

5.2 USE AND AMOUNT (CONTINUED)

KEY FIGURES

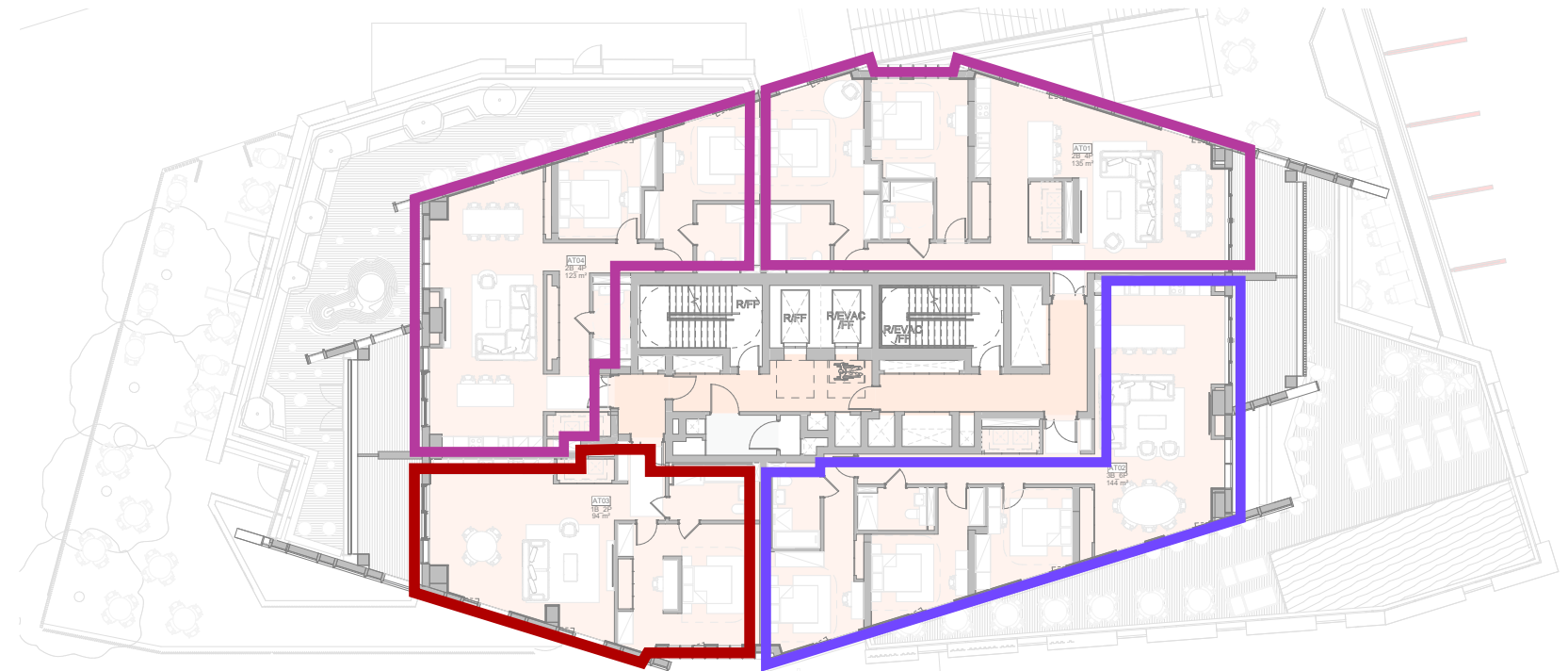


FIGURE 110. Typical Accessible Residential GA Plan (Levels 16-18)

NTS

KEY

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person

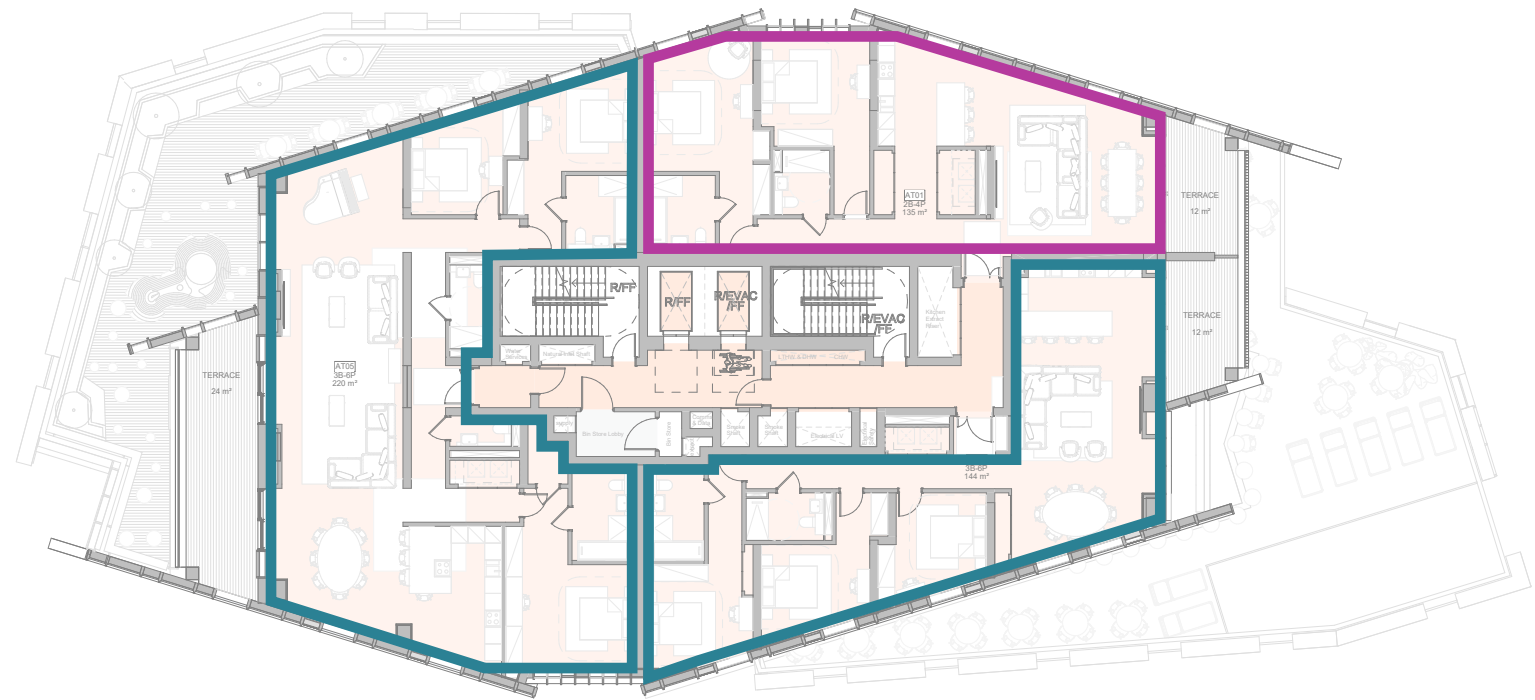


FIGURE 111. Typical Residential GA Plan (Levels 19-25)

NTS

5.2 USE AND AMOUNT (CONTINUED)

KEY FIGURES

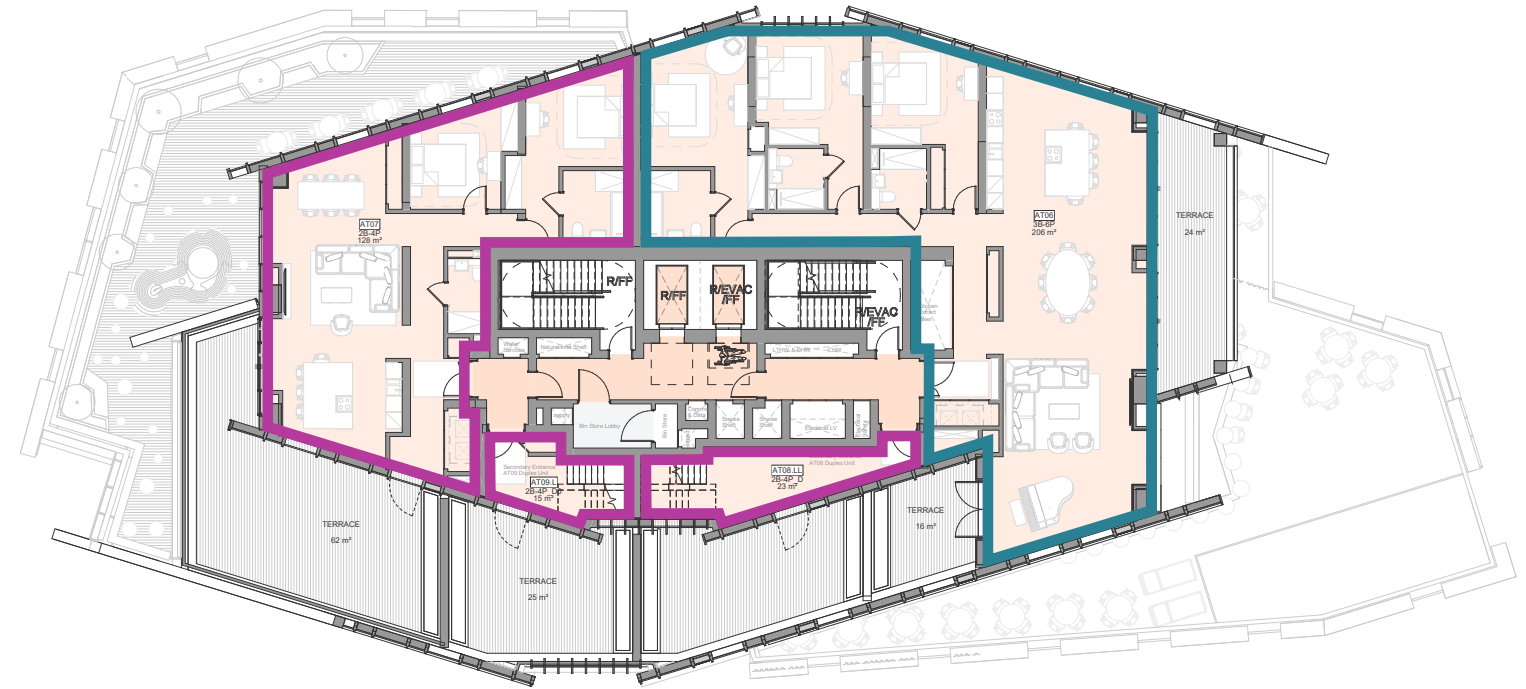


FIGURE 112. Residential GA Plan (Level 26)

NTS

KEY

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person

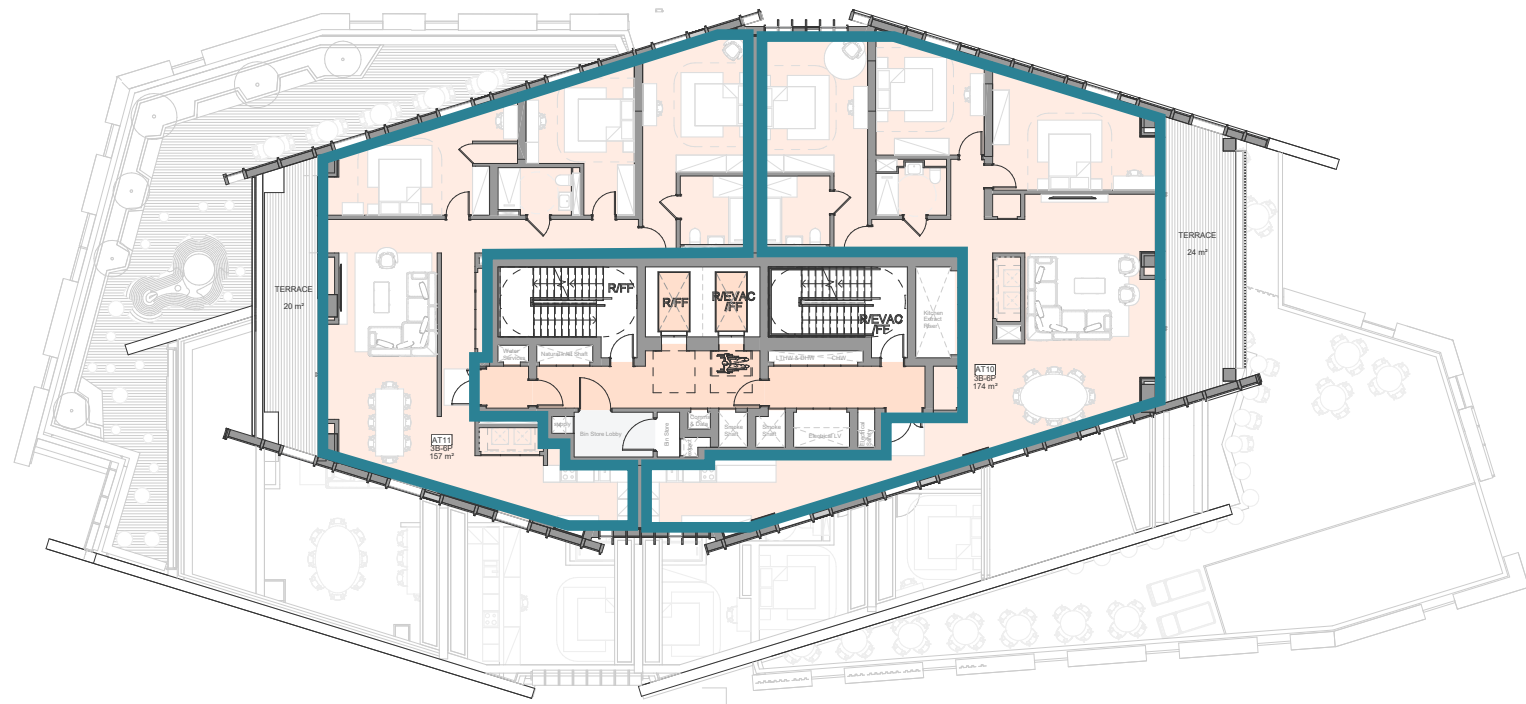


FIGURE 113. Typical Residential GA Plan (Level 28-29)

NTS

5.3 SCALE AND MASSING

5.3.1 A FAMILY OF BUILDINGS 'HOLDING' THE HIGH ROAD

A key aspect of the design response has been to look at creating a strong relationship with the High Road. The original approved NDP Scheme sets out the cluster of buildings in the south of the Stadium (see adjoining figure). This is in line with the Tottenham Area Action Plan (TAAP), which denotes the potential for tall buildings within the application site.

The proposed Hotel scheme forms part of the High Road family group of buildings that make up the south west portion of the Site, which helps connect the oval stadium form to the surrounding linear context. The individual impact of the height of the NDP Hotel tower will be balanced as a composition within the cluster of tall buildings proposed for the southern portion of the NDP site.

The proposed design will mediate the form and scale of the NDP Hotel tower to the mass of the stadium, ensuring it does not detach itself from its surrounding environment. Through the visual connection with the architectural language of the Stadium and Tottenham Experience, the Hotel's verticality will act as a foil to the horizontality of the Stadium, but still read as a related whole.

The linear articulation of the Hotel massing is broadly perpendicular to the Stadium facade and derives from its relationship with Tottenham Experience and Warmington House. Not only does it complement these two pavilions in terms of the site, it also completes the family group that holds the High Road. The materiality of the Hotel also complements the Northumberland Terrace and Tottenham Experience through its colour and texture.

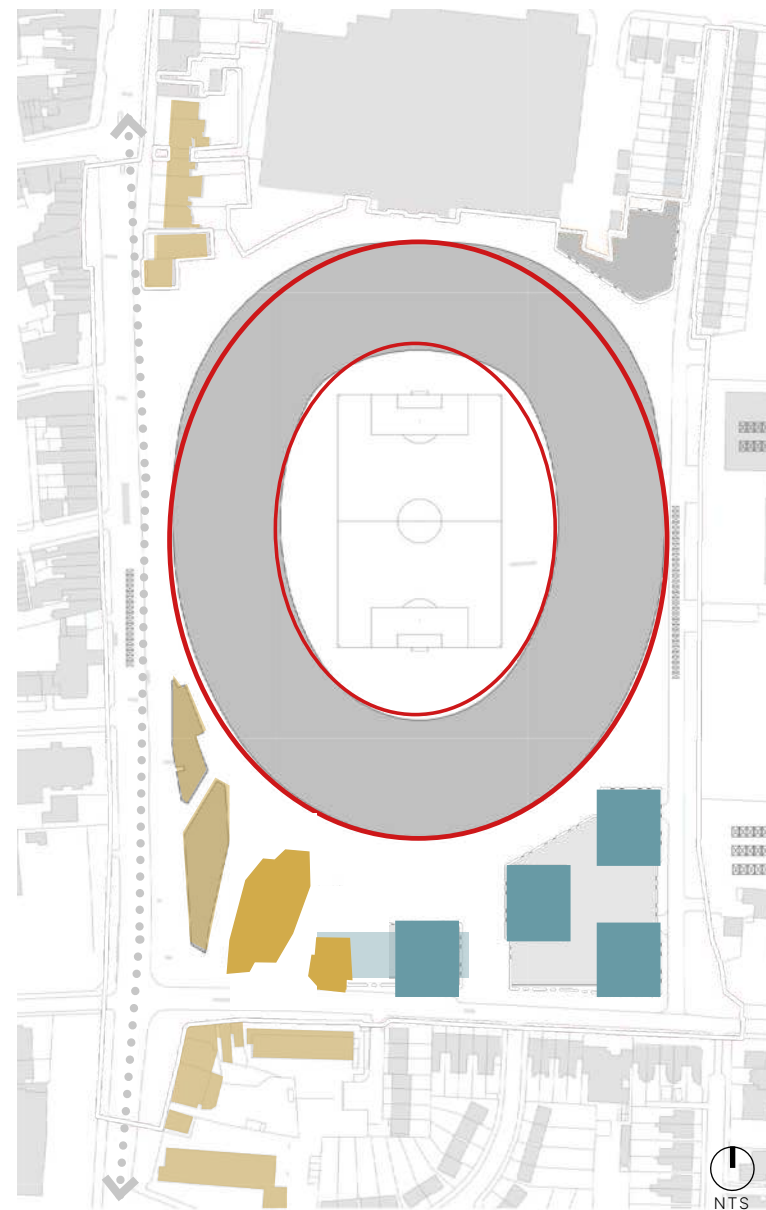


FIGURE 114. Building "Family groups" Plan Diagram

KEY

- High Road family group
- Residential family group
- Stadium family group

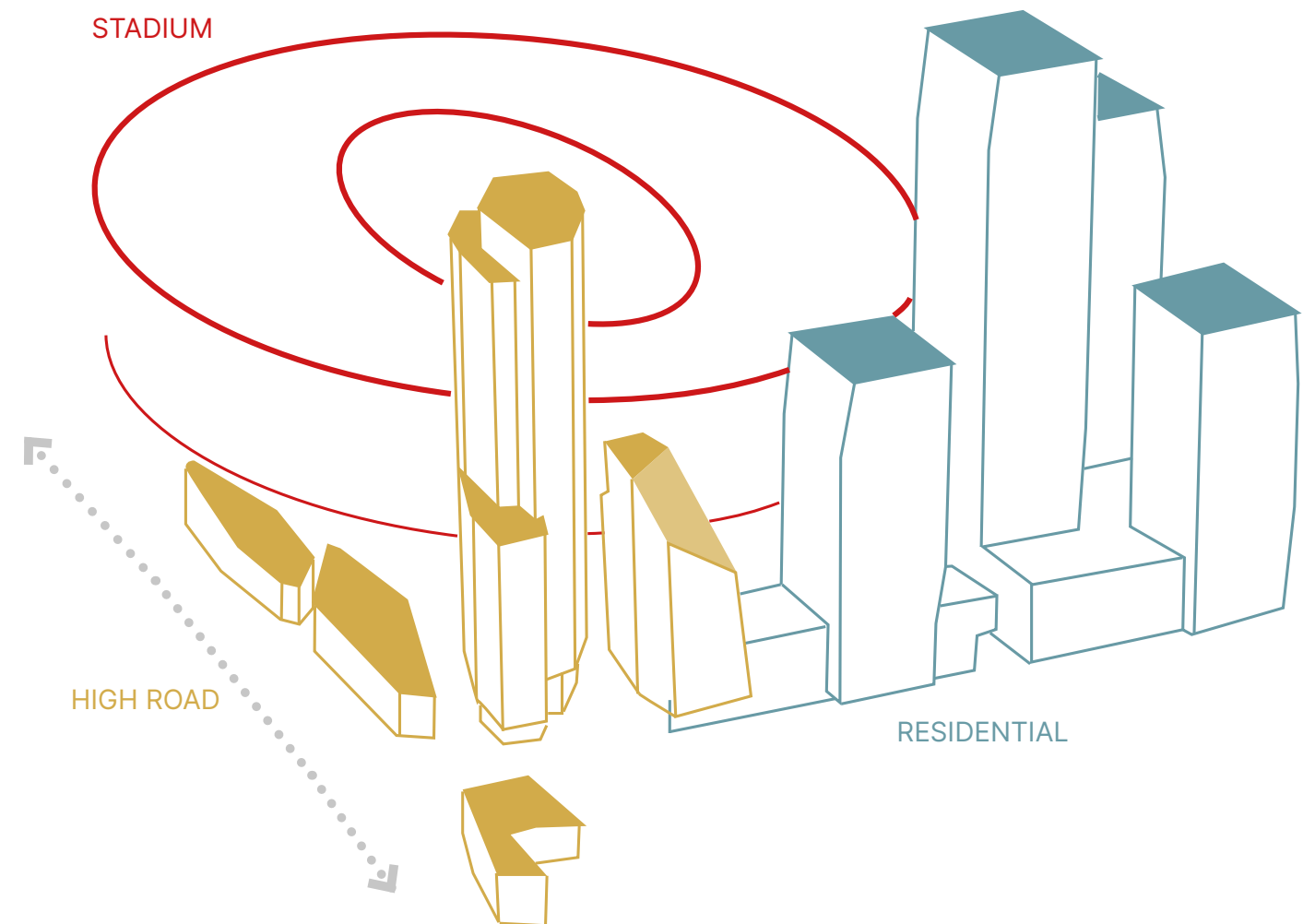


FIGURE 115. Building "Family groups" Axonometric Diagram

5.3 SCALE AND MASSING (CONTINUED)

5.3.2 HEIGHT AND EMERGING CONTEXT

A key consideration in developing the scheme's design response to height has been to take into account the emerging context of the Lendlease planning consent, based upon the principles of the adopted 2014 HRWMF, a key regeneration programme proposed by LBH within the TAAP and discussed in more detail within Section 2.11. Comparison studies of the 2017 approved (with amendment) Hotel scheme against the maximum parameter and the illustrative massing of the approved outline* HRW Lendlease scheme were conducted to assess this new context.

Whilst illustrative only, the approach to scale, increased height, and more slender massing of the proposed Hotel would appear to be entirely compatible with the emerging Lendlease HRW application's indicative scale and massing.

The evolving context revealed the need for an increase in height of the Hotel in order to re-establish the building as a visual marker or 'Campinale' (Italian bell tower) for the stadium precinct when viewed in the context of the HRW approval. The new height strategy takes into account the Hotel as a landmark from the southern approach to the stadium precinct, whilst maintaining a strong relationship with the High Road.

KEY

-  Height Progression
-  High Road
-  Railway
-  Park Lane Connection
-  Cluster of Buildings
-  Southern Approach to Stadium Precinct
-  HRW Maximum Parameters Scheme
-  HRW Illustrative scheme

**Note: detail of the Lendlease scheme is based on the Applicant Team's interpretation of height and parameter information issued within the hybrid planning application submission, and as such, is not offered as a precise or verified comparison.*

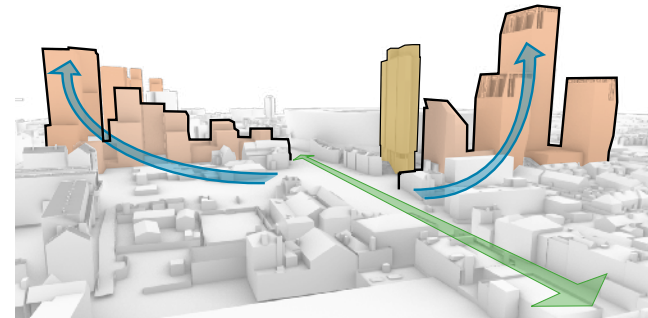


FIGURE 116. Approved Tall Building "Clusters" (HRW Illustrative Scheme and NDP Outline Plots 4 and 5)

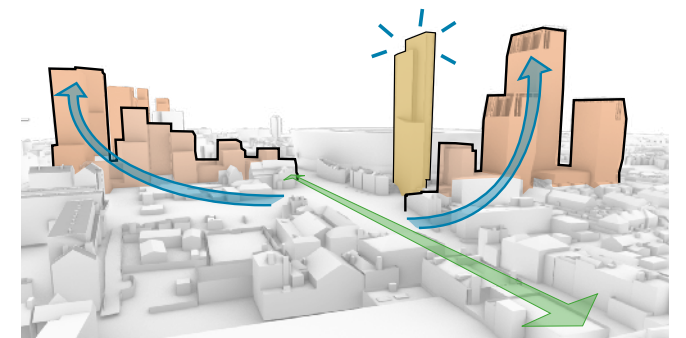


FIGURE 117. Proposed "Marker" within Tall Building "Clusters" (HRW Illustrative Scheme and NDP Outline Plots 4 and 5)

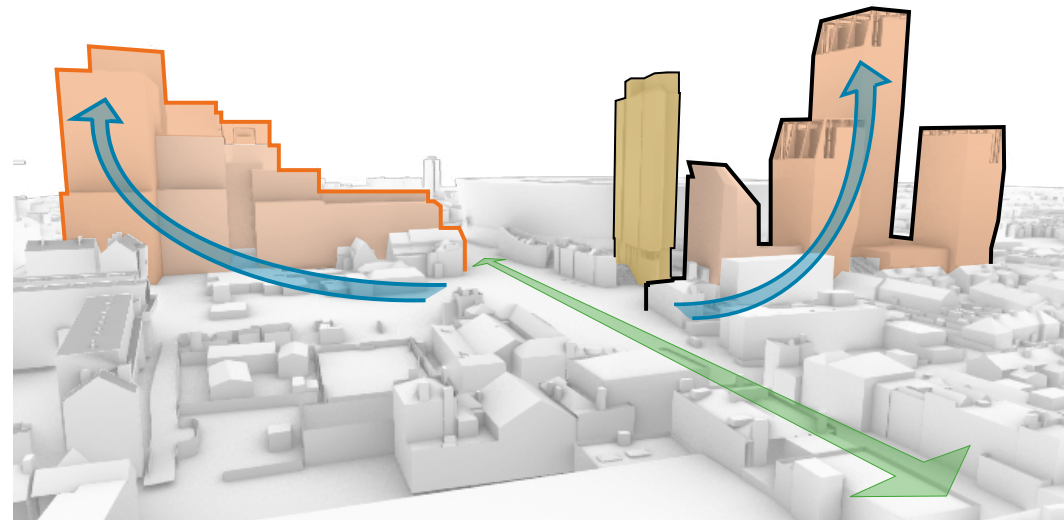


FIGURE 118. Approved Tall Building "Clusters" (HRW Maximum Parameters Scheme)

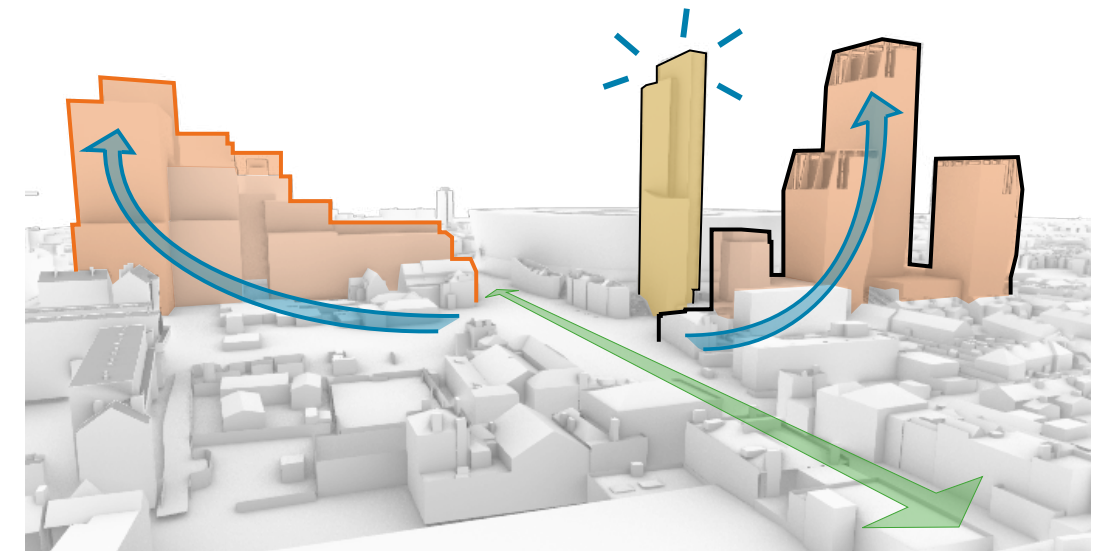


FIGURE 119. Proposed "Marker" within Tall Building "Clusters" (HRW Maximum Parameters Scheme)

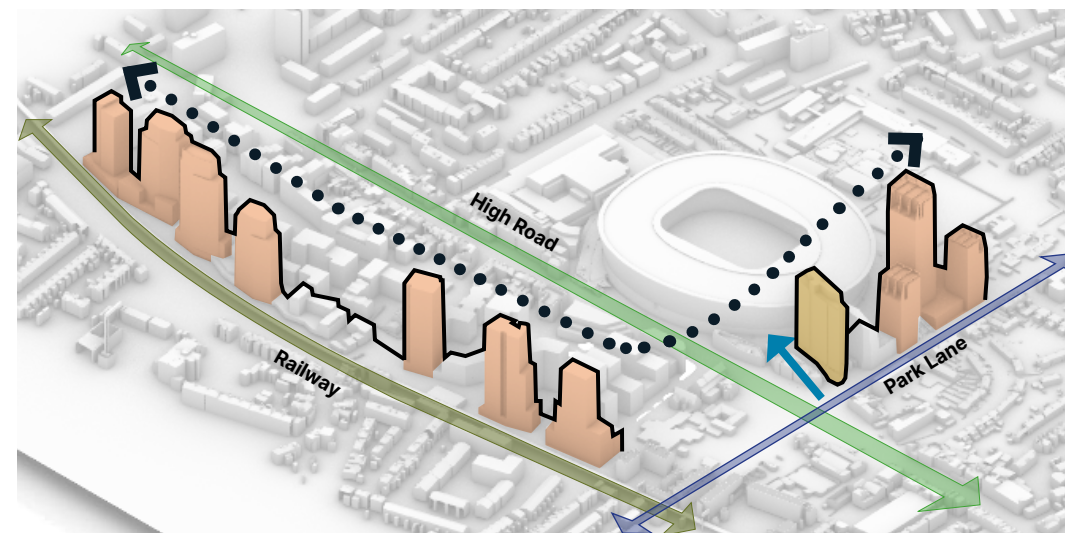


FIGURE 120. Approved TH Hotel - South West Aerial View (HRW Illustrative Scheme)

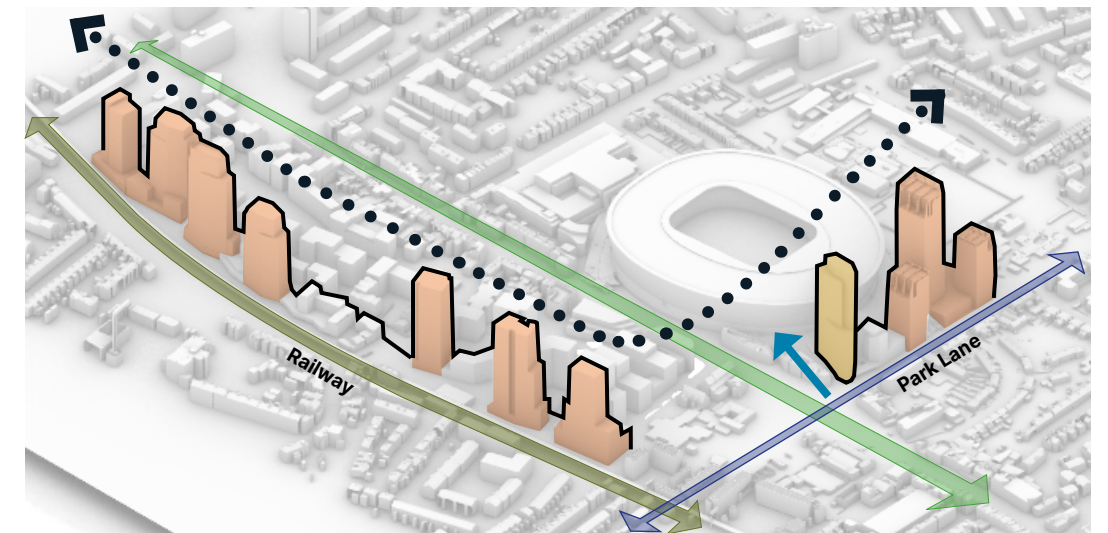


FIGURE 121. Proposed TH Hotel - South West Aerial View (HRW Illustrative Scheme)