

13

PUBLIC REALM



13.1 Public Realm Design Approach

SETTING THE SCENE

Connectivity and Setting

The public realm design for the stadium, wider precinct and streets aims to create a visual setting and experiential connection between the building and landscape to provide a human scale pedestrian experience. New spaces (Square, plazas and gardens) have been created; along with widened footpaths and tree lined streets to enhance the day to day life of locals; provide clearly defined and large areas for fans to enjoy their match or event, and for visitors to experience the atmosphere of the Tottenham community.

The public realm design has also been designed to take account of the wider masterplan aspirations set out in section 6 of this DAS and in particular the significance of the proposed ‘greenway’ that will run through the new public square and connect White Hart Lane and Northumberland Park Station.

Inspiration

Creating a language that draws together the stadium and associated building developments (residential, hotel, shops and community centre) to create a whole precinct was the inspiration for the patterns and forms of the ground plane and design elements. The Clubs colours and brand is a strong symbol of the streets of Tottenham and inspires this representation into the details of the design. As you read through this section, you will see how this is referenced in paving layout to reinforce the sense of place; integrated design to respond to the architecture; use of colours and brand in furniture and even the selection of flower and foilage colours.

The Club first came to White Hart Lane in 1899 when it was a disused nursery. The recongition of the sites landscape past, is acknowledged in the planting of perimeter trees that will enhance the overall setting.

Variety of Places

The scheme works at two levels. The ground (Streets and Plaza), and the Podium (North and South). The South Podium Square is a large space (the size of Trafalgar Square), an important place for the club and community. With two distinct areas, the overall public realm space is significant and provides a wide variety of places, for recreation, leisure, events and dining.

Streets

The overall aim of the streets is to enhance their functional requirements for the safety of fans and to create a high quality pedestrian street life. The High Road footpaths are widened and planted with Plane Trees to enhance the existing tree lined character. The challenges of working with major service corridors beneath thWe road, has limited the extensiveness of planting, however every opportunity has been made to plant as many trees as possible. Worcester Avenue has been slowed to traffic and pedestrianised. Park Lane has wider footpaths and numerous additional trees to provide a green corridor linking existing trees along Church Street and the extension of Park Lane.

Plaza

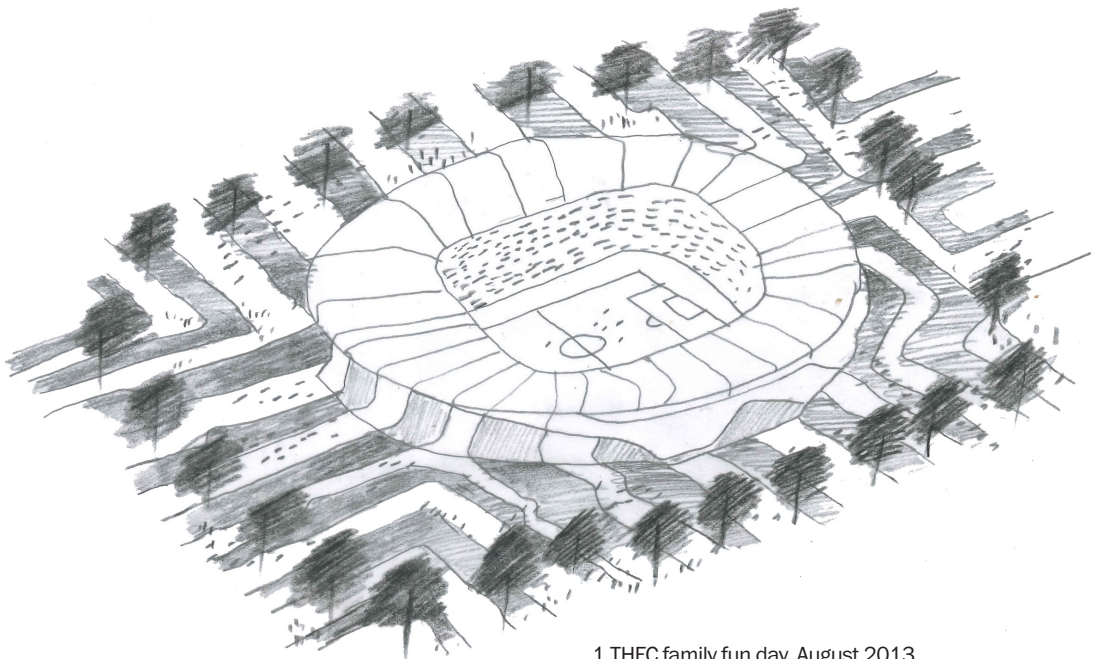
The Plaza on the south/west corner (High Road/Park Lane) is an important addition to the public space of Tottenham. It provides an arrival space into the core of the High Street, and the new gateway entrance to the Stadium. The space has the opportunity for flexible use and becomes a key frontage for the streets, hotel, Tottenham Experience (visitor centre), and the procession leading to the Square on the upper level.

Stairways to Podium

The North Podium and South Podium Square are connected by many grand stairs along all streets, with additional external lifts at key locations. Each stair location has a unique character to provide a range of experiences that responds to the adjacent buildings; its relationship to the street and the sense of arrival and the type of trees and planting to create a variety of landscapes.

Square

The square, located on the south podium is a major new large public space, and with it provides extensive opportunities for engaging the community, and accommodating the requirement for huge crowds. A series of ‘islands’ break down the scale of the space and provide seating steps, trees and planting, and protection from the wind. A choreographed jumping jet fountain with feature lights at the centre of the square. Other activities such as ‘landing’ pad for abseiling; 5-side, multi-use playing surface, cafes provide a full range of community activities and event opportunities.



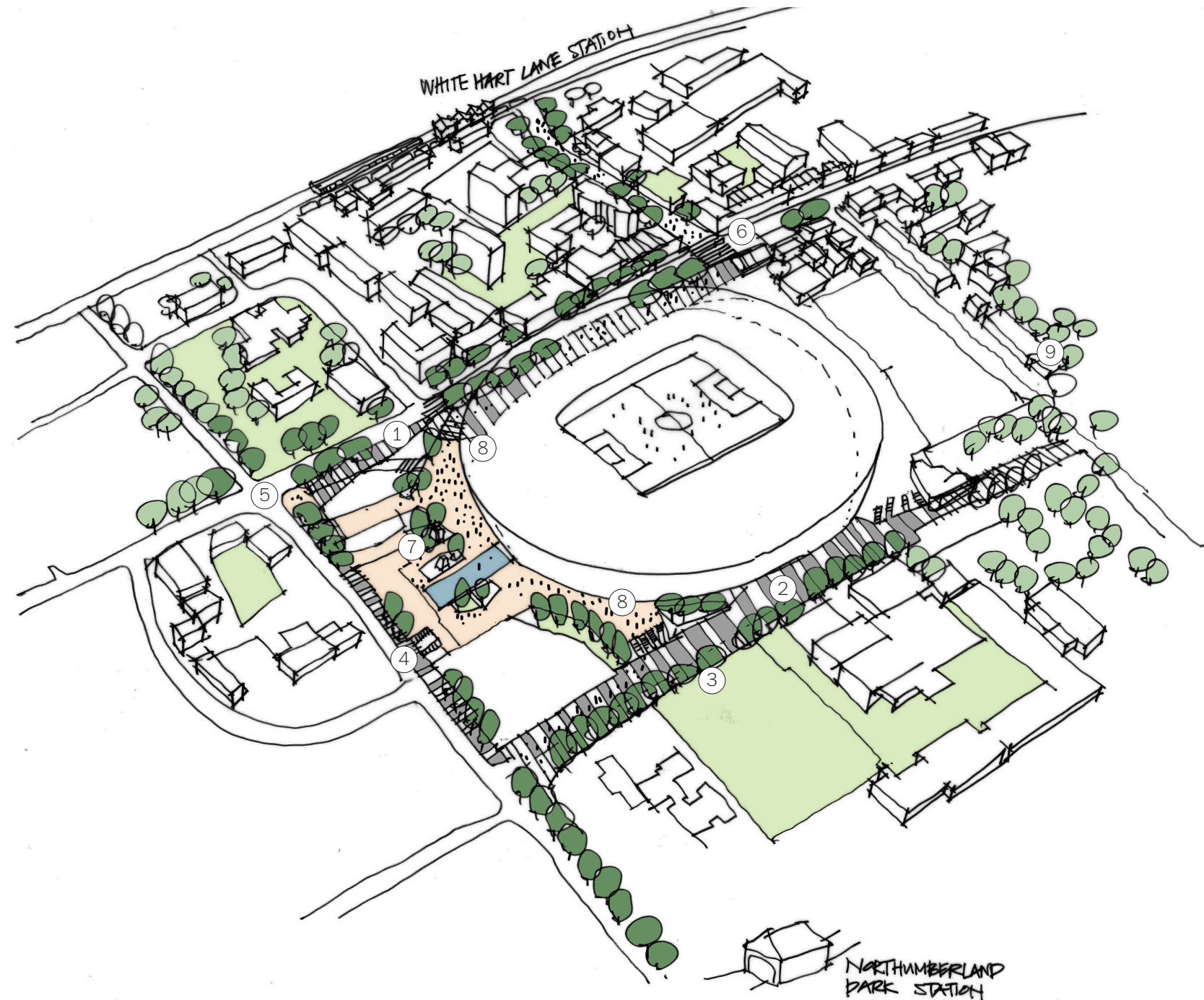
1 THFC family fun day, August 2013

2 Integrated ground plane pattern and nursery concept

13.2 Response to Context

PLACE MAKING

The new THFC precinct responds to the surrounding public realm and landscape to ensure the development enhances the landscape amenity and pedestrian experience through creation of new public spaces; pedestrianisation and widening of streets; provision of trees and landscaping, and addition of recreation and leisure opportunities.



KEY

- 1 Widened footpaths
- 2 Pedestrianise Worcester Avenue with shared surface paving
- 3 Trees added along Worcester Avenue
- 4 Trees added along Park Lane to extend green street
- 5 Increased public realm space 'Plaza'
- 6 New wide pedestrian cross overs along High Road
- 7 Large public square with seating, water feature, multi-use area, gardens and trees.
- 8 High Road and Northumberland Park Station connected with tree lined corridor through square.

GREEN NETWORK

The addition of new trees and landscaping along High Road, Park Lane, Worcester Avenue, Square and podium levels enhance the wider green amenity.

Trees along High Road and surrounding road network will reinforce existing context - including the main sense of an arrival along the High Road.

Trees on the podium assist in creating an attractive and inviting public realm and a place where people will choose to gather.



13.3 Streets

HIGH ROAD

Tottenham High Road is the main thoroughfare through the district of Tottenham, and holds a long history with the THFC. The main thoroughfare for fans traveling to White Hart Lane; the engagement of shops with Spurs colours and club paraphernalia; the street turning into a parade after winning; the vibrancy and carnival on match day and the everyday hustle and bustle; commerce and community.

The High Road is a major part of the culture of Haringey and the THFC. There are challenges, such as lack of trees; narrow sections footpath sections, resulting in fans walking on to the road; poor pavements; and footpaths littered with services and utilities.

The new scheme takes up a wide frontage of the High Road, and in doing so allows the buildings to be set further back to provide a wide pedestrian friendly footpath. The surfacing is stone (York stone and granite) and where possible, with the constraints of below ground services, trees are proposed to provide a human scale streetscape. Bollards are required to provide a safe environment and are located on the road edge to ensure that a wide footpath is maintained for large crowds.

The connections across the North Podium and Square are critical, so banks of stairs and lifts are provided to enable an ease of circulation between levels.



PARK LANE

The street is the main thoroughfare from Northumberland Park Station, and understated with no tree planting along the existing stadium frontage. The sections of road to the west (Church Street) and to the east are tree lined. The aim is to plant trees along this section of Park Lane to continue the tree lined character and create a human scale experience. The new residential development will enhance the residential frontage.

The western corner of Park Lane and High Road is planted with mature specimen trees to create an inviting entrance to the stadium and adjacent hotel. The footpaths are paved with Yorkstone and granite.



WORCESTER AVENUE

Worcester Avenue runs along the eastern side of the Stadium, connecting to Northumberland Road and to Park Lane. The existing street is wide and barren along the length the stadium, with a long wall to the perimeter of the Northumberland Park Community School.

The street is a minor street for vehicle movement, therefore the opportunity to create a shared surface to create a pedestrian orientated public realm that fills with people on match day is proposed. New trees line the street, and the wall is planted with climbers to create a green backdrop. In addition to the stadium and glass façade event entrance, a new community health facility is sited on the north-east corner. The pavement along the footpath is proposed to be Yorkstone and granite and extends across the road to create the feel of a pedestrian street.

