

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

2.9.2 PLOT 3 - NDP HOTEL (CONTINUED)

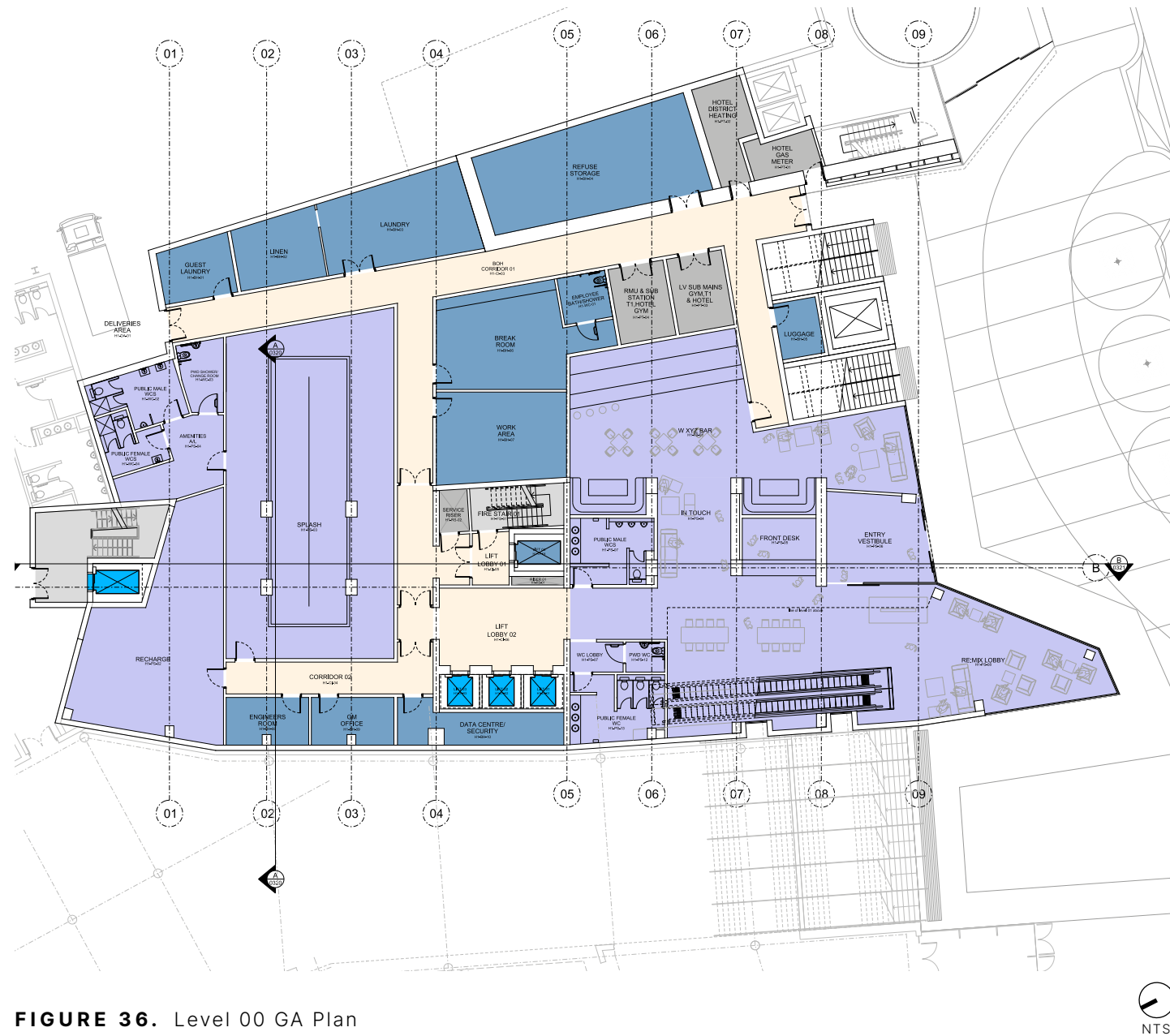


FIGURE 36. Level 00 GA Plan

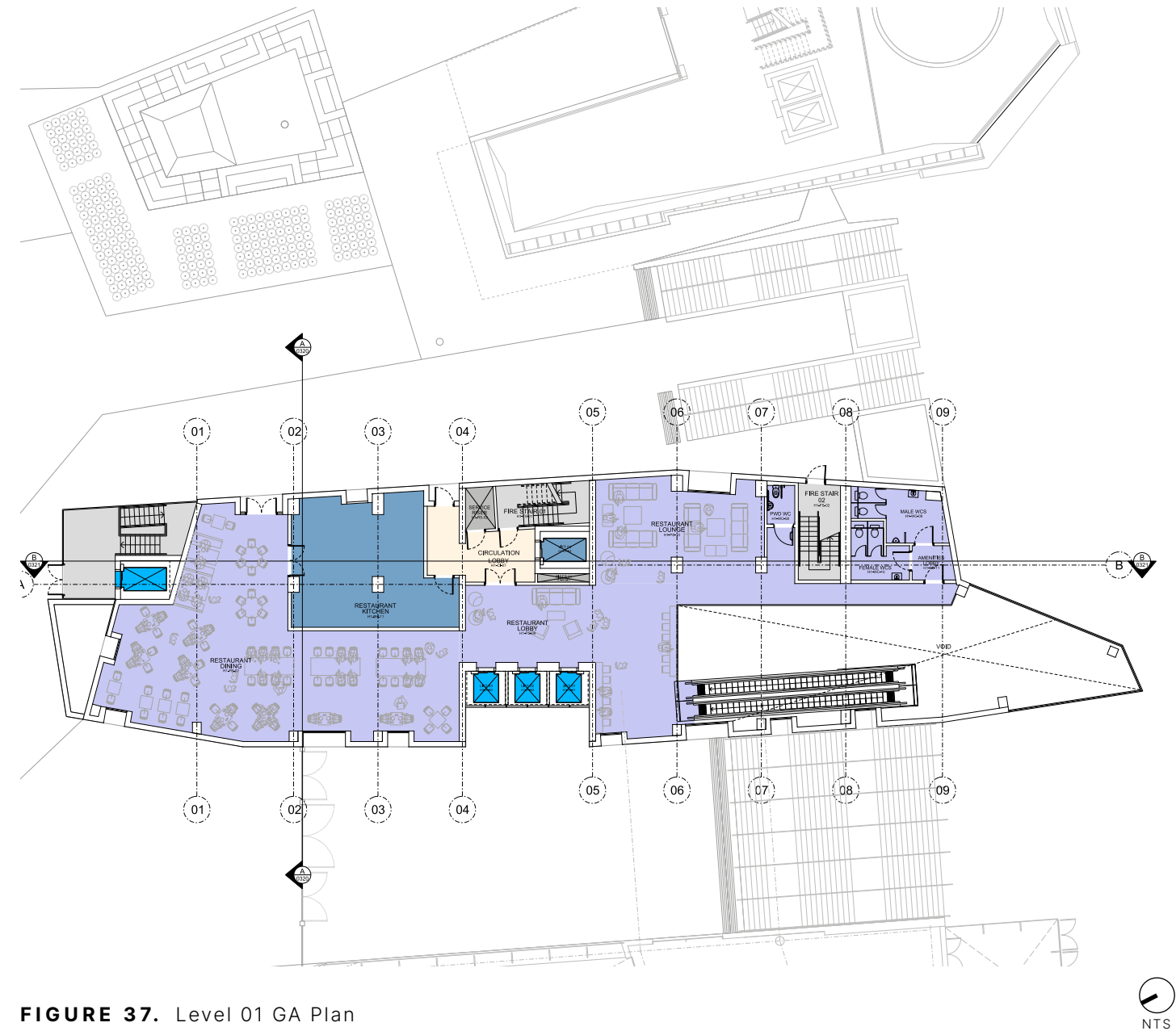


FIGURE 37. Level 01 GA Plan

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

2.9.2 PLOT 3 - NDP HOTEL (CONTINUED)

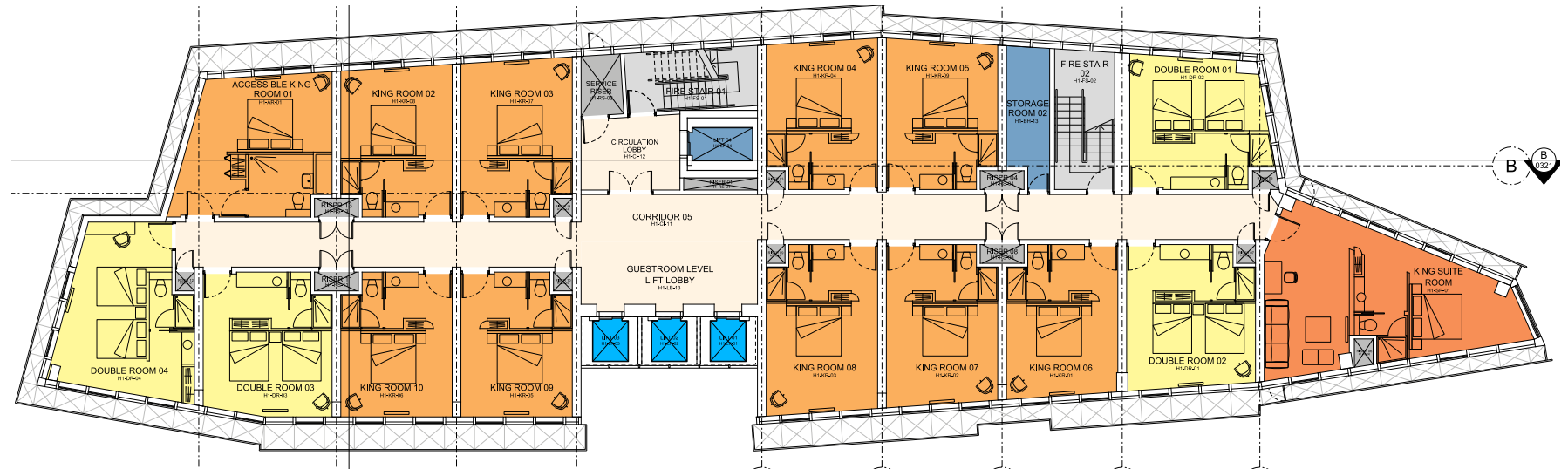


FIGURE 38. Level 03-14 (Typical Hotel Floor) GA Plan

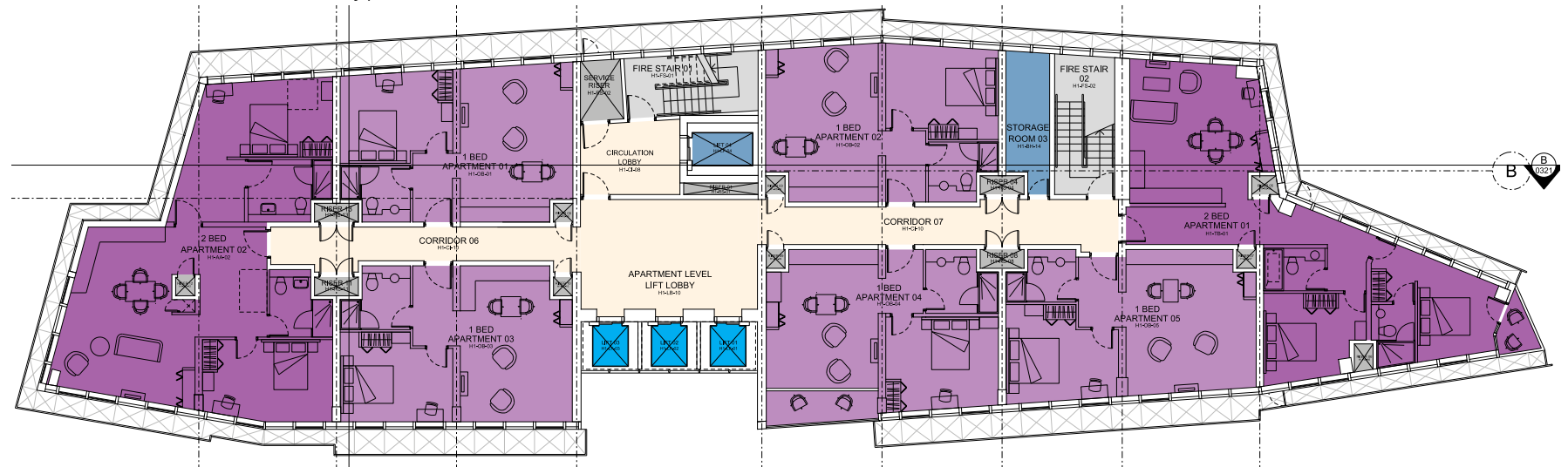


FIGURE 39. Level 03-14 (Typical Hotel Floor) GA Plan

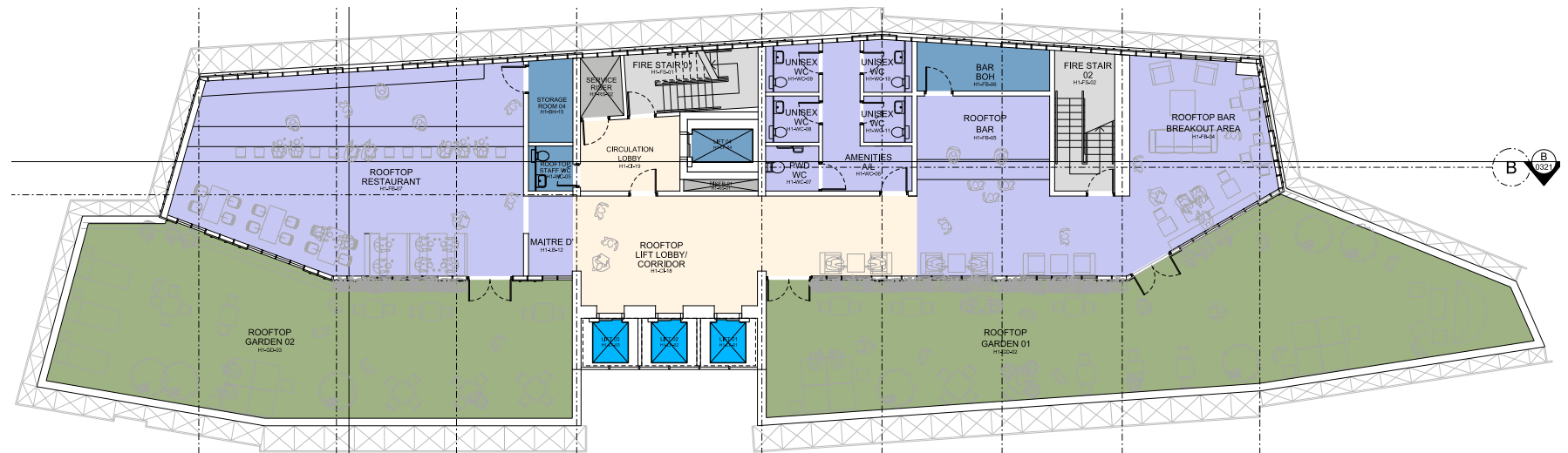


FIGURE 40. Level 22 (Roof Bar and Terrace) GA Plan

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**.

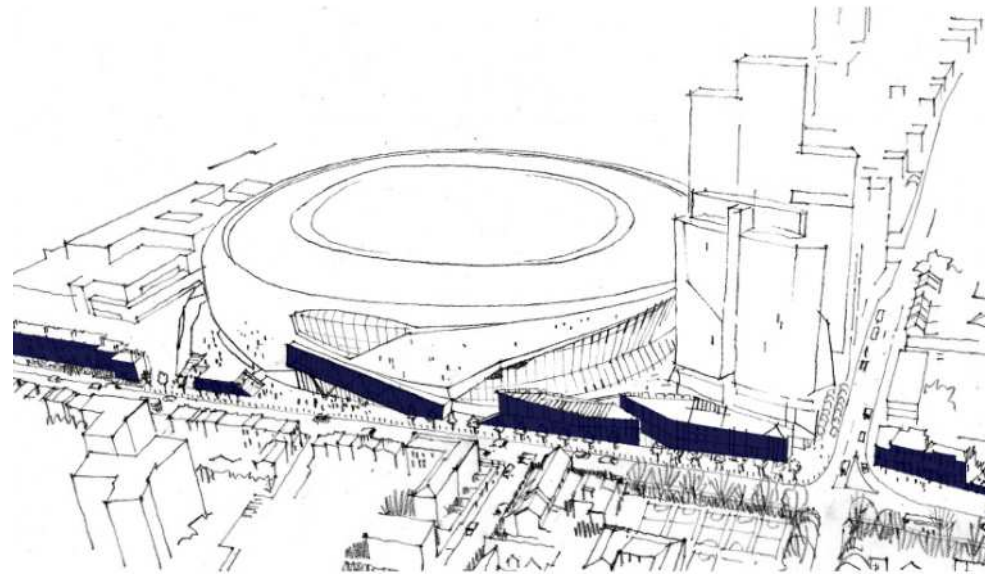


FIGURE 41. Consented scheme - relationship to the High Road

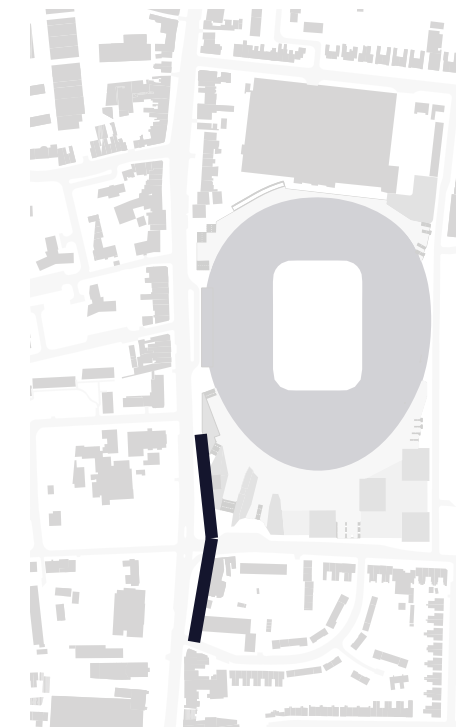


FIGURE 42. Kink along High Road

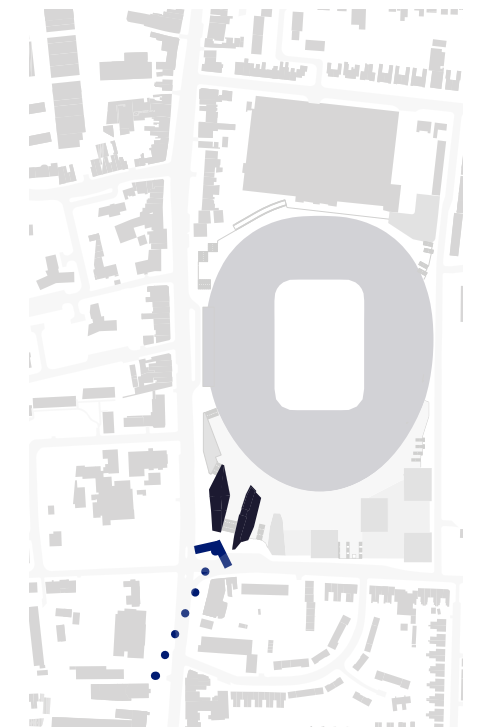


FIGURE 43. Primary Access from High Road

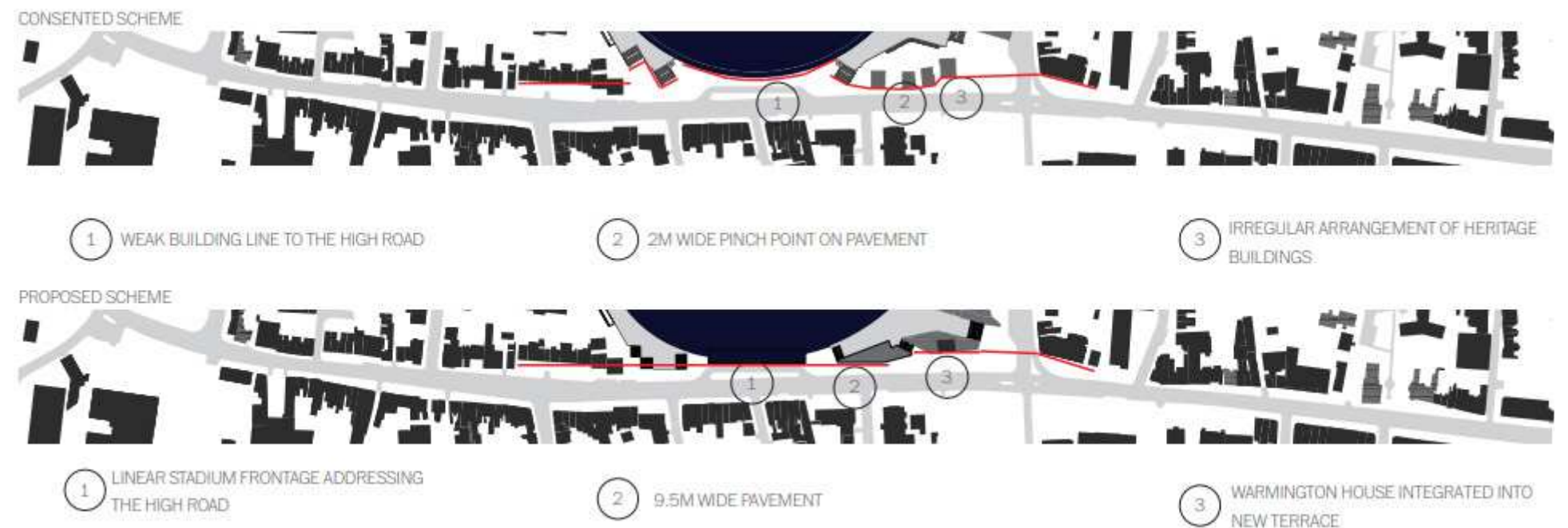


FIGURE 44. Relationship to the High Road

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

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

2.9.3 PLOT 4 - NDP EXTREME SPORTS BUILDING

The Extreme Sports Building (outline planning permission) sits along Park Lane, between the Hotel and the Residential development. The design vision for the building intended it to act in partnership with the Tottenham Experience, forming a new entrance plaza to the Stadium. It will be accessed directly from Park Lane and the podium, providing a range of community sports facilities.

The Extreme Sports Building houses indoor and outdoor climbing facilities, as well as an indoor dive tank and a café set 38m above the podium. The overall height of the building was determined by the depth required for diving, and the height for climbing; enough to attract the elite while inspiring the novices. The outer shell frame of **the tower** will be composed of three elements – dark precast concrete, light precast concrete and glazing.

An adjoining horizontal block, **'the plinth'** incorporates a bouldering wall, café, ancillary retail and changing facilities. The plinth contains the community spaces, cafe and retail in a more linear horizontal element.

**Note all images and summary as described within the 2015 NDP DAS produced by Populous Architects et al.*



FIGURE 49. Park Lane Elevation

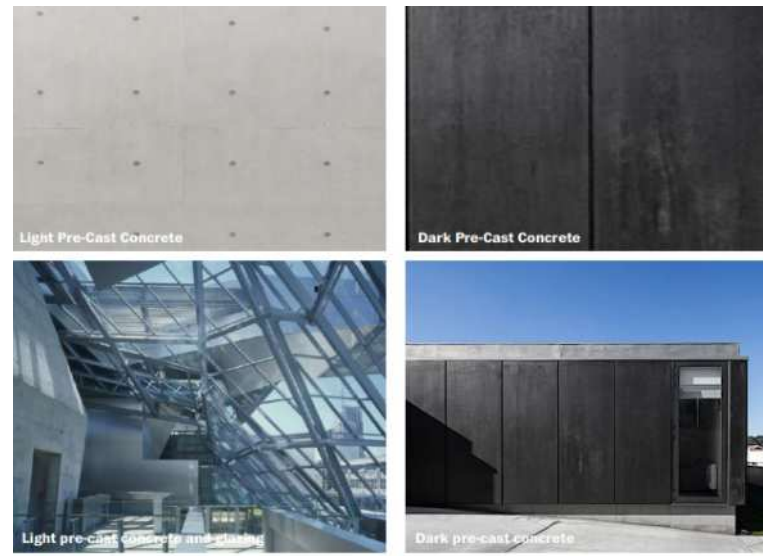


FIGURE 50. Proposed Materiality

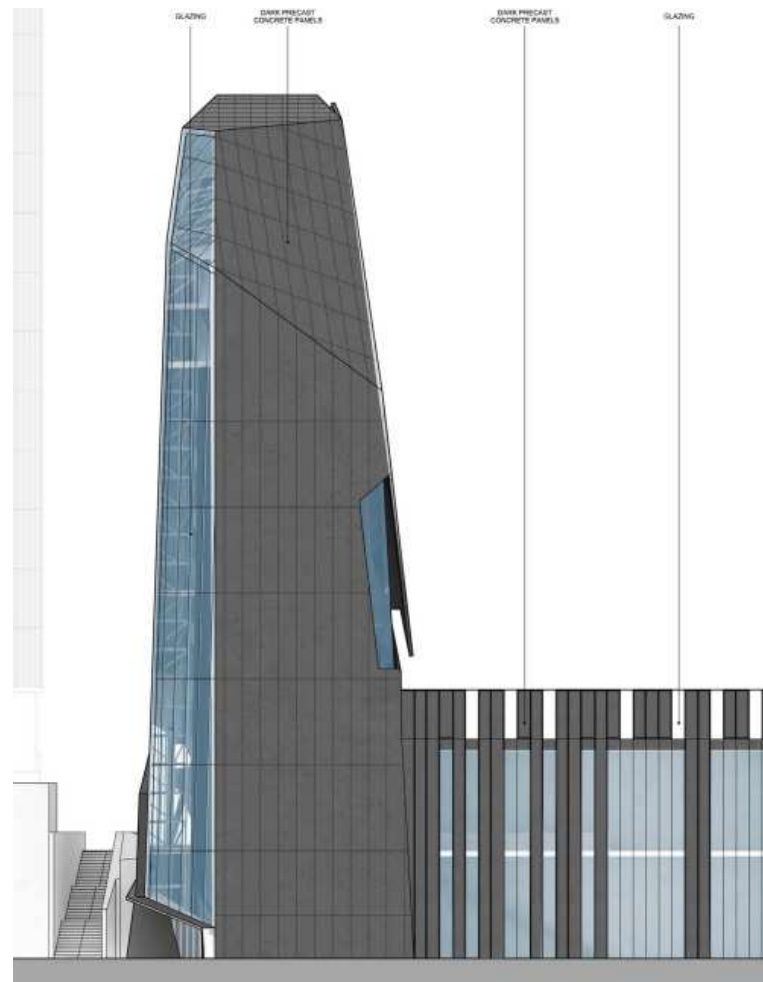


FIGURE 51. South Elevation



FIGURE 52. Aerial view of Podium Level from East



FIGURE 53. Podium Level from East

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

2.9.4 PLOT 5 - NDP RESIDENTIAL BUILDINGS

The Residential development (outline planning permission) consists of up to 585 new homes, located within four towers set on plinth blocks above street level, as well as five townhouses that front onto Park Lane. Each tower has an access point to the street level from Park Lane or Worcester Avenue.

The defining feature of the residential development is the scale of the **towers**, which are designed to provide a vertical counterpoint to the horizontal form of the new stadium.

These towers form a **cluster of residential tall buildings**, stepping up in height from the lower pair of towers (B and D) along Park Lane, to tower A along Worcester Avenue, up to the central tower C, which is set back from both street frontages, providing the least impact in terms of local street views and overshadowing. The towers chamfer back in scale as they reach the sky and incorporate sky gardens at high level.

Beneath the four residential towers within **the plinth** building at ground, first and second floor level, will be 4,000 sqm of flexible floorspace that could accommodate business uses and or community uses.

The base of each tower is also chamfered by two metres across the lowest four storeys to allow a cantilever beyond the plinth in order to improve pedestrian traffic flow on match days.

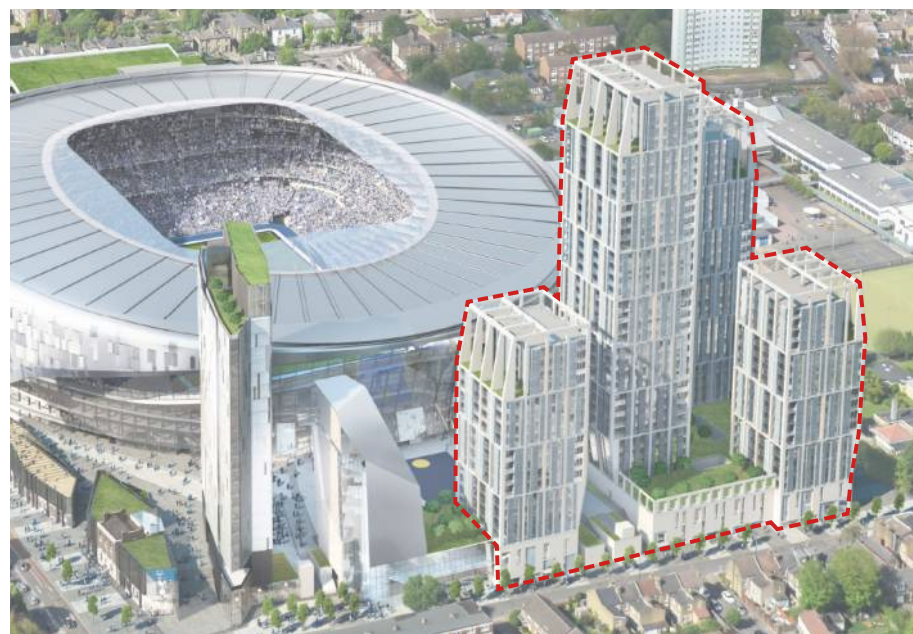


FIGURE 54. Park Lane Elevation

**Note all images and summary as described within the 2015 NDP DAS and application, Southern Residential component designed by Allies and Morrison Architects.*



FIGURE 55. View from Park Lane facing east



FIGURE 56. View from Worcester Avenue facing south



FIGURE 57. Indicative South Elevation



FIGURE 58. Indicative East Elevation

2.10 PLANNING HISTORY: 2017 NON-MATERIAL AMENDMENT APPLICATIONS

Since the Hybrid Consent was approved in 2016, LBH has granted approval for several non-material amendment (NMA) applications ('S96A applications'), including:-

- **LPA Ref: HGY/2017/0791** - which proposes non-material amendment to Condition A4 (consented drawings and documents) attached to planning permission HGY/2015/3000: proposed replacement of approved stadium basement access ramp from High Road with new basement access ramp from Park Lane.
- **LPA Ref: HGY/2017/1183** - which proposes non-material amendment following grant of planning permission HGY/2015/3000: proposed removal of 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, rather than C1 Use Class. Consequential amendments to Conditions A4, A7 and D1.

The proposed 2023 S73 application is directly linked to the 2017 approved scheme (HGY/2017/1183), and will therefore be described in further detail below:

- Relaxation of the restriction set out in Condition D16* and conversion of 49 serviced apartments from Use Class C1 to C3.
- Amendments are minor in nature and largely related to the internal layout of the building.
- As a consequence of the effective change of use, the 49 serviced apartments have been redesigned to ensure compliance with London Plan size requirements.
- Private amenity space standards addressed through balconies and 'oversized' units to make up any shortfall in private amenity space provision.

*No individual serviced apartment in Plot 3 shall be occupied for longer than 90 consecutive days by the same tenant or visitor, unless otherwise agree in writing with the council

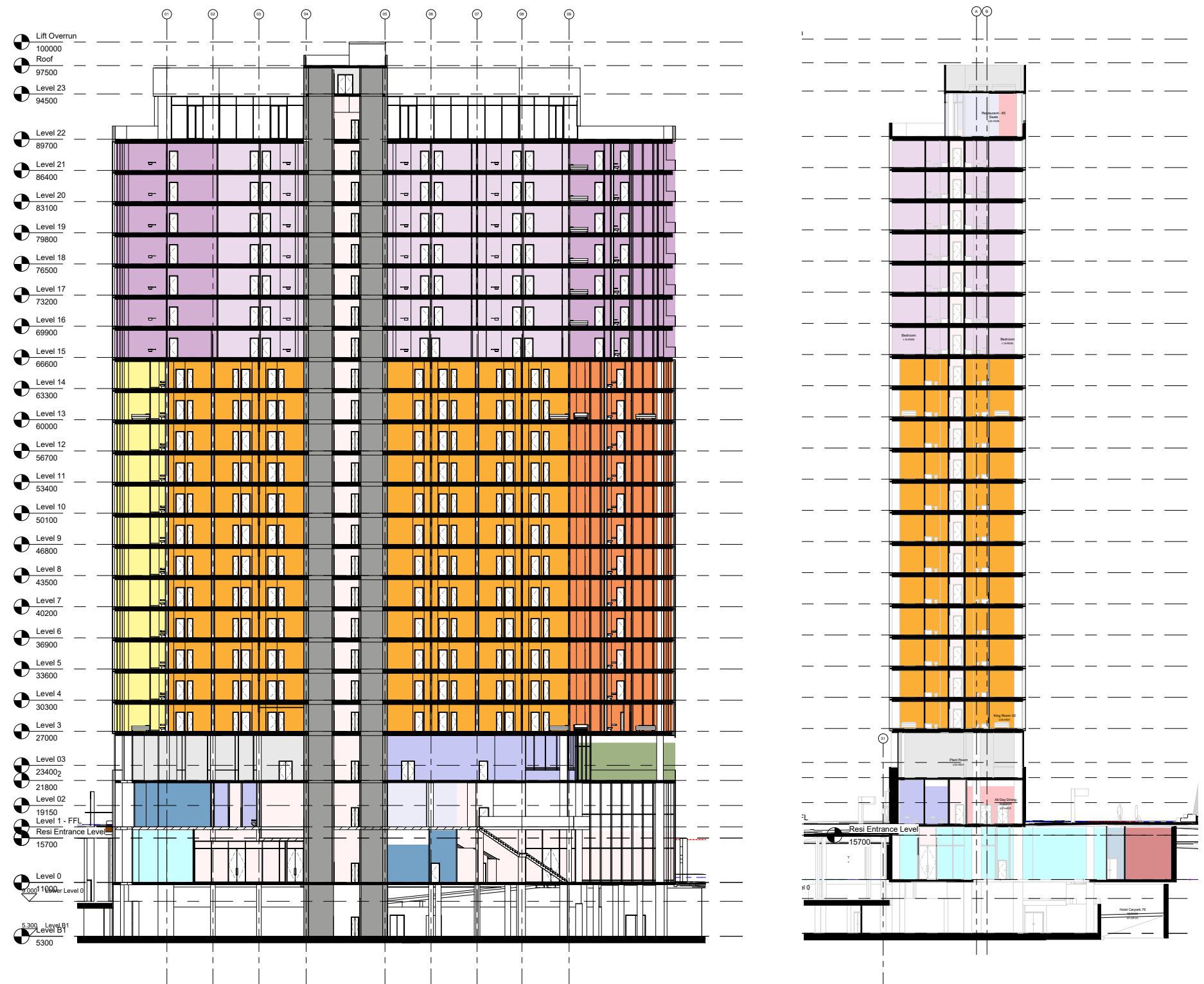


FIGURE 59. Section AA and BB

2.10 PLANNING HISTORY: 2017 NON-MATERIAL AMENDMENT APPLICATIONS (CONTINUED)

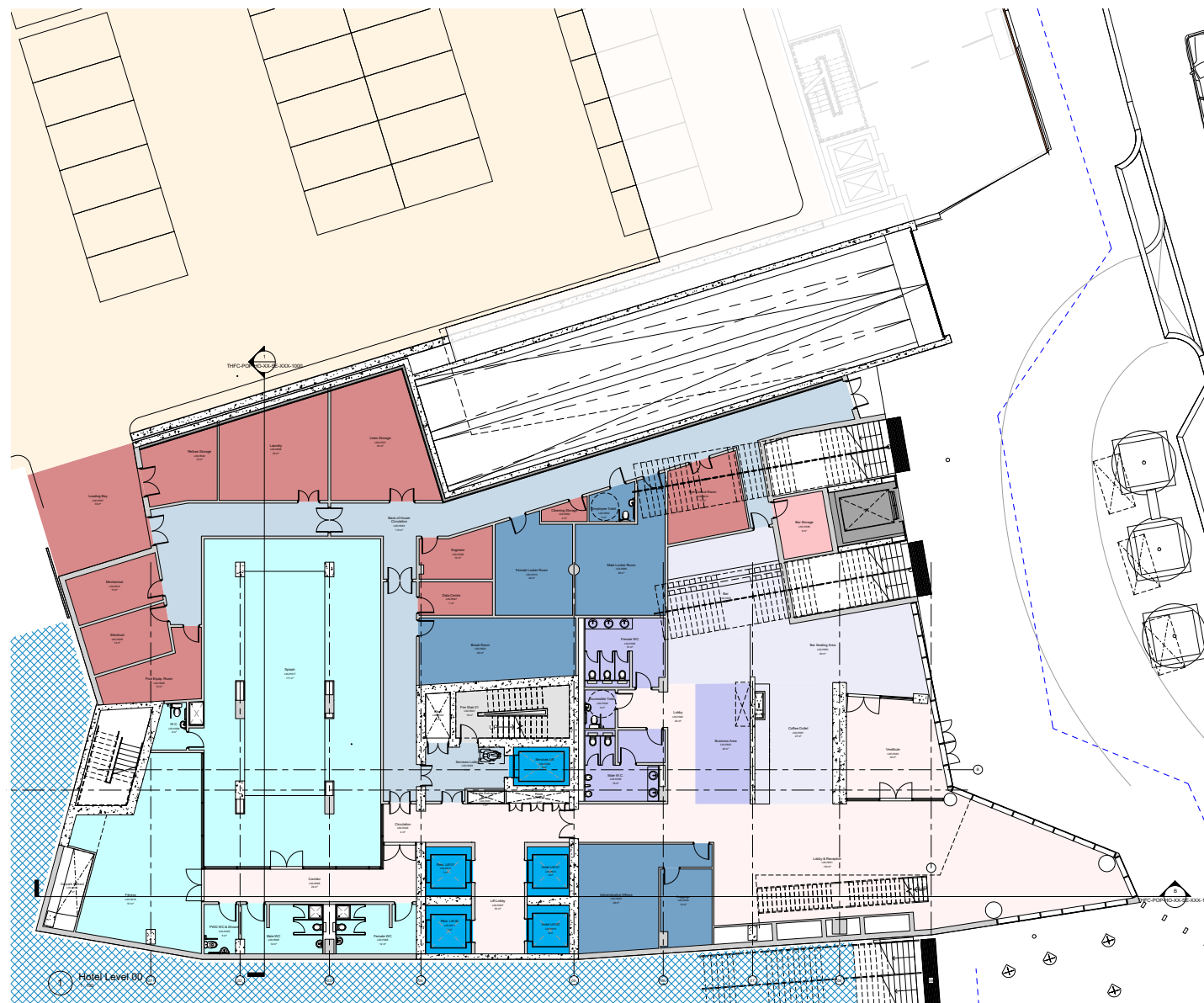


FIGURE 60. Level 00 GA Plan

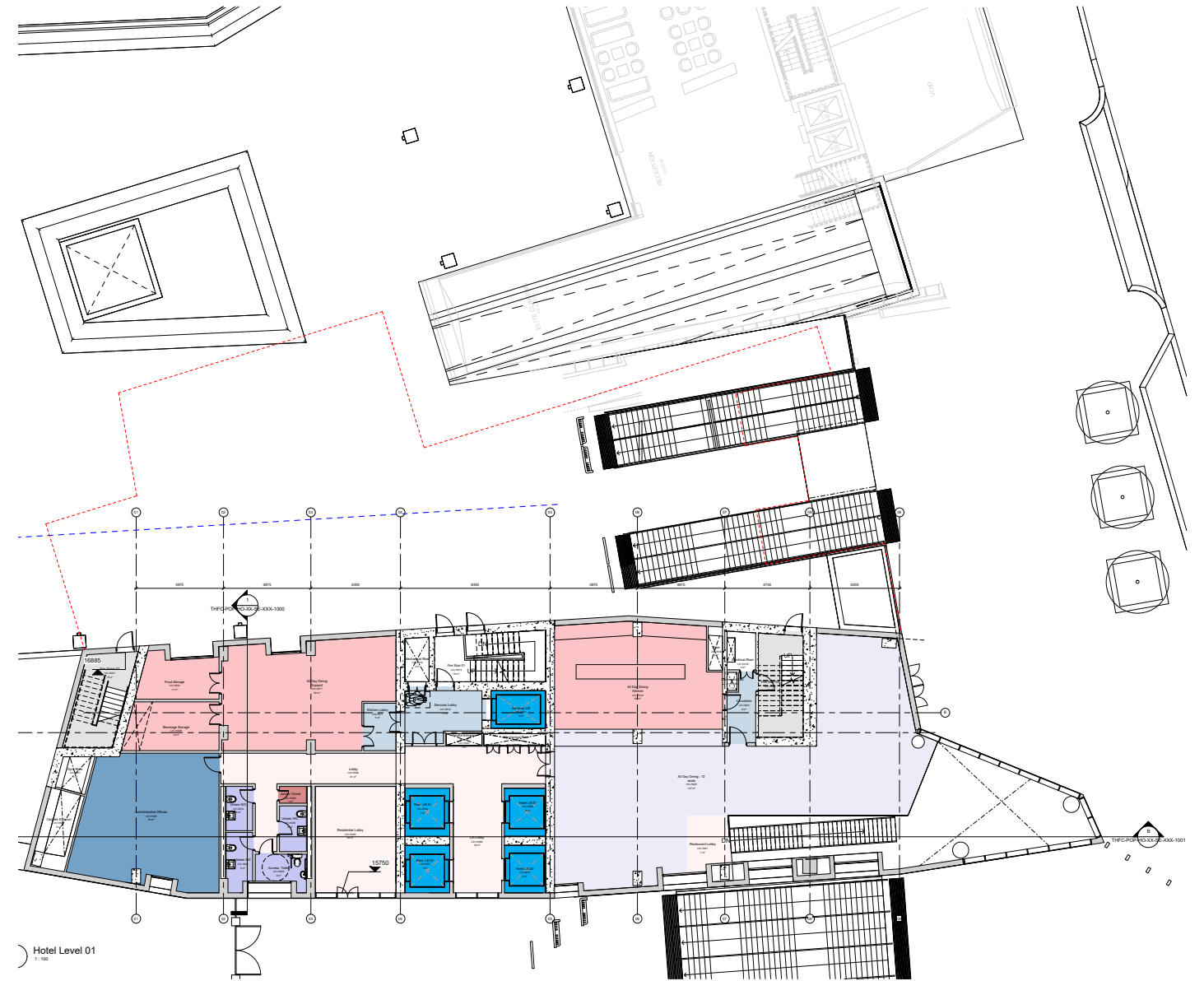


FIGURE 61. Level 01 GA Plan

2.10 PLANNING HISTORY: 2017 NON-MATERIAL AMENDMENT APPLICATIONS (CONTINUED)

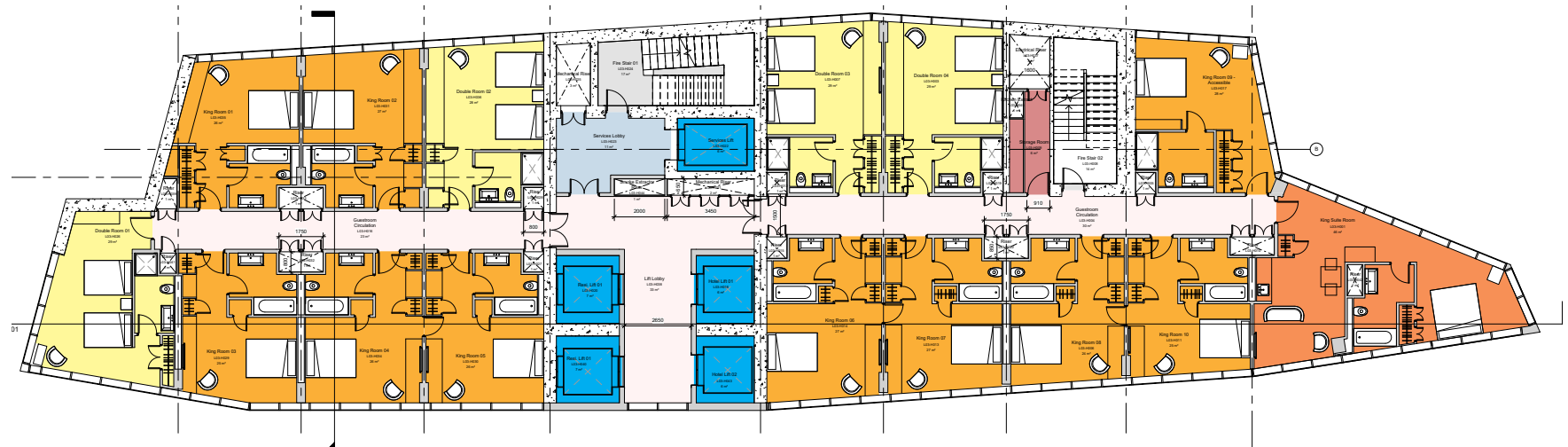


FIGURE 62. Level 03-14 (Typical Hotel Floor) GA Plan

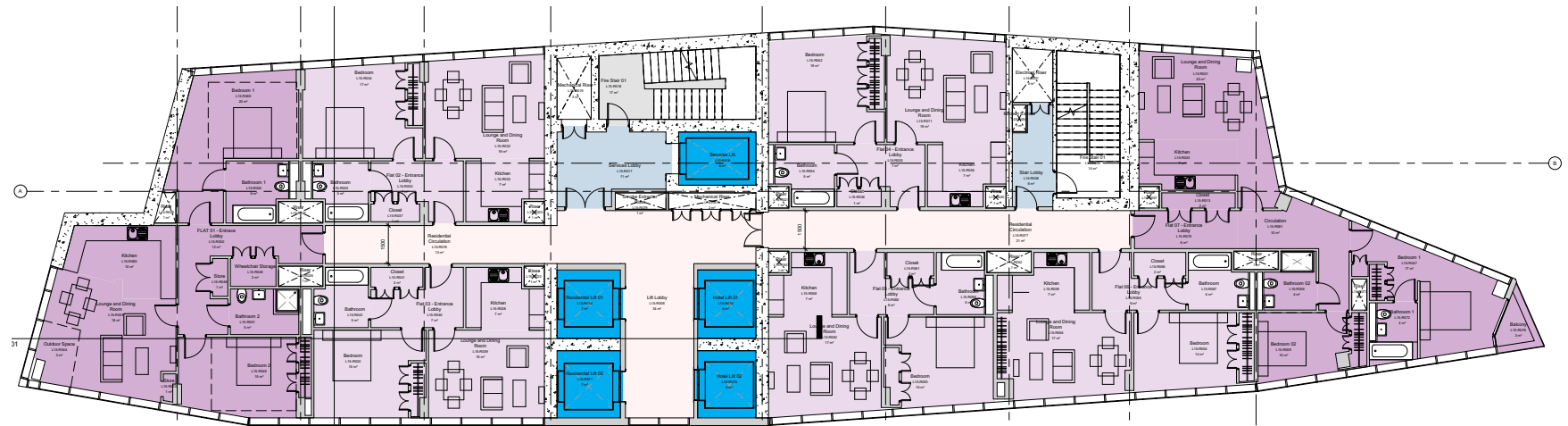


FIGURE 63. Level 15-21 (Typical Residential Floor) GA Plan

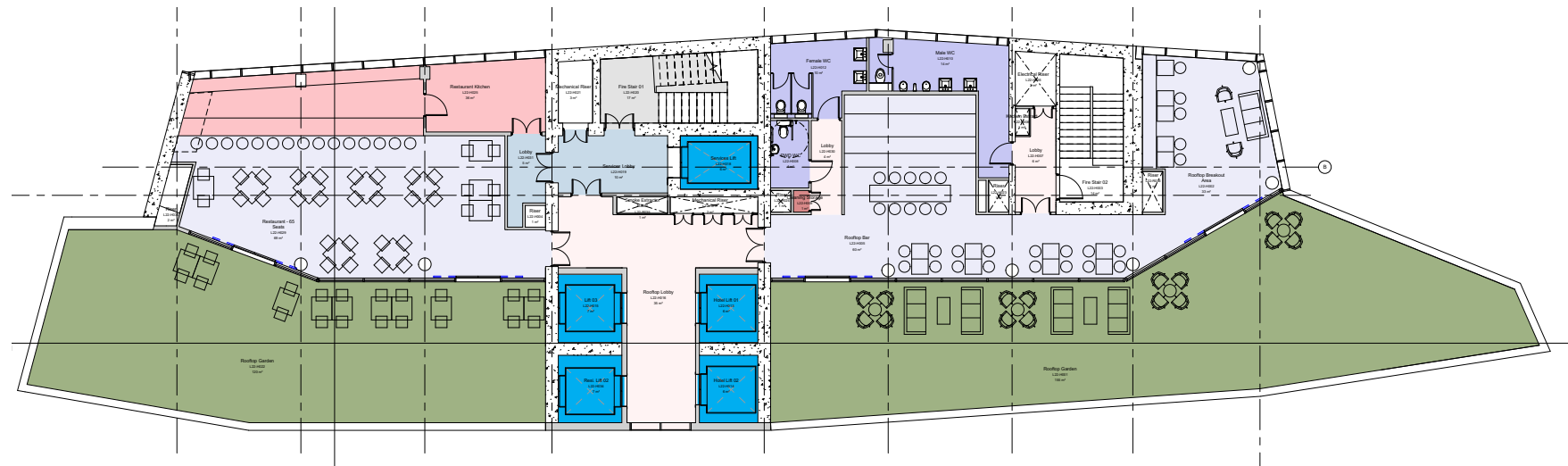


FIGURE 64. Level 22 (Roof Bar and Terrace) GA Plan

2.11 SITE DEVELOPMENT

Since the Hybrid Consent and subsequent NMA was approved in 2016 and 2017 respectively, TH have commenced the phased delivery of the NDP masterplan through the completion of:-

- A** Plot 1 - The Stadium (completed 2019)
- B** Plot 2 - Tottenham Experience (completed 2018)
- C** Plot 3 - Hotel Plot sub and super structure up to podium level (completed 2019)
- D** Interim / temporary landscaping on podium level (2019).
- E** The Corner Pin No. 732 High Road*, on Park Lane, restored from the TH Stadium ticket office to a public house.

**Note: 732 sits outside of the NDP Application red line (2021).*



FIGURE 65. White Hart Lane Stadium (2015)



FIGURE 66. White Hart Lane (2022)



FIGURE 67. Tottenham Experience and Warmington House (2019)

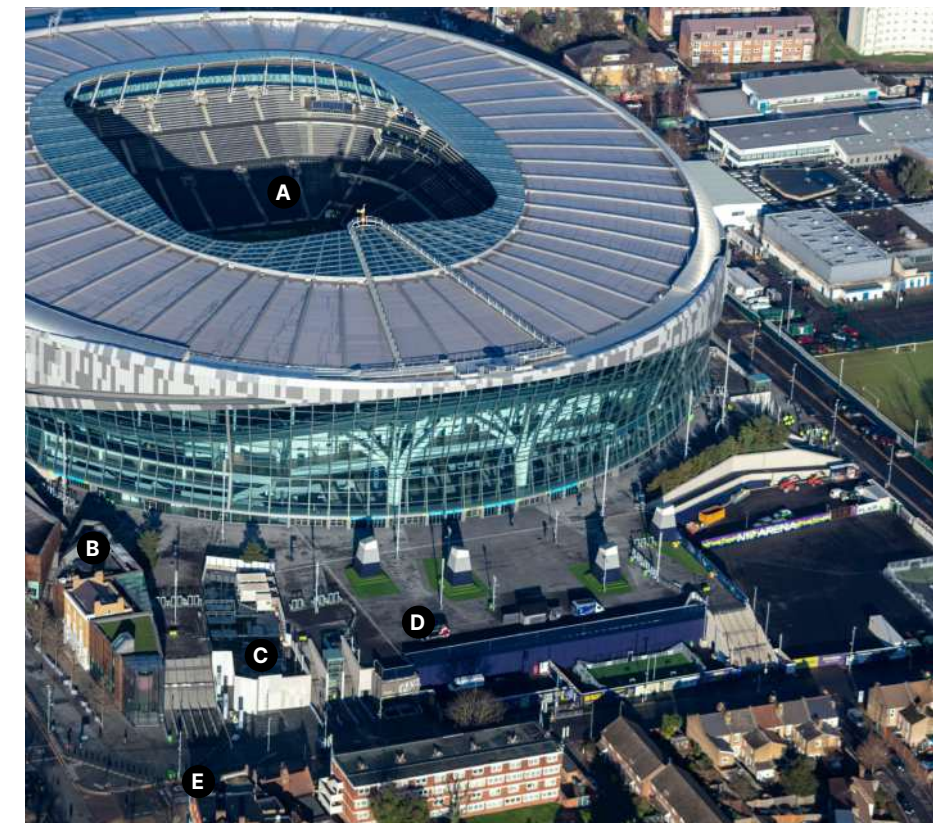


FIGURE 68. Aerial View of Southern Development

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT

Since 2016, beyond the NDP boundary, a number of key sites adjoining, or in close proximity, have been subject to extant or recent planning approval by LBH.

KEY

- //// Plot 3 Hotel
- NDP Application Boundary
- Goods Yard
- 867-879 High Road (The Depot)
- 807 High Road
- Northumberland Terrace
- Printworks
- Lendlease High Road West Masterplan Framework (HRWMF) Boundary

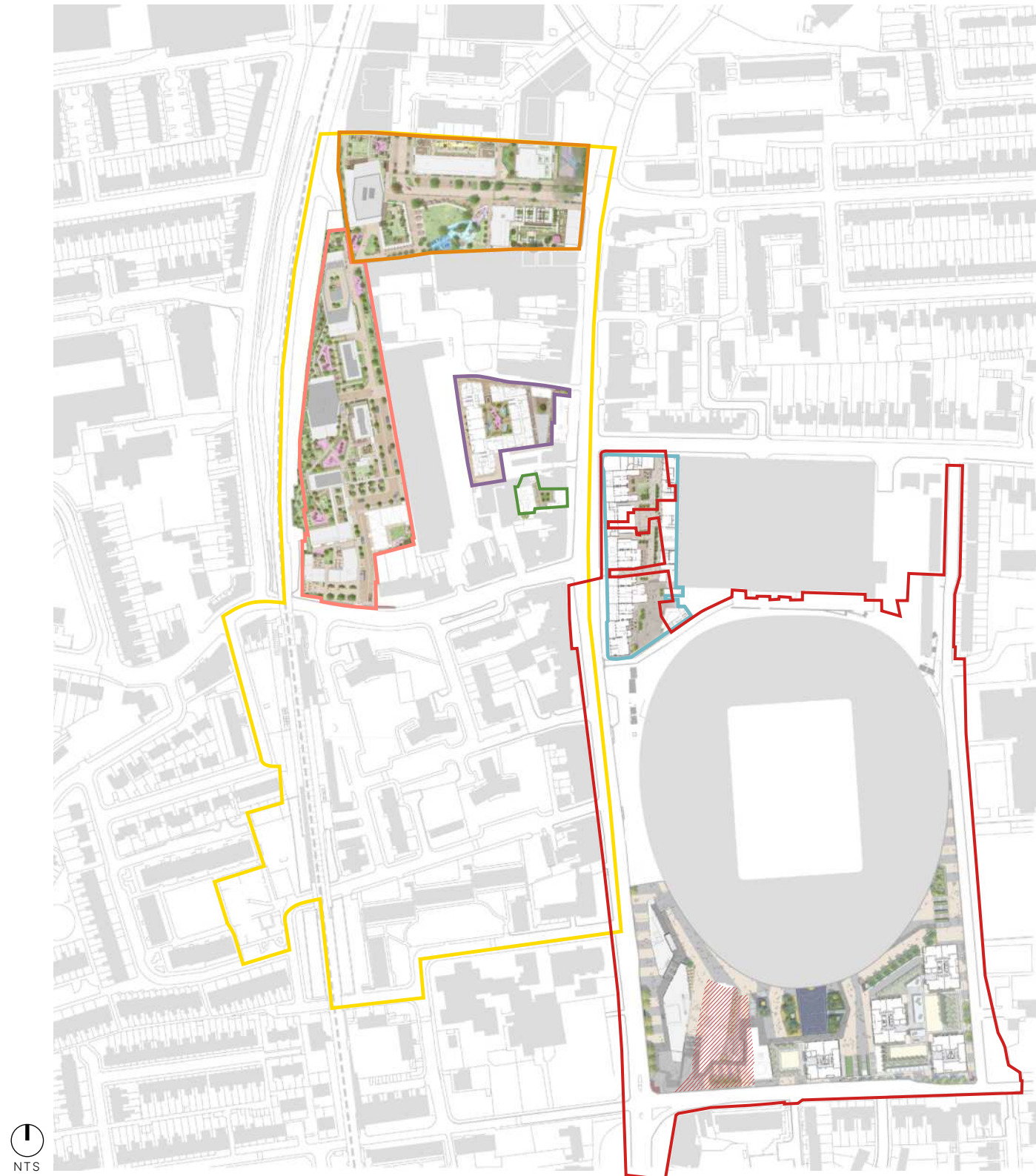


FIGURE 69. Consented Applications & Future Development Site Boundaries