

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION ONE: INTRODUCTION

DESIGN AND ACCESS STATEMENT ADDENDUM





1.1 PROJECT OVERVIEW

This Design and Access Statement has been prepared by F3 Architects (F3) in conjunction with the wider consultant team on behalf of Tottenham Hotspur Property Company Limited (TH), the Applicant, in support of an application for minor material amendments to the London Borough of Haringey (LBH) made under Section 73 (S73 NDP Hotel Application) of the Town and Planning Act 1990 (as amended). The purpose of this document is to describe the design for the proposed amendments in relation to the Hotel Plot 3 portion of the scheme, following the grant of planning permission for the Northumberland Development Project (NDP) on 15 April 2016 (LPA ref HGY/2015/3000).

The changes to the previously approved NDP Hotel building within this permission relate to:

- Changes to the building form and layout;
- Increase to the height of the building from 23 to 29 storeys
- An increase in the overall building floorspace (GIA) to 27,378 sqm (16,132 sqm hotel and 11,256 sqm residential) from the approved 19,835 sqm.

This report has been prepared with due regard to the requirements detailed within, and in accordance with, Article 9 of the Town & Country Planning (Development Management Procedure) (England) Order. This Design and Access Statement (DAS) should be read in conjunction with the wider S73 planning application documents prepared as part of this submission.

The S73 NDP Hotel application drawings and associated reports are developed from principles and parameters established within the approval and amendments comprising the original NDP permission HGY/2015/3000 documentation.



FIGURE 1. West Elevation

1.2 PROJECT TEAM

CLIENT

TOTTENHAM HOTSPUR COMPANY LIMITED



PLANNING CONSULTANTS/ES

QUOD



ARCHITECT

F3 ARCHITECTS LLP

HOTEL SPECIALIST CONSULTANTS
(ARCHITECT)

STUDIO MOREN



LANDSCAPE ARCHITECT, TRANSPORT

ARUP



STRUCTURAL ENGINEER, CIVIL ENGINEER,
GEOTECHNICAL ENGINEER, MEP ENGINEER,
VERTICAL TRANSPORT, SUSTAINABILITY,
FACADE ENGINEER, ACOUSTIC ENGINEER,
SPECIALIST LIGHTING, GROUND ENGINEER,
ACCESSIONABILITY, WASTE MANAGEMENT,
FLOOD RISK ASSESSMENT

BURO HAPPOLD



FIRE ENGINEER

OFR



TOWNSCAPE AND AVR CGIs

CITY DESIGNER



MILLER HARE



HERITAGE CONSULTANTS

COGENT HERITAGE



DAYLIGHT, SUNLIGHT & OVERSHADOWING

GIA



QUANTITY SURVEYOR

ARCADIS



WIND & MICROCLIMATE

ARCAERO



CROWD FLOW & MOVEMENT

MOVEMENT STRATEGIES



CLIMATE CHANGE

ECOLYSE



ENVIRONMENTAL SERVICES / ECOLOGY

TYLER GRANGE



ARCHAEOLOGY

MOLA



AIR QUALITY ASSESSMENT

AQCONSULTANTS



PRINCIPAL DESIGNER

IM2



1.3 BRIEF AND VISION

Based in the area for over 120 years Tottenham Hotspur Football Club ('THFC' or the 'Club') are passionate about Tottenham and have a vision to deliver new homes, green spaces, public areas, retail, and leisure uses across a range of sites under their control. This is anchored by the redevelopment the new Tottenham Hotspur Stadium (which opened in 2019) and constitutes the centre piece of the 2016 approved Northumberland Development Project (HGY/2015/3000) planning permission. The NDP Application DAS set out the following key aims in relation to the overall masterplan: -

1. Supporting the long-term viability of THFC through the delivery of a world class 61,000+ capacity 'next generation' stadium.
2. Delivering investment in support of the wider regeneration of this part of North London - This regeneration programme aimed to tackle local people's priorities of more job opportunities, leisure facilities, high quality housing and improved transport links, as well as bringing new visitors to Tottenham as a major London destination.
3. In addition to the new stadium, provision of facilities to support the creation of a major new 'destination' mixed-use development, comprised of: -
 - a. Development of the Tottenham Experience on the High Road – integrating retail, museum, tours, and café elements into a combined building.
 - b. Retention of Grade II Listed Warmington House as an integral part of the Tottenham Experience.
 - c. Improved crowd management solution to the High Road.
 - d. A new 180-bed Hotel, with additional serviced apartments.
 - e. An Extreme Sports Building.
 - f. 585 new homes.
 - g. An improved public realm – including a large public square hosting a range of community sports activities and events.
4. Creation of a new urban scale built environment that maintained and held the linear High Road frontage, created a permeable public realm and active street frontage around the perimeter of the site.

The vision for the Hotel site design as set out in the approved NDP Application DAS was as follows: -

1. To make an active contribution to Tottenham as an employer, destination and to support the conference and banqueting operations within the stadium.
2. It will provide a 4* lifestyle concept hotel which will also support business travellers to the City of London, with the good transport links that exist in close proximity to the hotel, as well visitors to the stadium.
3. Iconic design, linked in style and materiality to the stadium, to provide a landmark building intended to complement the new stadium design with a 'shard-like' form intended to frame views from the High Road south and reveal the stadium.
4. The building to act as a beacon to the NDP development, drawing people from all directions, while the roof-top cafe and bar will provide fantastic views back to the city of London.
5. A solid base to respond to the context of Tottenham and the High Road, mediating the scale of the tower with the surrounding context with its materiality of solid masonry and glass, contrasting to the perforated metal of the tower above and grounding the building to the street and podium.

THFC have commenced the phased delivery of the NDP masterplan through the completion of the Lilywhite House (Phase 1) - 2015, the Tottenham Experience -2018, the new Tottenham Hotspur Stadium – 2019, as well the Hotel Plot sub and super structure up to podium level -2019.

A REVISED BRIEF - 2023

Eight years have passed since the NDP Hotel's original conception and the Applicant has sought to revisit the principles of the approved design to: -

1. Better complement a range of significant outline and detailed planning approvals for adjoining sites and masterplans.
2. Build on the experience and knowledge acquired through the completion and operation of the new stadium building.
3. Reflect post Covid pandemic and emerging hotel trends.
4. Address developments with regards to national, regional and local planning policy, as well as Building Regulations and statutory compliance.

This has resulted in a revised brief for the scheme and the evolution of the design, for which planning permission is being sought through a S73 Application to amend the original NDP permission, in order to secure consent for a revised detailed design for the hotel and adjacent public realm. The overarching ambition for the Hotel scheme remains to deliver a new landmark for Tottenham, drawing in more people and activity to the area, delivering on its central role within the regeneration aims of the NDP masterplan.

