

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL (CONTINUED)

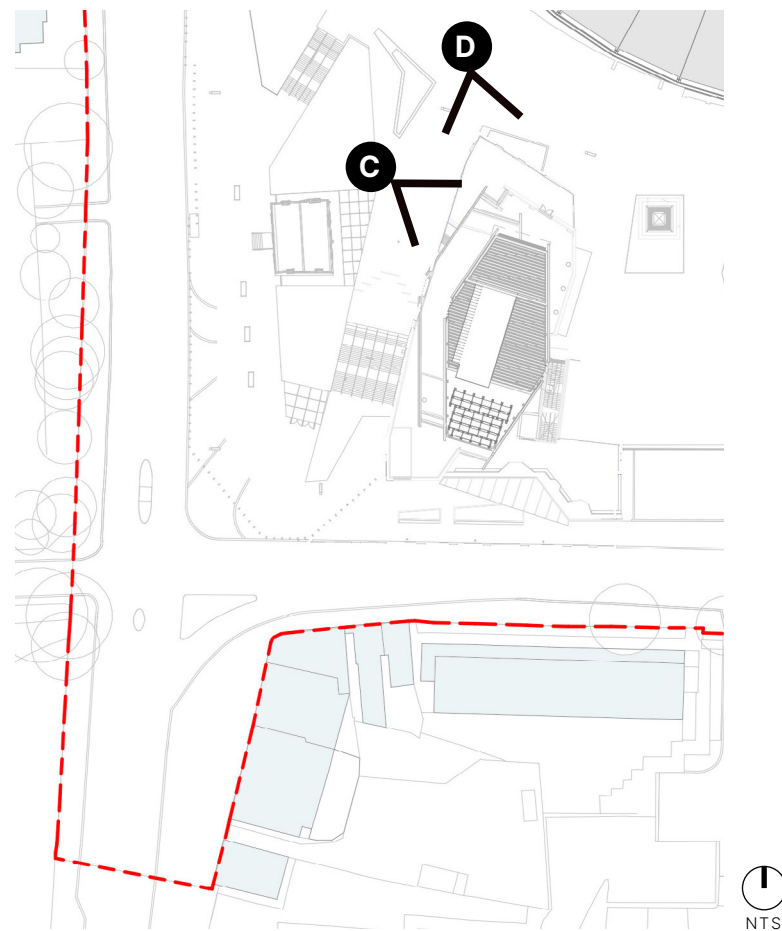


FIGURE 156. Key Plan



FIGURE 157. View of the 'planar blades' hovering over the recessed plinth at podium level



FIGURE 158. View of 'planar blade' meeting the 'folding blade' at podium level



FIGURE 160. Aerial view of the crisp oversailing 'Planar Blades' at the top of tower

5.6 TOP OF BUILDING: EXPRESSION OF A LANDMARK

The proposed increase in height for the S73 application is founded in the desire to create a landmark building as a legible marker of both, the overall NDP site, and wider area regeneration over that of the consented scheme.

The Hotel building has been considered as a total composition with the Stadium and Tottenham Experience with the facade of the 'planar blades' referencing the tonality, dynamic angles and rhythm of the rolled 'wrap' around the Stadium. These flowing chamfered angles are echoed within the Hotel tower top articulation.

Given the visibility of the proposed tower and its immediate location next to the stadium, it is appropriate that the scheme acts as a landmark for the area. The design is responsive to the built and cultural context, ensuring the tower is rooted in this part of Tottenham.

The distinctive angled silhouette adheres to the concept of the 'blades,' with slenderness and dynamism being a key character in the design development, leading the eye upwards to the spire like top. A subtle tapering of vertical façade of 'planar blades' that run from ground to top also accentuates verticality of the composition.

The crisp oversailing 'planar blades' conceal roof level plant, maintenance equipment and photovoltaic arrays from view, preserving the impact of the clean blade geometry.

The lighting strategy has also been developed to reinforce the strip element of the facade at night on the northern and southern elevations, as well as create a halo illumination to the upper most portions of the blades, recognising the building's landmarking role.

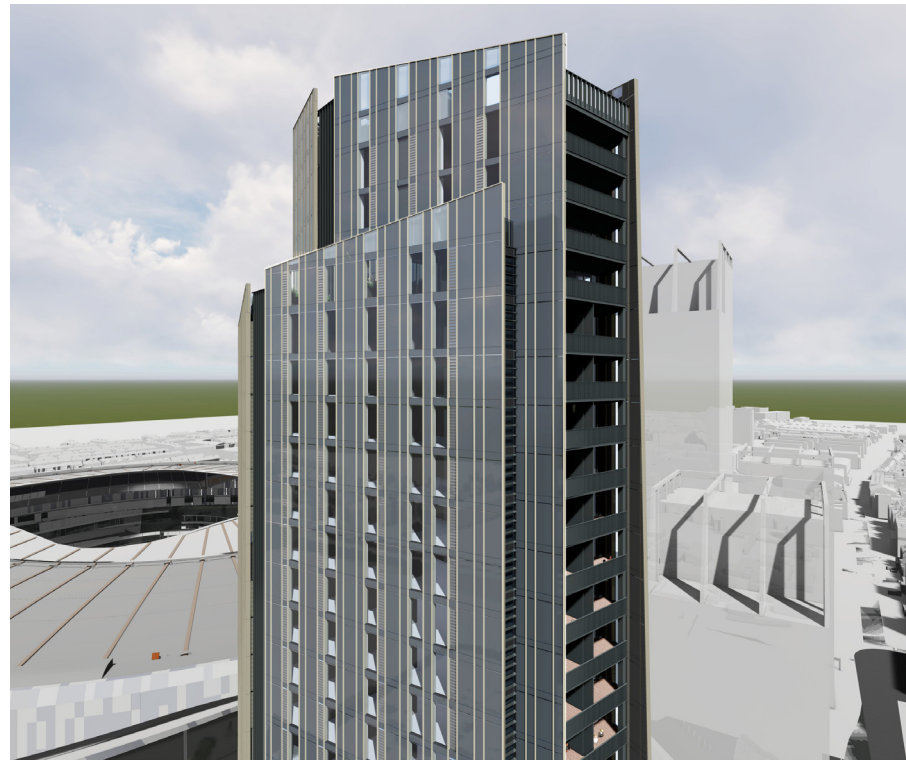


FIGURE 163. Aerial View of Top of Tower



FIGURE 164. Night View of Hotel

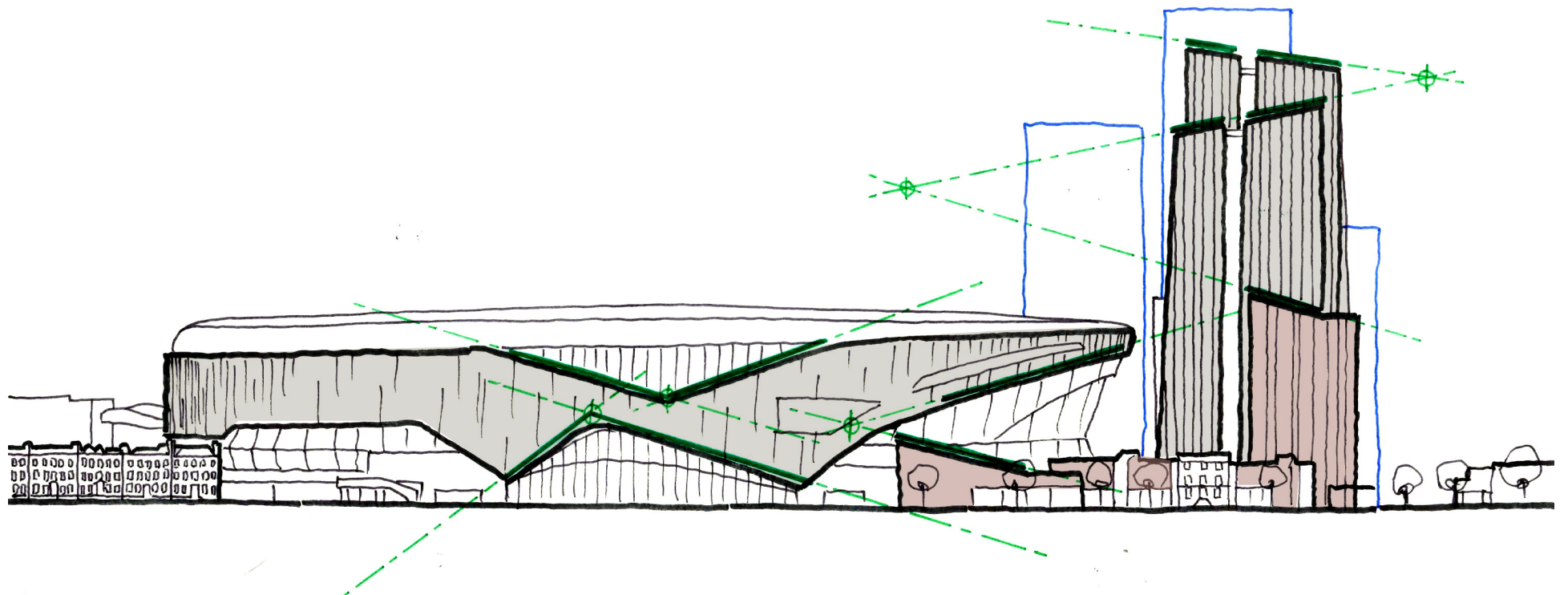
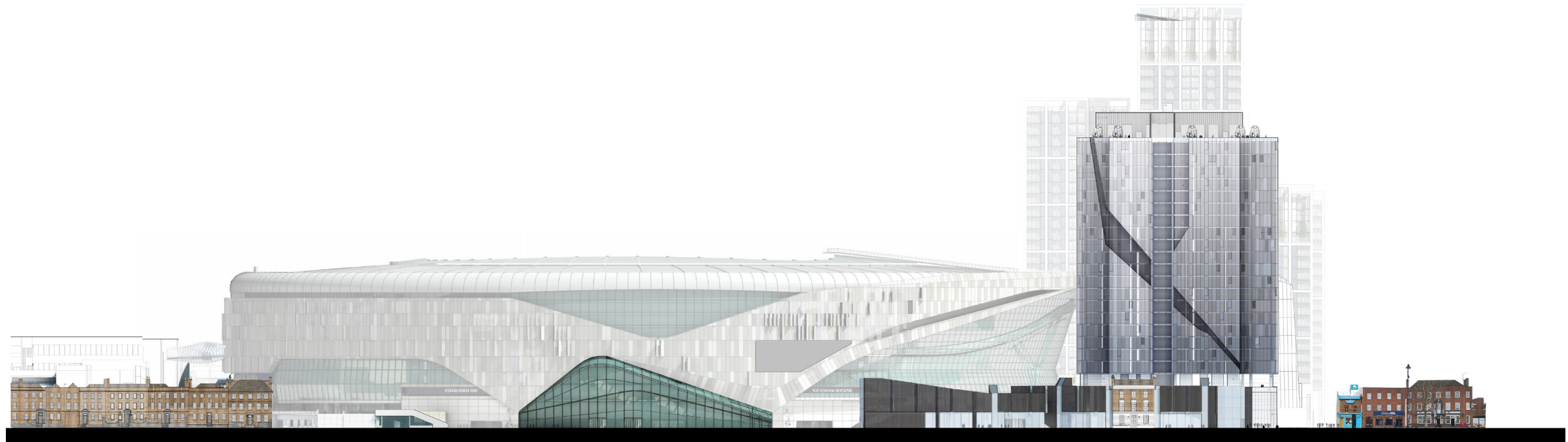
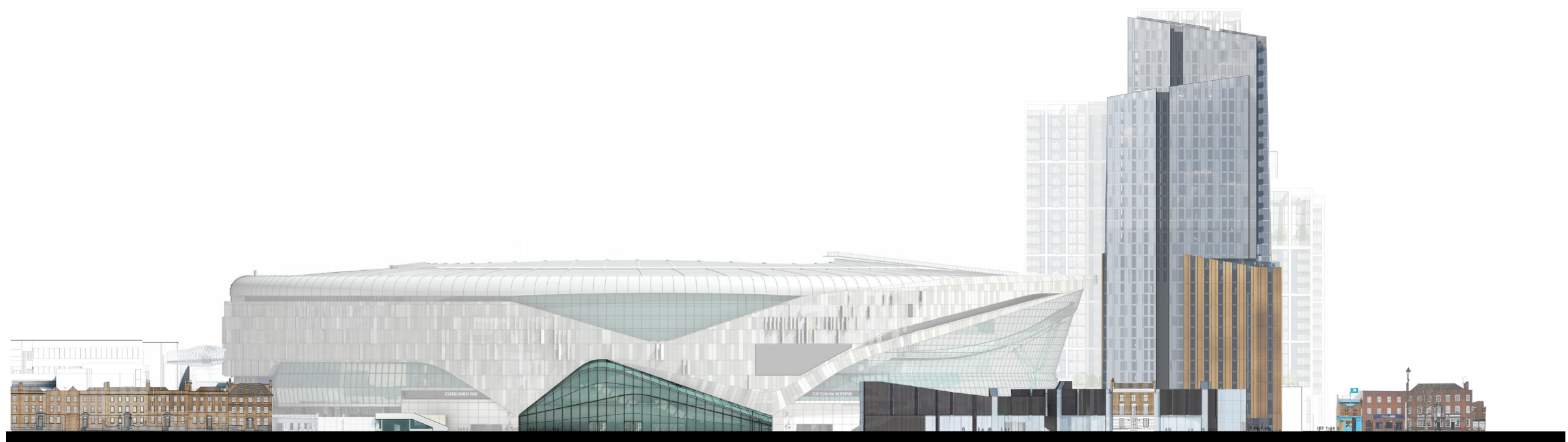


FIGURE 165. Concept diagram: Top of Tower Responding to the Built Context of Stadium and Tottenham Experience

5.6 TOP OF BUILDING: EXPRESSION OF A LANDMARK (CONTINUED)

**FIGURE 166.** High Road Elevation with 2016 Approved Scheme**FIGURE 167.** High Road Elevation with Proposed Scheme

5.7 APPEARANCE - FACADE DESIGN

5.7.1 DESIGN PRINCIPLES

The facade articulation and materiality have been carefully developed to ensure the facade complements the Stadium, Tottenham Experience, and historic High Road buildings, whilst establishing a landmark building with its own identity.

In developing the architectural expression of the building façades, it has been the desire to establish a language that: -

- Creates an articulation with interest, depth, texture, and materiality that responds to the built and cultural context, ensuring it is a landmark rooted in this part of Tottenham.
- Is distinctive and visually interesting, given the scheme's visibility and the location marking the Stadium destination.
- Integrates a more tactile and approachable materiality at the lower levels to soften the human experience of the building at the base whilst anchoring the building to its context.
- Offers a lighter tone and expression at the tower top given their visibility against the sky.
- Provides a fully integrated design that meets the performance requirements of shading, daylight, fabric energy efficiency and creates high quality shared and residential amenity.

At the ground level, the detailing of the glazed entrance works in tandem with the Tottenham Experience, with a 'clear glass nose' as an extension into the public realm, further enhancing the building's street level activation.

A recessive plinth at the base of the blades creates a 'shadow gap' between the primary facade 'blade' elements and the ground interface at podium level, and within the portico / canopy entrance area at ground level. The recessed plinth finished in pre-cast concrete elements at ground level is a response to the high volume of pedestrian traffic on the stairs that bisect the Tottenham Experience and Hotel. The selected materiality of the plinth is robust and solid in comparison to the lightness of the facade 'planar blades' and has also been identified as a location for creative arts interventions.

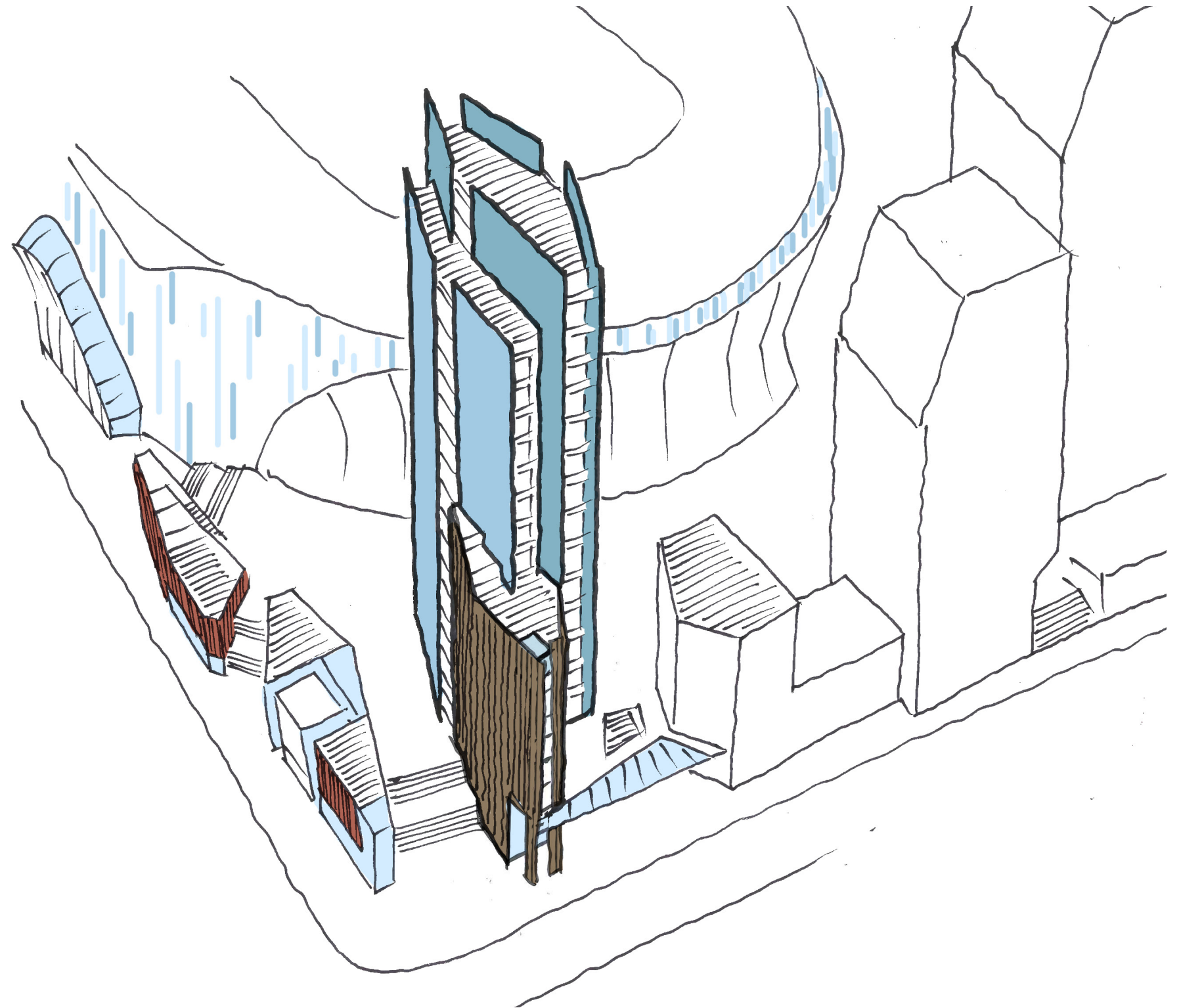


FIGURE 168. Facade Relationships Concept Sketch

5.7 APPEARANCE - FACADE DESIGN

5.7.1 DESIGN PRINCIPLES (CONTINUED)

Given the mediating role of the 'folding blades' to reference the High Road 'kink' and geometries of the Tottenham Experience, the facade cladding is finished with a bronze reeded profile metallic tone picking up the gun metal grey and umbers of the Tottenham Experience cast iron cladding and historic High Road masonry building. At ground level, the metallic cladding transitions into matching colour pre-cast concrete panels to provide a tactile and durable finish at the street / podium level.

The upper most portions of building are formed by the crisp and light 'planar blades'. Tonally referencing the colour and movement of the stadium wrap, these planes are formed of glazed panels within subtly projecting mullions accentuating the verticality of the overall composition. The glazing adds a reflective layer, further lightening the effect of the light bronze / grey and clear panels against the sky. The 'planar blades' are broken into vertically emphasised proportions through a series of recessive vertical slot infills. These elements create contrasting shadow gaps and accommodate shaded external residential balconies on the north and south facade within the upper portions of the tower.

The building transitions tonally from darker colours at the base to lighter colours at the top of the building. The tower element of the hotel offers a distinction from the earthy podium materials, with a curtain wall system creating lighter and more transparent articulation. The design of the facade is also driven by the overheating and energy strategy.

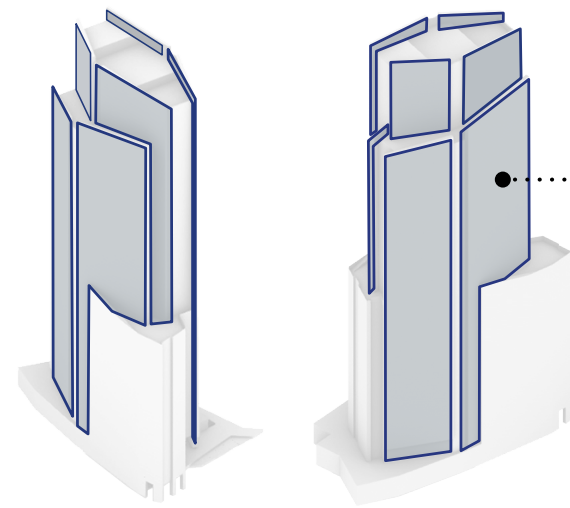


FIGURE 169. Planar Blades

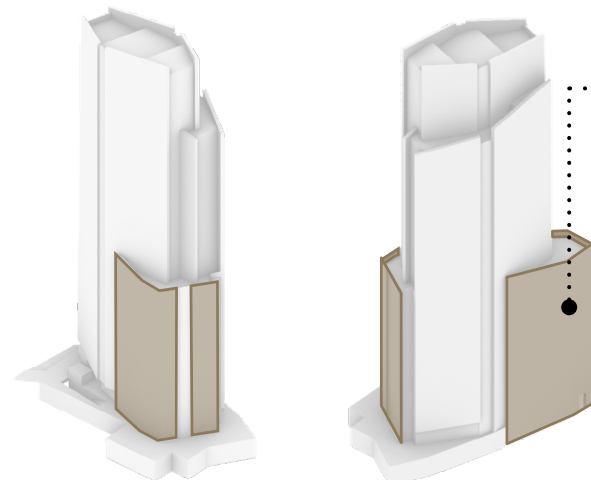


FIGURE 171. Folding Blades

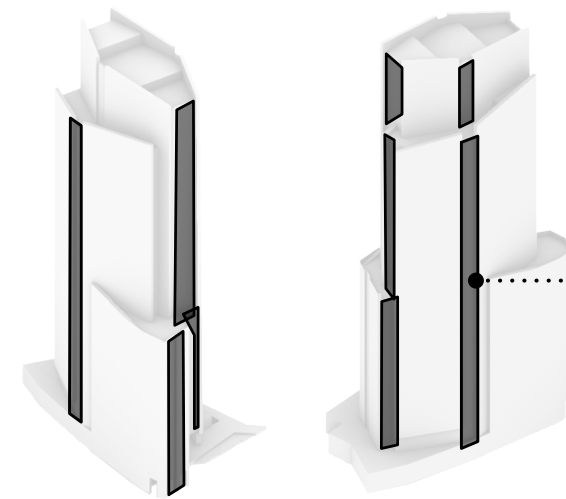


FIGURE 170. Recessed Infills

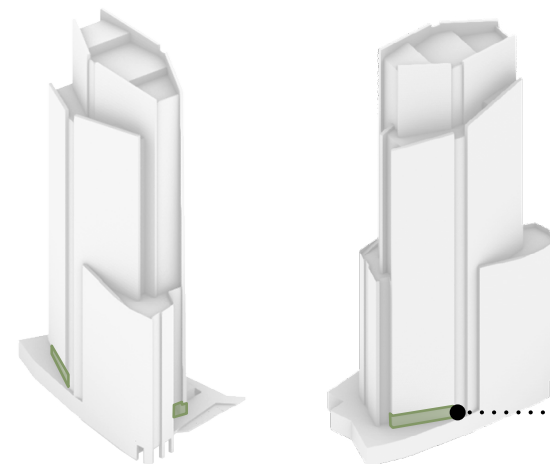
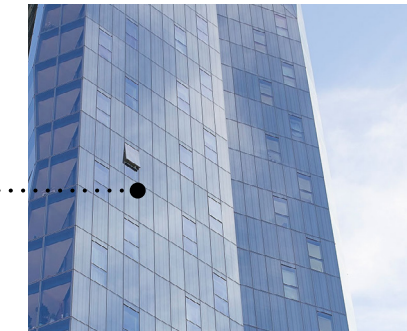
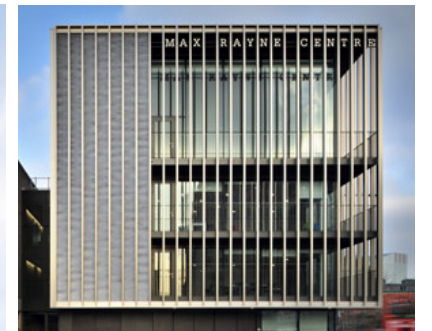


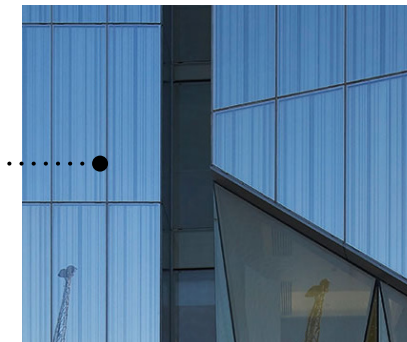
FIGURE 172. Recessed Plinth



Back-painted and insulated opaque glass



Light Bronze coloured Projected Aluminium Mullions



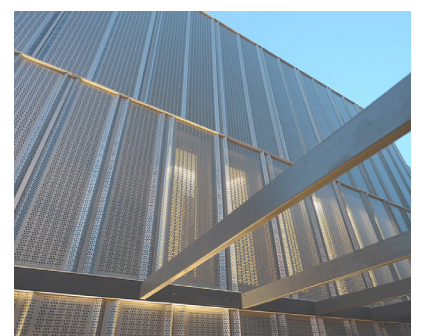
Back-painted and insulated opaque glass colour dark grey



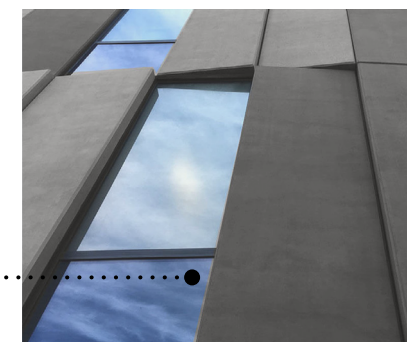
Dark grey coloured Aluminium projected louvres on brise-soleil



Bronze coloured profiled Aluminium solid panel



Bronze coloured Aluminium Perforated Panel over opaque openable panel



Dark Grey Coloured Profiled Pre-cast Concrete Panels



+ Triple glazed vision panel

5.7 APPEARANCE - FACADE DESIGN

5.7.2 COLOUR, CONCEPT AND MATERIAL (CONTINUED)



FIGURE 173. Echoing the colour and textural quality of Warmington House and the Stadium

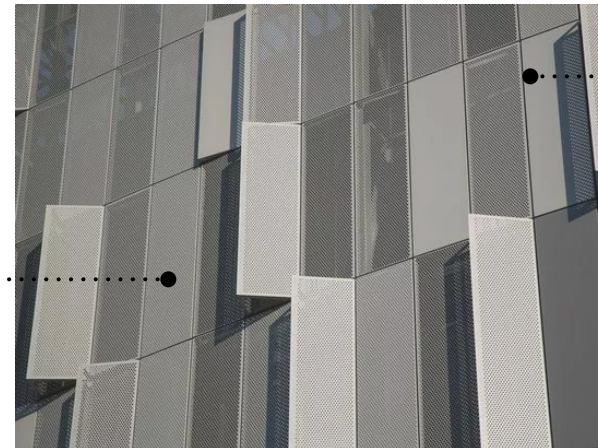


FIGURE 174. PLANAR BLADES - Relate to THFC Stadium

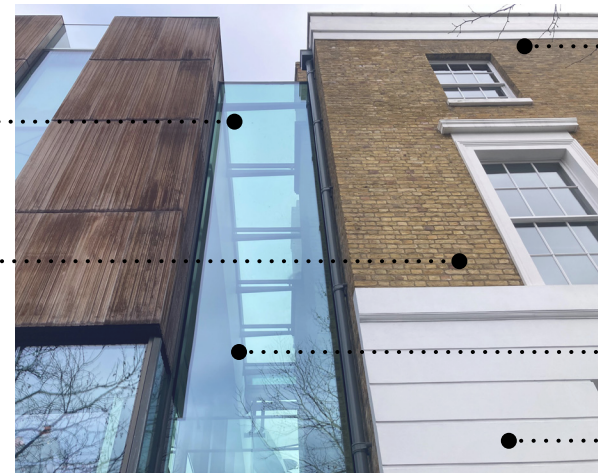


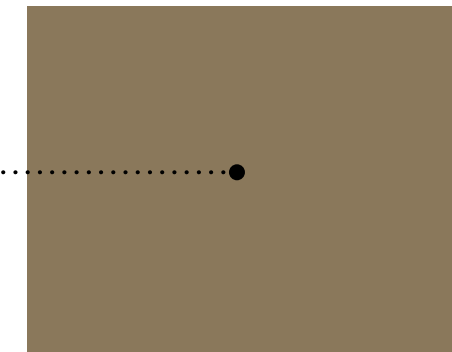
FIGURE 175. FOLDING BLADES - Relate to Warmington House



FIGURE 176. BASE - Relates to Tottenham Stadium



PLANAR BLADES - Light bronze + Projected mullions



FOLDING BLADES - Bronze



+ Profilled panels



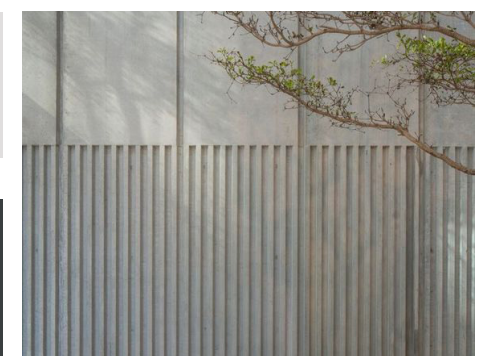
INFILLS - Warm Grey



+ Louvres & Fins



BASE - Light Grey



BASE - Dark Grey

+ Art walls