

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION THREE: DESIGN BRIEF AND KEY OBJECTIVES

DESIGN AND ACCESS STATEMENT ADDENDUM



3.1 CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS:

Assessing the Site's location and context, the following key constraints are identified: -

- The Site is located on the corner of the junction of Park Lane and the High Road. Both forming a source of noise and air pollution.
- The TH Stadium is in operation with major events hosted throughout the year which has noise, crowd movement and security measure implications.
- There is a potential for development to impact on views from the Conservation Area. The Site is in proximity to Warmington House (Grade II Listed), No. 707 High Road (Grade II Listed), 2 and 4 Park Lane (two locally listed buildings) as well as the cluster of locally listed buildings related to the St. Francis de Sales church.
- High density tall buildings will also need careful consideration in terms of their siting, form, appearance and orientation for daylight, sunlight and overshadowing over existing neighbouring properties and public realm/open spaces.
- The prevailing wind is from the southwest, as such, the design of the public realm and amenity space needs to ensure sufficient wind mitigation features to accommodate the intended uses safely and comfortably.
- Outline permission exists within the hybrid NDP application for plots 4 and 5 to deliver eight storey Extreme Sports Building and 4No. residential towers up to 32 storeys in height.
- Any proposals would need to accord with the principles of the previously approved NDP masterplan and ensure they do not prejudice the bringing forward of the remaining scheme as a whole.

KEY

- NDP Application Boundary
- Hotel Plot 3 Site Extent
- TH Stadium: source of noise & air pollution
- High Road: source of noise & air pollution
- Park Lane: source of noise & air pollution
- Grade II Listed building
- Locally Listed building
- Conservation area
- Sensitive Receptor (Residential)
- Potential overshadowing
- Major events crowd flow access / egress route
- Major stadium event security perimeter
- Residential street
- Solar Path
- Prevailing wind from south-west
- A The Tottenham Hotspur Stadium
- B The Tottenham Experience
- C Proposed Extreme Sport Building*
- D Proposed Residential Towers*

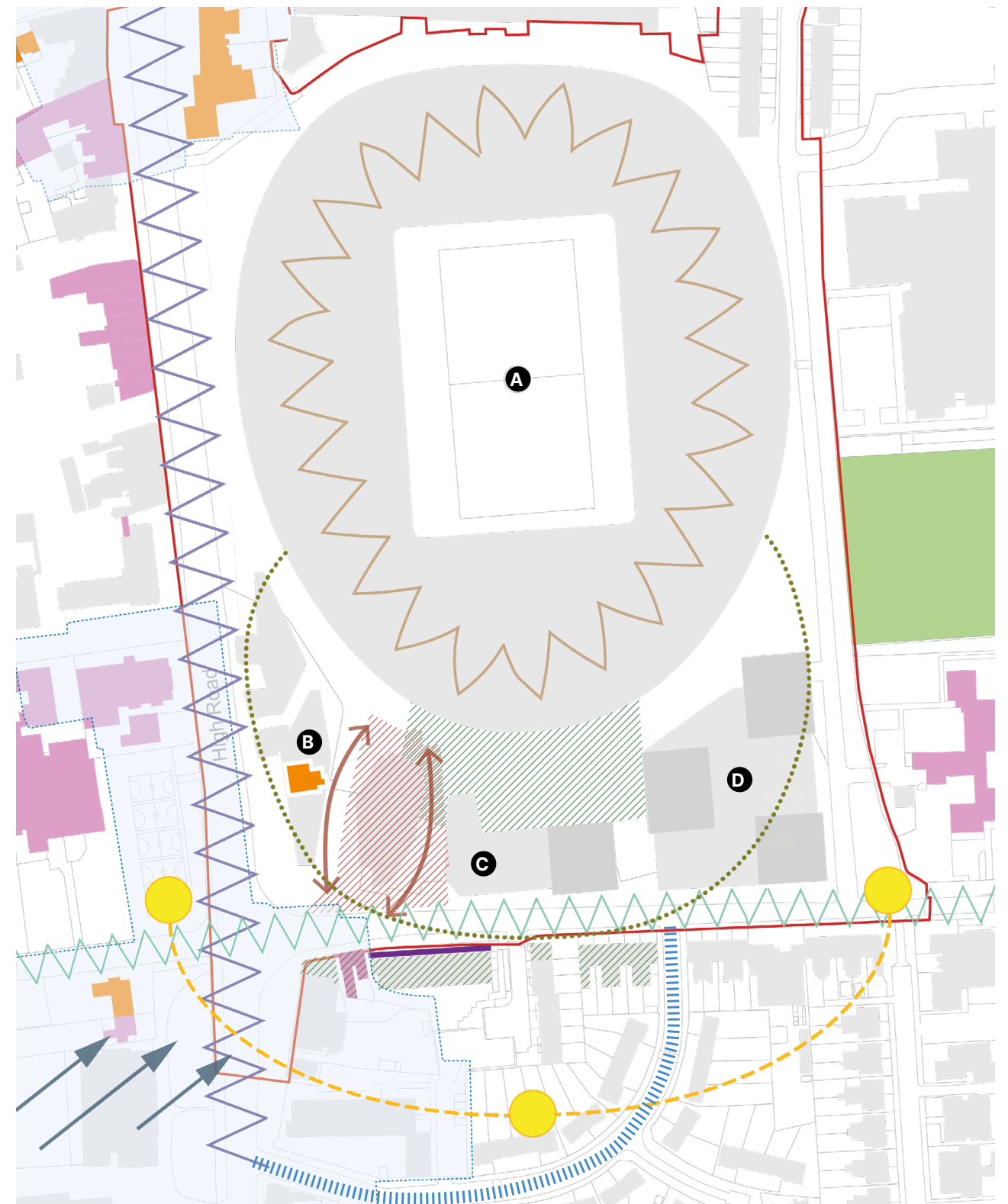


FIGURE 81. Constraints

*As part of the wider 2016 approved NDP scheme.

3.1 CONSTRAINTS AND OPPORTUNITIES (CONTINUED)

OPPORTUNITIES:

Assessing the Site's location and context, the following key opportunities are identified: -

- The Site's integral location within the NDP development provides overarching guidance for the scheme in order to meet the objectives of the NDP principles as set out in the previously approved hybrid consent.
- Proximity to the Tottenham Hotspur Stadium, a major visitor destination, provides a significant opportunity for the Hotel.
- Recognising the need for high quality design throughout the borough, in particular Policy SP11 (Design), as well as identifying opportunities within the LBH where tall buildings will be acceptable in principle. The Site's strategic position within the NT7 allocation, there is an opportunity to look at optimising the amount of new accommodation that can be provided to better address a revised brief, policy and regulations.
- There is an opportunity to provide new public routes and permeability into and across the site, creating a greater active frontage on the south podium and ground, improving legibility and creating improved public amenity spaces.
- The Site is located on the corner of the junction of Park Lane and High Road, providing an ideal opportunity for a new landmark building in the area. With reference to the original NDP consent, the Hotel will signify and mark the gateway of the new destination.
- The future cluster of tall buildings which are part of the NDP hybrid consent will inform the overall townscape composition of the southern portion of the NDP site.
- The development should respond to the setting, and long-term viability of the statutory and locally listed buildings, both within and adjoining the application boundary, as well as the Conservation Area, through architectural design and increased year round activity.
- Reassessment of the tower form could allow for greater daylight penetration to public realm / open space.

KEY

- NDP Application Boundary
- Hotel Plot 3 Site Extent
- Grade II Listed building
- Locally Listed building
- Conservation area
- Solar Path
- Key views from surrounding areas creating a new landmark building in the area
- Opportunity to take advantage of views from high level towards the city and landscape to the east and west.
- Opportunity to create new active frontage and revitalising the south podium.
- Improved sight lines and daylight penetration to ground and podium
- Potential for roof terraces, greening and PVG solar panels

- A** The Tottenham Hotspur Stadium
- B** The Tottenham Experience
- C** Proposed Extreme Sport Building*
- D** Proposed Residential Towers*

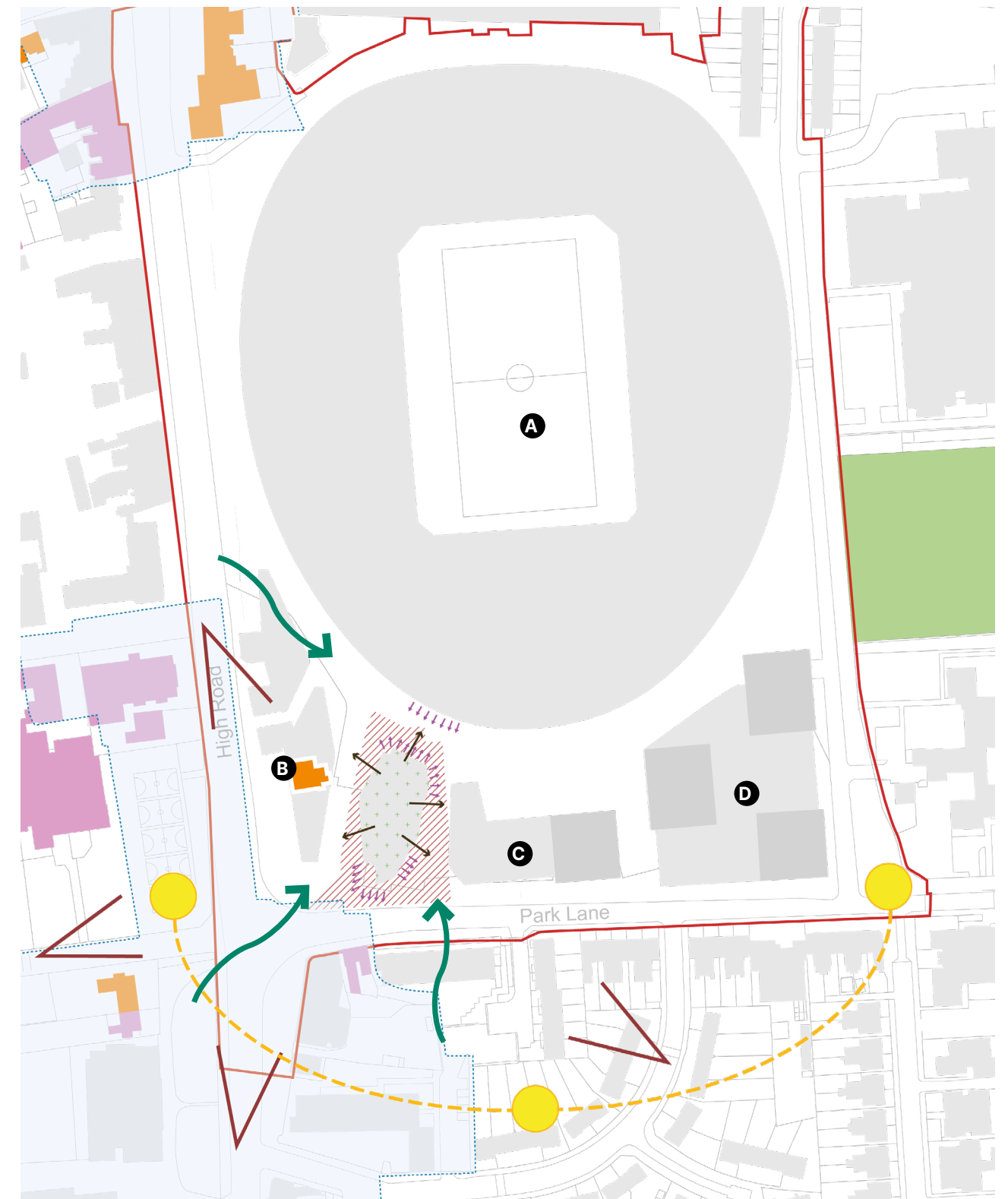


FIGURE 82. Opportunities

*As part of the wider 2016 approved NDP scheme.

3.2 REVISED FUNCTIONAL AND OPERATIONAL BRIEF

As outlined within section 1.3 of this report given the time since the conceptual design of the NDP Hotel in 2015 TH and the Applicant team have developed a revised brief for the Hotel Plot 3 site.

The revisions are intended to enhance the deliverability of the NDP scheme and respond to the evolving regeneration of the surrounding area. They have been informed by engagement with hotel operators.

The revised brief is summarised as follows: -

1. Develop a scheme based on the established and successful principles of the approved hotel design.
2. Whilst integral to the original proposals, with the completion of the TH Stadium, Tottenham Experience, and refurbishment of the 'Corner Pin' Public House at 732 High Road, appreciate these in their full form as areas of town and streetscape.
3. Respond to a range of significant outline and detailed planning applications for adjoining sites and masterplans approved in the years since 2015, with specific regard to the HRWMF.
4. Build on the experience and knowledge acquired through the completion and operation of the new stadium building, including major events, the Conference and Events (C&E) programme, crowd flow and non-event day activation.
5. Reflect post Covid pandemic and emerging hotel trends, these include: -
 - a. Variation in hotel room types (layouts and sizing).
 - b. More flexible F&B/ dining arrangements.
 - c. More flexible and generous communal social/ workspaces with connection to F&B areas.
 - d. Meeting the hybrid Business/ Leisure guest needs with focus on ancillary spaces to support health, well-being, and guest experience – supporting connection with nature, views, and roof-top activation.
 - e. Digital and frictionless integration of the guest experience.
 - f. Creating a unique local experience/ character specific to the location.
6. Recognising the change of use of the serviced apartments (C1) to residential (C3), approved under S96 NMA HGY/2017/0791; incorporate improved residential amenity, home sizes and quality, including alignment with LP residential quality guidance: -
 - a. Larger unit sizes and increased mix of family sized homes.
 - b. Addition of private residential outdoor amenity space (balconies) to all homes.
 - c. All homes to be dual aspect.
7. The revised S73 hotel scheme addresses developments with regards to national, regional and local planning policy, as well as Building Regulations and statutory compliance. Whilst not exhaustive, the following lists key elements of guidance impacting the proposed revision to the Plot 3 hotel site design: -
 - a. LP – Achieving Net Zero Carbon development and 35% reduction against Part L baseline.
 - b. LP – Whole Life Cycle Carbon Assessment
 - c. LP – Managing Heat Risk – internal overheating.
 - d. LP – Tall Buildings – addressing the visual, functional, environmental and cumulative impacts within the design of tall buildings.
 - e. Building Regulations – Part Lv1 and Lv2 2023 amendment – Conservation of fuel and power.
 - f. Building Regulations – Part O 2021 – Overheating mitigation
 - g. Fire Safety – incorporating the requirements of the Planning Gateway One process, Building Safety Act 2022, and emerging national and regional guidance with regards to High-Risk Buildings reflected in Planning Policy, British Standards and Building Regulation.
8. Recognising that accommodating the revised brief will likely require reappraisal of the built sub and super structure of the originally approved design, seek to re-use and minimise any removal of existing structures to reduce waste and support overall project sustainability aspirations.

3.2 REVISED FUNCTIONAL AND OPERATIONAL BRIEF (CONTINUED)

The notional 'year in the life' diagram (Figure 85) has been constructed following extensive discussions with hotel operators, specialist consultants and the TH operational team. The diagram establishes a comprehensive understanding of usage profile, therefore informing the design brief.

Note: The number of major stadium events controlled via existing permissions

●	Football Games a Year (circa.)	28
●	NFL Games a Year	2
●	Concerts a Year	3
●	Conferencing and Events a Year	85
●	Other Events a Year e.g. Boxing/Rugby	2

— Football Close Season

Please note these events are based on the 21/22 Events Calendar

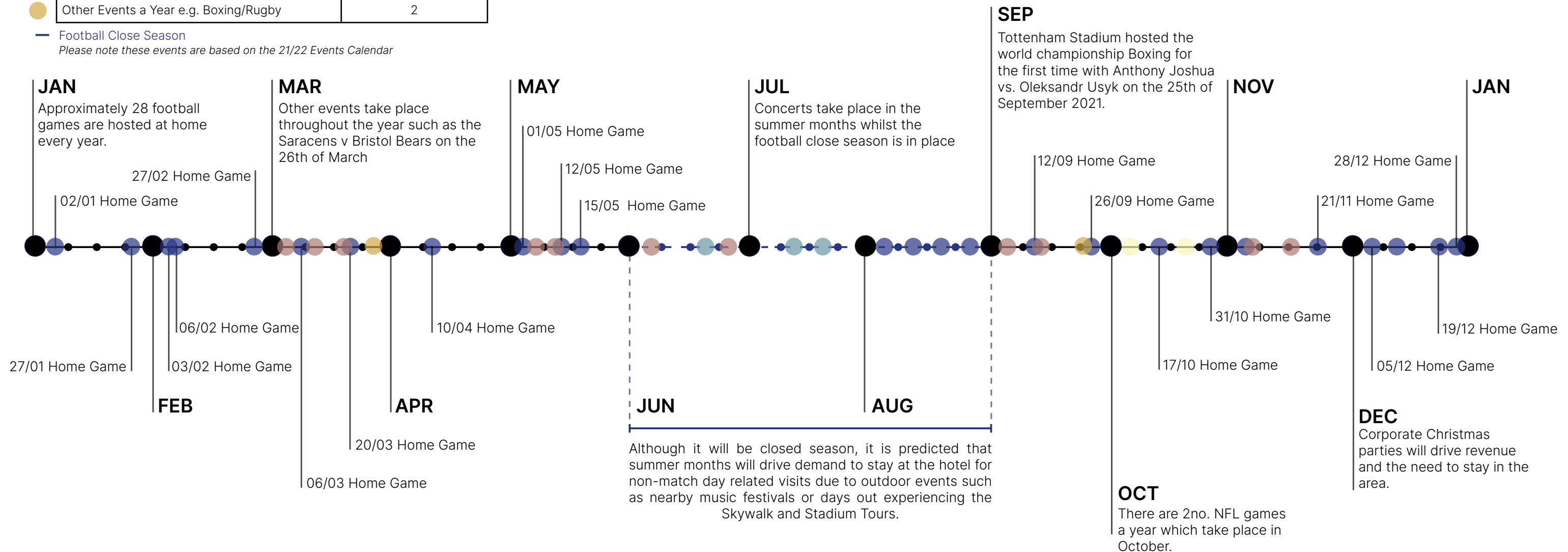
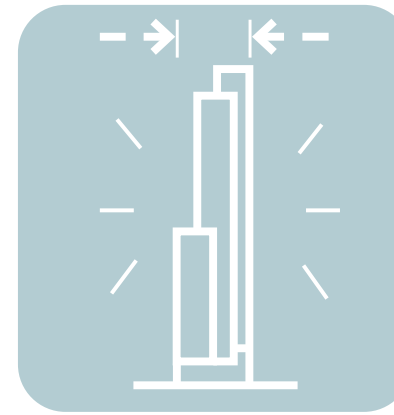


FIGURE 83. 'Year in the Life' - Present Day (2023) Diagram

3.3 SCHEME DESIGN DRIVERS - RESPONSE TO BRIEF

Through careful and detailed consideration of planning policy, statutory legislation, as well as the Plot 3 Hotel Site's existing and emerging context, constraints and opportunities, the following are considered to be the key design drivers to lead the response to the brief: -

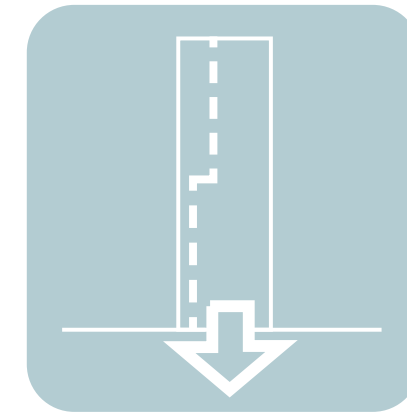
- a. Redesign of the form and massing to support the creation of a distinctive landmark tall building. Taking into consideration townscape and heritage views, provide a legible southern 'gateway' to the NDP and HRWMF area regeneration.
- b. Establishing an appropriate massing, layout, height, and materials rationale for the Plot 3 Hotel within the group of tall buildings to the south of the stadium.
- c. Connecting and integrating the design with the existing stadium and associated leisure and residential buildings to deliver an enhanced, welcoming, and accessible public realm and outdoor spaces.
- d. Creating good quality amenity for visitors, local community, and residential occupiers.
- e. Providing a year-round lively pedestrian street scene with active frontages at both ground and podium level.
- f. Reinforcing the overall design concept through the high-quality landscape design and public realm strategy, recognising the potential to enhance biodiversity within the overall NDP site.
- g. Meeting high aspirations for sustainability in compliance with the GLA London Plan and LBH targets and minimising redundancy of existing structural works.



01

REDESIGN massing to support creation of landmark building taking into consideration townscape and heritage views

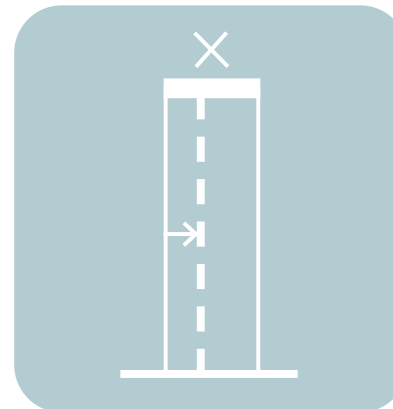
Simplifying facade, reducing area and building width



02

REMODEL building to utilise maximum amount of existing foundations and superstructure design

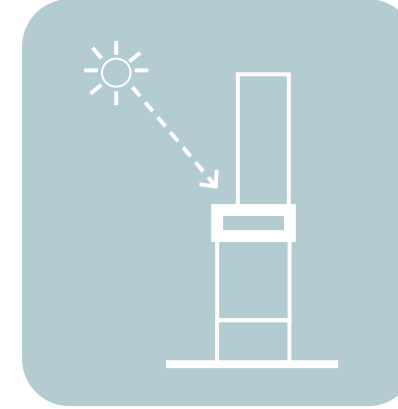
Improving efficiency whilst providing additional area to accommodate revised brief



03

OMISSION of large roof terrace on top of the building

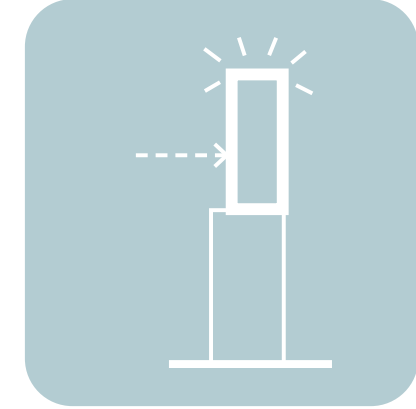
Reducing building footprint and occupancy ie. structural load & fire requirements



04

RELOCATION of hotel & residential amenities to the middle of the building

Reducing no. of lifts and services to the top of the building whilst retaining amenities as a destination



05

RELOCATION of residential floors to the top of the building

Increasing building efficiency, residential quality and views out

FIGURE 84. Scheme Design Drivers - Initial Concept Diagram