

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

807 HIGH ROAD**Planning Permission ref:** HGY/2021/0441**Description:** Full permission for a residential led mixed-use scheme.**Site Area:** 0.06 Ha**GIA:** 1,302m²**New Homes:** 9**Commercial Space:** 219m²**Open Space:** 112m²**Play Space:** 11m²**Car Parking:** 1 Accessible**Building Heights:** 4 Storeys, 26m AOD**FIGURE 70.** Illustrative views of 807 High Road Scheme**NORTHUMBERLAND TERRACE****Planning Permission ref:** HGY/2020/1584**Description:** Full permission and LBC for a heritage regeneration mixed-use commercial scheme**Site Area:** 0.38 Ha**Commercial GIA:** approx. 6,745m²**Open Space:** approx. 1,400 m²**Car Parking:** 2 Accessible**Building Heights:** up to 4 Storeys, approx. 27m AOD**FIGURE 71.** Illustrative views of Northumberland Terrace Scheme

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

PRINTWORKS

Planning Permission ref: HGY/2021/2283

Listed Building Consent ref: HGY/2021/2284

Description: A residential led mixed-use scheme is being prepared by the same project team on behalf of TH in parallel to that for the GY and TD site.

Site Area: 0.36 Ha (3,598m²)

Total New Homes: 72 Units

Mix:

- 21 Units: 1 Bed (32%)
- 35 Units: 2 Bed (49%)
- 13 Units: 3 Bed (18%)
- 1 Unit: 4 Bed (1%)

Family Home: 19% (3 and 4 Bed)

Accessibility: 90% Part M4 (2) Homes

10% Part M4 (3) Homes

Commercial Space GIA: approx. 1,000 m²

Open Space: approx. 1,400 m²

Cycle Parking: 136 secure covered residential spaces

22 visitor spaces in public realm

4 secure covered commercial spaces

Amenity: 1164m² Open Space

200m² Play Space

The site is presently subject to the preparation of a revised application for purpose-built student accommodation (PBSA), adhering to the general mass, form and layout of the approved scheme. This is due to be submitted for consideration to LBH in August 2023.



FIGURE 72. Illustrative views of Printworks Scheme

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

THE GOODS YARD AND THE DEPOT, TOTTENHAM

LBH planning ref: HGY/2022/0563

(Resolution to grant as of July 2023)

Description: Detailed permission for a residential led mixed-use scheme comprising residential units, flexible commercial and F&B space, within iterated 2014 Arup HRWMF.

Site Area: 2.5045 Ha (25,045m²)

Total Class C (Residential): 75,369m² GIA

: 82,603m² GEA

Total New Homes: 844 Units

Mix: 1 Bed (29%)
2 Bed (50.5%)
3 Bed (19.5%)
4 Bed (1%)

Car Parking: 30No. Standard Spaces
50No. Accessible Spaces
8No. Standard Commercial Spaces
2No. Accessible Commercial Spaces

Cycle Parking: 1,568 secure covered residential spaces
78 visitors spaces in public realm
15 secure covered commercial spaces

Amenity: Play space: 2,900m² (3.5m² Per Unit)
Open space: 15,630m² (18.5m² Per Unit)

LBH reference HGY/2022/0563 is a revised version of a nearly identical scheme for the sites allowed at appeal (ref: HGY/2019/2929) which delivered 867 new homes on the site. The reason for the amendment was to address development with regards to fire safety legislation and the Building Safety Act (2022) subsequent to the allowed appeal.

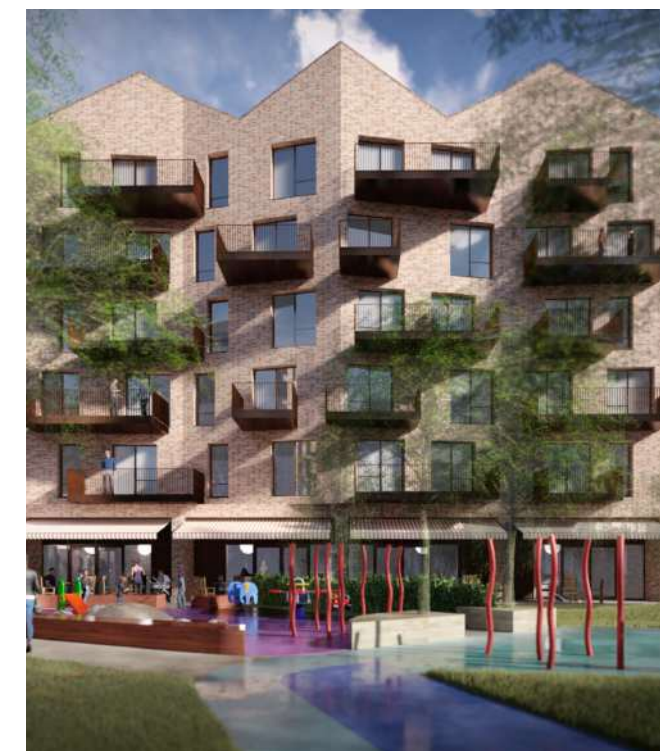


FIGURE 73. Illustrative views of Goods Yard and Depot Scheme

2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

HIGH ROAD WEST, TOTTENHAM

LBH planning ref: HGY/2021/3175

Description: Hybrid planning application seeking outline permission for creation of a new mixed-use development including residential, commercial, business and service, leisure, community uses and Sui Generis uses (creation of a new public square, park and associated public realm works). The application also seeks detailed application for creation of new residential floorspace together with landscaping, parking and associated works.

Site Area: HGY/2021/3175

Total New Homes: 2,612 Units (illustrative scheme)

Mix: 85 Units: Studio (3%)
 859 Units: 1 Bed (33%)
 1,237 Units: 2 Bed (48%)
 375 Units: 3 Bed (14%)
 56 Units: 4 Bed (2%)

Total Class C (Residential): 245,685 sqm

Total Class E (Retail): 12,922 sqm

Total Class F (Community): 2,997 sqm

Amenity: 42,100 sqm of publicly accessible open space

The initial strategy for tall buildings was first established in the 2014 HRW Framework by Arup, which set out a spine of taller buildings along the western railway line with a gradient of heights falling down to the High Road and the scheme's sensitive northern and southern boundaries.

*Note: Sites 1, 2, 3, 4 & 5 owned by THFC shown for reference purposes

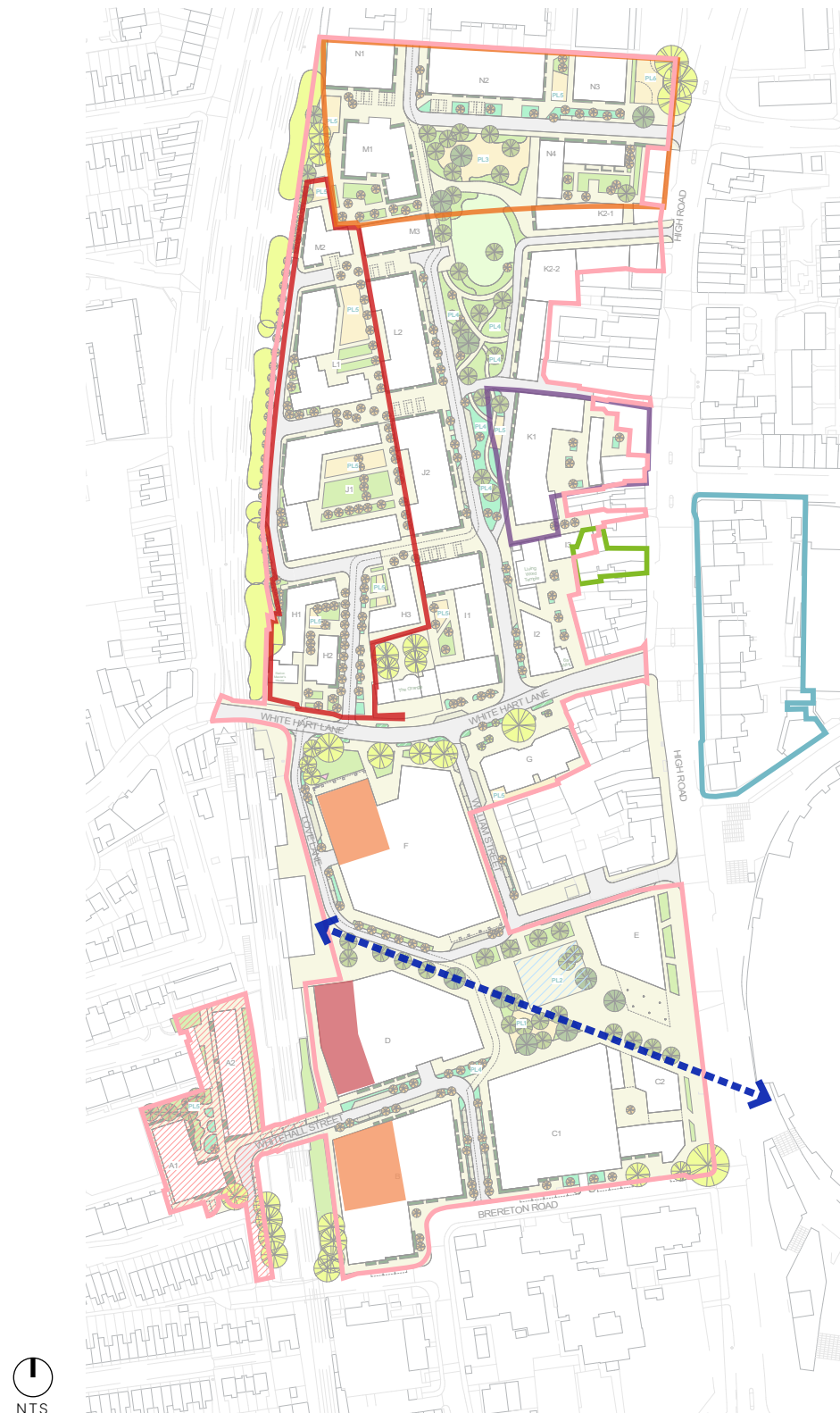


FIGURE 74. Lendlease Masterplan with Overlaid Site Outlines



FIGURE 75. Illustrative heirarchy of buildings diagram

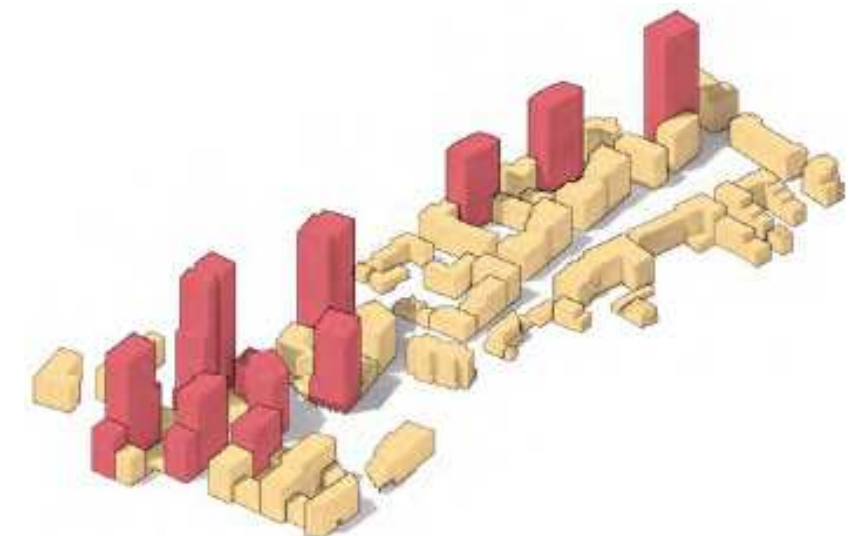
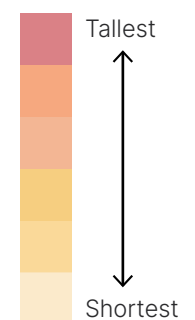


FIGURE 76. Tall Buildings above 10 Storeys

KEY

- HRWMF Application Boundary
- ① Goods Yard
- ② The Depot
- ③ 807 High Road*
- ④ Northumberland Terrace
- ⑤ Printworks*

↔ Direct linkage to TH Stadium



2.12 CONSENTED DEVELOPMENT AND EMERGING CONTEXT (CONTINUED)

HIGH ROAD WEST, TOTTENHAM

The HRW Masterplan submitted by Lendlease (LBH's development partner) proposes buildings between two storeys and 29 storeys, where the tallest buildings are located in the southern part of the site.

The height of Plot D in particular is described as a marker building to support the legibility of the Site, drawing attention to the principal destinations of White Hart Lane station, Moselle Square to the south and Peacock Park to the north.



FIGURE 77. Illustrative sketch of the Lendlease Hybrid HRW Masterplan



FIGURE 78. Artist's Impression CGI Moselle Square Lendlease Hybrid HRW Application



FIGURE 79. Artist's Impression CGI of Lendlease Hybrid HRW Application



FIGURE 80. Artist's Impression CGI of Lendlease Hybrid HRW Application

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION THREE: DESIGN BRIEF AND KEY OBJECTIVES

DESIGN AND ACCESS STATEMENT ADDENDUM



3.1 CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS:

Assessing the Site's location and context, the following key constraints are identified: -

- The Site is located on the corner of the junction of Park Lane and the High Road. Both forming a source of noise and air pollution.
- The TH Stadium is in operation with major events hosted throughout the year which has noise, crowd movement and security measure implications.
- There is a potential for development to impact on views from the Conservation Area. The Site is in proximity to Warmington House (Grade II Listed), No. 707 High Road (Grade II Listed), 2 and 4 Park Lane (two locally listed buildings) as well as the cluster of locally listed buildings related to the St. Francis de Sales church.
- High density tall buildings will also need careful consideration in terms of their siting, form, appearance and orientation for daylight, sunlight and overshadowing over existing neighbouring properties and public realm/open spaces.
- The prevailing wind is from the southwest, as such, the design of the public realm and amenity space needs to ensure sufficient wind mitigation features to accommodate the intended uses safely and comfortably.
- Outline permission exists within the hybrid NDP application for plots 4 and 5 to deliver eight storey Extreme Sports Building and 4No. residential towers up to 32 storeys in height.
- Any proposals would need to accord with the principles of the previously approved NDP masterplan and ensure they do not prejudice the bringing forward of the remaining scheme as a whole.

KEY

- NDP Application Boundary
- Hotel Plot 3 Site Extent
- TH Stadium: source of noise & air pollution
- High Road: source of noise & air pollution
- Park Lane: source of noise & air pollution
- Grade II Listed building
- Locally Listed building
- Conservation area
- Sensitive Receptor (Residential)
- Potential overshadowing
- Major events crowd flow access / egress route
- Major stadium event security perimeter
- Residential street
- Solar Path
- Prevailing wind from south-west
- A The Tottenham Hotspur Stadium
- B The Tottenham Experience
- C Proposed Extreme Sport Building*
- D Proposed Residential Towers*

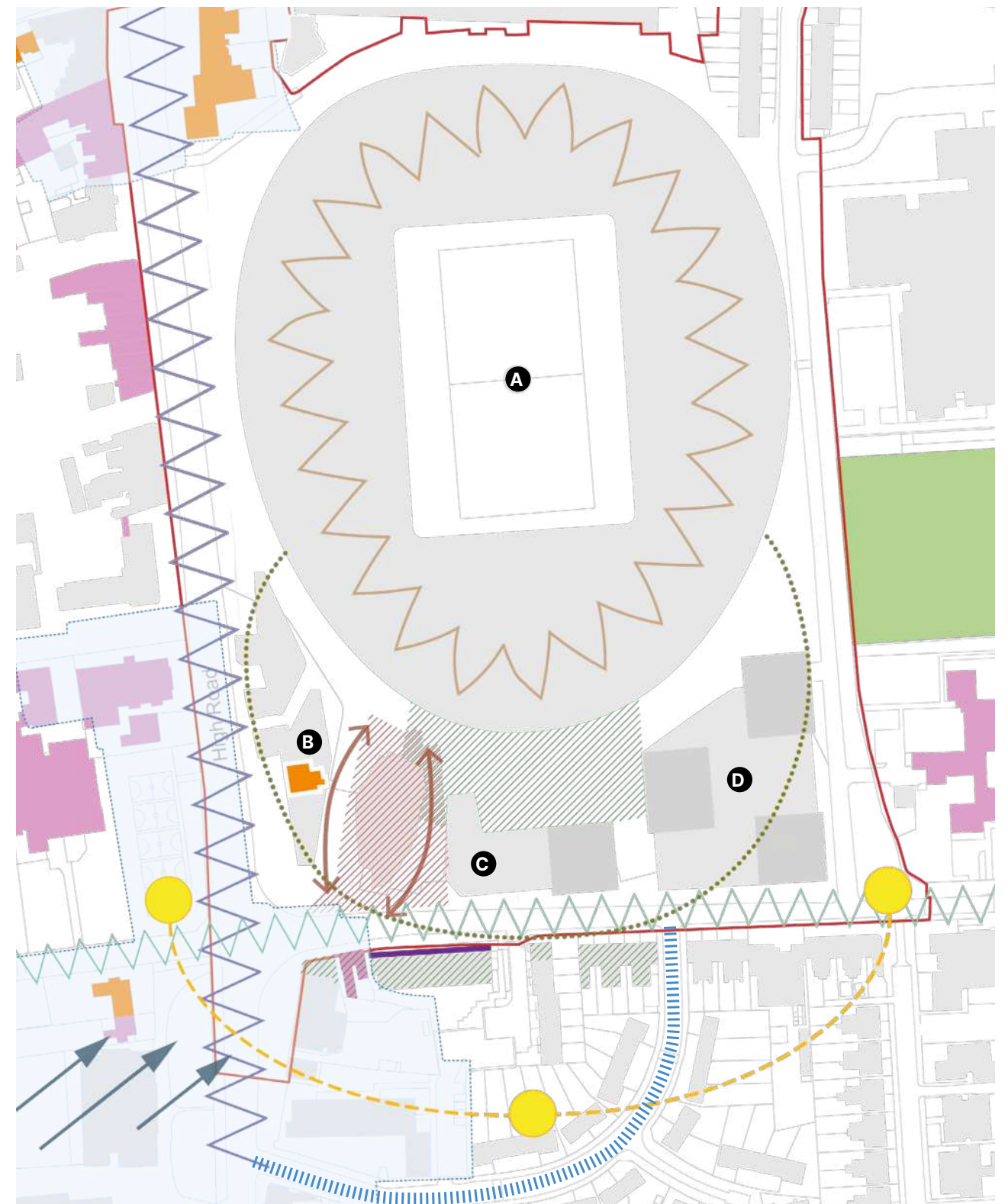


FIGURE 81. Constraints

*As part of the wider 2016 approved NDP scheme.

3.1 CONSTRAINTS AND OPPORTUNITIES (CONTINUED)

OPPORTUNITIES:

Assessing the Site's location and context, the following key opportunities are identified: -

- The Site's integral location within the NDP development provides overarching guidance for the scheme in order to meet the objectives of the NDP principles as set out in the previously approved hybrid consent.
- Proximity to the Tottenham Hotspur Stadium, a major visitor destination, provides a significant opportunity for the Hotel.
- Recognising the need for high quality design throughout the borough, in particular Policy SP11 (Design), as well as identifying opportunities within the LBH where tall buildings will be acceptable in principle. The Site's strategic position within the NT7 allocation, there is an opportunity to look at optimising the amount of new accommodation that can be provided to better address a revised brief, policy and regulations.
- There is an opportunity to provide new public routes and permeability into and across the site, creating a greater active frontage on the south podium and ground, improving legibility and creating improved public amenity spaces.
- The Site is located on the corner of the junction of Park Lane and High Road, providing an ideal opportunity for a new landmark building in the area. With reference to the original NDP consent, the Hotel will signify and mark the gateway of the new destination.
- The future cluster of tall buildings which are part of the NDP hybrid consent will inform the overall townscape composition of the southern portion of the NDP site.
- The development should respond to the setting, and long-term viability of the statutory and locally listed buildings, both within and adjoining the application boundary, as well as the Conservation Area, through architectural design and increased year round activity.
- Reassessment of the tower form could allow for greater daylight penetration to public realm / open space.

KEY

- NDP Application Boundary
- Hotel Plot 3 Site Extent
- Grade II Listed building
- Locally Listed building
- Conservation area
- Solar Path
- Key views from surrounding areas creating a new landmark building in the area
- Opportunity to take advantage of views from high level towards the city and landscape to the east and west.
- Opportunity to create new active frontage and revitalising the south podium.
- Improved sight lines and daylight penetration to ground and podium
- Potential for roof terraces, greening and PVG solar panels

- A** The Tottenham Hotspur Stadium
- B** The Tottenham Experience
- C** Proposed Extreme Sport Building*
- D** Proposed Residential Towers*

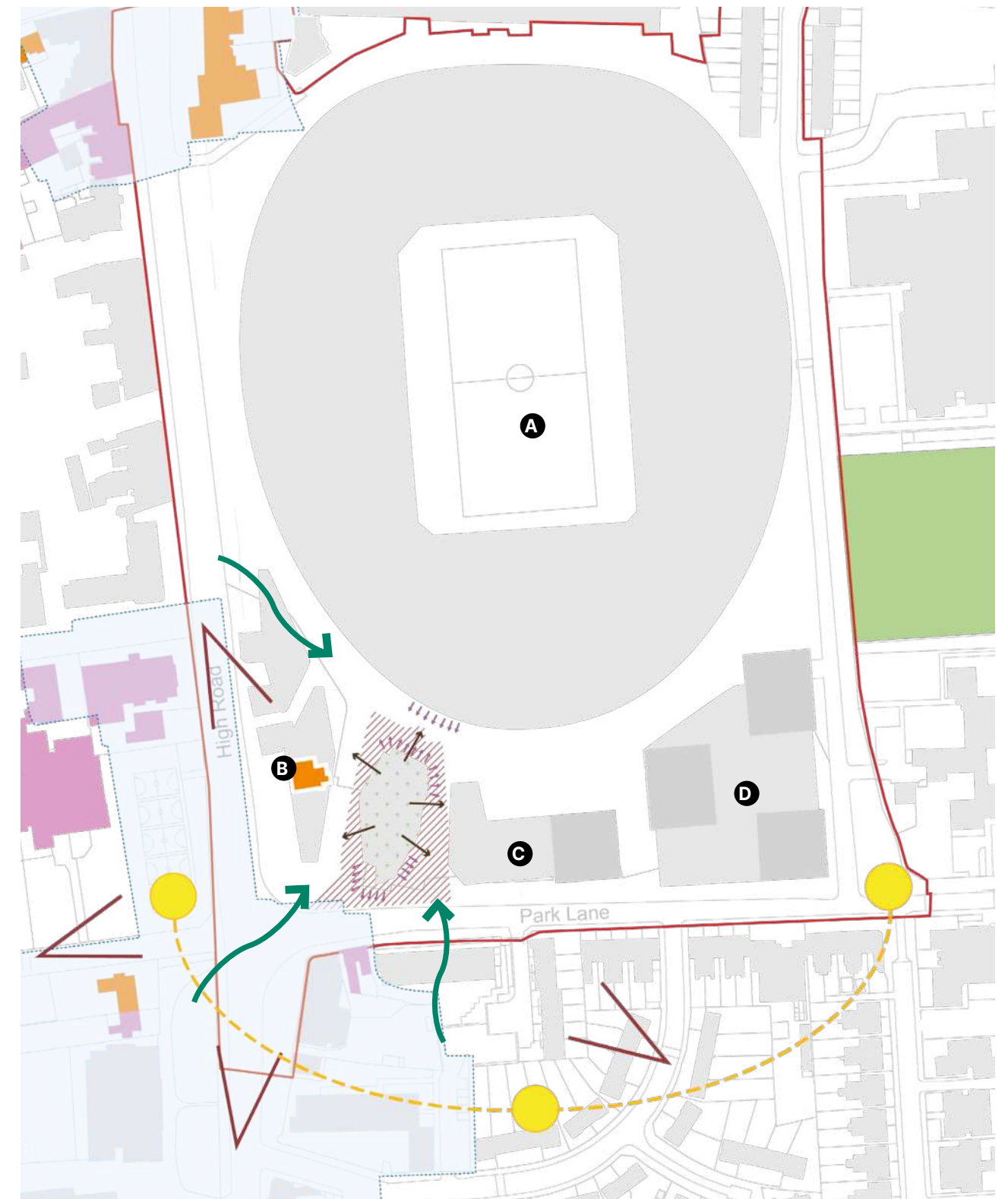


FIGURE 82. Opportunities

*As part of the wider 2016 approved NDP scheme.

3.2 REVISED FUNCTIONAL AND OPERATIONAL BRIEF

As outlined within section 1.3 of this report given the time since the conceptual design of the NDP Hotel in 2015 TH and the Applicant team have developed a revised brief for the Hotel Plot 3 site.

The revisions are intended to enhance the deliverability of the NDP scheme and respond to the evolving regeneration of the surrounding area. They have been informed by engagement with hotel operators.

The revised brief is summarised as follows: -

1. Develop a scheme based on the established and successful principles of the approved hotel design.
2. Whilst integral to the original proposals, with the completion of the TH Stadium, Tottenham Experience, and refurbishment of the 'Corner Pin' Public House at 732 High Road, appreciate these in their full form as areas of town and streetscape.
3. Respond to a range of significant outline and detailed planning applications for adjoining sites and masterplans approved in the years since 2015, with specific regard to the HRWMF.
4. Build on the experience and knowledge acquired through the completion and operation of the new stadium building, including major events, the Conference and Events (C&E) programme, crowd flow and non-event day activation.
5. Reflect post Covid pandemic and emerging hotel trends, these include: -
 - a. Variation in hotel room types (layouts and sizing).
 - b. More flexible F&B/ dining arrangements.
 - c. More flexible and generous communal social/ workspaces with connection to F&B areas.
 - d. Meeting the hybrid Business/ Leisure guest needs with focus on ancillary spaces to support health, well-being, and guest experience – supporting connection with nature, views, and roof-top activation.
 - e. Digital and frictionless integration of the guest experience.
 - f. Creating a unique local experience/ character specific to the location.
6. Recognising the change of use of the serviced apartments (C1) to residential (C3), approved under S96 NMA HGY/2017/0791; incorporate improved residential amenity, home sizes and quality, including alignment with LP residential quality guidance: -
 - a. Larger unit sizes and increased mix of family sized homes.
 - b. Addition of private residential outdoor amenity space (balconies) to all homes.
 - c. All homes to be dual aspect.
7. The revised S73 hotel scheme addresses developments with regards to national, regional and local planning policy, as well as Building Regulations and statutory compliance. Whilst not exhaustive, the following lists key elements of guidance impacting the proposed revision to the Plot 3 hotel site design: -
 - a. LP – Achieving Net Zero Carbon development and 35% reduction against Part L baseline.
 - b. LP – Whole Life Cycle Carbon Assessment
 - c. LP – Managing Heat Risk – internal overheating.
 - d. LP – Tall Buildings – addressing the visual, functional, environmental and cumulative impacts within the design of tall buildings.
 - e. Building Regulations – Part Lv1 and Lv2 2023 amendment – Conservation of fuel and power.
 - f. Building Regulations – Part O 2021 – Overheating mitigation
 - g. Fire Safety – incorporating the requirements of the Planning Gateway One process, Building Safety Act 2022, and emerging national and regional guidance with regards to High-Risk Buildings reflected in Planning Policy, British Standards and Building Regulation.
8. Recognising that accommodating the revised brief will likely require reappraisal of the built sub and super structure of the originally approved design, seek to re-use and minimise any removal of existing structures to reduce waste and support overall project sustainability aspirations.

3.2 REVISED FUNCTIONAL AND OPERATIONAL BRIEF (CONTINUED)

The notional 'year in the life' diagram (Figure 85) has been constructed following extensive discussions with hotel operators, specialist consultants and the TH operational team. The diagram establishes a comprehensive understanding of usage profile, therefore informing the design brief.

Note: The number of major stadium events controlled via existing permissions

●	Football Games a Year (circa.)	28
●	NFL Games a Year	2
●	Concerts a Year	3
●	Conferencing and Events a Year	85
●	Other Events a Year e.g. Boxing/Rugby	2

— Football Close Season

Please note these events are based on the 21/22 Events Calendar

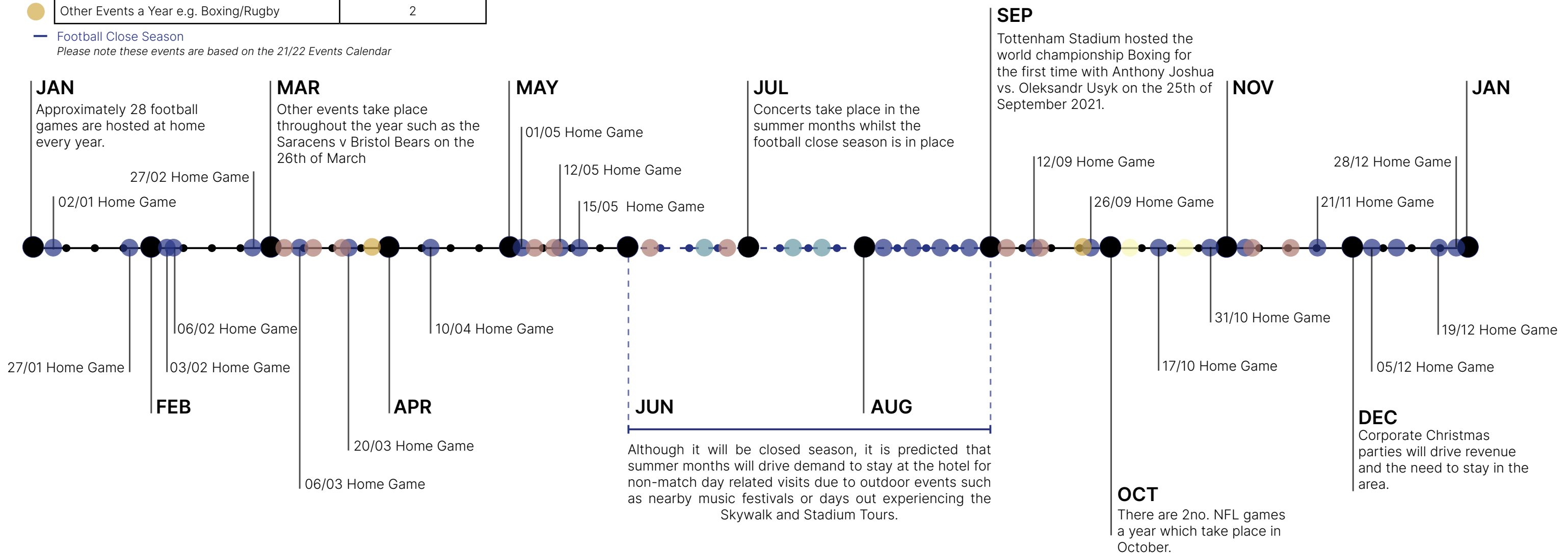
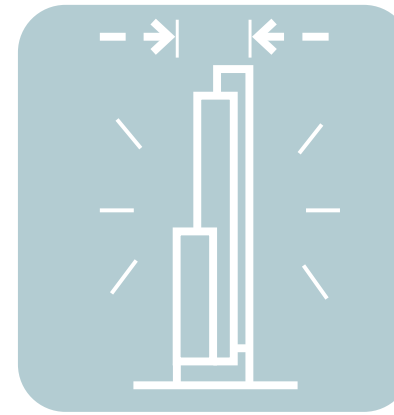


FIGURE 83. 'Year in the Life' - Present Day (2023) Diagram

3.3 SCHEME DESIGN DRIVERS - RESPONSE TO BRIEF

Through careful and detailed consideration of planning policy, statutory legislation, as well as the Plot 3 Hotel Site's existing and emerging context, constraints and opportunities, the following are considered to be the key design drivers to lead the response to the brief: -

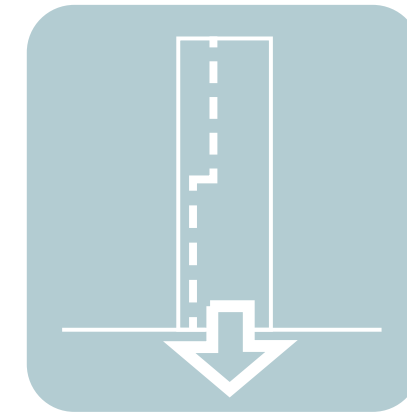
- a. Redesign of the form and massing to support the creation of a distinctive landmark tall building. Taking into consideration townscape and heritage views, provide a legible southern 'gateway' to the NDP and HRWMF area regeneration.
- b. Establishing an appropriate massing, layout, height, and materials rationale for the Plot 3 Hotel within the group of tall buildings to the south of the stadium.
- c. Connecting and integrating the design with the existing stadium and associated leisure and residential buildings to deliver an enhanced, welcoming, and accessible public realm and outdoor spaces.
- d. Creating good quality amenity for visitors, local community, and residential occupiers.
- e. Providing a year-round lively pedestrian street scene with active frontages at both ground and podium level.
- f. Reinforcing the overall design concept through the high-quality landscape design and public realm strategy, recognising the potential to enhance biodiversity within the overall NDP site.
- g. Meeting high aspirations for sustainability in compliance with the GLA London Plan and LBH targets and minimising redundancy of existing structural works.



01

REDESIGN massing to support creation of landmark building taking into consideration townscape and heritage views

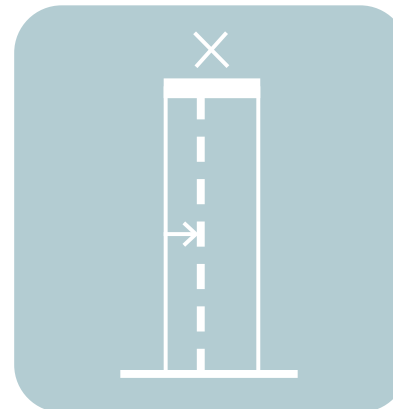
Simplifying facade, reducing area and building width



02

REMODEL building to utilise maximum amount of existing foundations and superstructure design

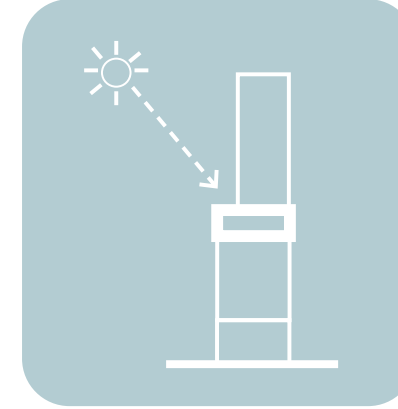
Improving efficiency whilst providing additional area to accommodate revised brief



03

OMISSION of large roof terrace on top of the building

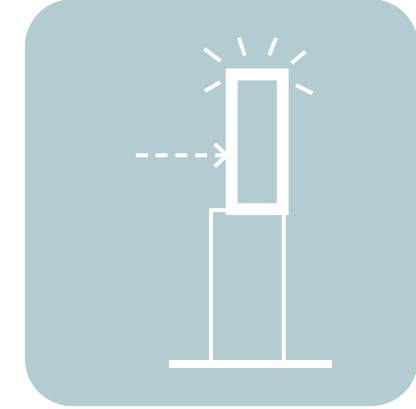
Reducing building footprint and occupancy ie. structural load & fire requirements



04

RELOCATION of hotel & residential amenities to the middle of the building

Reducing no. of lifts and services to the top of the building whilst retaining amenities as a destination



05

RELOCATION of residential floors to the top of the building

Increasing building efficiency, residential quality and views out

FIGURE 84. Scheme Design Drivers - Initial Concept Diagram

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION FOUR: DESIGN CONCEPT AND EVOLUTION

DESIGN AND ACCESS STATEMENT ADDENDUM



4.1 PRE-APPLICATION CONSULTATION

Overview:

TH and the Applicant project team have engaged with indepth stakeholder consultation in the development of the scheme design.

Because of the principle of the hotel and its design has already been accepted through the approval of the NDP Hybrid Permission (and remains the fallback), consultation and engagement has been targeted towards LBH Officers (planning, design, heritage and sustainability) and the Council's Quality Review Panel.

This has been supplemented with tailored engagement with local community and other groups, with the proposals tabled at the 13 June and 11 July meetings of TH's Business Community Liaison Group (BCLG).

These key stakeholder engagements and actions arising are summarised on the following pages and identify the key areas in which the consultation process has informed the design and demonstrates how changes have led to the final proposals.

Consultation Meetings:

- Pre-Application Meeting 1: 29/11/2022
- Pre-Application Meeting 2: 01/03/2023
- Quality Review Panel 1: 19/04/2023
- Pre-Application Meeting 3: 01/06/2023
- Pre-Application Meeting 4: 20/07/2023

A dedicated LBH Planning Sub Committee Briefing was also held to brief Committee Members on the proposals for the scheme.

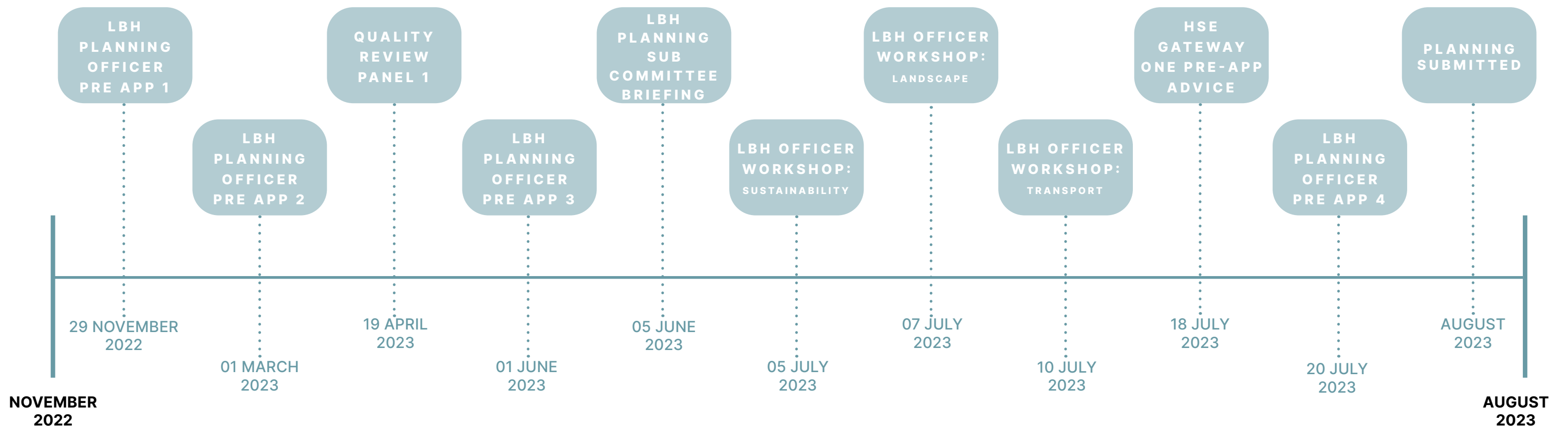
LBH Officer Meetings:

In addition to the main LBH Officer Pre-Application meetings a number of dedicated LBH technical / focused Officer meetings were held by the project team to cover the following specific topics:

- Energy and Sustainability
- Landscape and the Public Realm
- Transport
- HSE Gateway One Pre-Application Advice

Response from HSE received on 18th July 2023 as follows:-

They are "unlikely to raise fire safety concerns" with the design as presented. Design elements that need to be provided for them to offer a full design assessment are regarding the proposed design standard, QDR findings, external wall systems and sprinkler systems installation.



4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY

4.2.1 PRE-APPLICATION MEETING 1

Date:

29 November 2022

Overview:

Initial LBH Planning, Design and Heritage Officer engagement to cover the proposed NDP Hotel revised S73 proposals, and to explain the rationale for the proposed development and obtain initial feedback.

Main topics covered:

- Establishing the reasons for the revised brief for NDP Hotel.
- Preliminary conceptual response includes:-
 - Discussions regarding the family grouping of buildings as part of the NDP southern development. These groupings include the 'Stadium', the 'High Road' and the 'Residential'. The initial design response was for the Plot 3 - Hotel to be a part of the Stadium grouping.
 - Formulation of a new augmented spatial brief
 - The potential amendment to Plot 4 (outline permission) Extreme Sports Building
 - Setting out the approach to height, massing and proportion of the proposed scheme.
 - Revised vertical core design to adhere to the augmented spatial and design brief.
 - Three initial massing options for the Hotel tower and the relationship to surrounding and emerging context.

Feedback:

- Original scheme was designed as a family grouping of buildings. Officers considered this grouping important and that this relationship be reviewed.
- Officers considered it important that views of the hotel from south of the High Road remain slender.
- Further detail required on the impact that additional storeys and height will have on the width of the building.
- Officers appreciated that massing from the West was significant, however the big groove through centre would have broken this up.
- Officers believed there was a simplicity of the thin design with the original scheme, which read successfully as part of a family of buildings.
- Podium: potential removal of stairs and hotel set back noted.
- Design precedents set by the Lendlease HRW proposals to be reviewed in context.
- Additional views required, ideally in VuCity to assess impact, and reduce concern with the scale of the building.

Extreme Sports Building Feedback:

- Rarely visible above rooftops and only visible in the immediate context within the proposed.
- The loss of the Extreme Sports Building has potential to conflict with site allocation (leisure use).

01



02



03



FIGURE 85. South West Bird's Eye Sketch Massing Options

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.2 PRE-APPLICATION MEETING 2

Date:

13 March 2023

Overview:

Further LBH Planning, Design and Heritage Officer engagement to cover the developing scheme.

Main topics covered:

- Review of previous officer feedback
- Summary of approved NDP Hotel concept principles
- Main design drivers in response to previous feedback :-
 - Development of the slender 'blades' concept
 - Hotel as part of the High Road 'family group,' alongside Tottenham Experience and the Extreme Sports Building
- Height strategy as response to emerging context / planned tall buildings and preliminary townscape views.
- Preliminary Public Realm (street level and stadium podium) and landscape proposals
- Preliminary material palette to mediate between the Stadium, Tottenham Experience and historic buildings.

Feedback:

- The scheme height is lower than the tallest NDP residential building. The height strategy is positively received as it takes into account the context and other consented buildings.
- The height of the lower part of the building should be more aligned with the height of the stadium whilst the revised positioning and approach looks sensible.
- Support for the concept of the blades, which needs to be followed through in the detailed design.
- Slenderness is key and this could be accentuated by lowering the top shoulder and possibly increasing the overall height of the other side of the building.
- Materiality: importance of the clarity of the design concept which, whilst being supported, is being diluted in some of the detailing. Suggestions that the building could be smoother with the expression of the windows less apparent.
- Extreme Sports Building: this will be a leisure use with similar floorspace to the consented. A revised illustrative scheme for it is positively received, being lower and having better legibility at ground level. Officers agreed that changes could be sought for the hotel initially, and may need to be judged in the context of the consented Extreme Sports Building and any new design shown illustratively.
- VU.City review: Various views were interrogated, particularly along the north-south and east-west axis.



FIGURE 88. Sketch showing view from south western approach

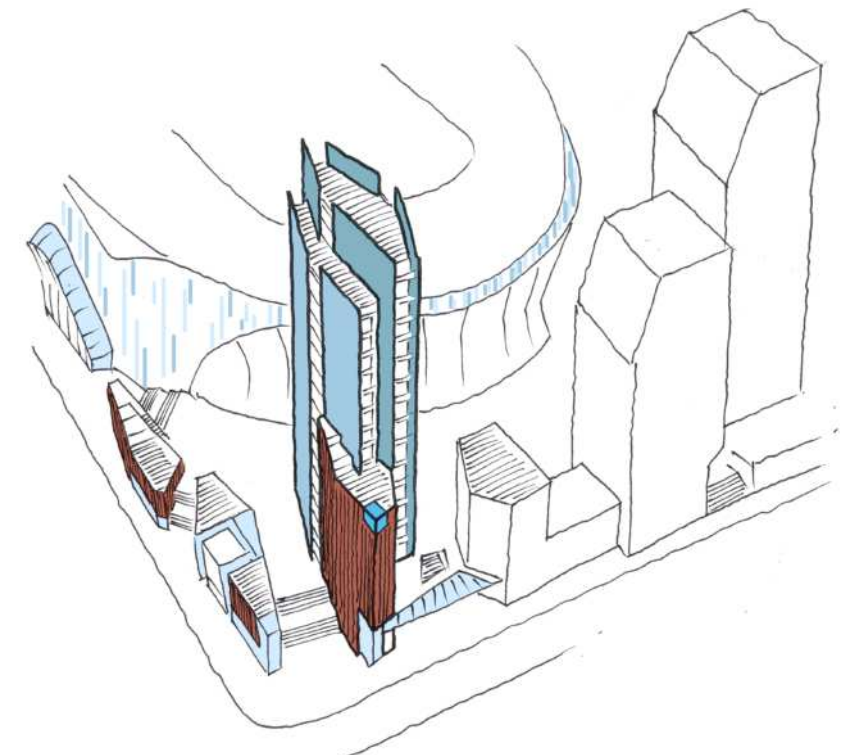


FIGURE 89. Concept sketch showing the blades

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.3 LBH QUALITY REVIEW PANEL 1

Date:

19 April 2023

Overview:

Initial presentation to LBH's independent design Quality Review Panel to cover the proposed approach to revisiting the existing consents of the NDP Hotel application.

Main topics covered:

- Outlining the site location in relation with the High Road, the Stadium, Tottenham Experience, and emerging context.
- Summary of approved NDP Hotel concept principles.
- Development of the main design drivers and concept centering around the slender 'blades'
- Height strategy as response to emerging context / planned tall buildings and preliminary townscape views.
- Preliminary public realm (street level and stadium podium) and landscape proposals.
- Establishing sustainability drivers, responding to initial requirements and environmental design measures.
- Preliminary design development including:
 - Establishing amount and use
 - Access and servicing strategy
 - Plan layouts
 - Facade and envelope
 - Townscape and key views

Feedback:

HEIGHT AND MASSING

- The panel is comfortable with the proposed height increase on the consented scheme and supports the form of the tower.
- As consented, given the scheme visibility and its location marking the important stadium destination, it is appropriate that this scheme acts as a landmark.
- Refinement of design, responding to the built and cultural context, ensuring that it is a landmark rooted in this part of Tottenham.
- Distinctive design can be achieved with particular attention to the building's crown and also to the multiple levels at ground floor are to inform the development of the scheme.

PLACEMAKING AND INTEGRATION

- Exploration is encouraged on walls of the building at ground floor or podium level as canvases for creativity. This would soften the landscape and create a more playful, welcoming place.
- The panel recommended engagement with the community and the potential for engagement with the local creative scene to develop proposals for creative arts intervention at the podium and ground floor of the building.

PUBLIC REALM

- Further development into a more holistic response for the public realm and landscaping strategy, ensuring it sits comfortably along Park Lane.
- Panel recommended careful consideration on how the scheme negotiates changes between the ground and podium levels, ensuring that it contributes effectively to the public realm narrative on each level and that there is clarity of entrances.



FIGURE 90. Aerial view



FIGURE 91. View from southern approach

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.3 LBH QUALITY REVIEW PANEL 1 (CONTINUED)

- Increasing provision of greenery is encouraged, replacing the existing hard landscaping on the ground floor and podium level, to create a pedestrian friendly public realm and encouraging sustainable transport.
- Further detail of how the building activates the podium is welcome, with the aim to create a fluid relationship between inside and outside.

SUSTAINABLE DESIGN

- The panel welcomes the applicant's commitment to addressing best practice and statutory requirements for sustainable low carbon design in the current proposal.
- The panel encourages the scheme to go beyond 35% reduction against Part L.
- The panel encourages embodied carbon calculations as early as possible and for materiality to be optimised, including reducing the amount of steel needed in the structure.
- Daylight and overheating requirements to be met through development of the ventilation strategy, with particular consideration in west facing units.
- The scheme should maximise opportunities for on-site renewable energy production, for example, considering photovoltaic panels on the roof levels.
- In order to achieve net zero carbon operation, a strategy is encouraged to future-proof the scheme for easy electrification.
- The project team encouraged to carry out energy analysis and, where possible, look for opportunities for heat re-use, particularly regarding hot water.

ARCHITECTURE

- Integration of the architecture into its context to soften the human experience of the building at lower levels.
- A clear set of 'rules' have been established in terms of planes, breaks and stepping of the façade. However, a return to different geometry and materials at lower levels is encouraged.
- The panel would encourage the use of materials that feel more tactile and approachable, in comparison to the initially proposed powder coated metal and glass fibre reinforced concrete. This could create interesting materiality, especially on a normal cloudy day, whilst also help to tie the scheme into its surrounding context.
- The panel welcomes the idea of greening the façade, but questions how easy this will be to achieve, if it relies on residents to maintain planting on balconies.
- A lighting strategy to be developed to accentuate the strip element of the façade, especially at night and on the north and south elevations.



FIGURE 92. Sketch visual of the base of building



FIGURE 93. Preliminary elevation view

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.4 PRE-APPLICATION MEETING 3

Date:

01 June 2023

Overview:

Further LBH Officer engagement to cover the developing scheme.

Main topics covered:

- Response to previous Pre-Application and QRP feedback.
- Development and refinement of the massing and height of the top of the tower.
- Development of ground and podium level interface and activation
- Presentation of wider scheme, landscape proposals and access / movement.
- Refinement of facade materiality, such as the use of glass in place of aluminium panels and integration of pre-cast concrete at ground level.
- Development and refinement of the facade lighting strategy to activate strip or vertical element of the facade.
- Opportunities to integrate creative canvases into street and podium level, such as cast relief panels and sculptures within the landscape.

Feedback:

OVERVIEW

- Updates to design of top of building 'Spire' broadly supported as a design concept by Design Officer.
- Officers appreciated evolution of design development of building, accepting the tactile and textured treatment at low level as desired by QRP.
- Officers supported external lighting strategy, as an appropriate response to QRP comments.
- Officers supported activation of podium and seating area, and seen as a benefit over the approved scheme.
- Officers supported use of community art to elements of the facade, in appropriate response to QRP comments; encouraged input from Council / local groups to establish undertaking.
- Officers expressed a requirement for separate Sustainability Pre-App Meeting.

PUBLIC REALM

- Use and landscaping of podium to be considered within the scope of submission. Officers queried use of the podium and who it would be open for.
- Scheme should explore opportunities to integrate seating areas for both hotel users and the public.
- Scheme must allow for playable spaces and service provision. Officers queried location of amenity playspace for Plot 3 residential.
- Officers queried provision for short stay cycle parking.
- Officers queried reduction of seating and pedestrianised entrance and suggested consideration to be made to increase soft landscaping and seating.



FIGURE 94. Facade lighting strategy



FIGURE 95. Bay Study

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.4 PRE-APPLICATION MEETING 3 (CONTINUED)

- Officers suggested further consideration on the vehicle drop off point to be formed like a 'plaza,' whilst exploring relocation of the loading bays to the street, with reference being made to the approved scheme. Recommendation would be to review original application and subsequent NMAs for clarification.
- Further consideration into how to retain elements of original approved scheme, with specific regards to the seating area in the 'plaza.'
- Officers queried scope for street level cycle parking.

SUSTAINABLE DESIGN

- Officers encouraged a separate Sustainability Pre-Application Meeting to discuss: passive design approaches; carbon emission reduction and energy consumption targets; proposed rooms for overheating analysis; indicative dynamic thermal overheating modelling results; indicative BREEAM Pre-Assessment results per category use; and strategy to reduce embodied carbon and design for disassembly.

WIDER SITE

- Officers encouraged parking provision to be revisited for more sustainable transport solutions. Review of quantum suggested and division of residential and hotel parking to be established.
- Presentation of Secured by Design principles required to understand how the podium and public realm is used in event days and non-event days to avoid security / anti-social behaviour issues.



FIGURE 96. Visual of base of building

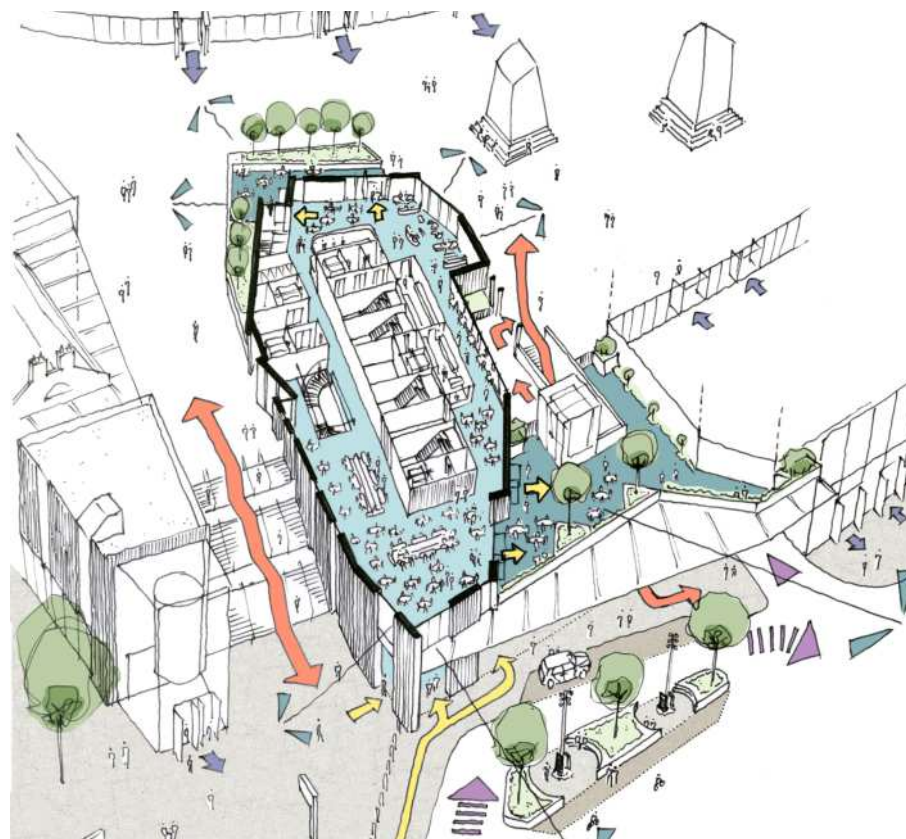


FIGURE 97. Sketch showing base of building

4.2 PRE-APPLICATION AND CONSULTATION FEEDBACK SUMMARY (CONTINUED)

4.2.5 PRE-APPLICATION MEETING 4

Date:

20 July 2023

Overview:

Further LBH Officer engagement to cover the developing scheme.

Main topics covered:

- Summary of previous Pre-Application meetings and response to previous feedback.
- Revised design and approach to entrances, with reference to the previously approved schemes.
- Refinement of the facade design, focusing in on the various wall types.
- Development of the public realm and landscape proposals, with a greater focus on servicing strategy and comparison to the previously approved NDP Hotel scheme.
- Other public realm design developments such as playspace provision and proposed community engagement in relation to public art provision.
- Summary of wind tunnel results and mitigation measures.

Feedback:

Awaiting formal LBH planning officer feedback. However, informal meeting notes as follows:-

- Officers supported the principle of the blades extending at the top of the building to obscure views of the roof plant and were keen to see the detail.
- Officers welcome continued development on the design, balancing the elegance of the building and meeting sustainability standards.
- Further consideration into the revised approach to hotel entrances, with an emphasis on stairs access to the hotel restaurant on upper floors
- Officers to prepare preliminary comments shortly after the meeting and then follow up with detailed feedback.



FIGURE 98. Wind Tunnel Testing - completed development



FIGURE 99. Summer Results, Mitigation Included

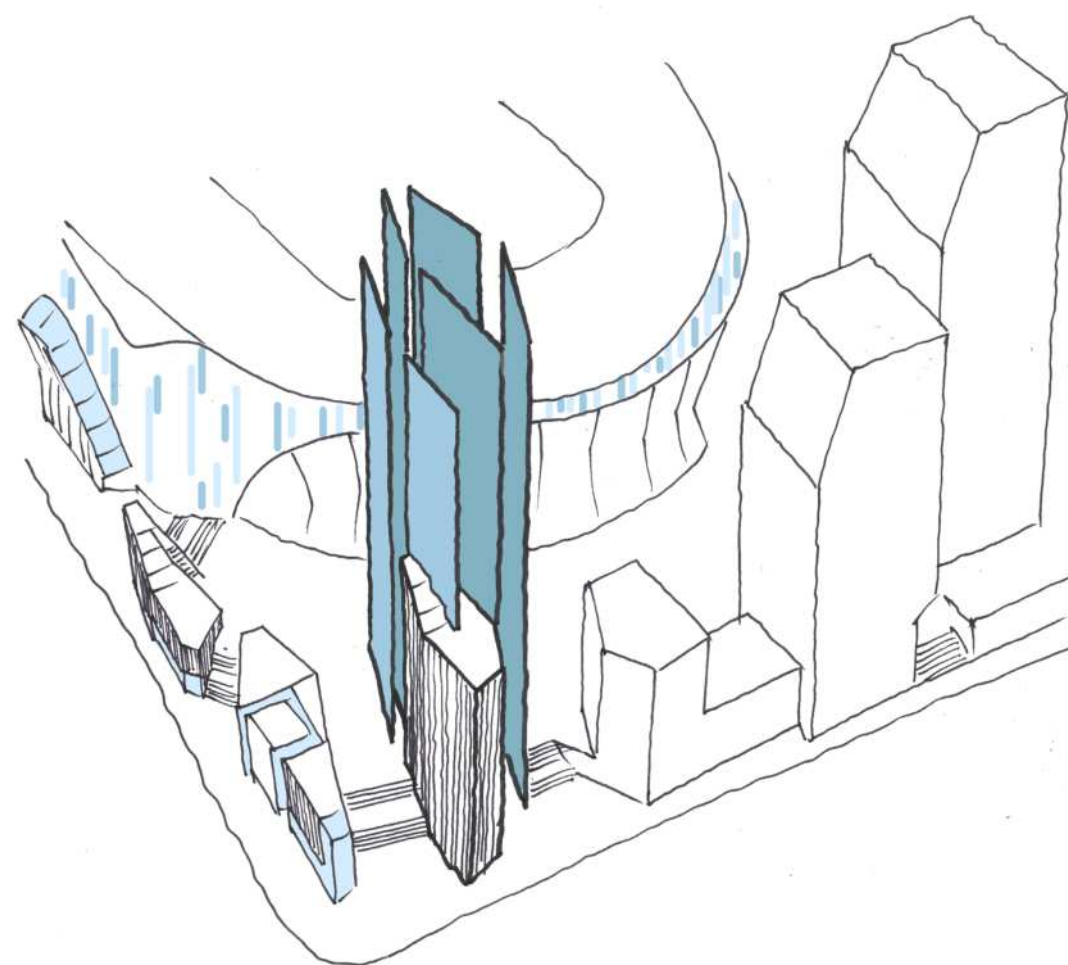


FIGURE 100. View of entrances from Park Lane

4.3 DESIGN CONCEPT

The design concept for the revised NDP Hotel S73 application is characterised around four core themes developed out of the successful principles established by the approved 2015 submission. These are described as follows: -

1. Blade Fragments
2. Tower and Shoulder
3. Human Scale - streetscape
4. Opening Up Views



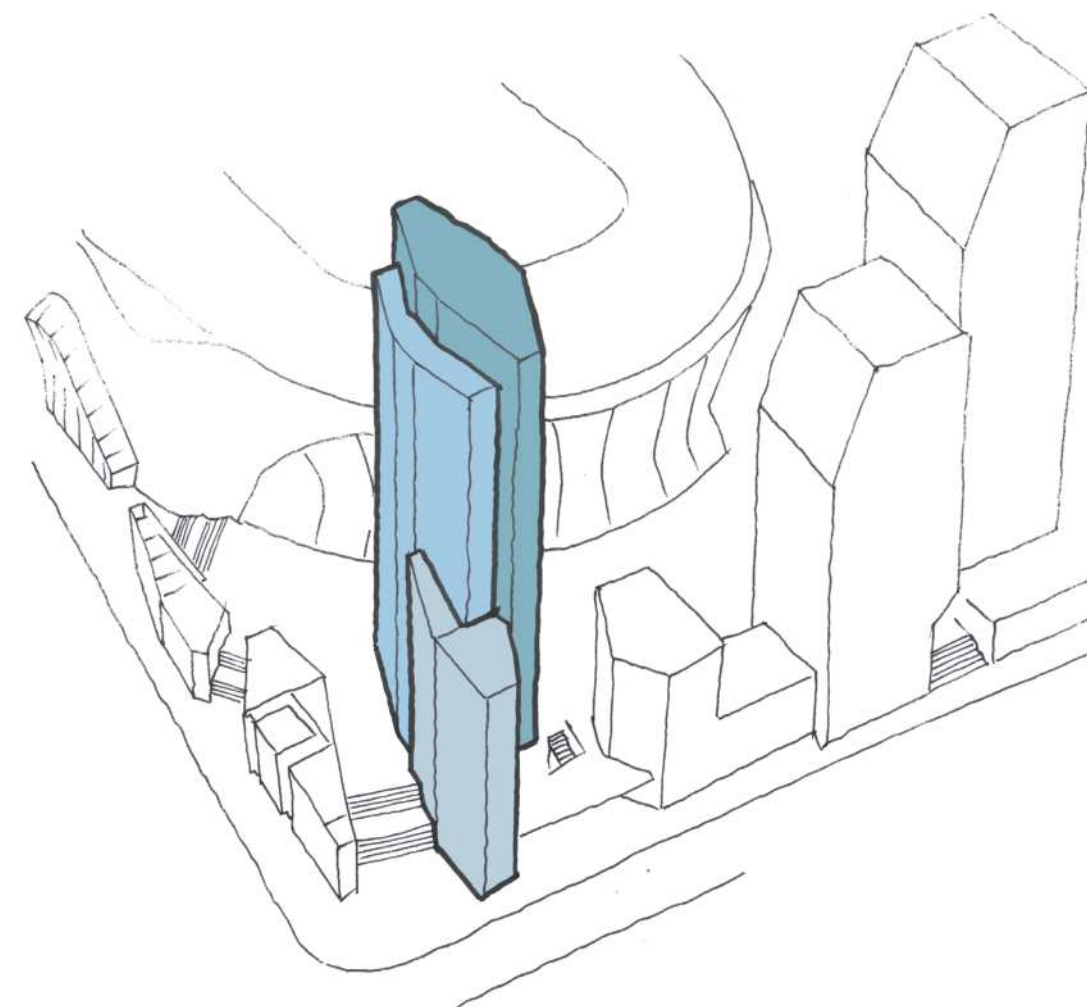
01

BLADE FRAGMENTS

Simplicity of 'planar blades' frame views of the stadium.

Glazed entrance reflecting Tottenham Experience, with a 'clear glass nose'.

Retention of vertical 'slot' from base to top of tower.



02

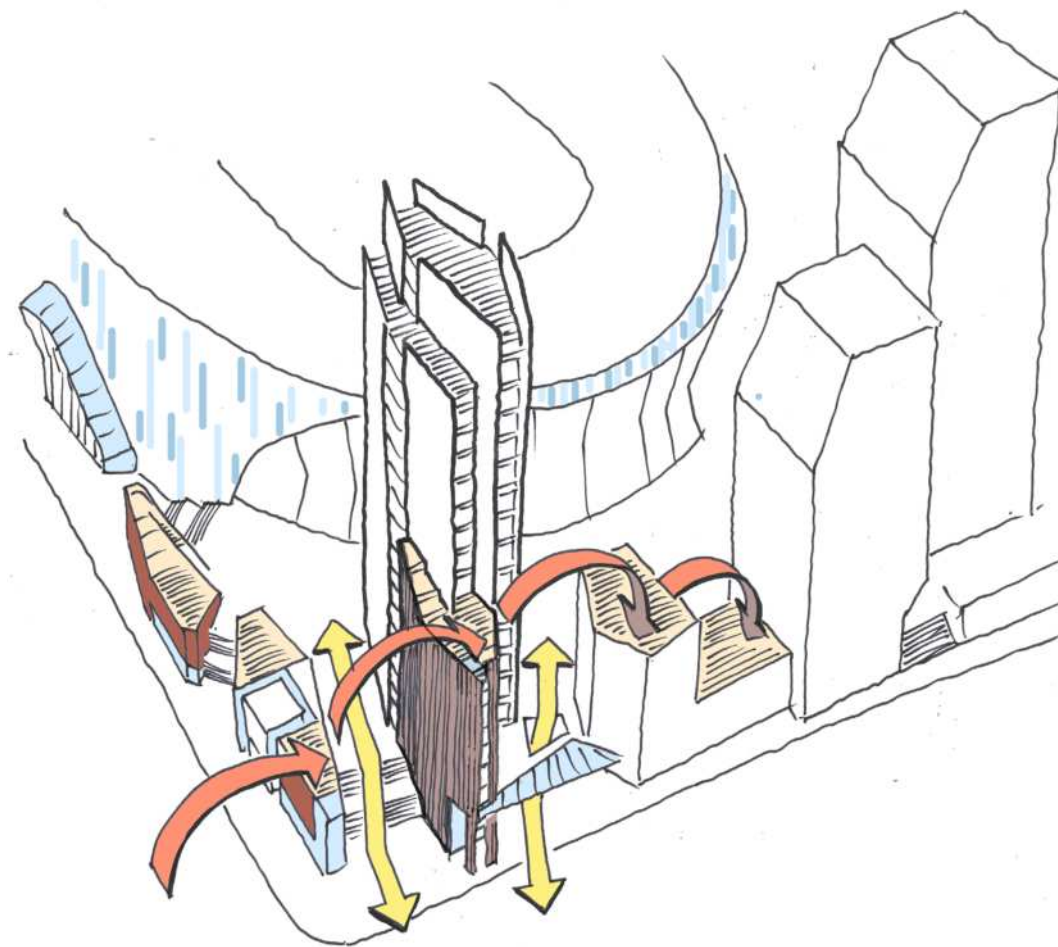
TOWER & SHOULDER

Two distinctive but related massing elements: tower and shoulder.

Responds directly to the High Road context, aligning to the 'kink' in the High Road.

Base of the tower grounds it to street level, anchoring it to the corner of Park Lane.

4.3 DESIGN CONCEPT (CONTINUED)



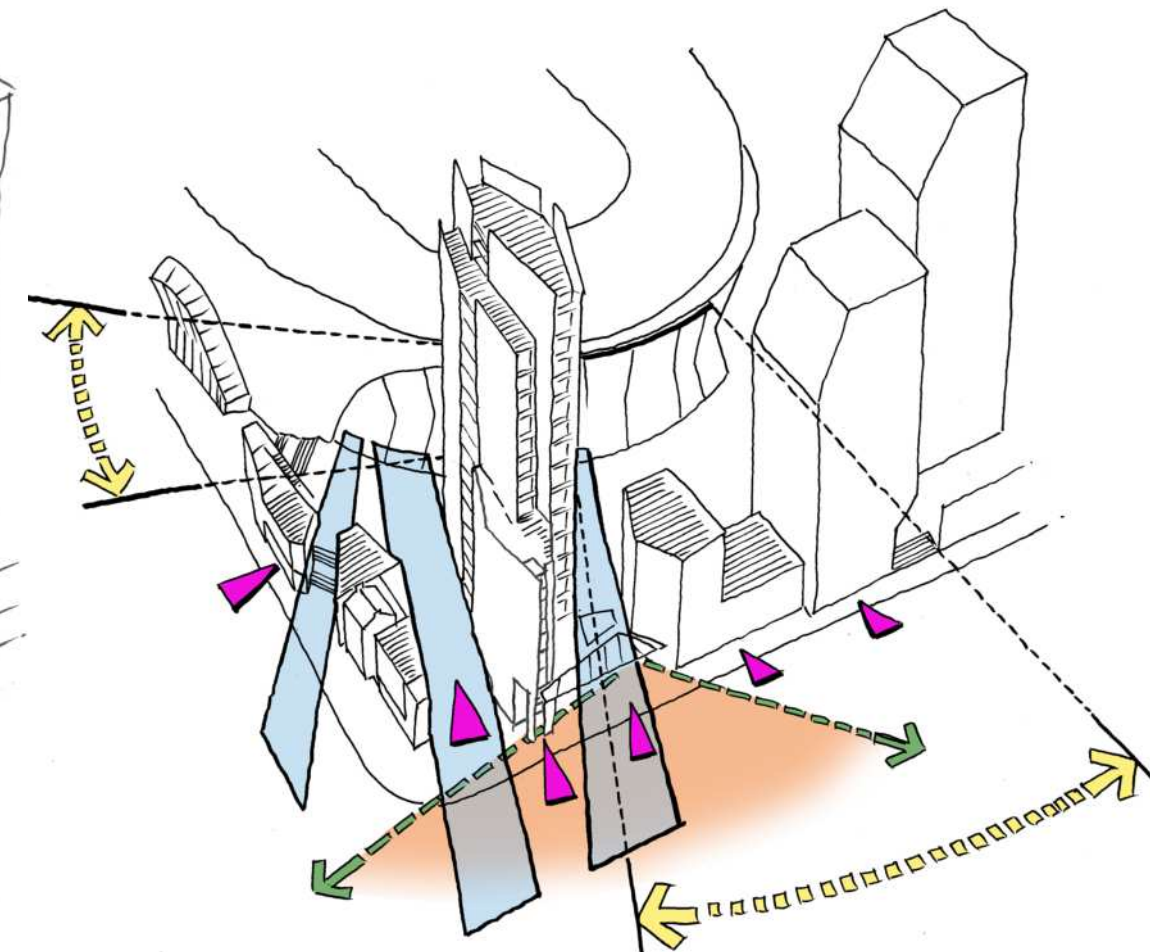
03

HUMAN SCALE - STREETSCAPE

Pedestrian permeability enhanced from the southern High Road approach.

Activating roof terraces along Park Lane.

Material to base responding to the High Road buildings.



04

OPENING UP VIEWS

Views and connections to the stadium and podium improved through shifts in building geometry.

'Planar blades' divided to create openings for infill panels to break up massing.

KEY

-  Mediating the High Road scale
-  Pedestrian permeability
-  Views out from podium upper level
-  Extending the public realm
-  Views out from Stadium
-  Ground floor access points

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION FIVE: DESIGN RESPONSE

DESIGN AND ACCESS STATEMENT ADDENDUM

5.1 SCHEME OVERVIEW

The design led approach of the S73 application scheme has evolved following a thorough process of analysis and understanding of the Plot 3 Site, the approved hotel scheme, the emerging context, and the pre-application consultation process.

As described in the previous chapter the design concept for the NDP Hotel is developed along four core themes evolved out of the successful principles established by the approved 2016 submission: -

1. **'Blade Fragments'** – composed of a series of crisp vertical 'planar blades' and lower 'folded blade' façades. The tower's form accentuates the slender and dynamic reading of the building in views from the north and south of the High Road. The 'blade' elements are separated by vertical slot infills running from base to top, breaking down the mass of the building into a composition emphasising the vertical and referencing back to the original approval.
2. **'Tower and Shoulder'** – through the hierarchy of blade elements the building is broken down into three stepped elements, widest at the base with shoulder element and diminishing in plan form at the tower top. The shoulder element geometry responds directly to the High Road, respecting the historic 'kink'.
3. **'Human-scale - streetscape'** – The lower 'folded blade' shoulder steps down to the height of the stadium and sits within the scale of the Park Lane fronting buildings. The street frontage folds back to open up the visual connection to the podium access stairs either side of the hotel plot and provides a contiguous sequence of public realm at ground level.
4. **'Opening Up Views'** – the slender north-south views achieved by the original application are preserved through the geometry of the angled 'blades'. The increase in tower height creates a taller proportion in the east-west aspect and allows for a reduction in the length of the east and west elevations over the approved scheme. This further enhances daylight penetration to the ground and podium levels and reinforces the beacon like silhouette of the tower to act as a gateway to the wider masterplan within the townscape views.

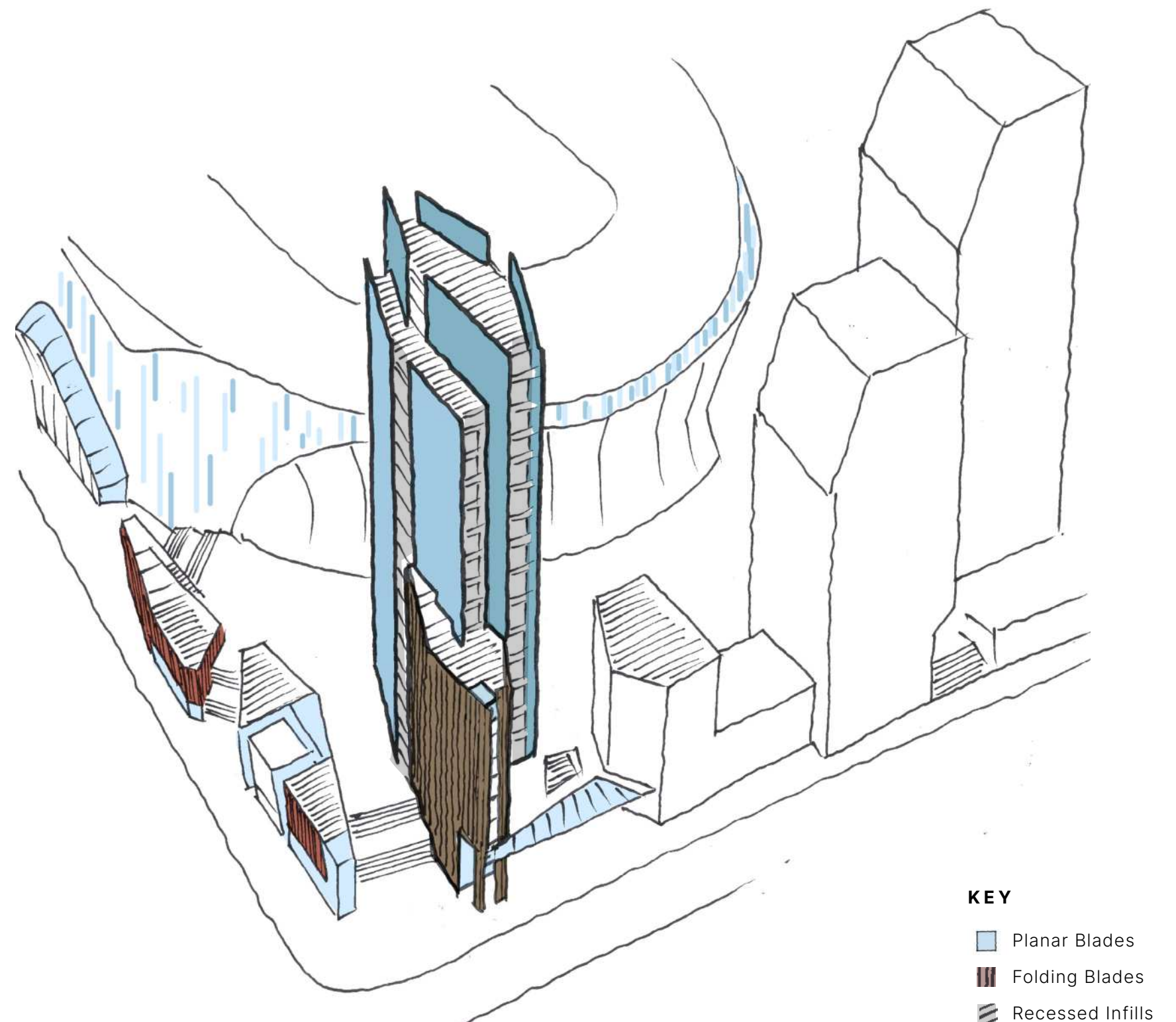


FIGURE 101. Blades Concept Sketch

5.1 SCHEME OVERVIEW (CONTINUED)

The angular 'planar blades' carve out views and connections to the stadium and podium, whilst also following a similar clean and intelligible material language with the stadium. The distinctive design along with the lightweight materiality contributes to expressing a new landmark for Tottenham. The 'planar blades' are then divided to create openings for infill panels, further breaking up the massing, in keeping with the principles of the approved scheme.

The infill panels can also be perceived as the pieces that hold the composition together. This bay creates opportunities for views out of the building.

Moving down the building towards the hotel floors, the massing of the shoulder responds directly to the High Road context, aligning to the kink in the High Road. A new wall type, the 'folding blade', is introduced in order to soften the facade whilst still responding directly to the surrounding Tottenham Experience building and Warmington House.

As the building meets the street and podium level, the massing echoes the architectural language of the Tottenham Experience building. The angles continue to direct spectators from Park Lane to the south podium, where proposals for the external space will activate the frontage. The materiality of the pre-cast concrete at the ground / podium level on the facade creates a tactile and robust facade treatment to ease the angular form further, creating a softer human experience at grade.

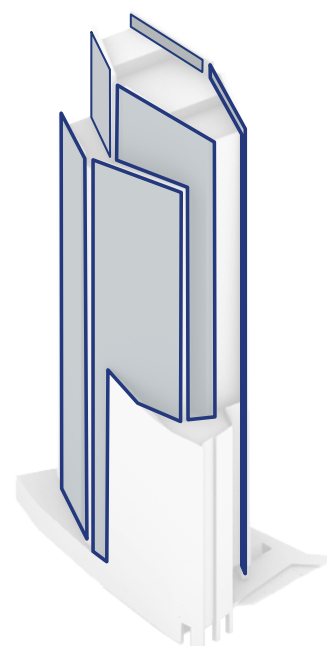


FIGURE 102. Planar Blades

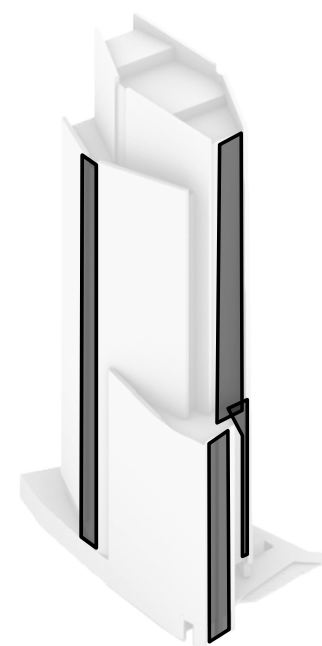


FIGURE 105. Recessed Infills

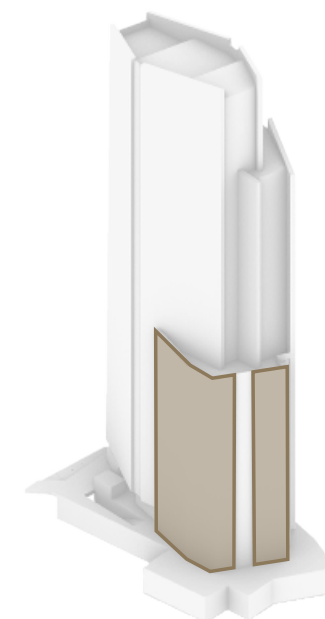
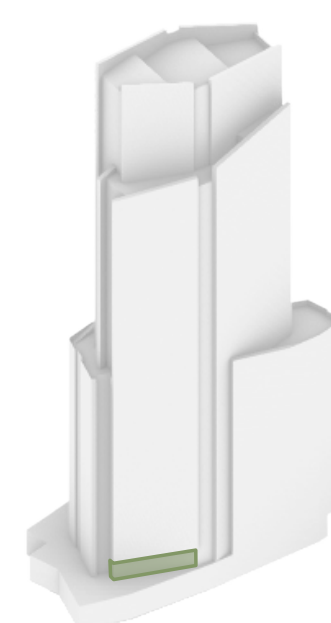
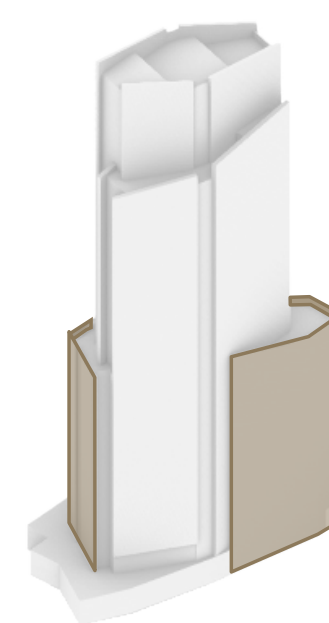
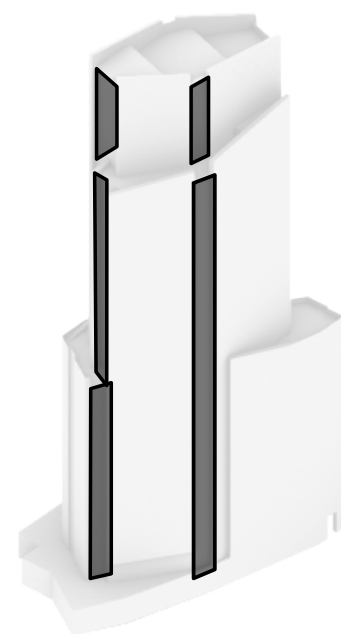
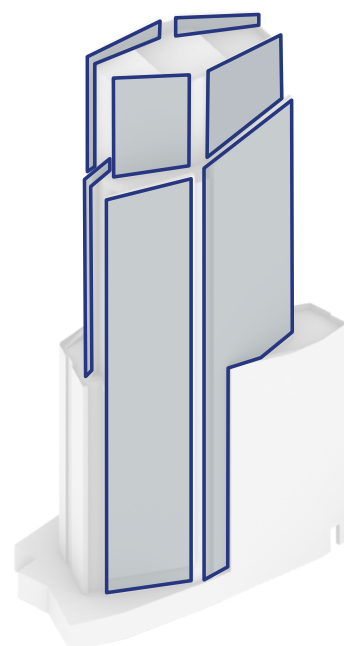


FIGURE 103. Folding Blades



FIGURE 104. Recessed Plinth



5.2 USE AND AMOUNT

KEY FIGURES

Application Site Area: 8.97 ha (NDP Application Boundary)

Total Storeys: 29 Storeys

Total GIA: 27,378 sqm

Total Hotel Rooms: 180 rooms

Total Residential Units: 49 units

Accessibility: 10% of hotel rooms
10% of residential units are M4(3)
90% of residential units are M4(2)

Car Parking: 66 spaces in total
10% accessible

Cycle Parking: 122 spaces in total
5% accessible

External Amenity: 676 sqm

Private External Amenity: 866 sqm

**Note: M4(3) are wheelchair user adaptable dwellings.*

M4(2) are accessible and adaptable dwellings.

KEY

- Hotel
- Shared Amenity
- Residential Amenity
- Residential
- Plant / Back of House

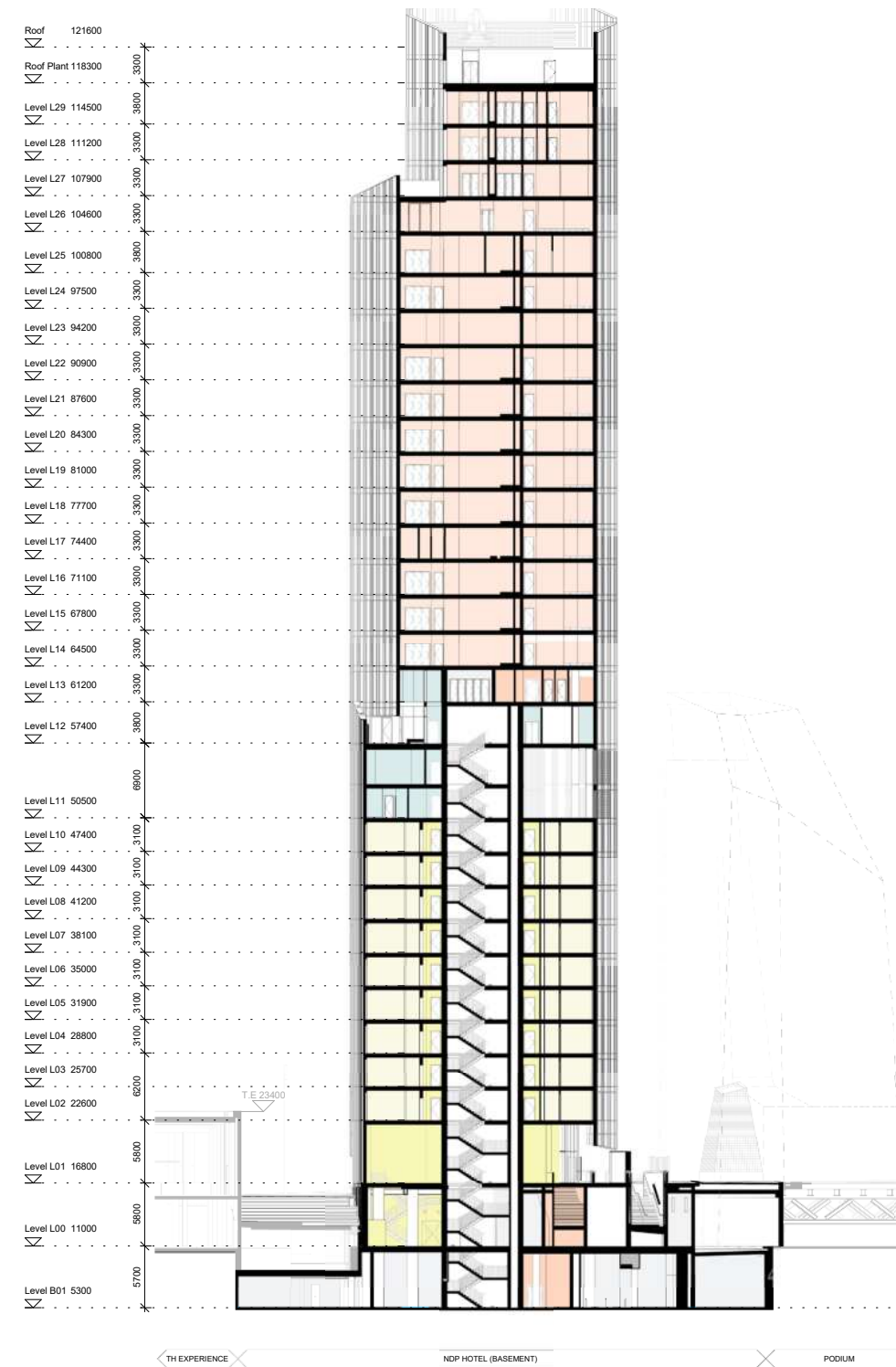


FIGURE 106. Proposed W/E Section (facing south)

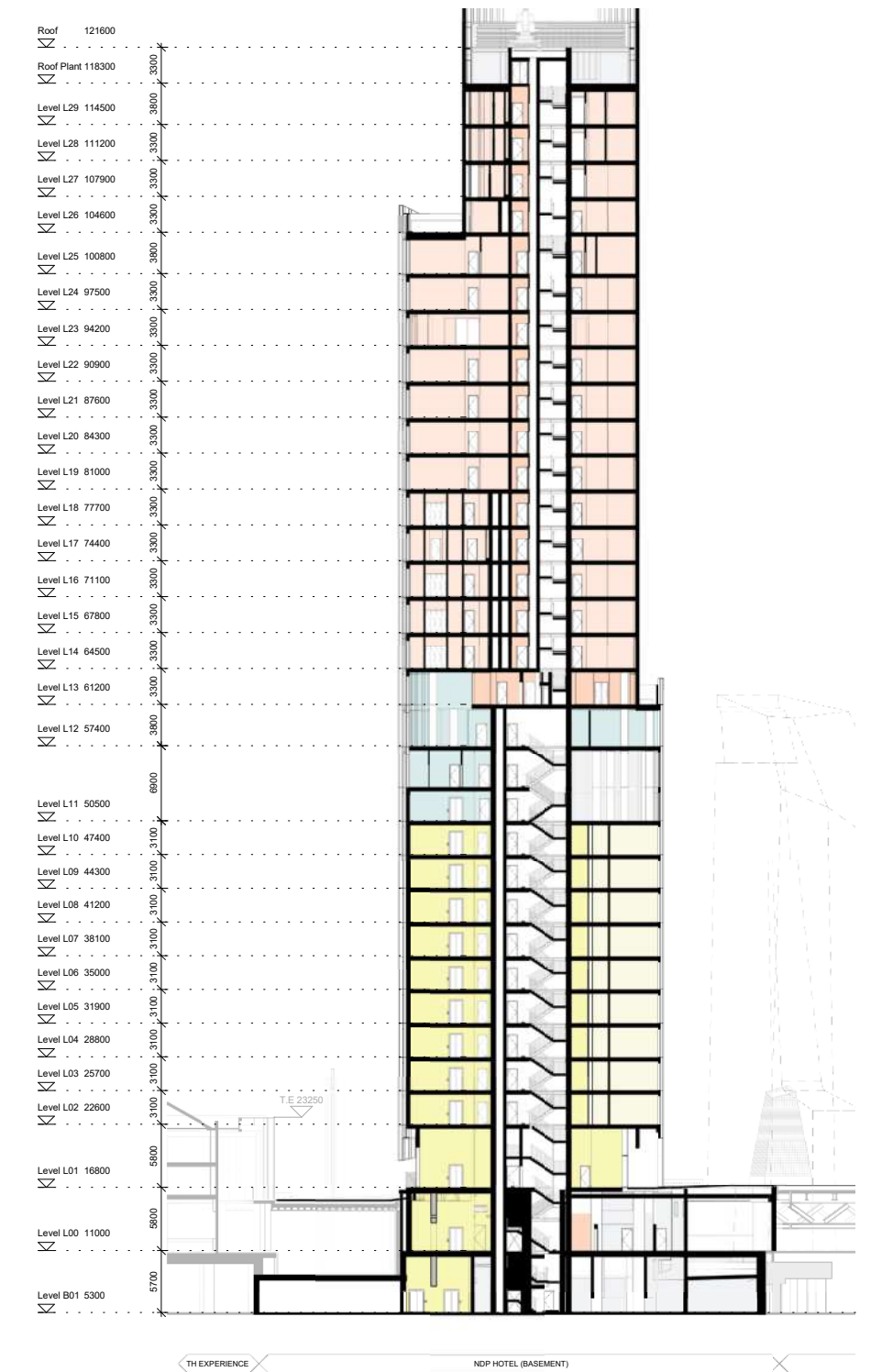


FIGURE 107. Proposed W/E Section (facing north)