

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

S73 APPLICATION

THHTL-F3A-XX-XX-RP-A-0001

DESIGN AND ACCESS STATEMENT ADDENDUM

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ABBREVIATIONS

TH	Tottenham Hotspur Property Company Limited
THFC	Tottenham Hotspur Football Club
LBH	London Borough of Haringey
F3	F3 Architects
S73	Section 73 (minor material amendment)
NDP	Northumberland Development Project
LP	London Plan
GLA	Greater London Authority
NPPF	National Planning Policy Framework
NDP DAS	NDP Design and Access Statement prepared by Populous Architects et al to support application HGY/2015/3000.
HRW	High Road West
HRWMF	High Road West Masterplan Framework
BCLG	Business Community Liaison Group
TAAP	Tottenham Area Action Plan
BMU	Building Maintenance Unit
M&E	Mechanical and Electrical
TVIA	Townscape Visual Impact Assessment
NTS	Not to scale
LPA	Local Planning Authority



NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION ONE: INTRODUCTION

DESIGN AND ACCESS STATEMENT ADDENDUM





1.1 PROJECT OVERVIEW

This Design and Access Statement has been prepared by F3 Architects (F3) in conjunction with the wider consultant team on behalf of Tottenham Hotspur Property Company Limited (TH), the Applicant, in support of an application for minor material amendments to the London Borough of Haringey (LBH) made under Section 73 (S73 NDP Hotel Application) of the Town and Planning Act 1990 (as amended). The purpose of this document is to describe the design for the proposed amendments in relation to the Hotel Plot 3 portion of the scheme, following the grant of planning permission for the Northumberland Development Project (NDP) on 15 April 2016 (LPA ref HGY/2015/3000).

The changes to the previously approved NDP Hotel building within this permission relate to:

- Changes to the building form and layout;
- Increase to the height of the building from 23 to 29 storeys
- An increase in the overall building floorspace (GIA) to 27,378 sqm (16,132 sqm hotel and 11,256 sqm residential) from the approved 19,835 sqm.

This report has been prepared with due regard to the requirements detailed within, and in accordance with, Article 9 of the Town & Country Planning (Development Management Procedure) (England) Order. This Design and Access Statement (DAS) should be read in conjunction with the wider S73 planning application documents prepared as part of this submission.

The S73 NDP Hotel application drawings and associated reports are developed from principles and parameters established within the approval and amendments comprising the original NDP permission HGY/2015/3000 documentation.



FIGURE 1. West Elevation

1.2 PROJECT TEAM

CLIENT

TOTTENHAM HOTSPUR COMPANY LIMITED



PLANNING CONSULTANTS/ES

QUOD



ARCHITECT

F3 ARCHITECTS LLP

HOTEL SPECIALIST CONSULTANTS
(ARCHITECT)

STUDIO MOREN



LANDSCAPE ARCHITECT, TRANSPORT

ARUP



STRUCTURAL ENGINEER, CIVIL ENGINEER,
GEOTECHNICAL ENGINEER, MEP ENGINEER,
VERTICAL TRANSPORT, SUSTAINABILITY,
FACADE ENGINEER, ACOUSTIC ENGINEER,
SPECIALIST LIGHTING, GROUND ENGINEER,
ACCESSIONABILITY, WASTE MANAGEMENT,
FLOOD RISK ASSESSMENT

BURO HAPPOLD



FIRE ENGINEER

OFR



TOWNSCAPE AND AVR CGIs

CITY DESIGNER



MILLER HARE



HERITAGE CONSULTANTS

COGENT HERITAGE



DAYLIGHT, SUNLIGHT & OVERSHADOWING

GIA



QUANTITY SURVEYOR

ARCADIS



WIND & MICROCLIMATE

ARCAERO



CROWD FLOW & MOVEMENT

MOVEMENT STRATEGIES



CLIMATE CHANGE

ECOLYSE



ENVIRONMENTAL SERVICES / ECOLOGY

TYLER GRANGE



ARCHAEOLOGY

MOLA



AIR QUALITY ASSESSMENT

AQCONSULTANTS



PRINCIPAL DESIGNER

IM2



1.3 BRIEF AND VISION

Based in the area for over 120 years Tottenham Hotspur Football Club ('THFC' or the 'Club') are passionate about Tottenham and have a vision to deliver new homes, green spaces, public areas, retail, and leisure uses across a range of sites under their control. This is anchored by the redevelopment the new Tottenham Hotspur Stadium (which opened in 2019) and constitutes the centre piece of the 2016 approved Northumberland Development Project (HGY/2015/3000) planning permission. The NDP Application DAS set out the following key aims in relation to the overall masterplan: -

1. Supporting the long-term viability of THFC through the delivery of a world class 61,000+ capacity 'next generation' stadium.
2. Delivering investment in support of the wider regeneration of this part of North London - This regeneration programme aimed to tackle 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.
3. In addition to the new stadium, provision of facilities to support the creation of a major new 'destination' mixed-use development, comprised of: -
 - a. Development of the Tottenham Experience on the High Road – integrating retail, museum, tours, and café elements into a combined building.
 - b. Retention of Grade II Listed Warmington House as an integral part of the Tottenham Experience.
 - c. Improved crowd management solution to the High Road.
 - d. A new 180-bed Hotel, with additional serviced apartments.
 - e. An Extreme Sports Building.
 - f. 585 new homes.
 - g. An improved public realm – including a large public square hosting a range of community sports activities and events.
4. Creation of a new urban scale built environment that maintained and held the linear High Road frontage, created a permeable public realm and active street frontage around the perimeter of the site.

The vision for the Hotel site design as set out in the approved NDP Application DAS was as follows: -

1. To make an active contribution to Tottenham as an employer, destination and to support the conference and banqueting operations within the stadium.
2. It will provide a 4* lifestyle concept hotel which will also support business travellers to the City of London, with the good transport links that exist in close proximity to the hotel, as well visitors to the stadium.
3. Iconic design, linked in style and materiality to the stadium, to provide a landmark building intended to complement the new stadium design with a 'shard-like' form intended to frame views from the High Road south and reveal the stadium.
4. The building to act as a beacon to the NDP development, drawing people from all directions, while the roof-top cafe and bar will provide fantastic views back to the city of London.
5. A solid base to respond to the context of Tottenham and the High Road, mediating the scale of the tower with the surrounding context with its materiality of solid masonry and glass, contrasting to the perforated metal of the tower above and grounding the building to the street and podium.

THFC have commenced the phased delivery of the NDP masterplan through the completion of the Lilywhite House (Phase 1) - 2015, the Tottenham Experience -2018, the new Tottenham Hotspur Stadium – 2019, as well the Hotel Plot sub and super structure up to podium level -2019.

A REVISED BRIEF - 2023

Eight years have passed since the NDP Hotel's original conception and the Applicant has sought to revisit the principles of the approved design to: -

1. Better complement a range of significant outline and detailed planning approvals for adjoining sites and masterplans.
2. Build on the experience and knowledge acquired through the completion and operation of the new stadium building.
3. Reflect post Covid pandemic and emerging hotel trends.
4. Address developments with regards to national, regional and local planning policy, as well as Building Regulations and statutory compliance.

This has resulted in a revised brief for the scheme and the evolution of the design, for which planning permission is being sought through a S73 Application to amend the original NDP permission, in order to secure consent for a revised detailed design for the hotel and adjacent public realm. The overarching ambition for the Hotel scheme remains to deliver a new landmark for Tottenham, drawing in more people and activity to the area, delivering on its central role within the regeneration aims of the NDP masterplan.



NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION TWO: SITE CONTEXT

DESIGN AND ACCESS STATEMENT ADDENDUM



2.1 LOCATION

The Site is located to the south-west of the new Tottenham Hotspur Stadium on the junction of Park Lane and High Road. It is bound by the Stadium to the north; two temporary five a-side football pitches and events space to the east (granted planning permission in July 2022 (HGY/2022/0167); Park Lane to the south; and the Tottenham Experience building to the west.

The site red line application boundary refers to the Northumberland Development Project (NDP) Application Boundary.

The NDP permission is a 'hybrid consent' ('the Hybrid Consent') which comprises:

- Full planning permission for Plot 1 (The Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel)
- Outline planning permission for Plot 4 (The Extreme Sports Building), Plot 5 (The Residential Buildings and Flexible B1/D1 Space) and Plot 6 (The Community Health Building).

The red line planning application boundary for the S73 Application remains the same as that of the Hybrid Consent.

This S73 Application proposes amendments focused on Plot 3 (the "Plot 3 Site").

See section 2.9 of this report for further detail with regards to NDP planning permission.

The overall application site area is 8.97 Ha (22.17 acres) and the NDP Hotel S73 (Plot 3) site area is 0.23Ha (0.58 acres).

KEY

-  Plot 3 Hotel
-  NDP Application Boundary
-  Tottenham Hotspur Stadium
-  High Road
-  Park Lane
-  Overground Station
-  Tottenham Experience


NTS



FIGURE 2. Site Aerial Overview

2.1 LOCATION (CONTINUED)

The Tottenham High Road / North Tottenham Conservation Area lies adjacent to the Site to the north west and south west. There are several statutorily and locally listed buildings surrounding the site including the Grade II Listed Warmington House (744 High Road), located to the west of the Site which has been incorporated into the Tottenham Hotspur Experience building.

Other listed buildings located near the site include 790 (Dial House), 792, 794, 796 (Percy House), 798-802, 808 & 810 High Road. No. 2 and 4 Park Lane are locally listed and located opposite the Site.

KEY

- ▬ North Tottenham Site Allocation (Haringey Local Plan)
- ▬ NDP Application Boundary (2015) (HGY/2015/3000)
- ▬ Outline Planning Application Boundary (HGY/2015/3000)
- ▬ The Goods Yard & The Depot (HGY/2021/1771)
- ▬ High Road West Hybrid Planning Application (HGY/2021/3175)
- ▬ Conservation Areas (Haringey Council Local Plan)
- ▬ Locally Listed Buildings (Haringey Online Planning Maps)
- Grade II Listed Building
- Grade II* Listed Building
- White Hart Lane Overground Station
- Plot 3 Hotel

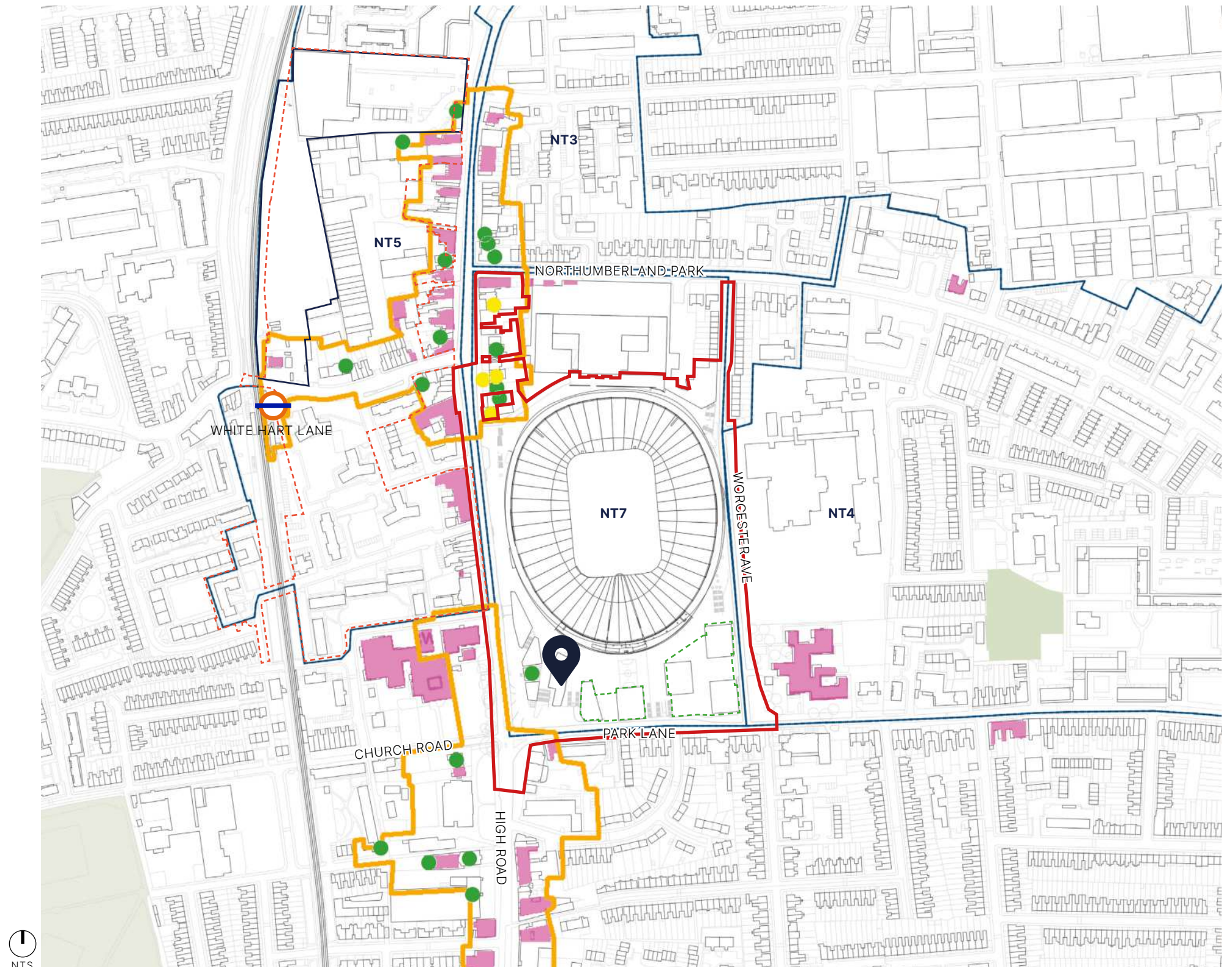


FIGURE 3. Existing Location Plan (with Approved NDP Outline Schemes)

2.1 LOCATION (CONTINUED)



FIGURE 4. Aerial View of the Stadium Looking North West



FIGURE 5. Aerial View of the Stadium Looking North East



FIGURE 7. Key Plan



FIGURE 6. Aerial View of the Stadium Looking North

2.1 LOCATION (CONTINUED)



FIGURE 8. View of Site from Southern Approach



FIGURE 9. View of Plot 3 - Hotel

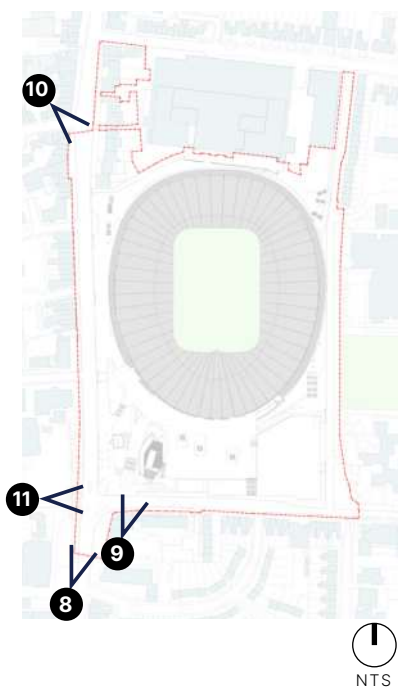


FIGURE 12. Key Plan



FIGURE 10. View from High Road Looking South East



FIGURE 11. View of Park Lane Looking East

2.2 SITE TOPOGRAPHY

The Site is oriented north/south, starting from a level of +10.86m AOD at Park Lane, gently rising to a level of +11.00m AOD when approaching the entrance of the building. There is an existing set of stairs that bisects the Tottenham Experience building the site, beginning at +11.00m AOD, connecting to the podium level at approximately +15.68m AOD. At podium, the level gently slopes up from 15.68m AOD to +16.29m AOD. The level then gently slopes up in the west to east direction, to +17.06m AOD.

The proposed development will maintain these two principal levels.

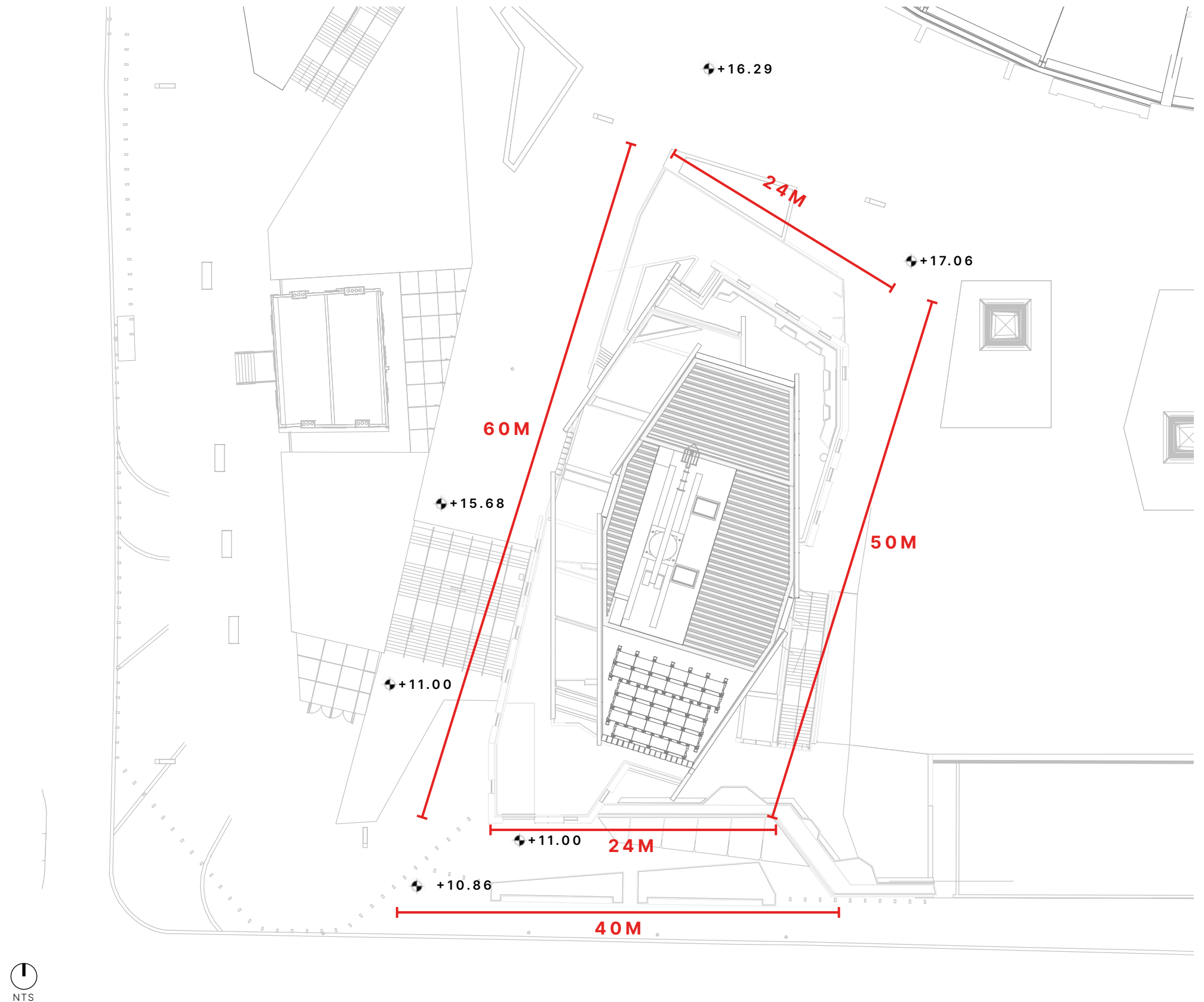


FIGURE 13. Site Topography and Overall Dimensions

2.2 SITE TOPOGRAPHY (CONTINUED)

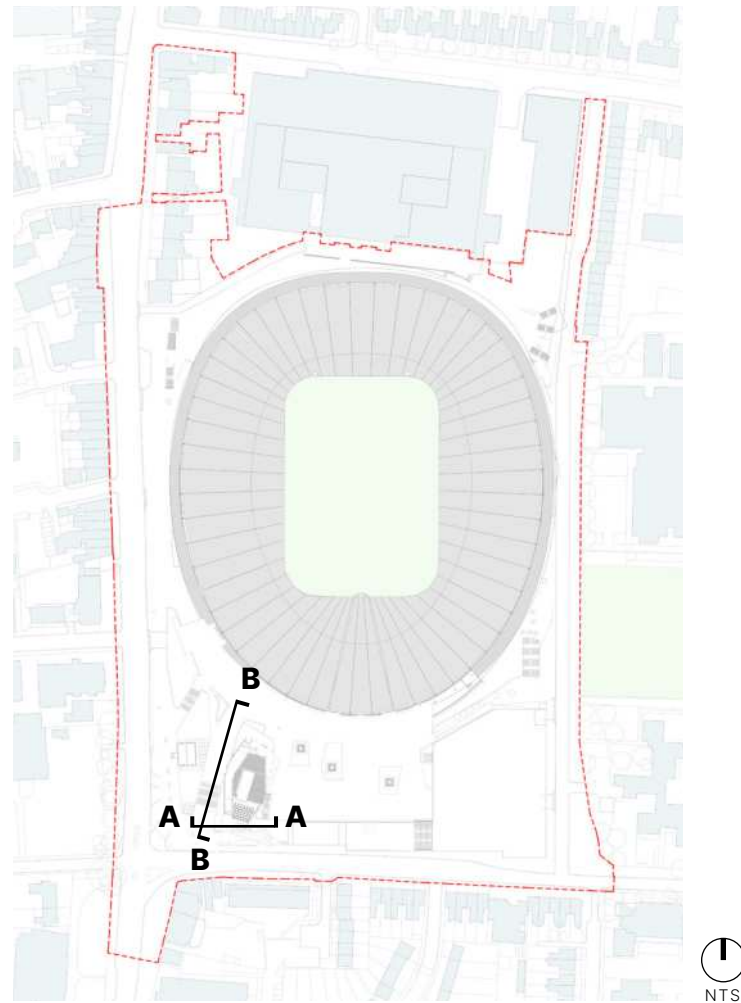


FIGURE 14. Key Plan

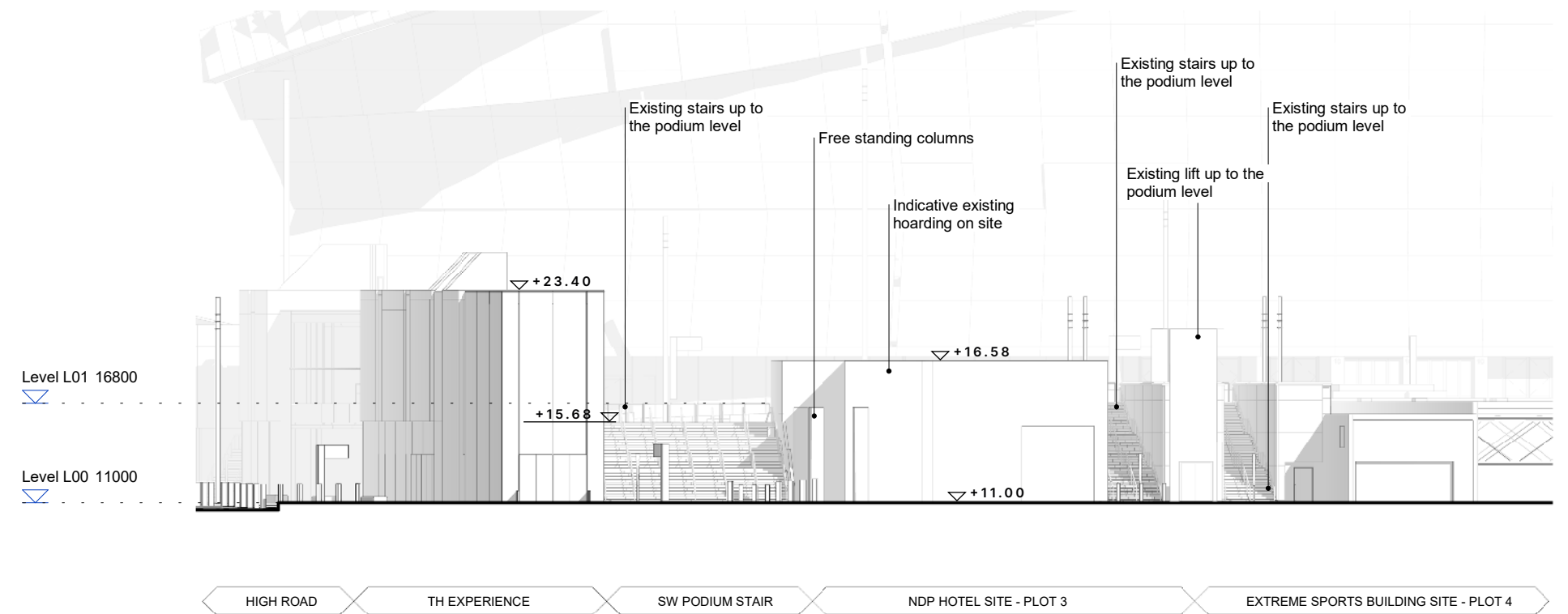


FIGURE 15. Elevation A-A (Existing South Elevation Looking North)

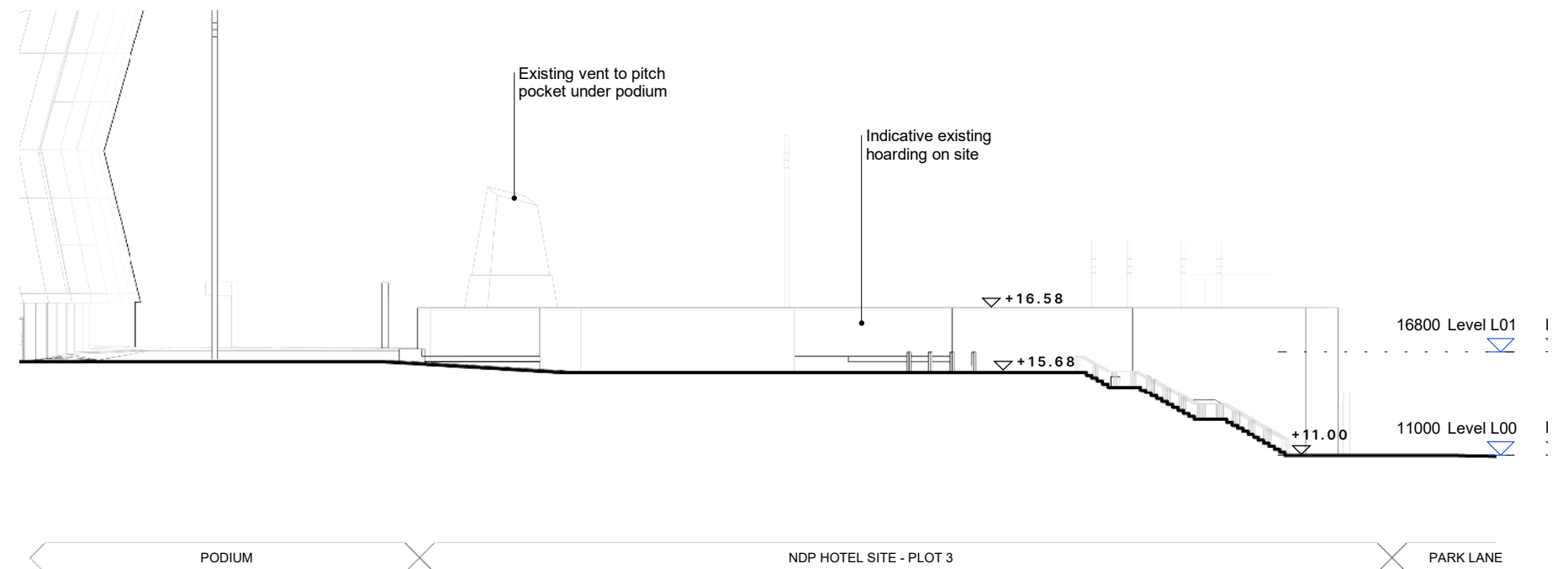


FIGURE 16. Elevation B-B Existing Western Elevation Looking East

2.3 THE SITE: FLOOD RISK

The Site lies predominantly within Flood Zone 1, a section to the south-west of the site is just within Flood Zone 2. This portion is where the public realm on the ground floor is proposed. By definition, the risk of flooding from rivers or the sea in Flood Zone 1 is classified as low. The risk of flooding in Flood Zone 2 is classified as medium.

The nearest watercourse is the River Moselle, approximately 35m to the west of the site, which is understood to flow below ground in a culvert, from north to south.

A Flood Risk Assessment has been prepared by Buro Happold and is included with this application. The key concluding principle is that the proposed development is appropriate for Flood Zone 1, in accordance with the NPPF. The proposed commercial and service uses alongside parking, the hard and soft landscaping are considered 'Less Vulnerable', in accordance with the NPPF.

KEY

-  Plot 3 Hotel
-  NDP Application Boundary
-  Flood Zone 2
-  River Moselle

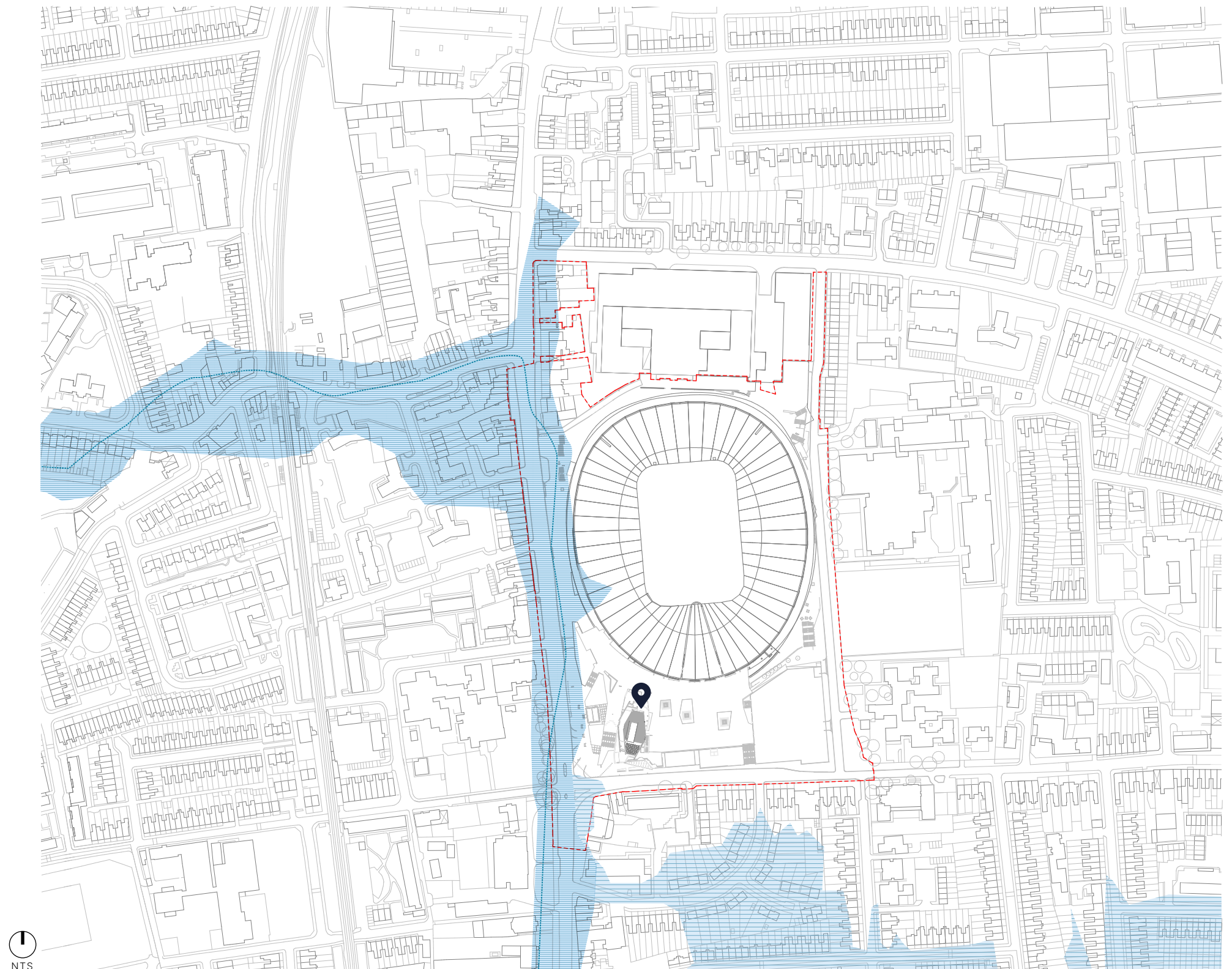


FIGURE 17. Flood Risk Diagram

2.4 CONNECTIVITY

The Plot 3 Site has a PTAL rating of 5. The Site is within a short walking distance of bus stops on The High Road, White Hart Lane and Northumberland Park and the White Hart Lane Overground Station is a short walk from the Site to the north-west. There are five main bus routes on the High Road (149, 259, 279 and 349) and the frequent W3 services running east west from along White Hart Lane and Northumberland Park as well as several night services operating in the area.

Services run approximately every 15 minutes on the recently upgraded Overground rolling stock (with greater capacity and frequency) running in to Liverpool Street, Enfield and Cheshunt. The Site is also within a 1400m (18minute) walk of the West Anglia Station serving Liverpool Street and Stansted at Northumberland Park.

Vehicular and pedestrian access to the Site is via Park Lane.

On event days at the TH Stadium Controlled Parking Zones are in operation and road closures are implemented. Full Details with regards to transport arrangements for the site are covered within the transport report prepared by ARUP and accompanying the application submission.

PTAL MAP KEY

0 (Worst)	Bus Stops
1a	Plot 3 Hotel
1b	NDP Application Boundary
2	
3	
4	
5	
6a	
6b (Best)	

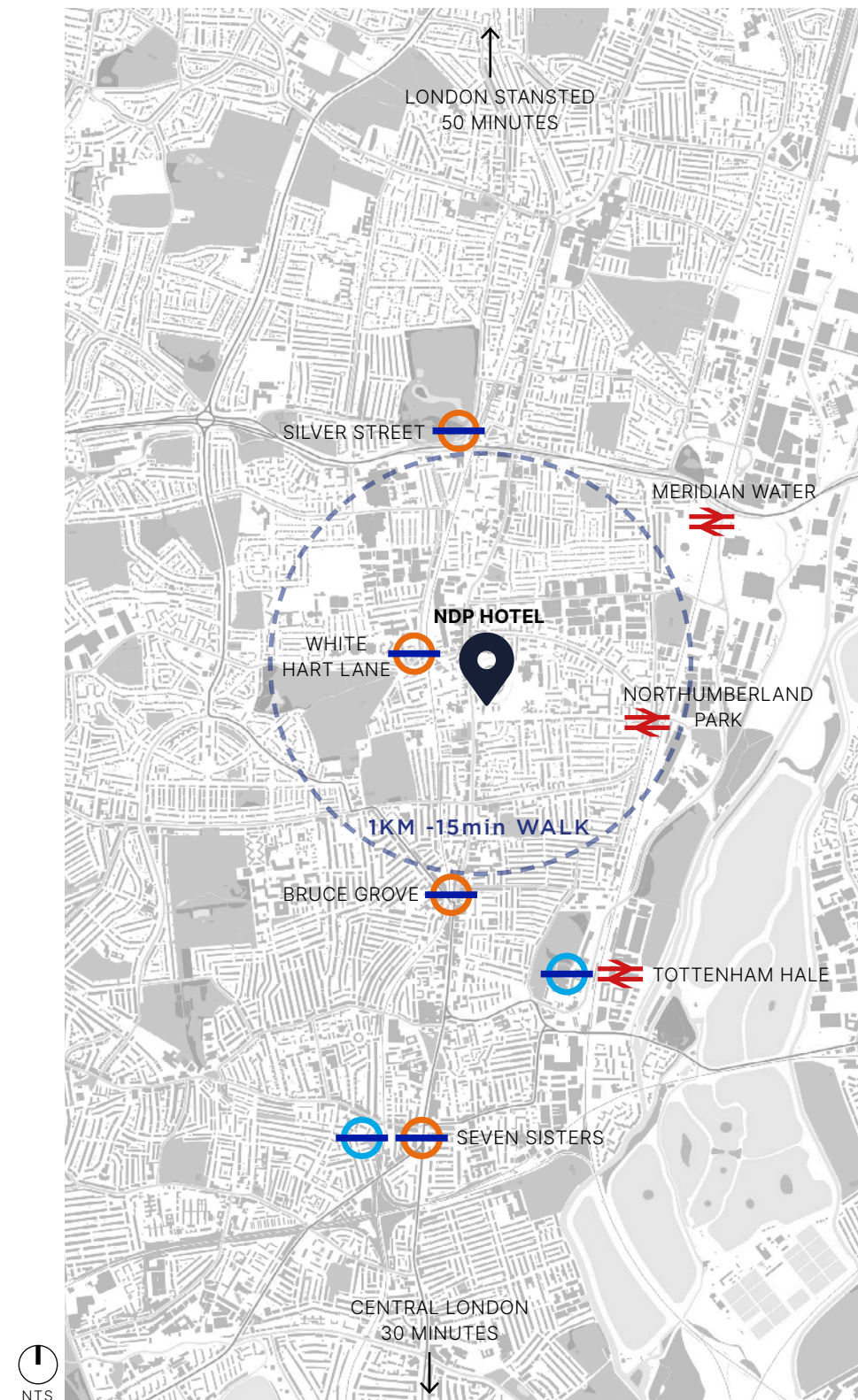


FIGURE 18. Public Transport Connections

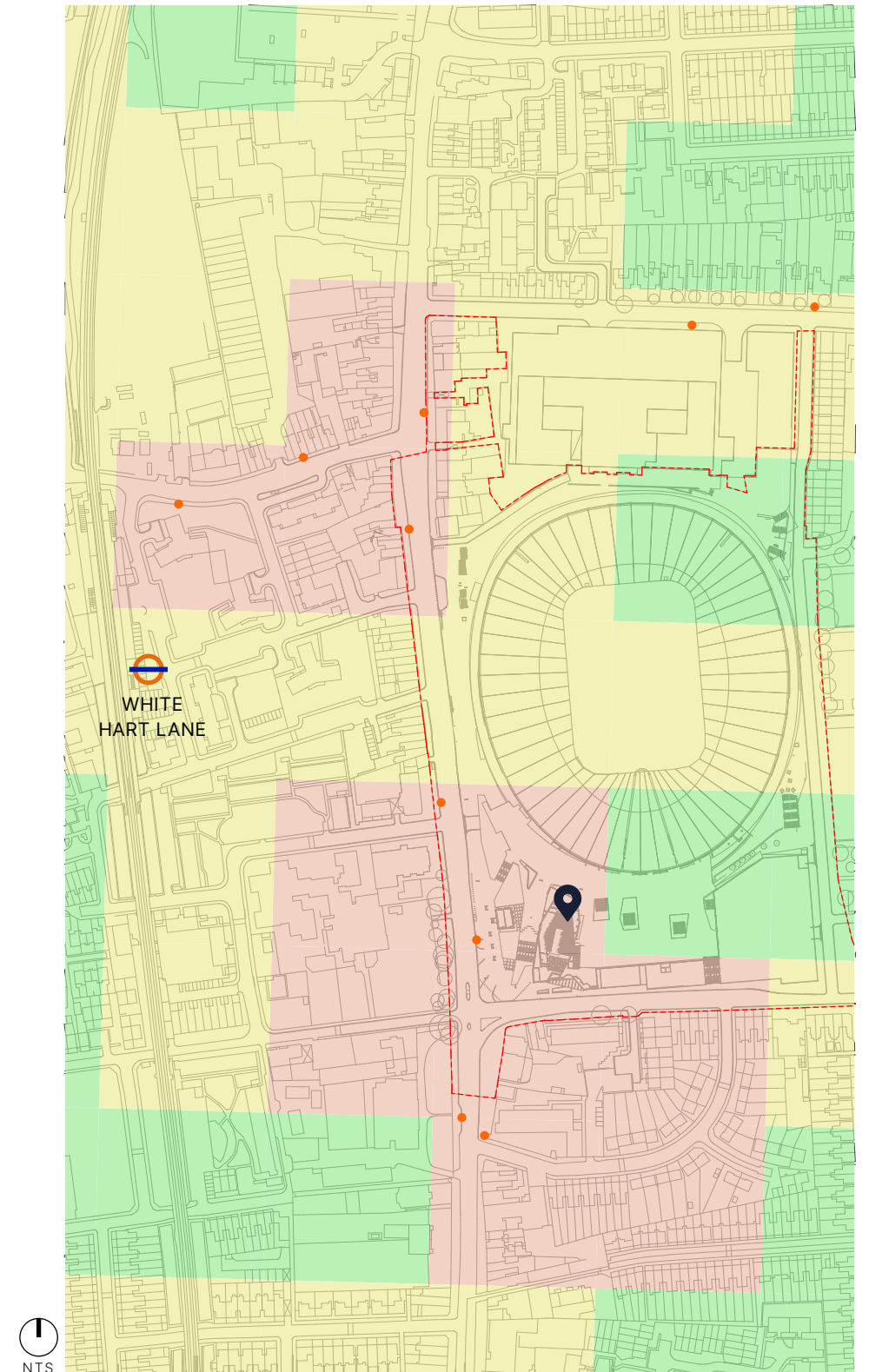


FIGURE 19. PTAL Diagram