Refinement of facade materiality, such as the use of glass in place of aluminium panels and integration of pre-cast concrete at ground level.
- Development and refinement of the facade lighting strategy to activate strip or vertical element of the facade.
- Opportunities to integrate creative canvases into street and podium level, such as cast relief panels and sculptures within the landscape.

Feedback:

OVERVIEW

- Updates to design of top of building 'Spire' broadly supported as a design concept by Design Officer.
- Officers appreciated evolution of design development of building, accepting the tactile and textured treatment at low level as desired by QRP.
- Officers supported external lighting strategy, as an appropriate response to QRP comments.
- Officers supported activation of podium and seating area, and seen as a benefit over the approved scheme.
- Officers supported use of community art to elements of the facade, in appropriate response to QRP comments; encouraged input from Council / local groups to establish undertaking.
- Officers expressed a requirement for separate Sustainability Pre-App Meeting.

PUBLIC REALM

- Use and landscaping of podium to be considered within the scope of submission. Officers queried use of the podium and who it would be open for.
- Scheme should explore opportunities to integrate seating areas for both hotel users and the public.
- Scheme must allow for playable spaces and service provision. Officers queried location of amenity playspace for Plot 3 residential.
- Officers queried provision for short stay cycle parking.
- Officers queried reduction of seating and pedestrianised entrance and suggested consideration to be made to increase soft landscaping and seating.



FIGURE 94. Facade lighting strategy

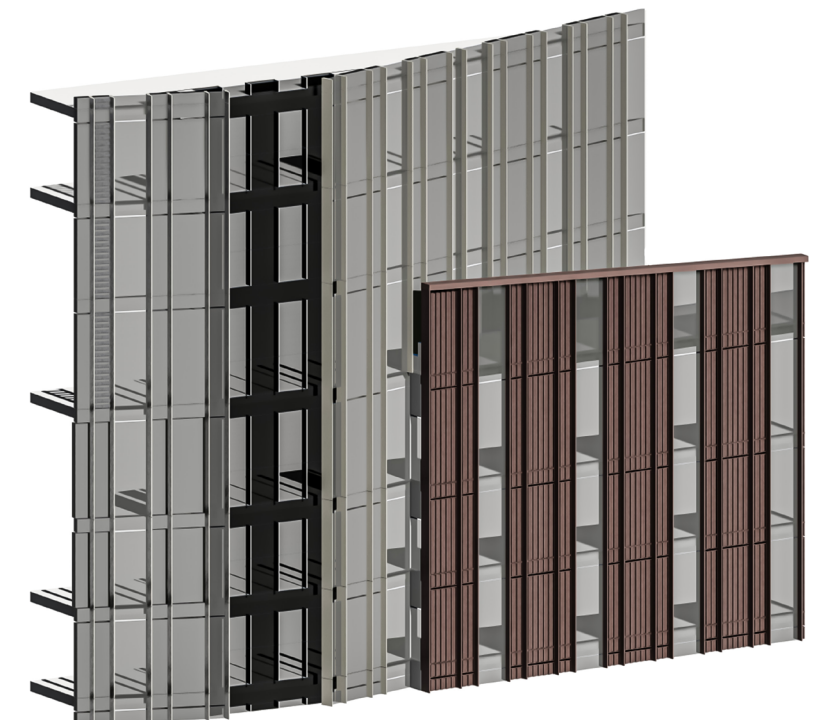


FIGURE 95. Bay Study

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.4 PRE-APPLICATION MEETING 3 (CONTINUED)

- Officers suggested further consideration on the vehicle drop off point to be formed like a 'plaza,' whilst exploring relocation of the loading bays to the street, with reference being made to the approved scheme. Recommendation would be to review original application and subsequent NMAs for clarification.
- Further consideration into how to retain elements of original approved scheme, with specific regards to the seating area in the 'plaza.'
- Officers queried scope for street level cycle parking.

SUSTAINABLE DESIGN

- Officers encouraged a separate Sustainability Pre-Application Meeting to discuss: passive design approaches; carbon emission reduction and energy consumption targets; proposed rooms for overheating analysis; indicative dynamic thermal overheating modelling results; indicative BREEAM Pre-Assessment results per category use; and strategy to reduce embodied carbon and design for disassembly.

WIDER SITE

- Officers encouraged parking provision to be revisited for more sustainable transport solutions. Review of quantum suggested and division of residential and hotel parking to be established.
- Presentation of Secured by Design principles required to understand how the podium and public realm is used in event days and non-event days to avoid security / anti-social behaviour issues.



FIGURE 96. Visual of base of building

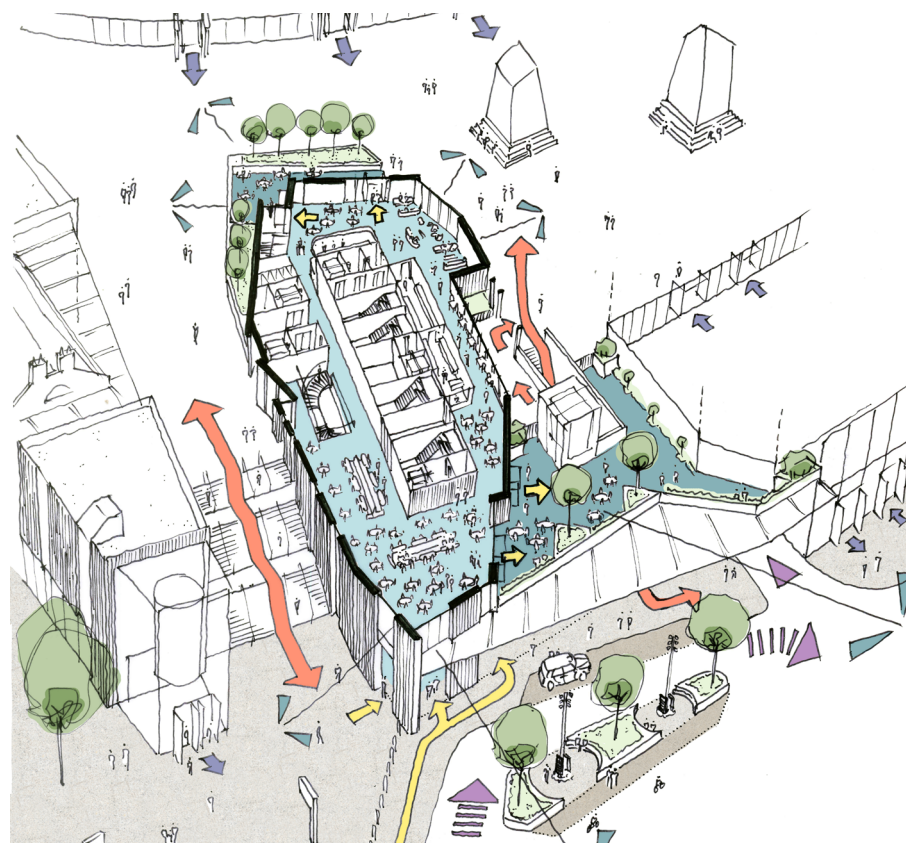


FIGURE 97. Sketch showing base of building

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.5 PRE-APPLICATION MEETING 4

Date:

20 July 2023

Overview:

Further LBH Officer engagement to cover the developing scheme.

Main topics covered:

- Summary of previous Pre-Application meetings and response to previous feedback.
- Revised design and approach to entrances, with reference to the previously approved schemes.
- Refinement of the facade design, focusing in on the various wall types.
- Development of the public realm and landscape proposals, with a greater focus on servicing strategy and comparison to the previously approved NDP Hotel scheme.
- Other public realm design developments such as playspace provision and proposed community engagement in relation to public art provision.
- Summary of wind tunnel results and mitigation measures.

Feedback:

Awaiting formal LBH planning officer feedback. However, informal meeting notes as follows:-

- Officers supported the principle of the blades extending at the top of the building to obscure views of the roof plant and were keen to see the detail.
- Officers welcome continued development on the design, balancing the elegance of the building and meeting sustainability standards.
- Further consideration into the revised approach to hotel entrances, with an emphasis on stairs access to the hotel restaurant on upper floors
- Officers to prepare preliminary comments shortly after the meeting and then follow up with detailed feedback.



FIGURE 98. Wind Tunnel Testing - completed development

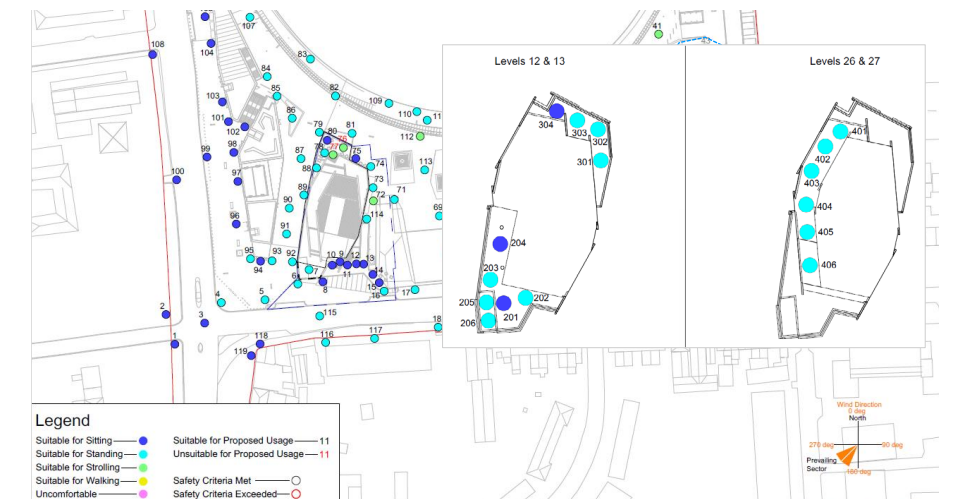


FIGURE 99. Summer Results, Mitigation Included

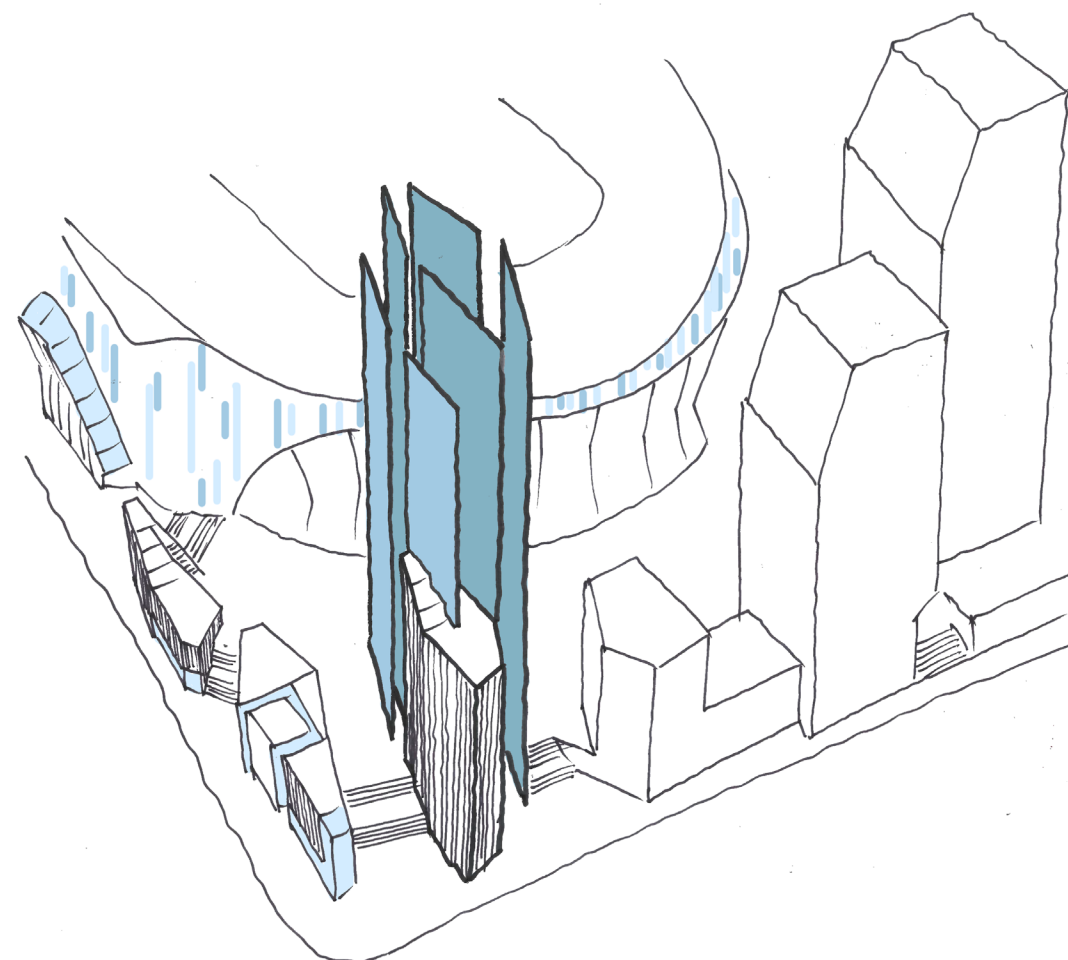


FIGURE 100. View of entrances from Park Lane

4.3 DESIGN CONCEPT

The design concept for the revised NDP Hotel S73 application is characterised around four core themes developed out of the successful principles established by the approved 2015 submission. These are described as follows: -

1. Blade Fragments
2. Tower and Shoulder
3. Human Scale - streetscape
4. Opening Up Views



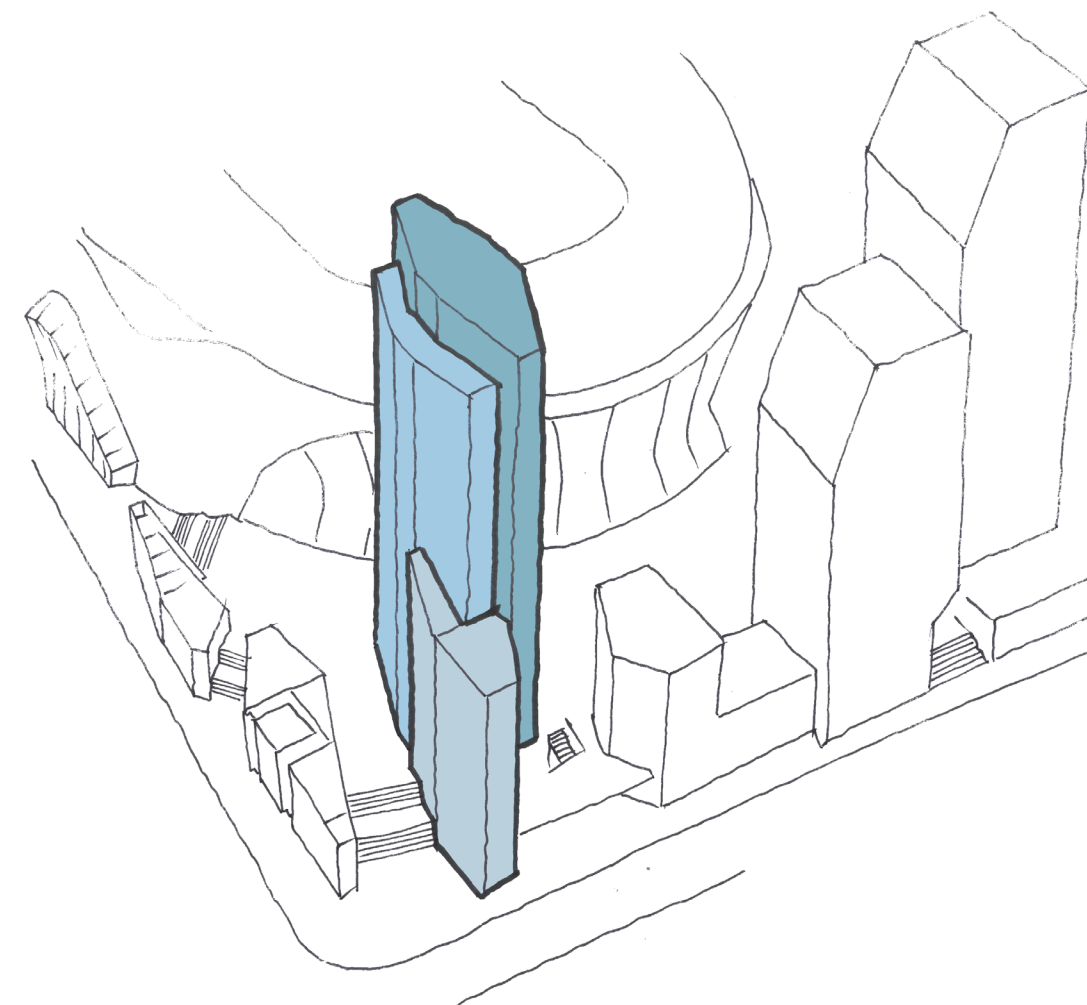
01

BLADE FRAGMENTS

Simplicity of 'planar blades' frame views of the stadium.

Glazed entrance reflecting Tottenham Experience, with a 'clear glass nose'.

Retention of vertical 'slot' from base to top of tower.



02

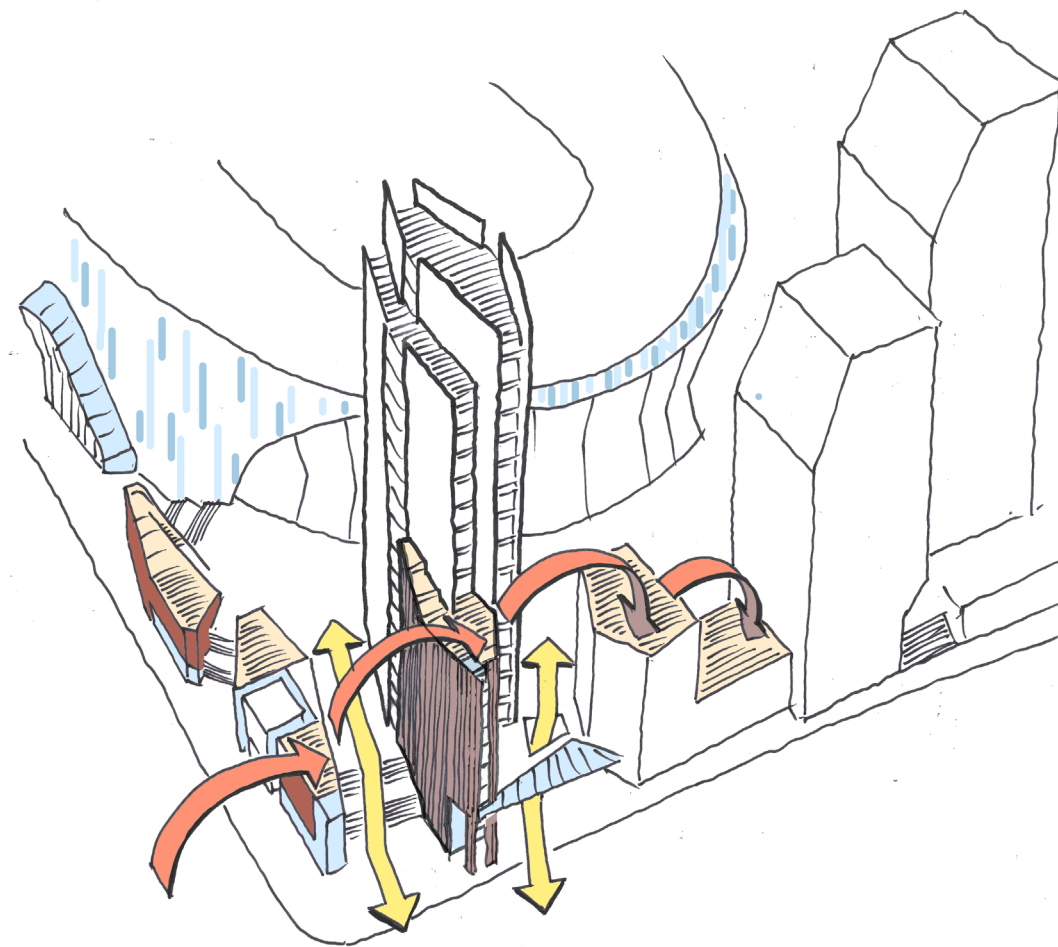
TOWER & SHOULDER

Two distinctive but related massing elements: tower and shoulder.

Responds directly to the High Road context, aligning to the 'kink' in the High Road.

Base of the tower grounds it to street level, anchoring it to the corner of Park Lane.

4.3 DESIGN CONCEPT (CONTINUED)



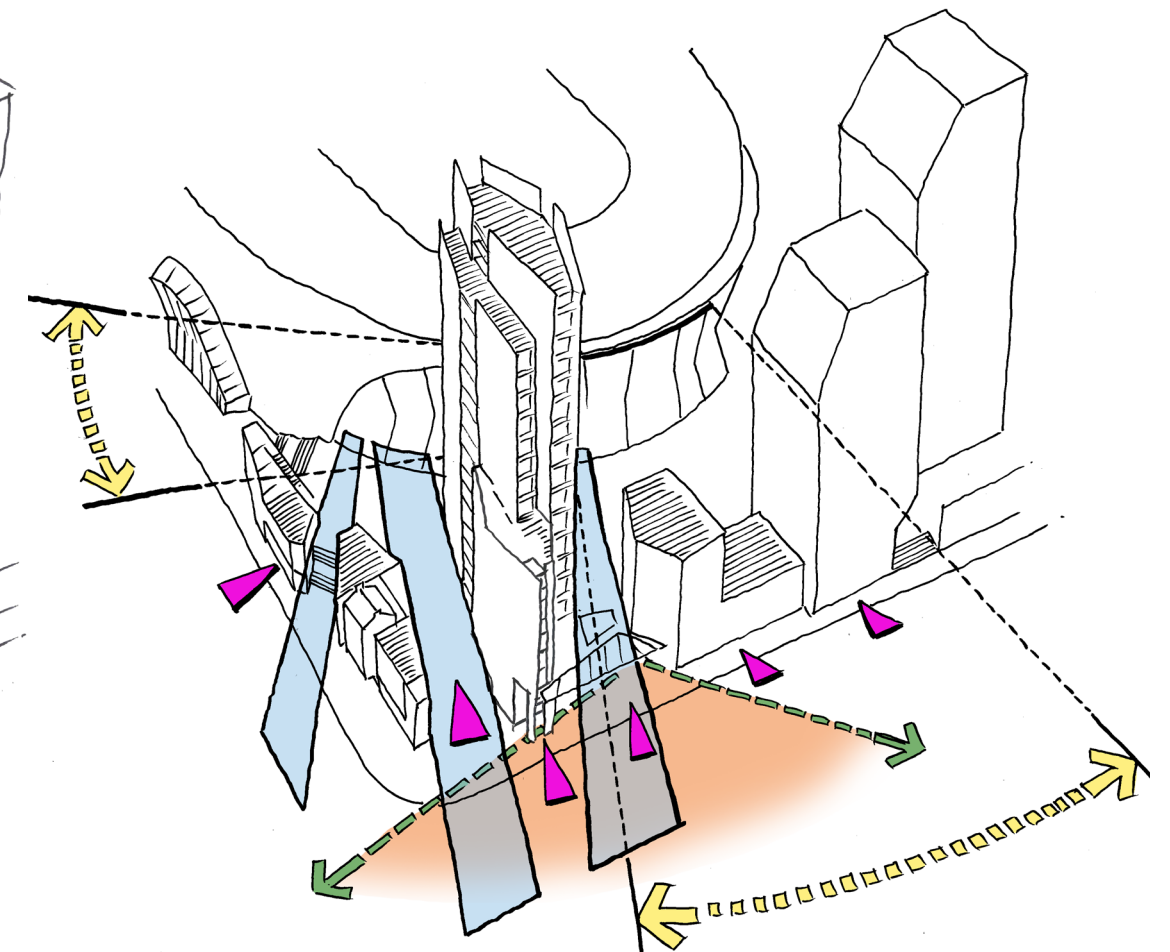
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HUMAN SCALE - STREETSCAPE

Pedestrian permeability enhanced from the southern High Road approach.

Activating roof terraces along Park Lane.

Material to base responding to the High Road buildings.



04

OPENING UP VIEWS

Views and connections to the stadium and podium improved through shifts in building geometry.

'Planar blades' divided to create openings for infill panels to break up massing.

KEY

-  Mediating the High Road scale
-  Pedestrian permeability
-  Views out from podium upper level
-  Extending the public realm
-  Views out from Stadium
-  Ground floor access points