

5.3 SCALE AND MASSING (CONTINUED)

5.3.2 HEIGHT AND EMERGING CONTEXT

A key consideration in developing the scheme's design response to height has been to take into account the emerging context of the Lendlease planning consent, based upon the principles of the adopted 2014 HRWMF, a key regeneration programme proposed by LBH within the TAAP and discussed in more detail within Section 2.11. Comparison studies of the 2017 approved (with amendment) Hotel scheme against the maximum parameter and the illustrative massing of the approved outline* HRW Lendlease scheme were conducted to assess this new context.

Whilst illustrative only, the approach to scale, increased height, and more slender massing of the proposed Hotel would appear to be entirely compatible with the emerging Lendlease HRW application's indicative scale and massing.

The evolving context revealed the need for an increase in height of the Hotel in order to re-establish the building as a visual marker or 'Campinale' (Italian bell tower) for the stadium precinct when viewed in the context of the HRW approval. The new height strategy takes into account the Hotel as a landmark from the southern approach to the stadium precinct, whilst maintaining a strong relationship with the High Road.

KEY

-  Height Progression
-  High Road
-  Railway
-  Park Lane Connection
-  Cluster of Buildings
-  Southern Approach to Stadium Precinct
-  HRW Maximum Parameters Scheme
-  HRW Illustrative scheme

**Note: detail of the Lendlease scheme is based on the Applicant Team's interpretation of height and parameter information issued within the hybrid planning application submission, and as such, is not offered as a precise or verified comparison.*

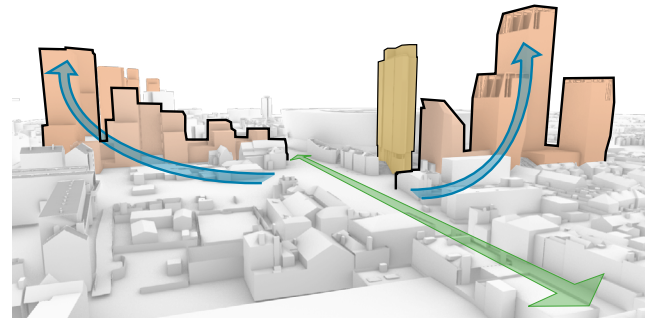


FIGURE 116. Approved Tall Building "Clusters" (HRW Illustrative Scheme and NDP Outline Plots 4 and 5)

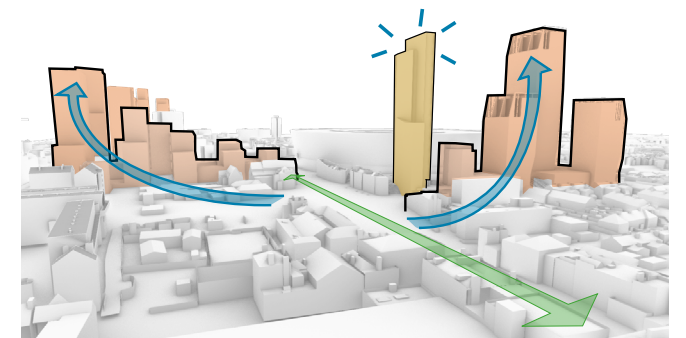


FIGURE 117. Proposed "Marker" within Tall Building "Clusters" (HRW Illustrative Scheme and NDP Outline Plots 4 and 5)

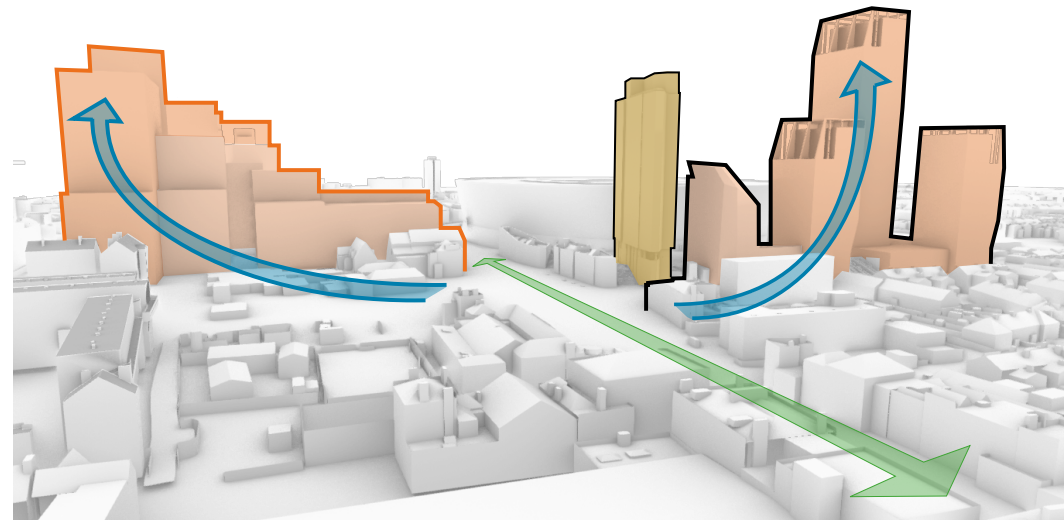


FIGURE 118. Approved Tall Building "Clusters" (HRW Maximum Parameters Scheme)

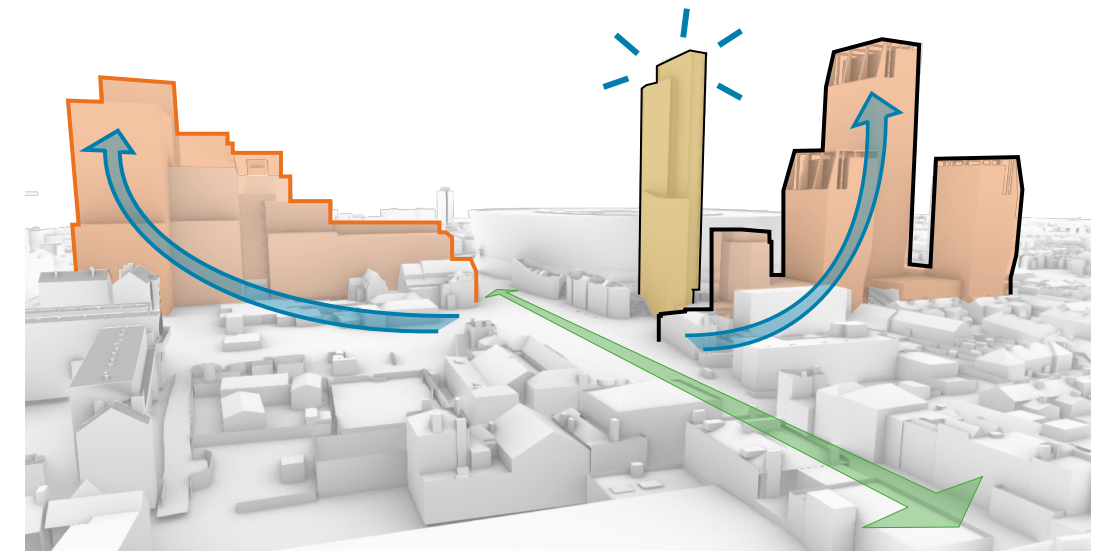


FIGURE 119. Proposed "Marker" within Tall Building "Clusters" (HRW Maximum Parameters Scheme)

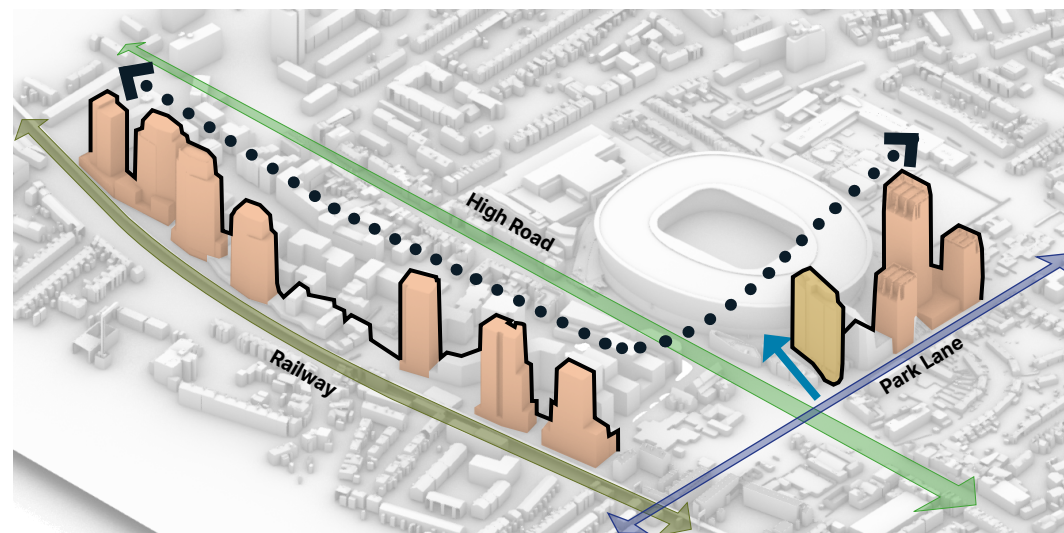


FIGURE 120. Approved TH Hotel - South West Aerial View (HRW Illustrative Scheme)

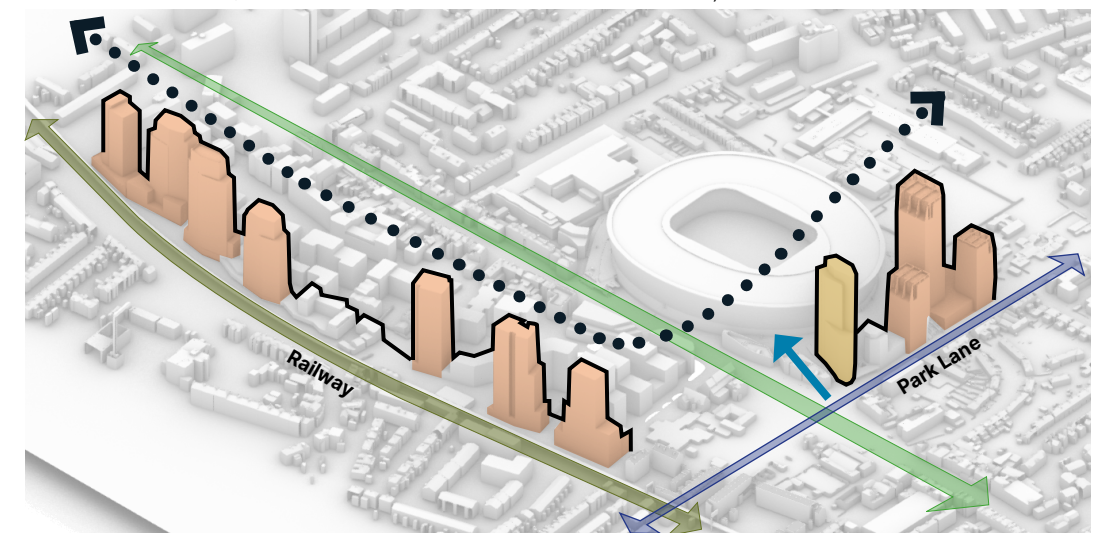


FIGURE 121. Proposed TH Hotel - South West Aerial View (HRW Illustrative Scheme)

5.3 SCALE AND MASSING (CONTINUED)

5.3.3 HEIGHT AND FORM

As shown in adjoining figures, building storey heights increase from 23 to 29 storeys. The height of the building has been increased by 27m (to 127.2m AOD), with the high point representing the peak of the sloped roof. This compares to 100.00m AOD for the currently 2017 approved with amendment hotel scheme.

The revised design is intended to maintain the slender profile of the consented NDP Hotel when viewed from the north and south, respecting the linear experience of the Conservation Area. The increase in height is intended to enhance the building's role as a legible landmark along the High Road. This, in conjunction with a reduction in the overall length of the east and west elevations, adds to the slenderness of the building, creating larger gaps to its neighbours and the opportunity for improved day light penetration to the podium level creates better open space at podium level improving the open space experience at podium level.

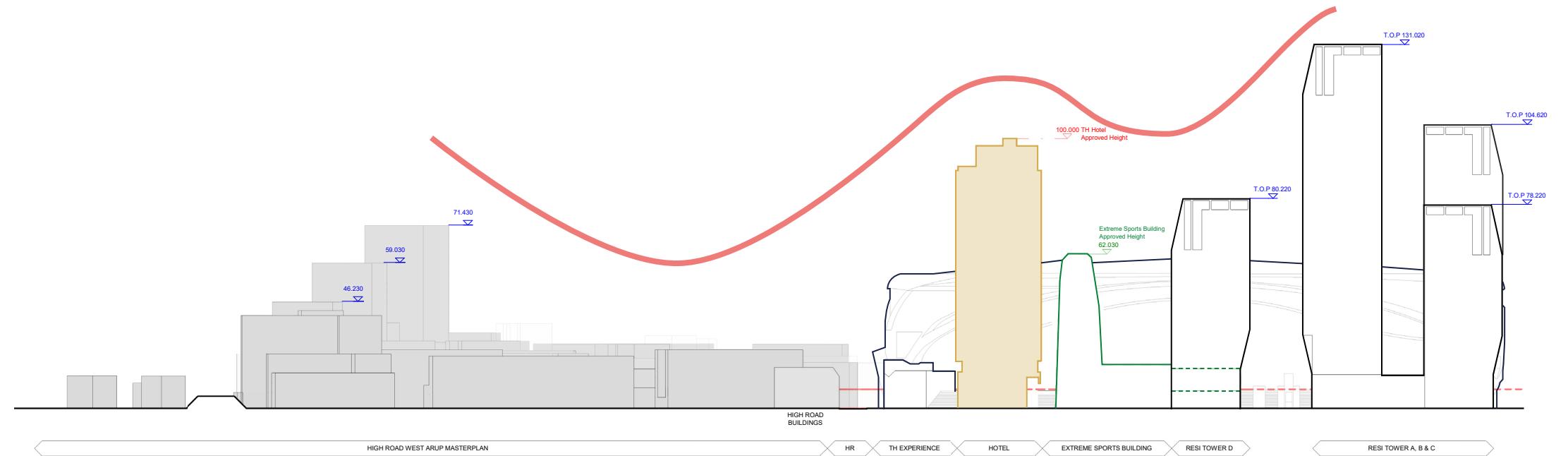


FIGURE 123. Park Lane Illustrative Elevation in Context With Adopted 2016 ARUP Masterplan Parameters

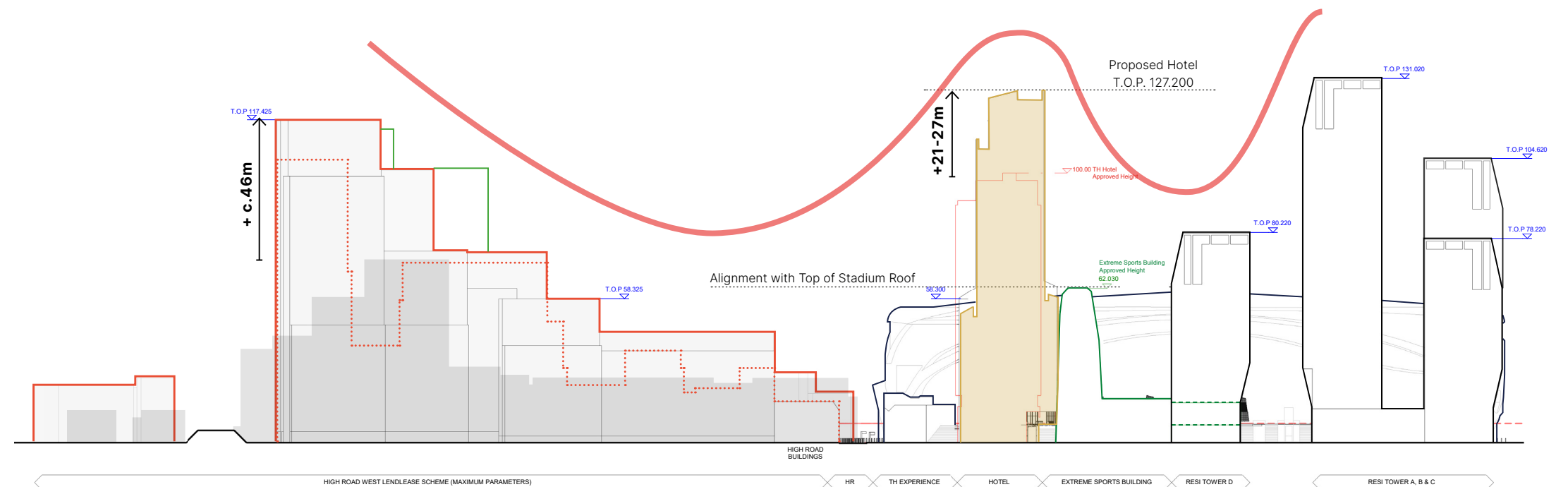


FIGURE 124. Park Lane Illustrative Elevation in Context with (HRW) Approved 2022 Lendlease Scheme

5.3 SCALE AND MASSING (CONTINUED)

5.3.4 STEPPED FORM

The tower is broken down into a hierarchy of three stepped elements when viewed from any one angle from the north or south. The stepped breaking down of the massing reduces the plan form of the building as it vertically rises, serving to diminish the scale of the building towards the top and leading the eye upwards to a refined and dynamic spire like termination.

Each step in the tower forms an accessible terrace associated with the internal uses of the building. The lower steps at the top of the 'folding blade' elements providing the 'roof top' restaurant and other amenities associated with hotel guest uses on the south; and the outdoor residential shared amenity terrace on the north side. The upper step within the 'planar blades' element forms accessible private roof terraces to the individual apartments.

The steps are articulated in such a way that when viewed from the north or south along the High Road they present as a balanced group of three separate, but related components, linked by the full height recessive infills, which further break down the overall massing and preserve the emphasis on the vertical.



FIGURE 125. View from High Road and Park Lane Junction

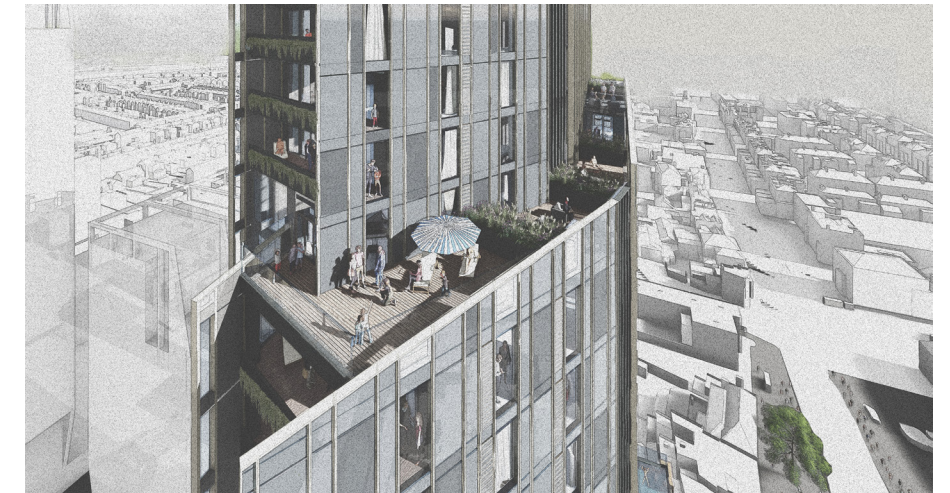


FIGURE 126. Aerial View of Private Residential Terraces

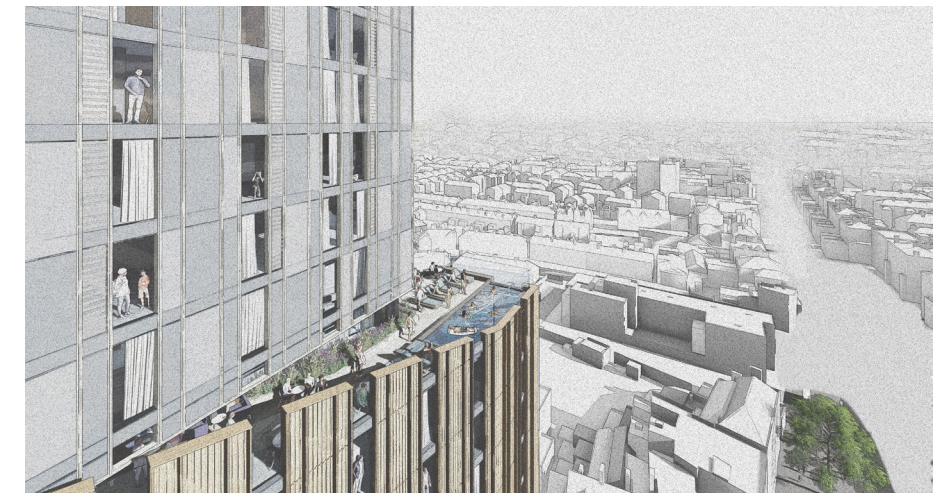


FIGURE 127. Aerial View Shared Amenity Terrace



FIGURE 128. Aerial View of Residential Amenity Terrace

5.3 SCALE AND MASSING (CONTINUED)

5.3.5 SITE LAYOUT

Through the development of the revised brief, and working with specialist operator and designer input, it was clear that the Hotel plan form would require a revised approach to the layout to accommodate the additional vertical circulation required by new regulations with regards to fire safety.

The most significant of these necessitating a separation of building user groups, i.e. hotel guest from private residential, both with independent vertical cores and escape routes. In turn, due to the proposed height of the building, regulations also required that each of these cores had two egress stairs serving them. The 2016 approved plan form would not be wide enough to accommodate this additional floor space efficiently or viably, therefore a central core plan was developed with the hotel room accommodation to the perimeter. The overall effect was to widen the building plan by c.8m in the east-west orientation, however, this allowed for a shortening of the plan form length by c.5m and c.11m in the north south axis.

Whilst a significant adaptation to the approved plan form, it was desired to retain the overall slenderness of the approved scheme profile, as well as reuse the maximum amount of the as built foundations and super structure. Given the approved hotel building's successful relationship with the Tottenham Experience and the townscape views along the High Road when viewed from the south, it was decided to retain the setting back and plan profile of the revised hotel proposals along the west façade facing the Tottenham Experience.

The developed plan of the proposed scheme, linked with the stepped vertical massing, has allowed the benefit of the increasing the gap to the Stadium's southern façade over that of the approved scheme. This set back sits at 20m at podium level, up to 26m at the top of the building, affording more legibility of the building from the east and west views, and increasing visibility of the landmark Stadium building. The widened set back also allows more daylight to penetrate to the external spaces at ground/ podium level.

KEY

- High Road family group
- Residential family group
- Stadium family group

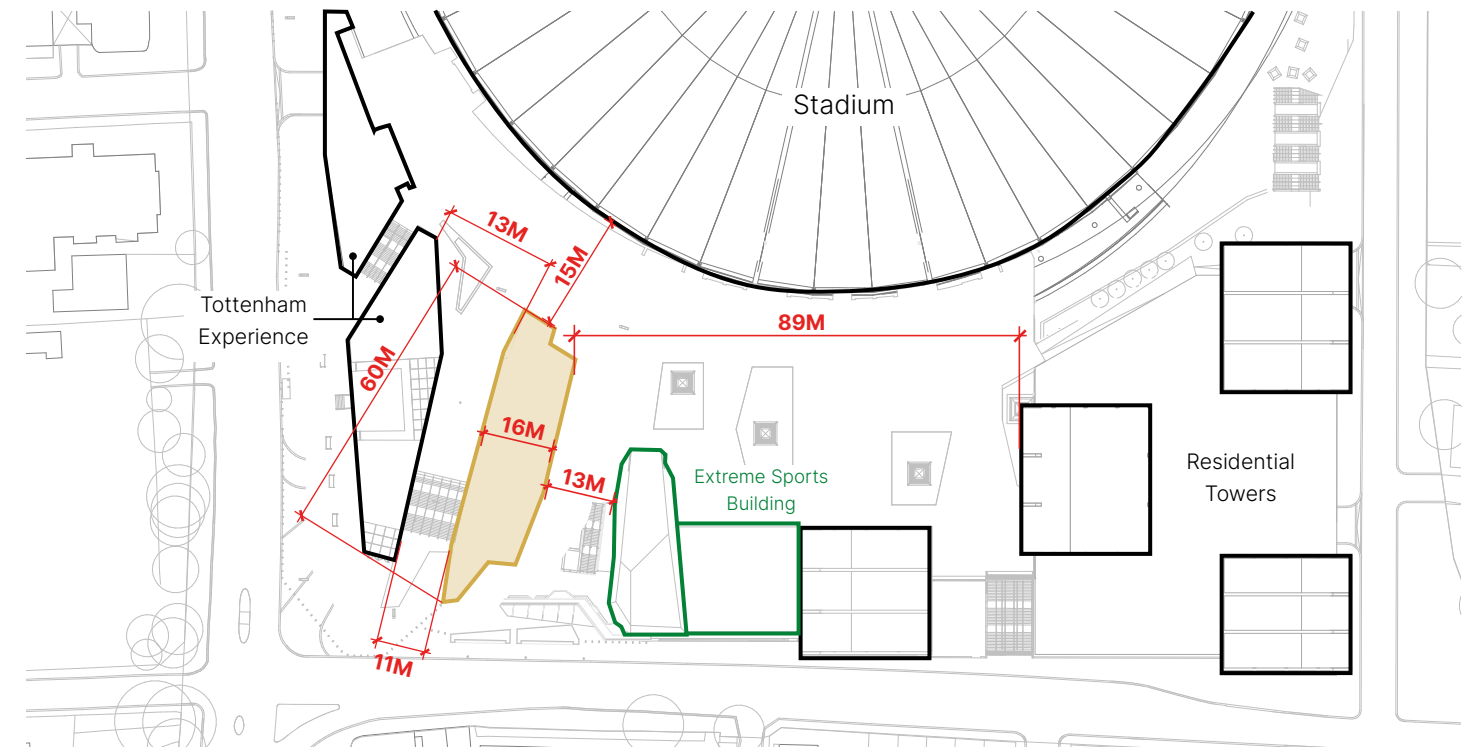


FIGURE 129. 2016 Approved NDP Scheme

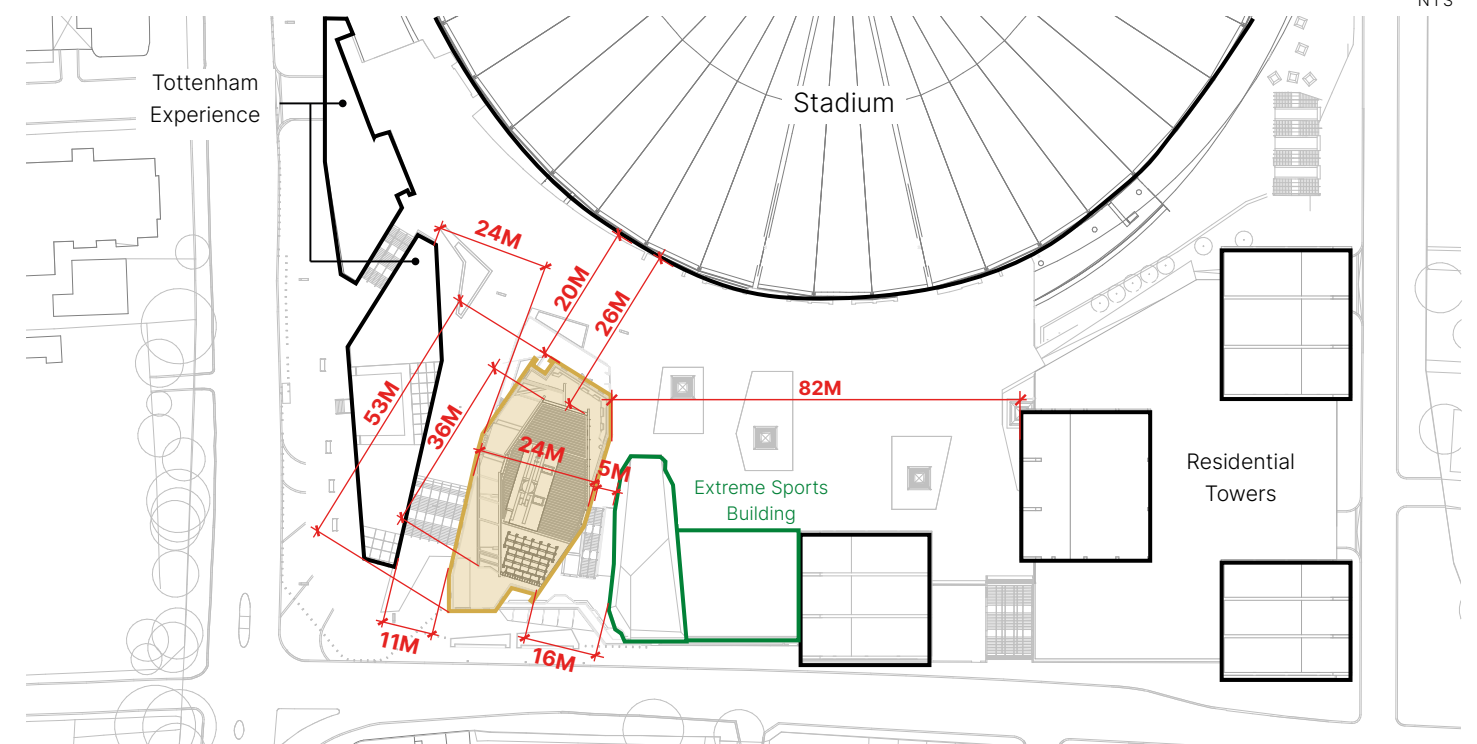


FIGURE 130. Proposed S73 Hotel



5.3 SCALE AND MASSING (CONTINUED)

5.3.5 SITE LAYOUT (CONTINUED)

Through the greater east-west width of the plan, the hotel building's east façade is now closer to the outline approved Plot 4 Extreme Sports Building, sitting at a c.5m offset. This has been reviewed for crowd flow implications and found to be satisfactory. Considering the anticipated leisure use of the accommodation within both the Hotel and Plot 4 building, it is felt this should not present any undue issues with regards to privacy or daylighting.

The Extreme Sports Building western façade will be majority solid in nature to facilitate its use as a climbing wall and dive tank (as indicated within the illustrative scheme). As all residential accommodation within the revised S73 Hotel proposals sit above the level of the Plot 4 approved parameters, it is considered that there are no privacy or overlooking issues with regards to the C3 uses of Plot 3.

On this basis it is felt that the revised Hotel scheme is entirely compatible with the approved outline scheme for the Extreme Sports Building on Plot 4.

In developing proposals for the revised Hotel building massing, consideration was also given to the potential remodelling of the Plot 4 proposals should alternative leisure uses be sought not requiring the very specific form envisaged to accommodate the activities considered at the scheme's original submission in 2015.

Whilst not forming part of the revised S73 NDP Hotel application, it was anticipated that any remodelling of the Plot 4 building would likely only serve to increase the spacing between the two buildings and create a greater degree of visibility to the top of the Stadium roof eave. It is considered that both of these effects could be understood as not detrimental or less preferable to the approved Extreme Sports Building when appreciating the mid and distant views, or experiencing the buildings at ground/ podium level.

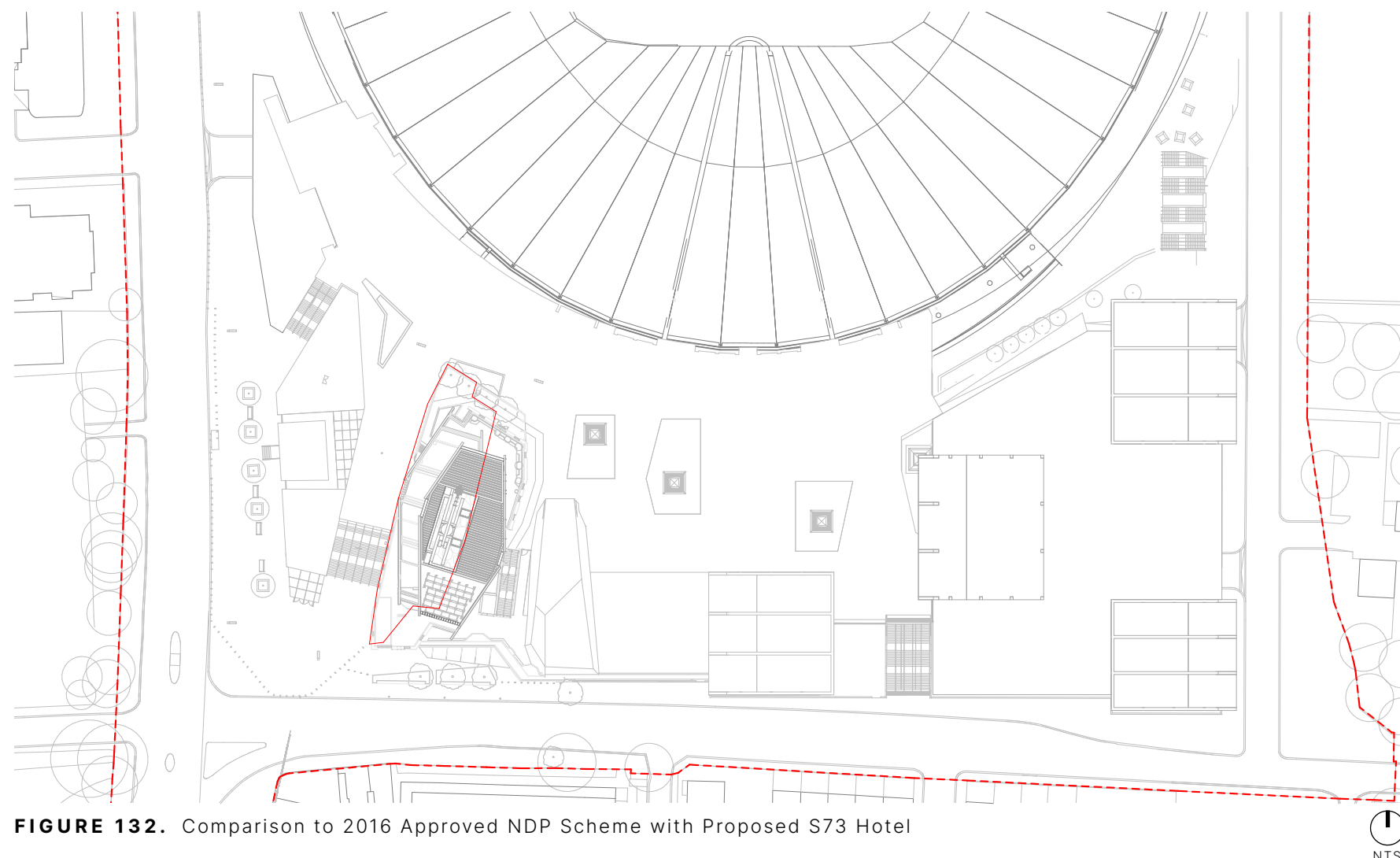


FIGURE 132. Comparison to 2016 Approved NDP Scheme with Proposed S73 Hotel



FIGURE 133. Massing Model of 2016 Approved NDP Scheme



FIGURE 134. Massing Model of 2016 Approved NDP Hotel and Alternate Massing for ESB



FIGURE 135. Proposed S73 Application NDP Hotel

5.3 SCALE AND MASSING (CONTINUED)

5.3.6 TOWNSCAPE AND HERITAGE

Recognising that the NDP Hotel site has been identified as suitable for tall buildings within the TAAP and benefits from an existing approval for a 22-storey hotel, the focus of the revised S73 Hotel scheme has been to further emphasise the successful principles previously agreed with regards to the building's role as a slender and legible wayfinding landmark to the wider area.

The approach to how the revised scheme sits within townscape and heritage views has similarly sought to build on the assessments undertaken during the initial submission, and to further develop those successful qualities identified within the original scheme. Careful consideration of the design has been made in relation to the distant, middle, and close views of the building, with the key design strategies and benefits outlined as follows: -

1. The revised Hotel is seen as part of the Stadium, Tottenham Experience and historic High Road buildings (Warmington House) family.
2. The increases in height of the revised scheme over the approval has sought to enhance the reading of the slenderness of the building and reduce its length. When considered as an overall composition with the stadium, the Hotel now reads as a more spire like vertical element complimenting the strongly horizontally emphasised stadium, whilst unifying the whole in the middle to distant views.
3. The distinctive profile and modulation of the massing of the revised scheme also reduces the perception of coalescence with the other tall buildings planned in close proximity, both within the NDP site and the adjoining HRWMF.
4. The Hotel's formal and material articulation draws cues from that of the existing family of buildings (Stadium, Tottenham Experience, and Warmington House):
 - The crisp, light and dynamic form of the 'planar blades' is derived from the stadium wrap and is the most visible in distant views;
 - The more textured cladding and warm umber bronze tones of the lower 'folding blades' links to the Tottenham Experience cladding and Warmington House masonry construction, where the building sits more closely within the streetscape and Conservation Area views.
5. The high-quality materials, façade articulation and clearly expressed top, middle and bottom of the scheme is coordinated to support the primary aim of accentuating the slender and dynamic reading of the building in views, not just from the north and south of the High Road, but also laterally from the east and west of the site.
6. The stadium is now an internationally recognised landmark and forms an important part of the area townscape. It is therefore considered positive that the revised scheme design, through the more angled and thinner profile of the hotel tower, increases visibility through to the stadium roof profile from the south and west.

Townscape and Heritage matters are covered in detail within the respective reports produced by City Designer and Cogent Heritage that accompany this application.



FIGURE 137. Slenderness preserved in High Road linear north / south views



FIGURE 138. Lower 'Folding Blade' connecting to High Road and Park Lane streetscape. 'Planar Blade' related to Stadium and sits more lightly against skyline

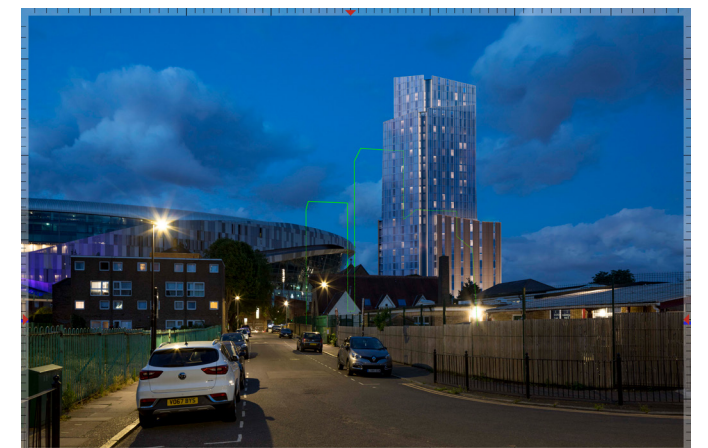


FIGURE 139. Stadium and Hotel horizontal and vertical relationship to anchor the whole NDP High Road frontage