

5.7 APPEARANCE - FACADE DESIGN

5.7.9 TOP OF BUILDING AND 'PLANAR BLADES'

The design of the top of the building is driven by the desire to express the delicateness and lightness of the tower. The blades extend above the roof level drawing your eyes towards the sharp profile whilst also concealing the plant space and building maintenance unit. The reflections on the glazing seek to blend the top with the sky, expressing delicate and refined termination with the sky.

The fins on the light bronze/grey coloured panels are slender and run continuously from tower top to base acting as a unifying component and contributing to the verticality of the building.

The infills also feature brise soleil, deflecting sunlight and reducing heat gain especially the high-angle summer sun falling on the facade. During winter, the horizontal louvres will allow low-angle winter sun to light up the space. The aluminium louvres create an added layer of depth in the horizontal plane.

The top articulation also features the illuminated 'lantern' which is in line with the lighting strategy, creating a subtle, glowing crown at the top of the tower.

The overall effect further emphasises the expression of a landmark.

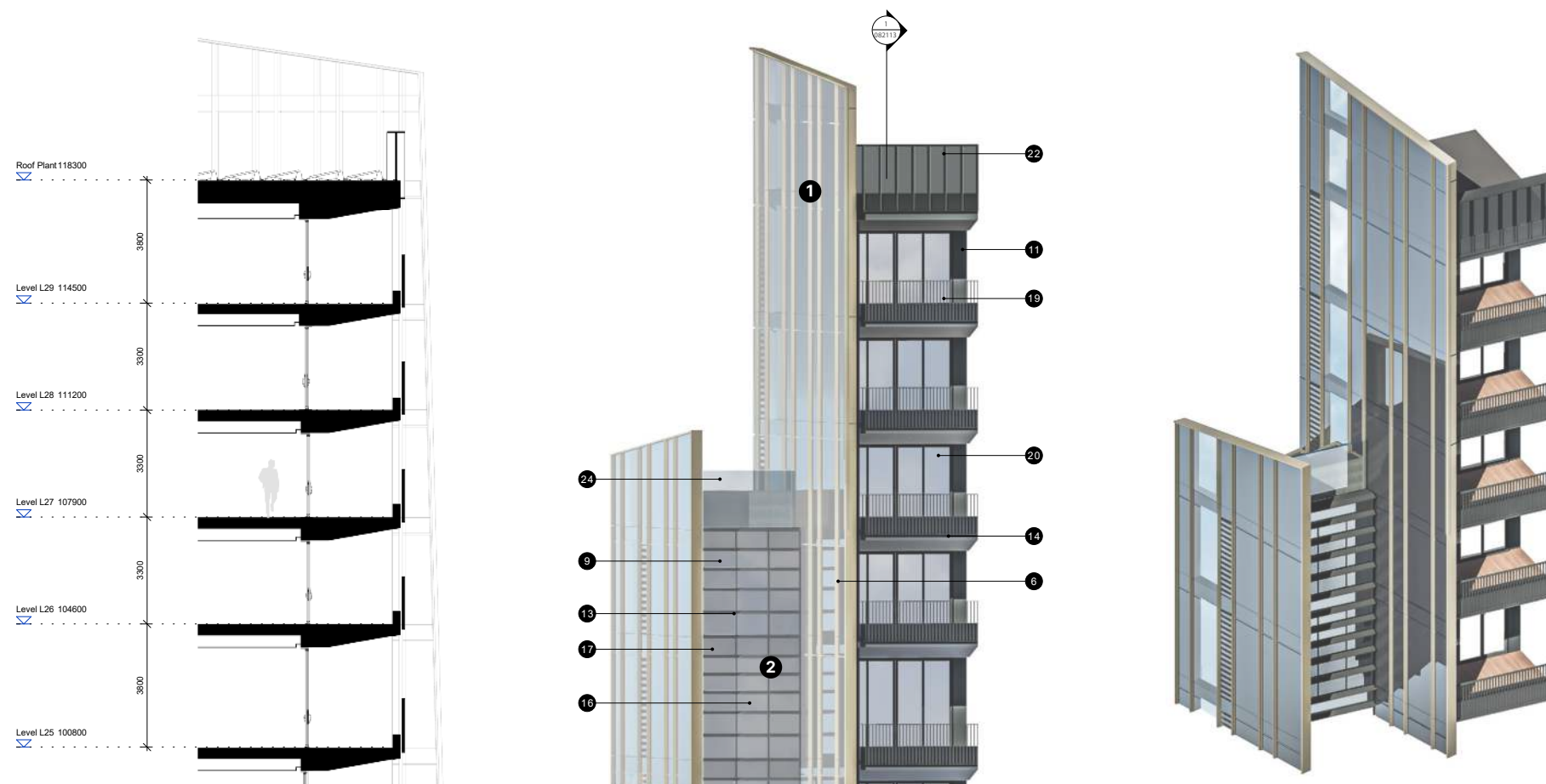
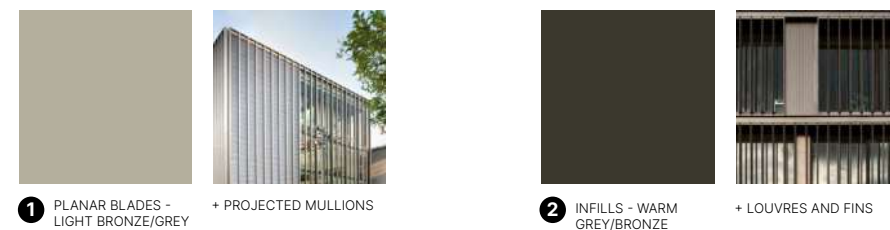


FIGURE 212. Top of Building Bay Study

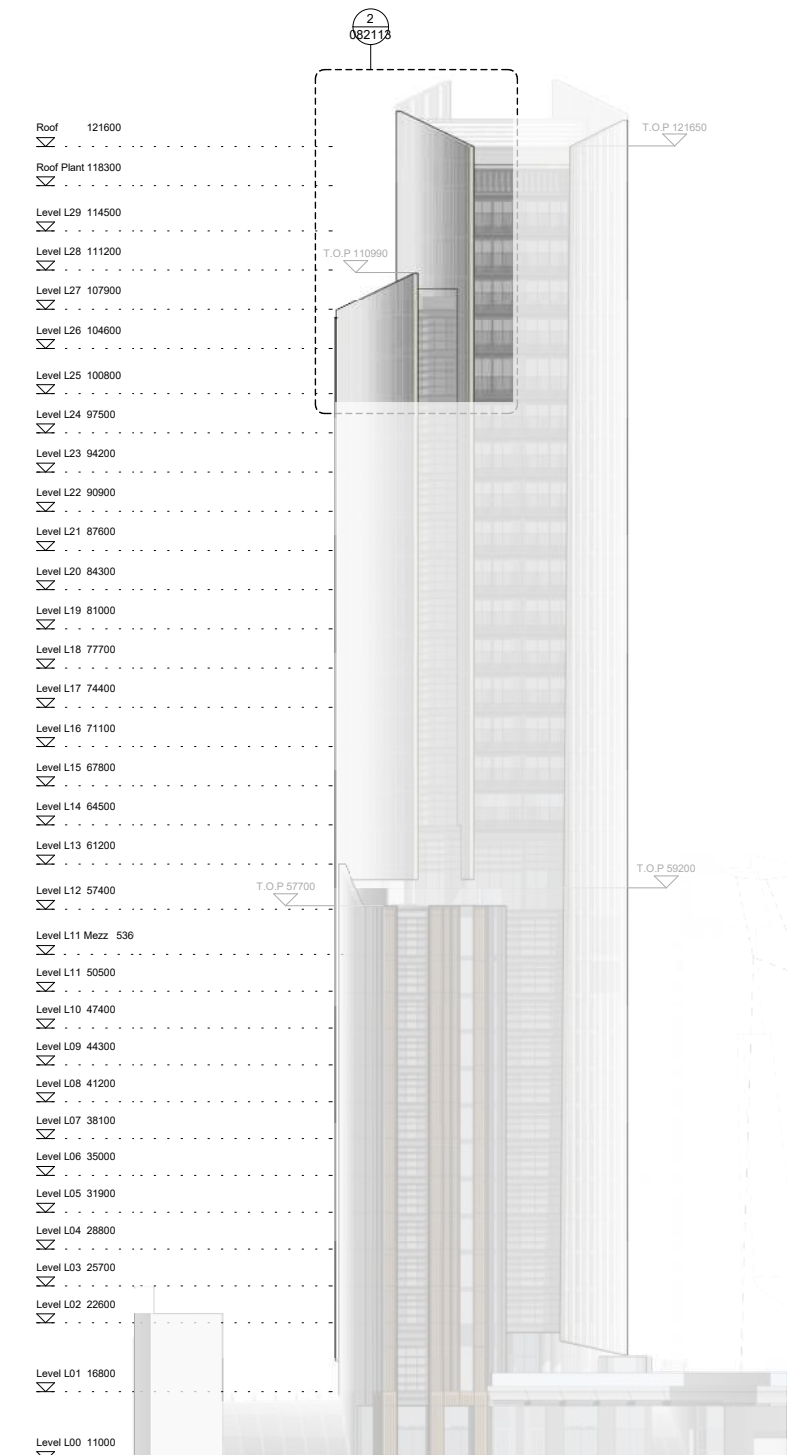


FIGURE 213. South Elevation

5.7 APPEARANCE - FACADE DESIGN

5.7.10 MID-SECTION OF BUILDING

In composing the three different elements of the building, the middle section features the junction where the 'planar blade' and 'folding blade' meet. The recessed infill acts as the glue, joining and holding the two elements together.

The peak of the folding blade responds to the angular roof line of Tottenham Experience whilst also reflecting the concept of the blades. The context driven relationship also visually connects to the language and materiality of the High Road historic buildings.

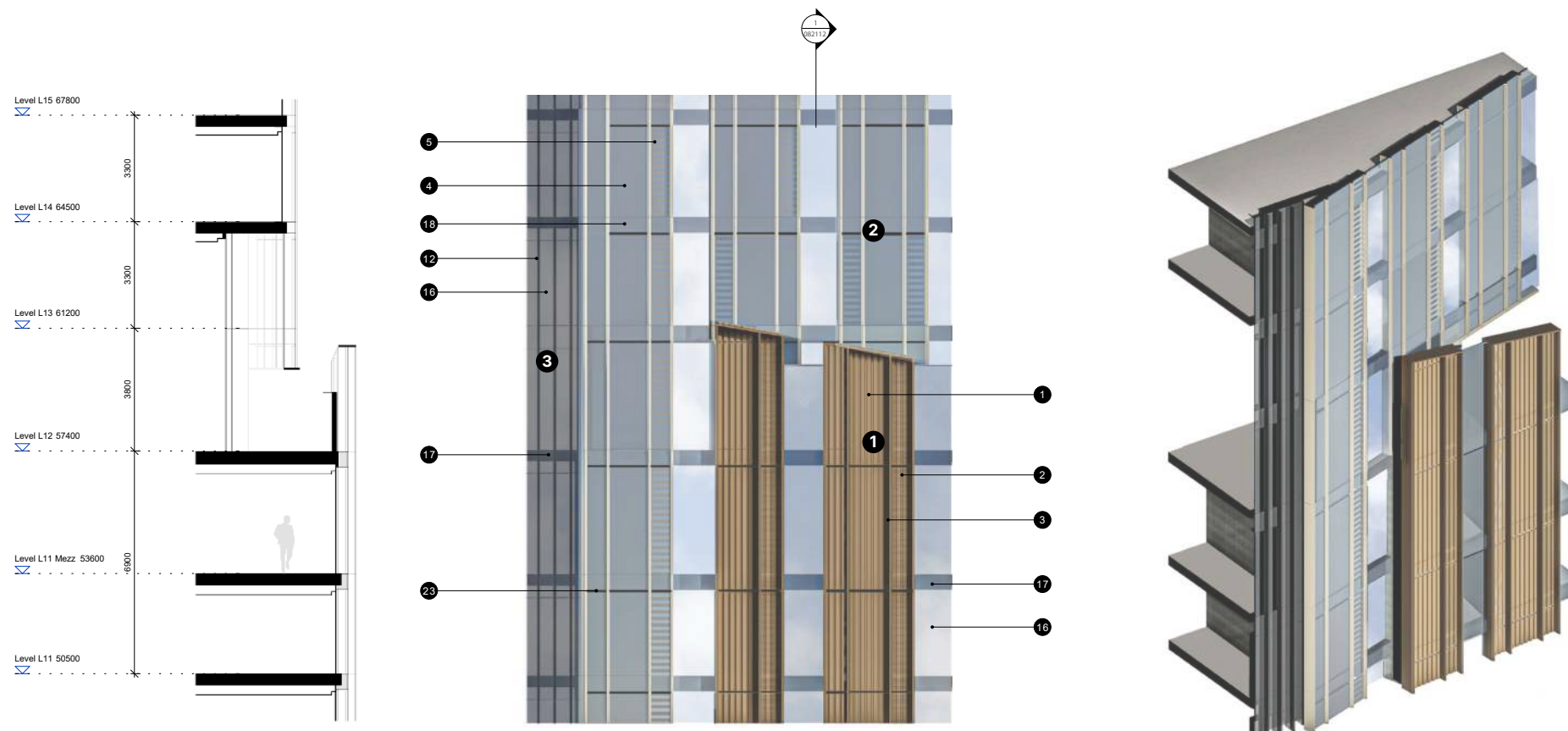
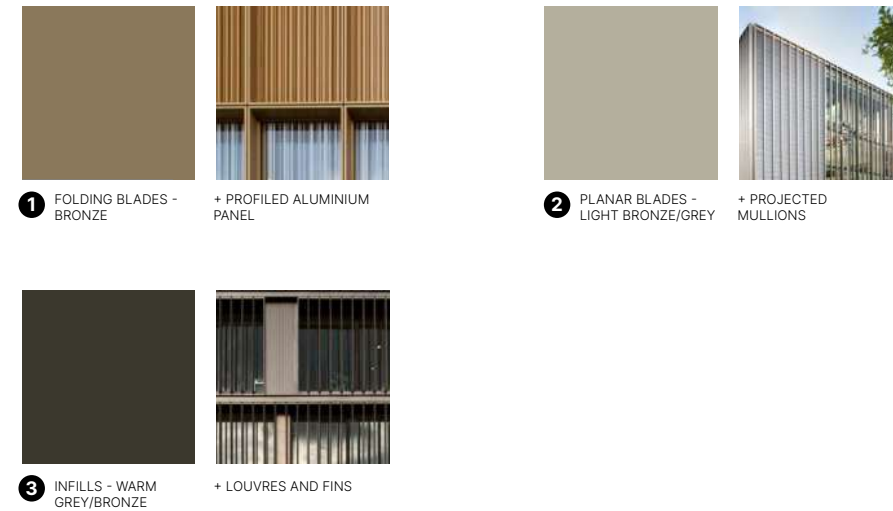


FIGURE 214. Mid-Section of Building Bay Study

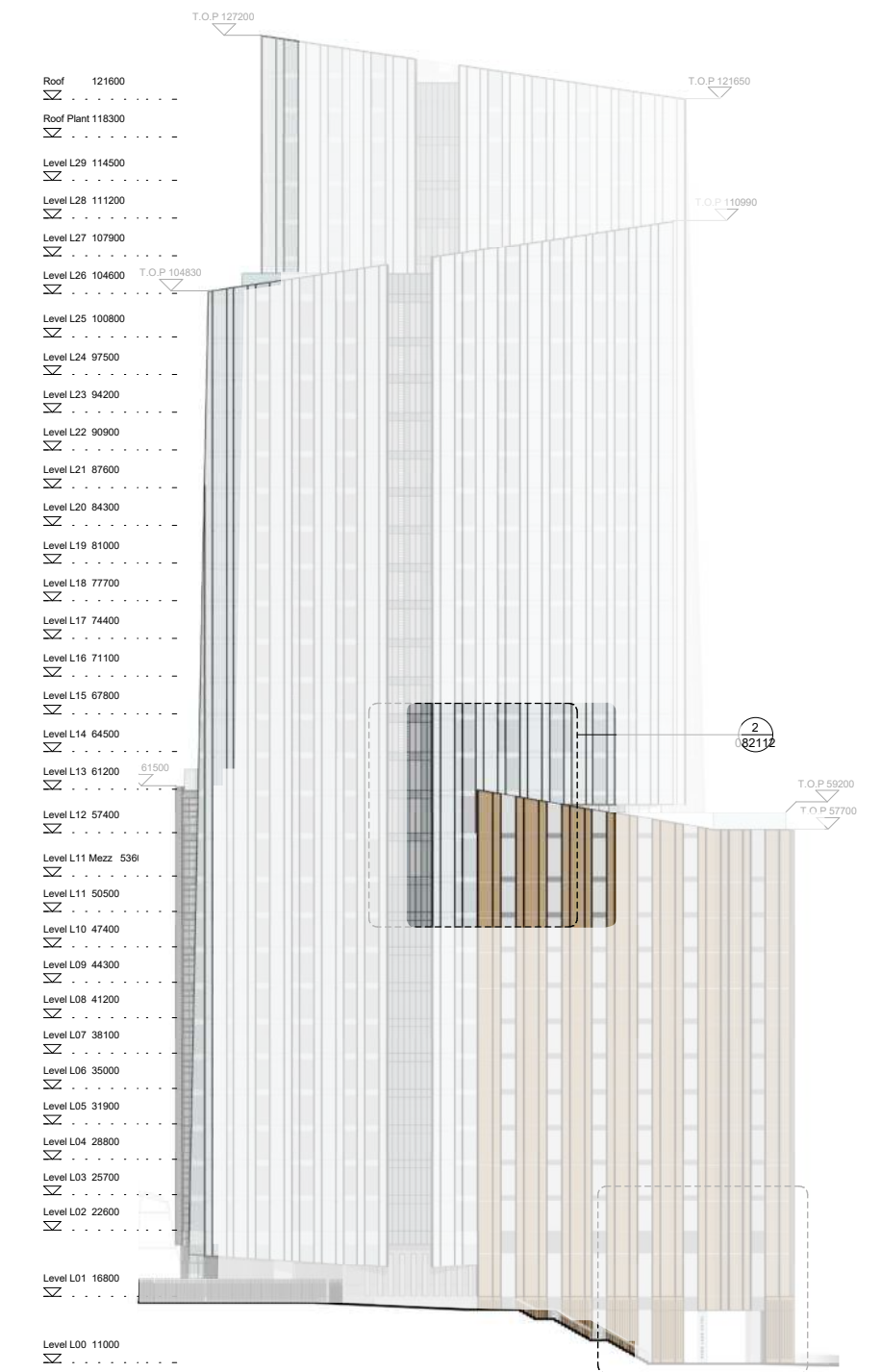


FIGURE 215. West Elevation

5.7 APPEARANCE - FACADE DESIGN

5.7.11 BASE OF BUILDING - FOLDING BLADE

At the south eastern corner of the building, the folding blades comes down to the podium level, meeting the top of the pre-cast concrete panels. The reeded texture of the aluminium panels along with the recessed lines on the concrete panels preserves the expression of the vertical lines on the elevation of the building. In comparison, the crisp and slender 'planar blades' hover on the podium level creating a juxtaposition between the two elements. This composition creates a 'shadow gap' detail and also accommodates a covered podium area. This corner of the building also features the new podium edge, which sits recessively to the line of the proposed building with additional landscape planting providing a softer green edge.

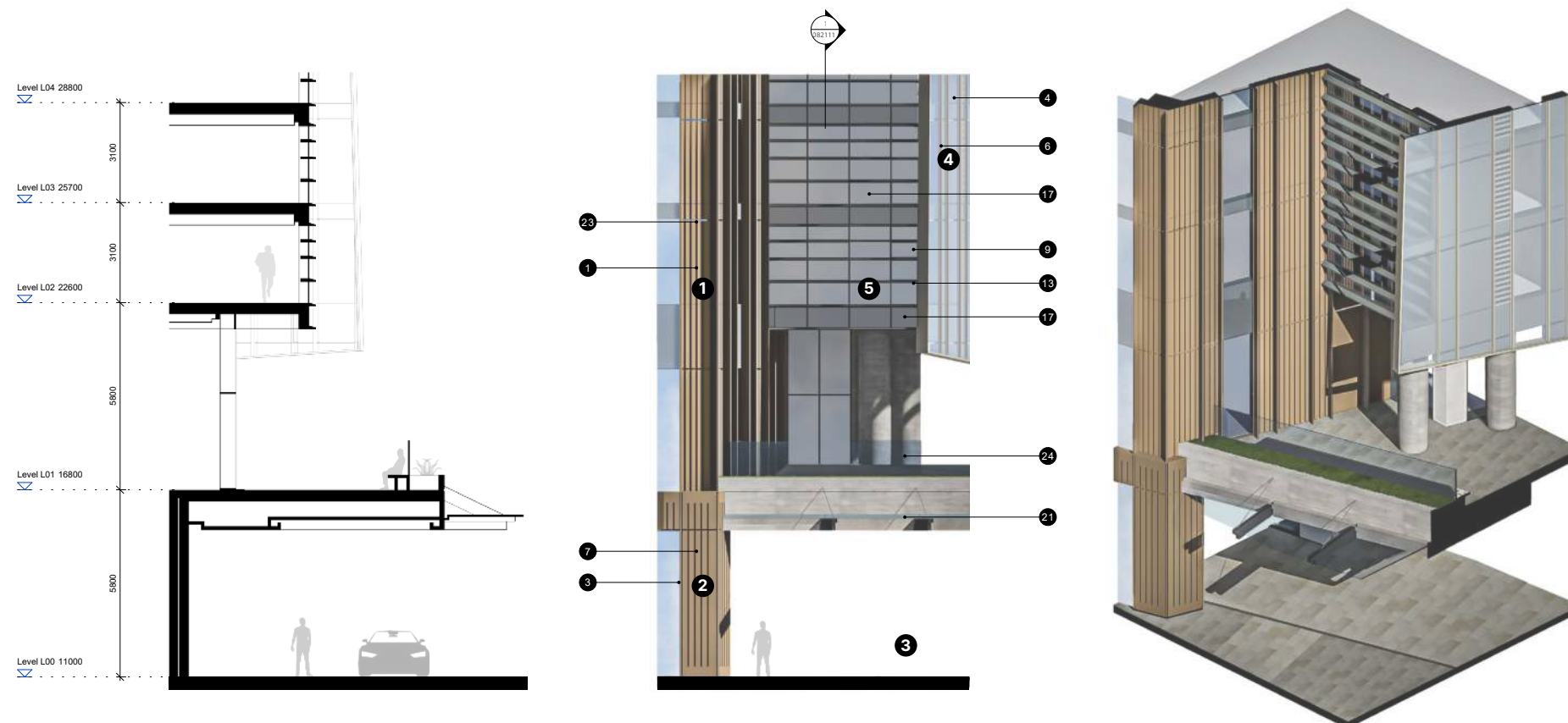
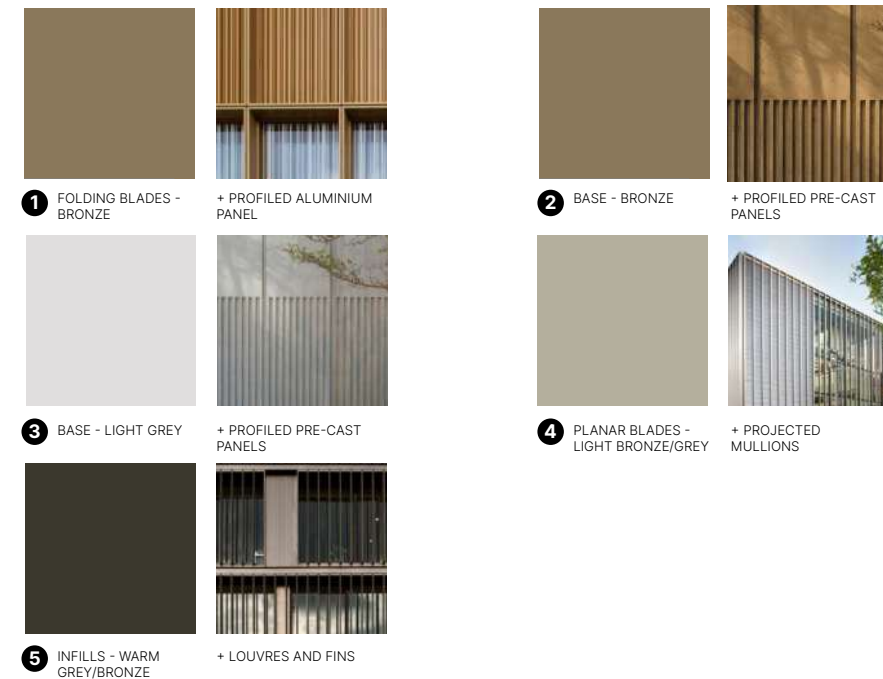


FIGURE 216. Base of Building Bay Study

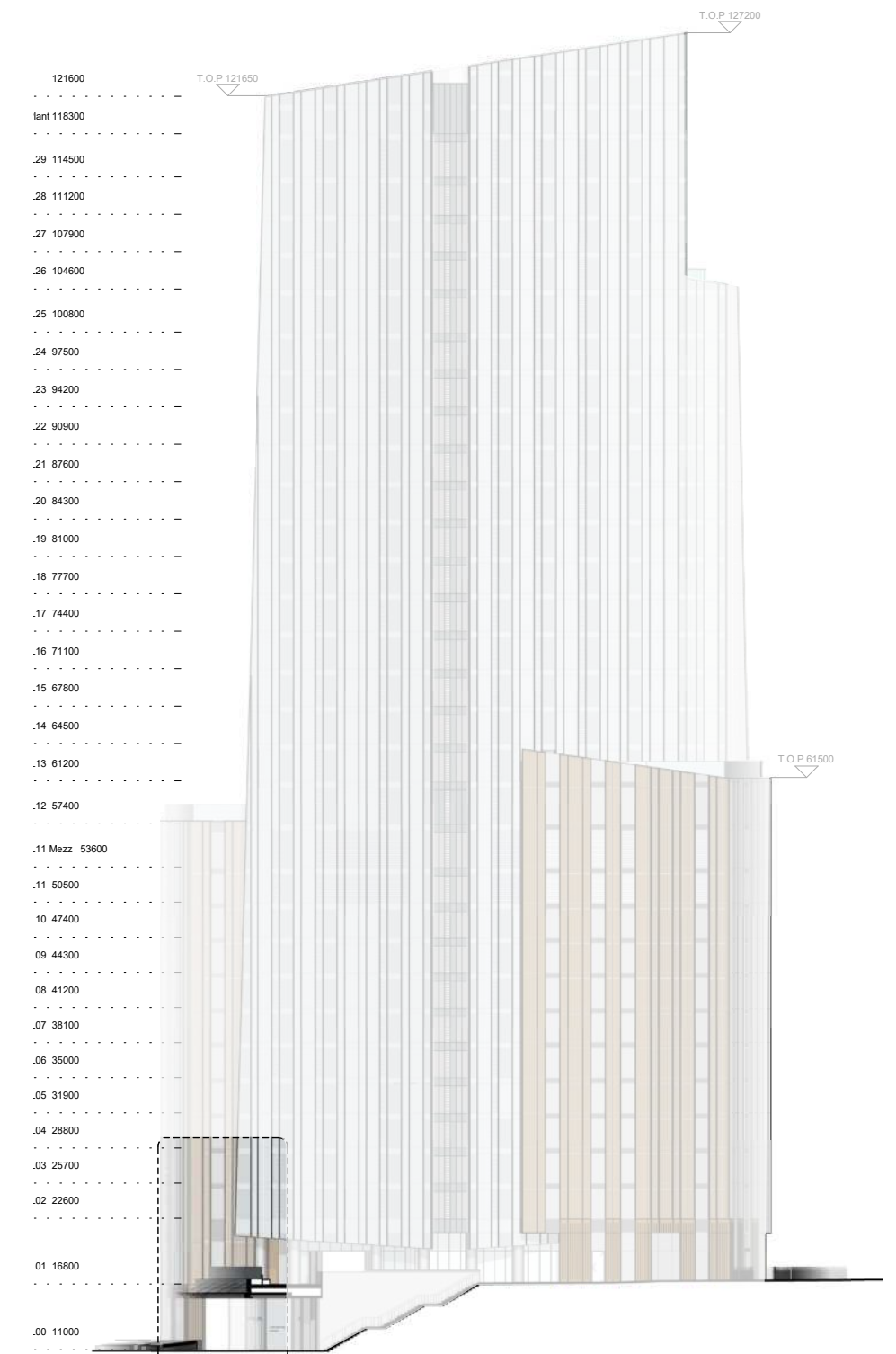


FIGURE 217. East Elevation

5.7 APPEARANCE - FACADE DESIGN

5.7.12 BASE OF BUILDING - 'FOLDING BLADE'

Where the facade meets the ground level on the south, and podium on the north, the materiality of the aluminium 'folding blades' transitions to pre-cast concrete. The earthy tone of the materiality remains the same, however the pre-cast concrete panels express a more robust and durable base of the building. This is to reflect and secure against the crowd movement, especially on event and match days, while also constructing a more tactile and textured treatment at low level.

The vertical fins ends at the top of the pre-cast concrete panel and transitions to a recessed or inverted profile on the pre-cast concrete. This preserves the expression of the vertical lines on the elevation solidly connecting this element to the ground. The materiality of the pre-cast concrete also echoes the material language at the base of the Stadium, further anchoring the building into its immediate context.

The composition is most notable at the south west and north east corner of the building, where the building intersects with the steps to the podium. The addition of the glazing and vision panel allows visitors and patrons to catch glimpses of the interior, drawing them into the building.

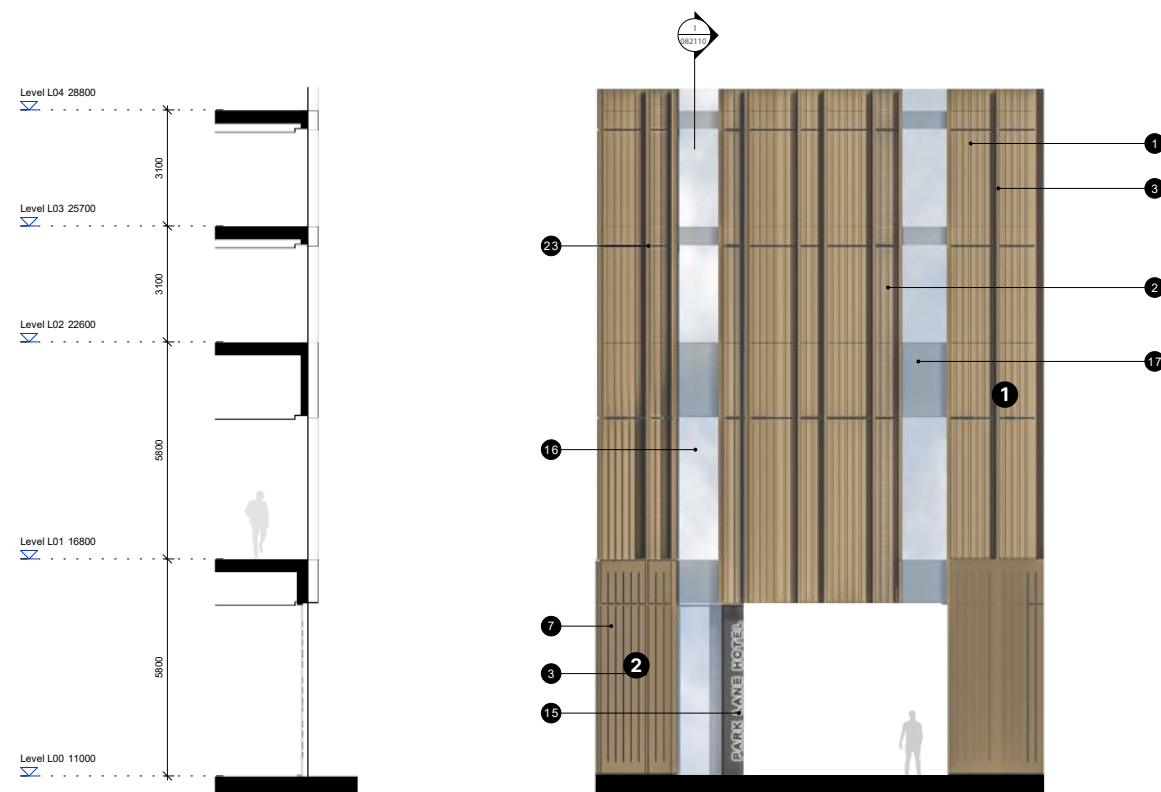
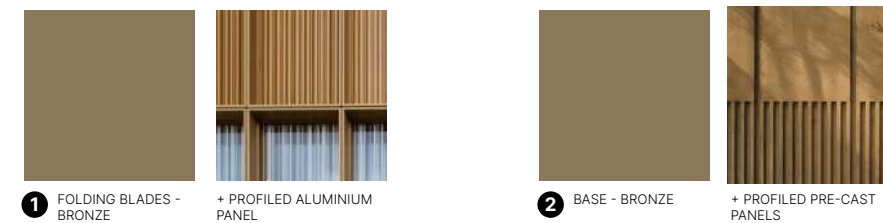


FIGURE 218. Base of Building Bay Study

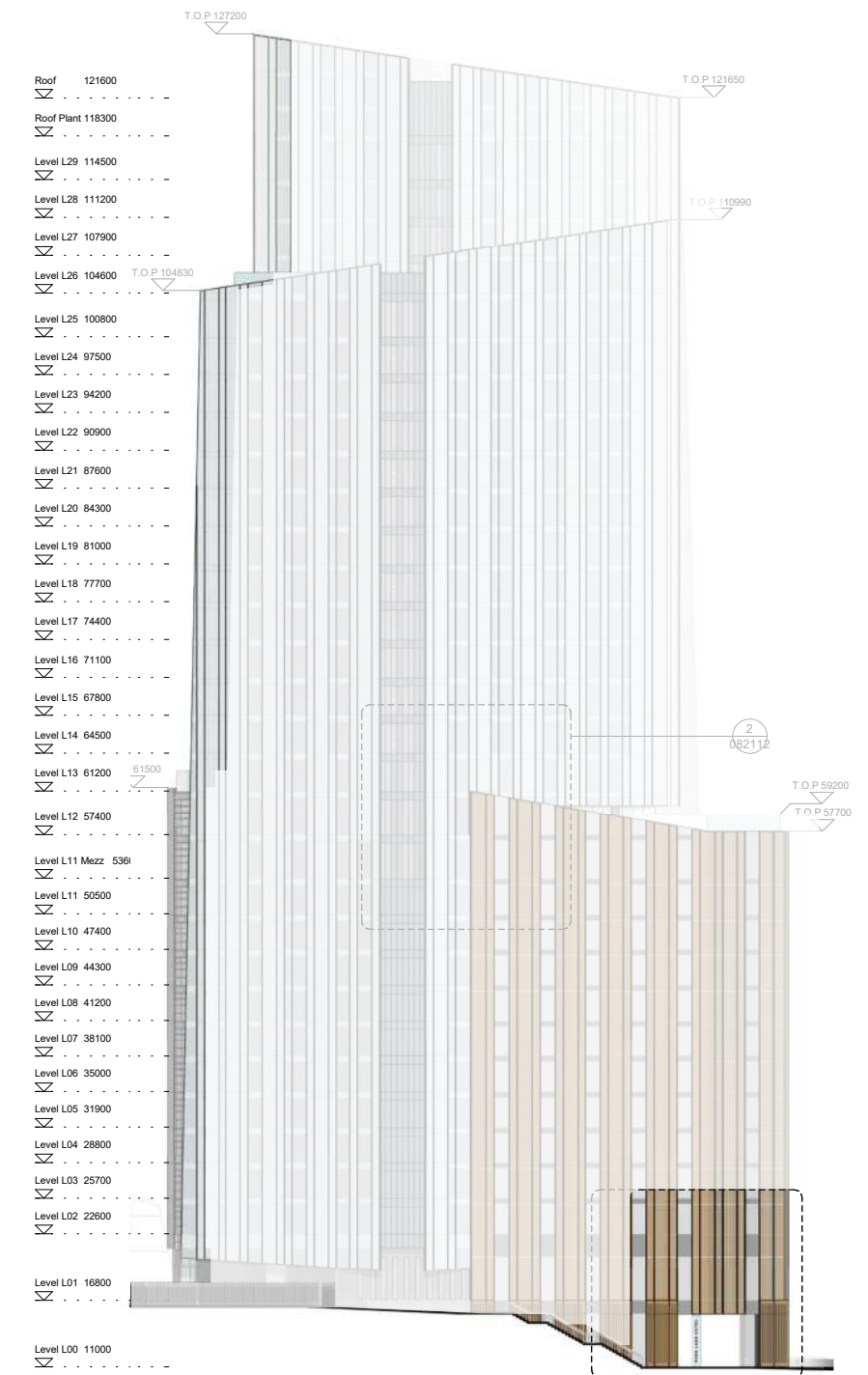
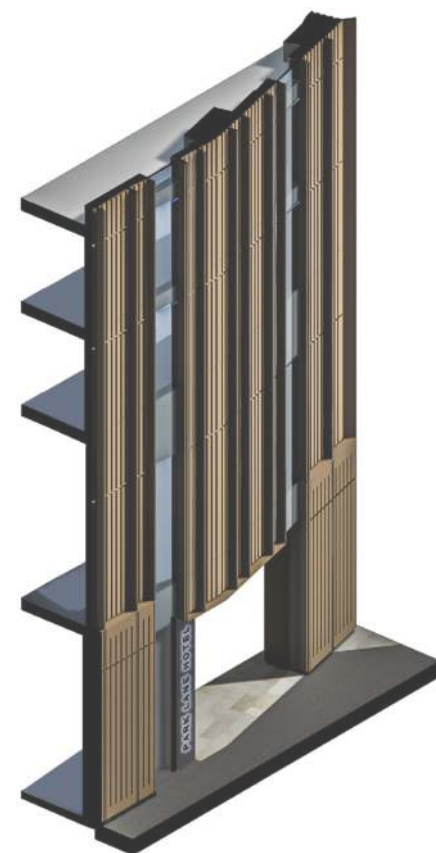


FIGURE 219. West Elevation



FIGURE 221. View of public realm and entrances to Hotel, Hotel Amenity and Residential.

5.8 LAYOUT AND ACCOMMODATION

5.8.1 VEHICULAR AND PEDESTRIAN ACCESS

Active and day round use associated with the hotel is provided by separate, secure and covered access being provided on Park Lane by individual entrances for hotel visitors, residents and staff. Hotel guests enter via Park Lane and will be usually drawn to the glass lantern which forms the lobby to the hotel. There is a dedicated vehicular drop off in front to the Hotel entrance underneath the glazed canopy, leading through to the glazed lobby to the reception area.

Adjacent to the main hotel entrance and within the projecting glazed lantern a separate entrance is provided for guests visiting the shared hotel amenities at Level 11. This is to facilitate non-residential hotel guests direct access to the 'roof top' restaurant and wellness facilities in a secure and efficient way without the need to enter the hotel reception area.

There is a separate access on the ground floor to the residential units, which are located on Level 14 and above.

The 'back of house' entrance, for both Hotel and Residential staff, is discretely located to the east beyond the existing access stair and lift leading to the podium.

Vehicles and deliveries will access from the ramp on the eastern side of the Park Lane street frontage. The ramp will direct visitors to the carpark in the basement.

Street level visitor and staff cycle parking is provided within a dedicated internal store. External cycle stands within the immediate vicinity of the Hotel have been excluded from the design for security reasons.

KEY

	Hotel		Fire Escape / Exit (Hotel and Residential)
	Residential		Active Frontage
	Shared Amenities		Creative Arts Installation (Potential Location)
	Back of House / Plant		Hotel Lifts
	Hotel Entrance		Back of House Lifts
	Residential Entrance		Residential Lifts
	Hotel Amenities Entrance (Inc. Rooftop F&B)		Hotel Amenity Lifts
	Vehicular access		
	Back of House Entrance (Hotel and Residential)		

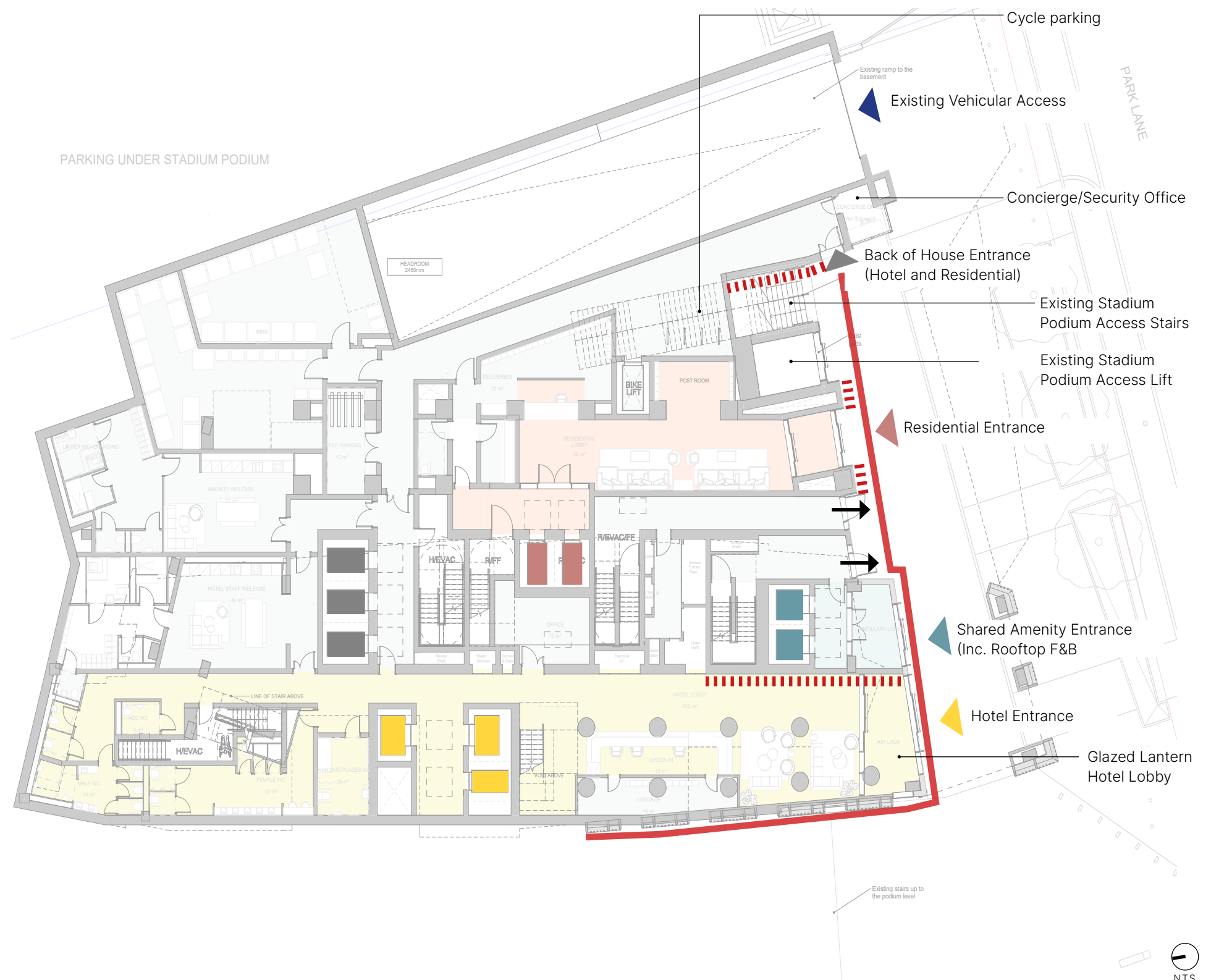


FIGURE 222. Ground Floor GA Plan

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.2 VERTICAL CIRCULATION

The hotel guests will use a bank of three lifts that service up to Level 11. In order for Hotel guests to use the shared hotel amenities above, a transfer to the two shared amenity lifts is then required, which service from Level 0 to Level 12. These are provided with their own dedicated entrance at street level to facilitate non-resident hotel guests access to the shared Hotel amenities. Guests who enter from the Hotel reception on the ground floor will also be able to use the feature stairs, bringing them up to the F&B offers on the first floor. Residents of the new homes in the building will have a separate bank of lifts that brings them from their dedicated ground floor entrance to Level 13 and above.

Three dedicated goods lifts will provide service to every floor for the 'back of house' activities, servicing both Hotel and Residential levels.

There are four primary stairs serving the building, with two stairs serving the Hotel portion of the building, and two separate stairs serving the Residential portion. Three of these stairs will serve down to the shared landlord plant and ancillary spaces at basement level, which includes a car park, and one additional stair will be provided which solely serves this plant and ancillary level. The stairs are primarily for emergency egress purposes, but will be available to use for those who do not wish to utilise the lift for short journeys between floors.

The proposed building is over 18m in height to the topmost accessible storey, and the building has a floor area over 900m². Therefore, in the residential demise of the building, both of the stair cores have been designed as firefighting stairs. Within the hotel demise of the building, only one of the stair cores have been designed as a fire-fighting shaft (this is further discussed in Section 8).

The basement also exceeds the 900m², as such this is required to be served by a minimum of two firefighting shafts. Therefore, two firefighting stairs (one serving the Hotel and one serving the Residential) shall be extended to the basement to provide hose coverage to this level.

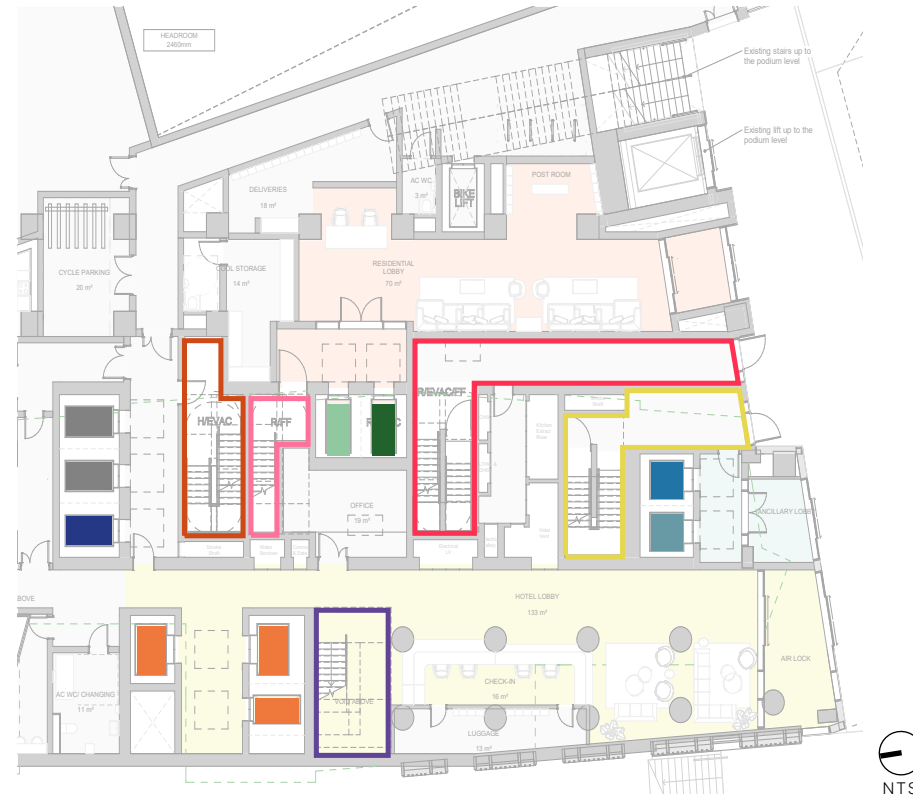


FIGURE 223. Ground Floor Plan

KEY

Hotel	Amenity service / Evacuation lift
Residential	Residential passenger / Firefighting lift
Shared Amenities	Residential passenger / Evacuation lift
Back of House / Plant	Residential Firefighting stairs
Hotel guest lift	Residential Evacuation & Firefighting core
Hotel service lift	Feature stairs
Hotel Evacuation stairs	
Hotel Evacuation & Firefighting core	
Amenity passenger lift	
Amenity passenger / Firefighting lift	

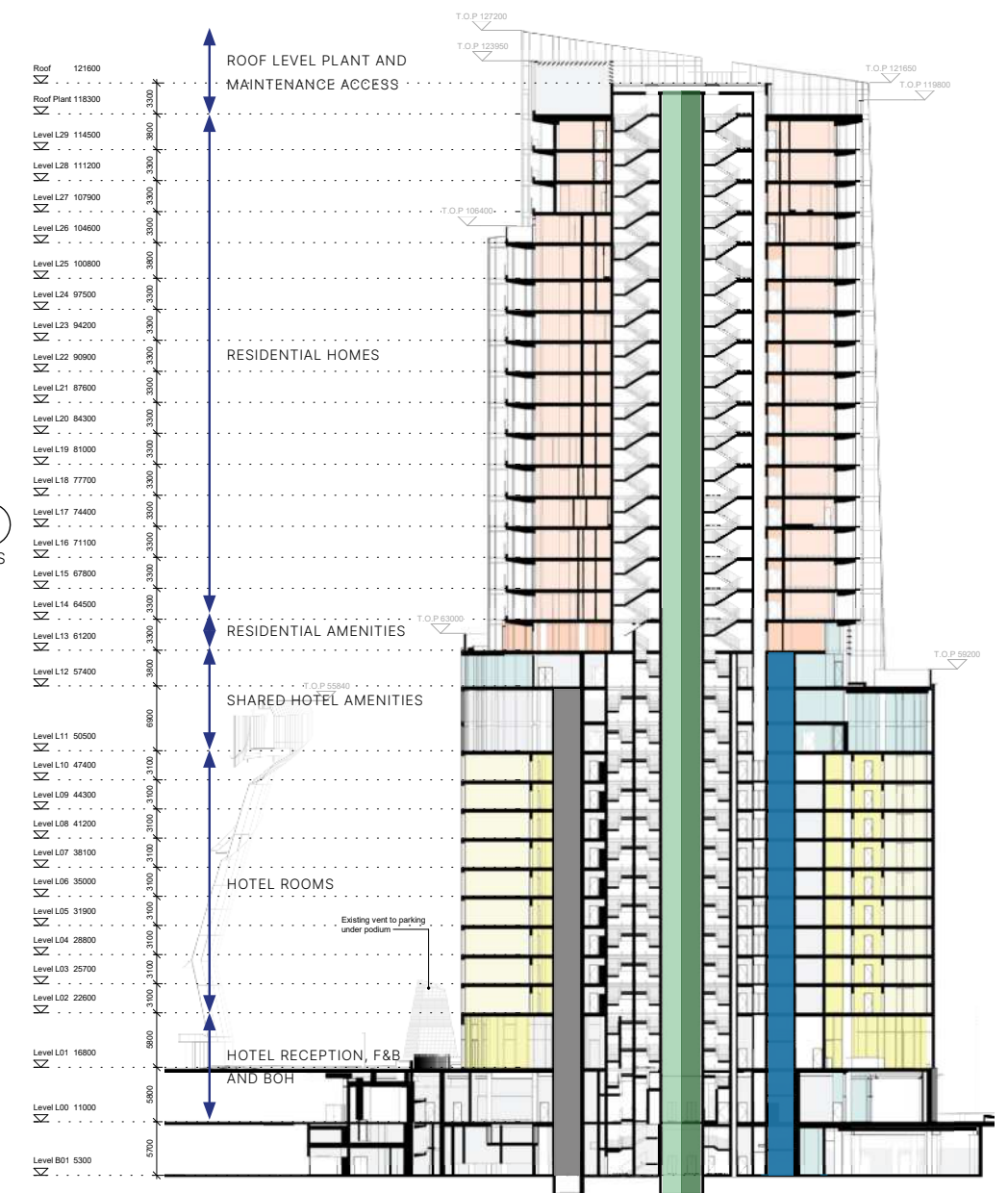


FIGURE 224. Section - North / South

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.3 BASEMENT LEVEL

Hotel car park access is provided, via the existing basement car park access ramp on Park Lane, between the NDP Hotel and Extreme Sports Building sites (Plot 4).

The majority of the back of house operations and plant spaces are located within the existing basement, to prioritise the use of the street level and internal ground level by the hotel guests, visitors and residents.

There are 64 car parking spaces (of which 10% are accessible), for both hotel guests and residents. Cycle parking is separated into hotel and residential bike storage, long stay and short stay. The residential bike storage is also located in the basement, where residents can access using the dedicated bike lift. Hotel cycle parking will mainly be for staff and ‘back of house’ use.

A full breakdown of car and cycle parking, with comparisons to previously approved (2016) and approved with amendments (2017) scheme, is set out on the following page.

Details with regards to transport and servicing are covered within the updated traffic and transport reports prepared by ARUP and accompanying the S73 NDP Hotel Application.



FIGURE 225. Basement Floor Plan

KEY

- | | |
|---|---|
|  Back of House |  Hotel Amenity Lift |
|  Back of House Lifts |  BMT Lobby |
|  Staircases |  Cycle Parking |
|  Hotel Lifts |  Accessible Parking Bays |
|  Hotel Lift Lobby |  Plant rooms |
|  Residential Lifts |  Vehicle Access Route |