

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION NINE: CONCLUSION

DESIGN AND ACCESS STATEMENT ADDENDUM

9.1 CONCLUSION

The reappraisal of the NDP Hotel Plot 3 scheme through the proposed S73 application provides the opportunity to provide a number of benefits over the approved 2016 application. In turn this supports the Applicant's continuing aim to deliver on the original NDP permission's vision to provide investment and support of the wider regeneration of this part of North London - meeting 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.

The proposed S73 NDP Hotel scheme design provides:

- A response to meet the revised hotel brief, addressing:
 - Post Covid and emerging hotel trends.
 - Improved residential quality.
 - Higher sustainability and energy performance requirements in terms of delivering a Net Zero development, Managing Heat Risk - overheating, and Whole Life Cycle Carbon Assessment.
 - Developed regulation with regards to Fire Safety, including separate user group vertical cores and secondary egress stairs.
- An architectural concept founded in the successful principles established by the approved 2016 application to create a 'shard-like' landmark building, acting as a gateway to the NDP site.
- A townscape and heritage response to the range of significant outline and detailed planning applications for adjoining sites and masterplans approved in the years since 2016, with specific regard to the HRWMF.
- A taller and more slender tower silhouette compared to the approved scheme, with a tower form emphasising the vertical and allowing greater spacing to the Stadium and improved daylight penetration to the podium/ ground level.



FIGURE 375. Sunset view from southern approach

9.1 CONCLUSION (CONTINUED)

- A legible spire like top, crisp mid-section, and human scale building base treatment, all anchored to the landmark character of the Stadium, Tottenham Experience and historic High Road buildings.
- A clearly articulated, high quality palette of contextually related materials.
- A welcoming, public facing architectural and landscape response that delivers year round activation of the ground and podium level open space, incorporating opportunity for appreciation of local creative arts interventions.
- A design solution that maximises utilisation of the built Plot 3 foundation and super structure works.
- Proposals that integrate safely and securely with the wider NDP site's operation and functions.



FIGURE 376. View from High Road north west approach



