

2.9 PLANNING HISTORY: ORIGINAL 2016 APPROVED NDP HOTEL SCHEME (CONTINUED)

2.9.2 PLOT 3 - NDP HOTEL (CONTINUED)

OVERALL COMPOSITION

- Creates two distinctive massing elements: **plinth and tower**.
- Aligns to the **historic kink** along the High Road.

TOWER ELEMENT:

- Reveals elements of the stadium's southern facade and podium with subtle slants and **slender massing from the south**.
- Acts as a 'campanile' (Italian bell tower) and a **visual 'marker'** for the stadium precinct.
- Frames views from High Road south with '**shard-like**' form.
- Hotel to be a **landmark building** to **complement stadium design**.
- Tower element offers a distinct **glazed slot** running down the entire height of the south elevation.
- High-performance double skin comprises of a semi-transparent layer of **perforated metal panelling** sitting over the weather tight envelope.

PLINTH ELEMENT & PUBLIC REALM :

- Responds directly to the **High Road context** in massing and scale of plinth.
- Creates an urban experience and an **extension of the public realm**.
- **Plinth materiality responding to the High Road buildings** with **solid, earthy materials** and with a '**clear glass nose**' as an extension of the public realm.
- Enhances **pedestrian permeability and way-finding** from the southern approach of the High Road.
- Interlinks the existing architectural forms of the locality with the **rejuvenation of the site**.

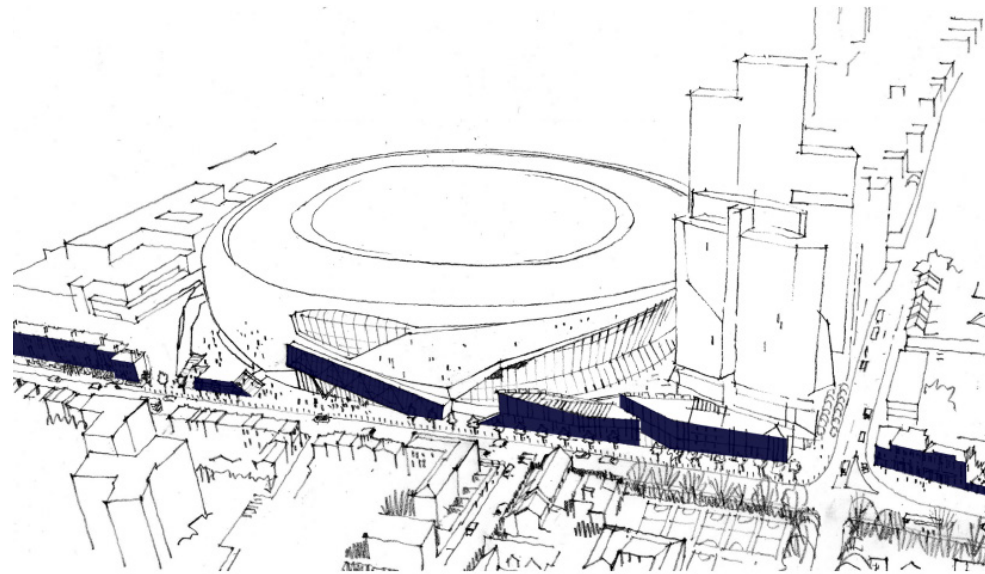


FIGURE 41. Consented scheme - relationship to the High Road

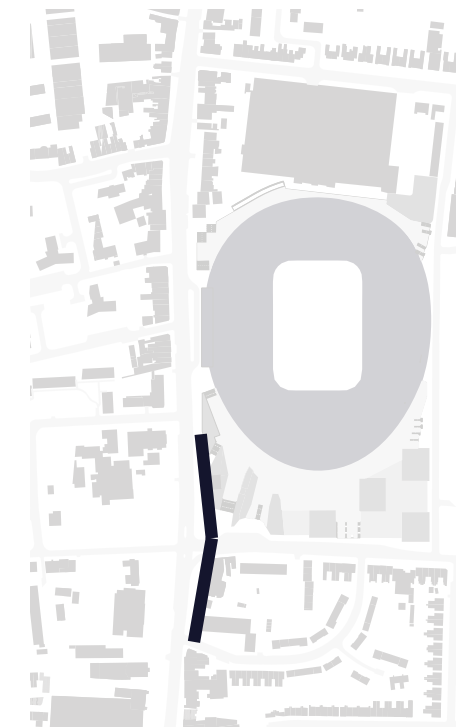


FIGURE 42. Kink along High Road

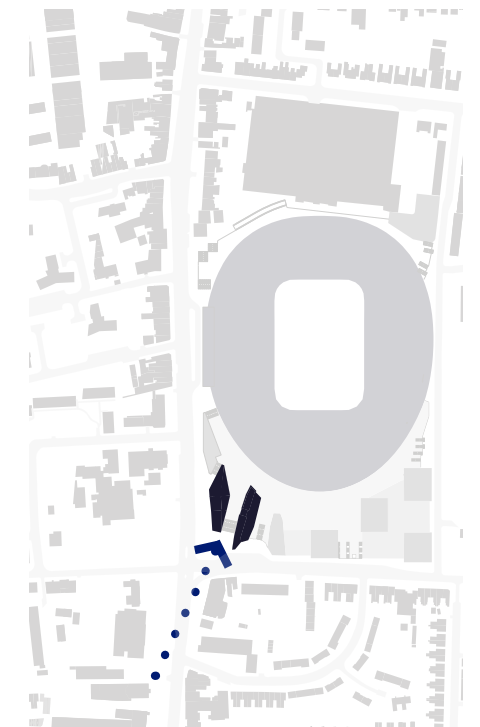


FIGURE 43. Primary Access from High Road



FIGURE 44. Relationship to the High Road

*Extract & key statistics from 2015 NDP Application DAS produced by Populous Architects et al.