

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.9.8 RESIDENTIAL FLOORS (CONTINUED)

PROJECT: NORTHUMBERLAND DEVELOPMENT PROJECT HOTEL S73																
TITLE: RESIDENTIAL ACCOMMODATION SCHEDULE																
DOC. REF: THHTL-F3A-ZZ-ZZ-SH-A-080011				REVISION: P01.01 FOR PLANNING				STATUS: FOR APPROVAL				DATE: 04.08.2023				
Level	Apartment Type	Unit Mix				Internal Area (GIA)		External Amenity / Terrace			Bedrooms	Persons	Hab rooms	Built in Storage		DOC M Accessibility**
		1B2P	2B4P	3B5P	3B6P	(sqm)	(sq ft)	(sqm)	(sq ft)	min. req. met	no.	no.	no.	(sqm)	min. req. met	M4(2) if left blank
29	AT10				1	175	1884	24	258	☒	3	6	4	2.5	☒	
	AT11				1	157	1690	20	215	☒	3	6	4	2.8	☒	
28	AT10				1	175	1884	24	258	☒	3	6	4	2.5	☒	
	AT11				1	157	1690	20	215	☒	3	6	4	2.8	☒	
27(826)	AT08 (Duplex)		1			188	2024	84	904	☒	2	4	3	2.7	☒	
	AT09 (Duplex)		1			164	1765	49	527	☒	2	4	3	3.1	☒	
26	AT06				1	206	2217	39	420	☒	3	6	4	2.7	☒	
	AT07		1			128	1378	67	721	☒	2	4	3	2.4	☒	
25	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
24	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
23	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
22	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
21	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
20	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
19	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT05				1	222	2390	24	258	☒	3	6	4	3.2	☒	
18	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
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17	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04.WA		1			123	1324	12	129	☒	2	4	3	2.4	☒	M4(3) Adaptable
16	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02.WA			1		145	1561	12	129	☒	3	5	4	2.7	☒	M4(3) Adaptable
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
15	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
14	AT01		1			136	1464	12	129	☒	2	4	3	2.9	☒	
	AT02				1	145	1561	12	129	☒	3	6	4	2.5	☒	
	AT03	1				95	1023	12	129	☒	1	2	2	1.5	☒	
	AT04		1			123	1324	12	129	☒	2	4	3	2.3	☒	
Subtotal		5	20	3	21	7034	75713	859	9246	☒	117	231	166		☒	5
Total		49														

* All areas are approximate.
**Wheelchair Adaptable units are provided at indicative levels and their final location (levels) may vary.

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.8 RESIDENTIAL FLOORS (CONTINUED)

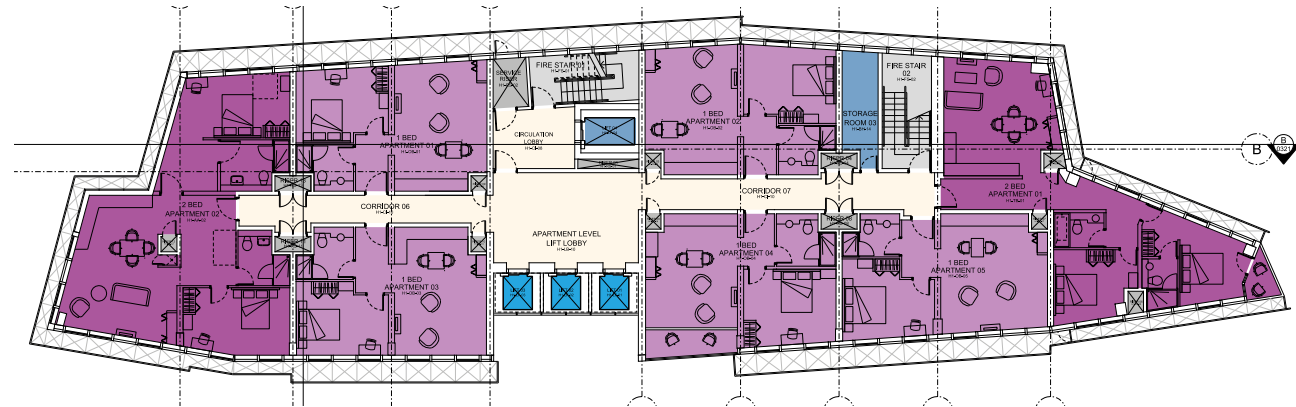


FIGURE 259. Approved Scheme 2016 - Typical Serviced Apartment Floor

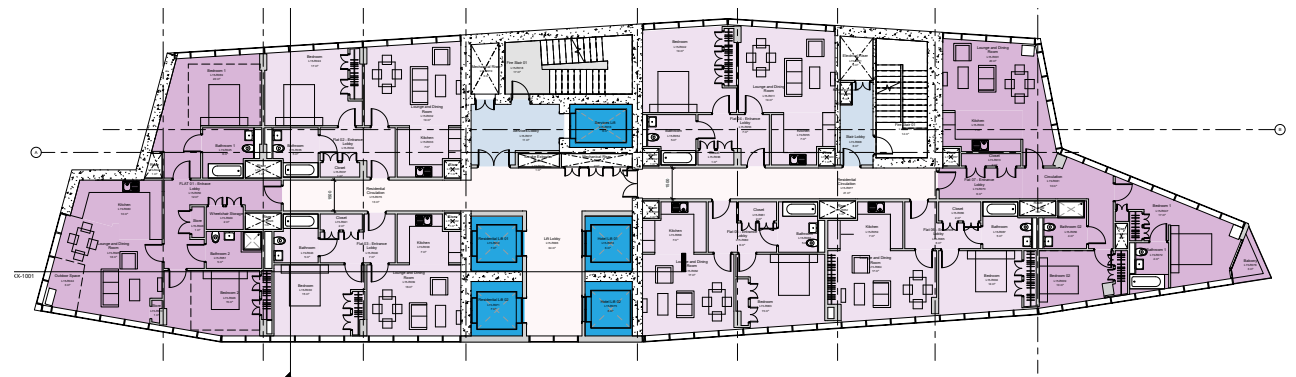


FIGURE 260. Approved Scheme with amendments 2017 - Typical Residential Floor

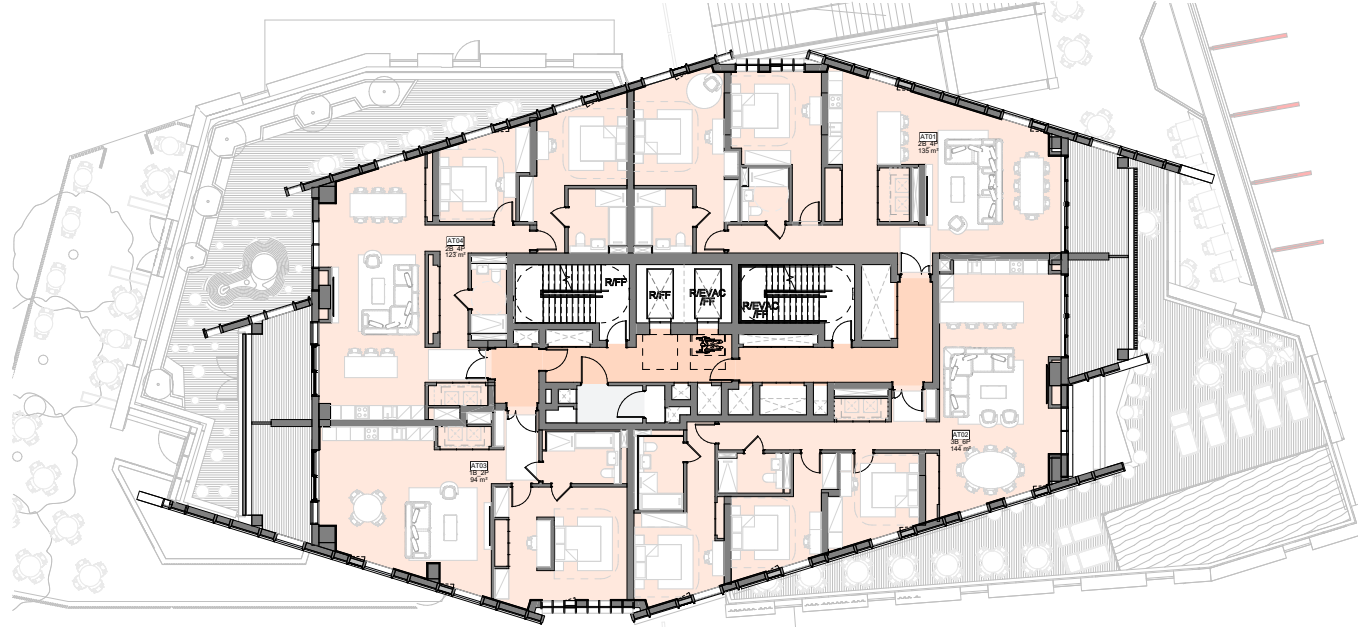


FIGURE 261. Proposed Scheme 2023 - Typical Residential Floor (Level 14-18)

5.8 LAYOUT AND ACCOMMODATION (CONTINUED)

5.8.9 ROOFS

A series of roof terraces are proposed throughout the building, created as a result of the building form and massing. These provide private and shared external amenity spaces for residents and Hotel guests as well as access to views across North London and beyond.

The large roof terrace located on Level 12 is associated with the shared amenity, providing hotel guests, visitors and residents access to an outdoor swimming pool and terrace area.

On Level 13, there is a dedicated terrace as part of the residential amenity, providing an accessible playspace for children. In addition, the eastern side of the terrace has seating for adults to supervise their children playing.

All residential apartments within the scheme will be provided with generous outdoor private amenity spaces. The larger terraces on the upper storeys that are created as a result of the building massing, are partitioned off allowing more private zones for each individual residential unit.

The stepping of the terraces has been assessed in order to provide comfortable microclimate conditions and daylighting levels appropriate to the use of the shared and residential amenity.

KEY

- Shared amenity
- Communal Private Residential Amenity
- Private residential amenity
- Plant space

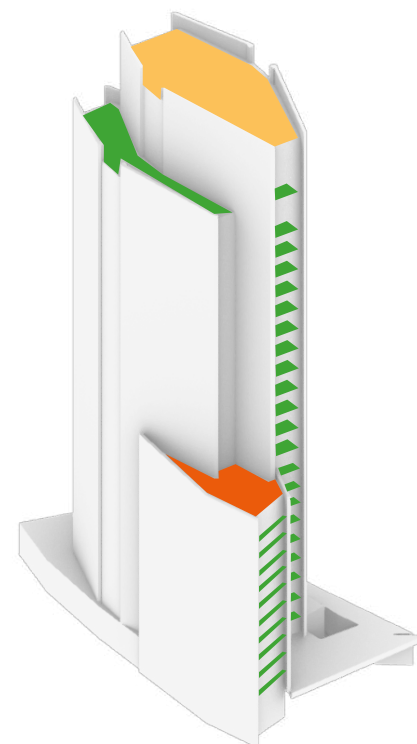


FIGURE 262. View from South-West

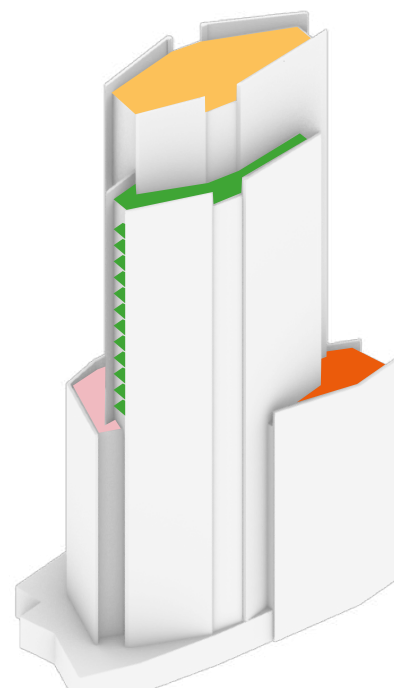


FIGURE 266. View from North-West

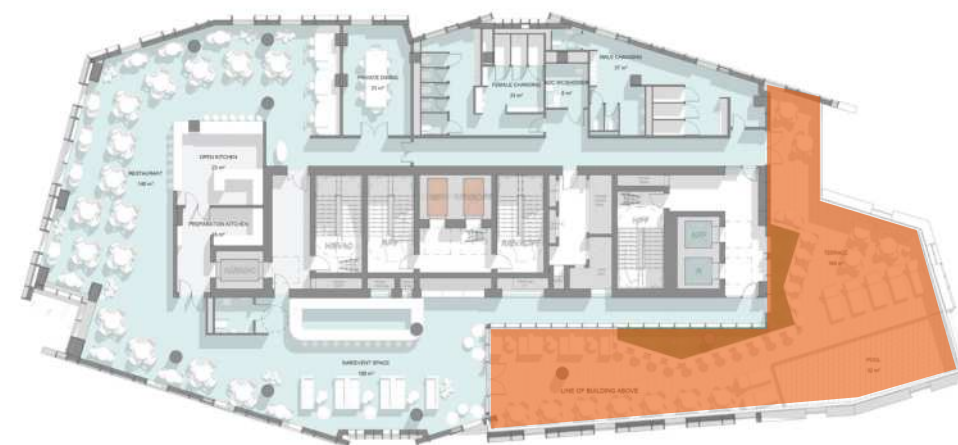


FIGURE 263. Level 12 GA Plan

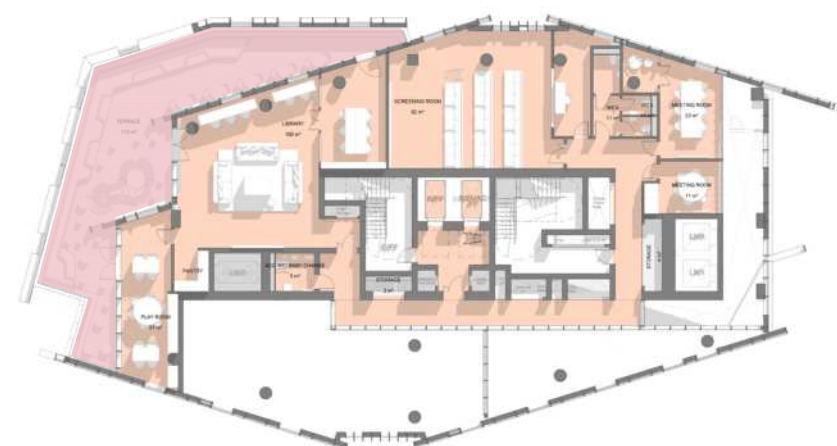


FIGURE 264. Level 13 GA Plan

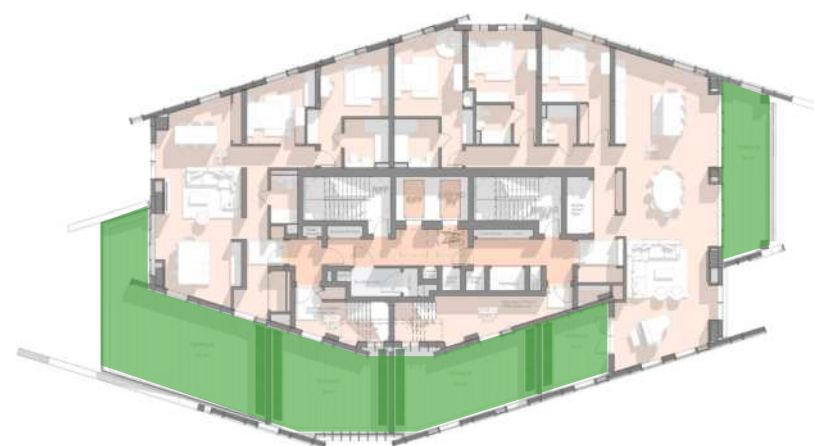


FIGURE 265. Level 26 GA Plan



01 Terrace and dining area



02 Terrace and seating area



03 Terrace and greenery



04 Terrace play space



NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION SIX: LANDSCAPE DESIGN & PUBLIC REALM

DESIGN AND ACCESS STATEMENT ADDENDUM

6.1 LANDSCAPE CONTEXT

6.1.1 GREEN LINKAGES

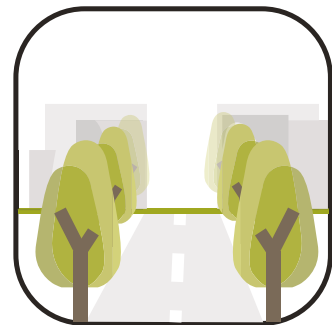
The NDP Hotel is located in Plot 3 within the Northumberland Development Project Masterplan. The site sits on the east-west axis with Bruce Castle Park to the west and the Tottenham Marshes to the east. The NDP Hotel aspires to contribute to the incremental strengthening of this green axis to bring the existing green infrastructure closer to the local community.



FIGURE 267. NDP Hotel within network of green infrastructure (NTS)

6.1 LANDSCAPE CONTEXT**6.1.2 DESIGN PRINCIPLES**

A series of strategic landscape and public realm design principles have guided the design of external spaces, at street level, podium level, and also the building terraces on the upper floors.

STREET LEVEL
PARK LANE


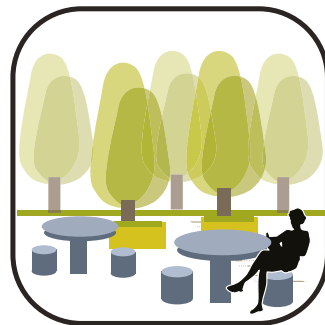
**CONTRIBUTE TO STREET
GREENING**



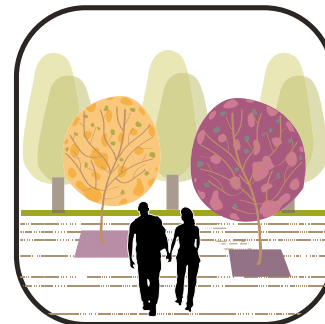
**CREATE A PEDESTRIAN
PRIORITY SPACE**



**PROVIDE A WELCOMING
ENTRANCE**

PODIUM LEVEL
PARK LANE SQUARE


**ACTIVATE THE PODIUM
THROUGH OUTDOOR ROOMS**



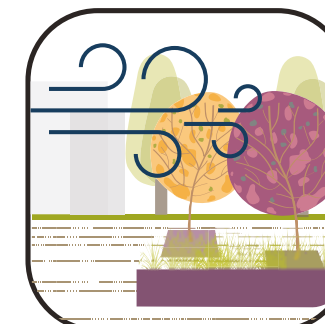
**PROVIDE A HUMAN SCALE TO
THE PODIUM**



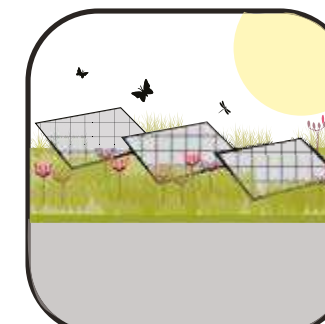
**INTEGRATE GREENING
INTO THE PODIUM**

TERRACES & ROOF
LEVEL 12, 13, 26 & ROOF PLANT


INTEGRATE PLAY SPACE



**MITIGATE WIND WITH
PLANTING**



BIOSOLAR ROOF

6.1 LANDSCAPE CONTEXT

6.1.3 APPROVED LANDSCAPE MASTERPLAN (POPULOUS 2016)

The adjacent plan was developed by Populous and approved by LBH in 2016 and sets the context of the wider development and associated landscape and amenities. This includes the provision of a water feature, play area and MUGA, all outside the boundary of Plot 3.

The main components of the approved landscape proposals are shown in adjoining figures.

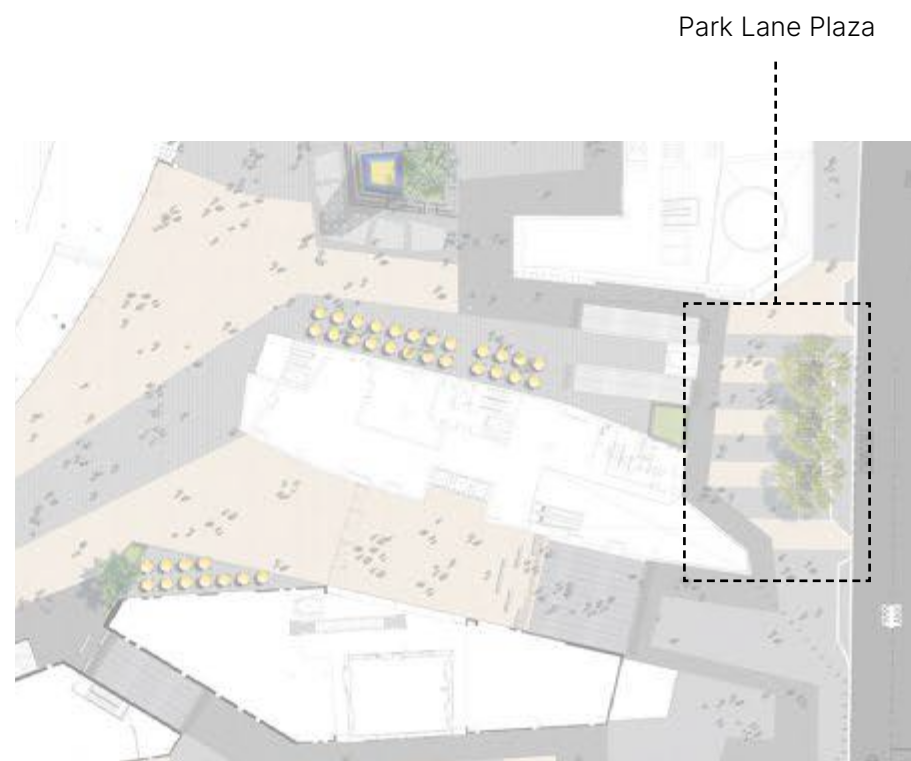


FIGURE 268. Illustrative plan diagram



FIGURE 269. Approved landscape masterplan (2016) by Populous

6.1 LANDSCAPE CONTEXT**6.1.4 APPROVED LANDSCAPE MASTERPLAN (POPULOUS 2016) WITH NDP HOTEL PLAN SUPERIMPOSED**

The current plan for Plot 3 is superimposed onto the approved masterplan to demonstrate how the proposals sit within the wider future context.

The main components of the proposed landscape proposals are shown in adjoining figures.

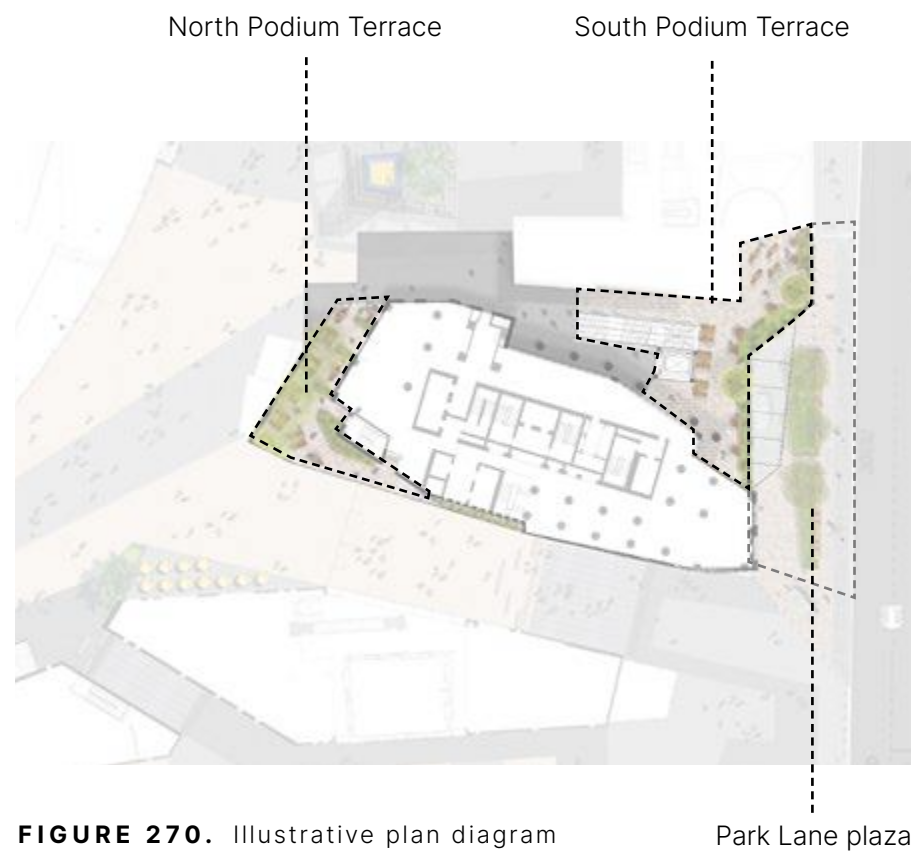


FIGURE 270. Illustrative plan diagram

Park Lane plaza

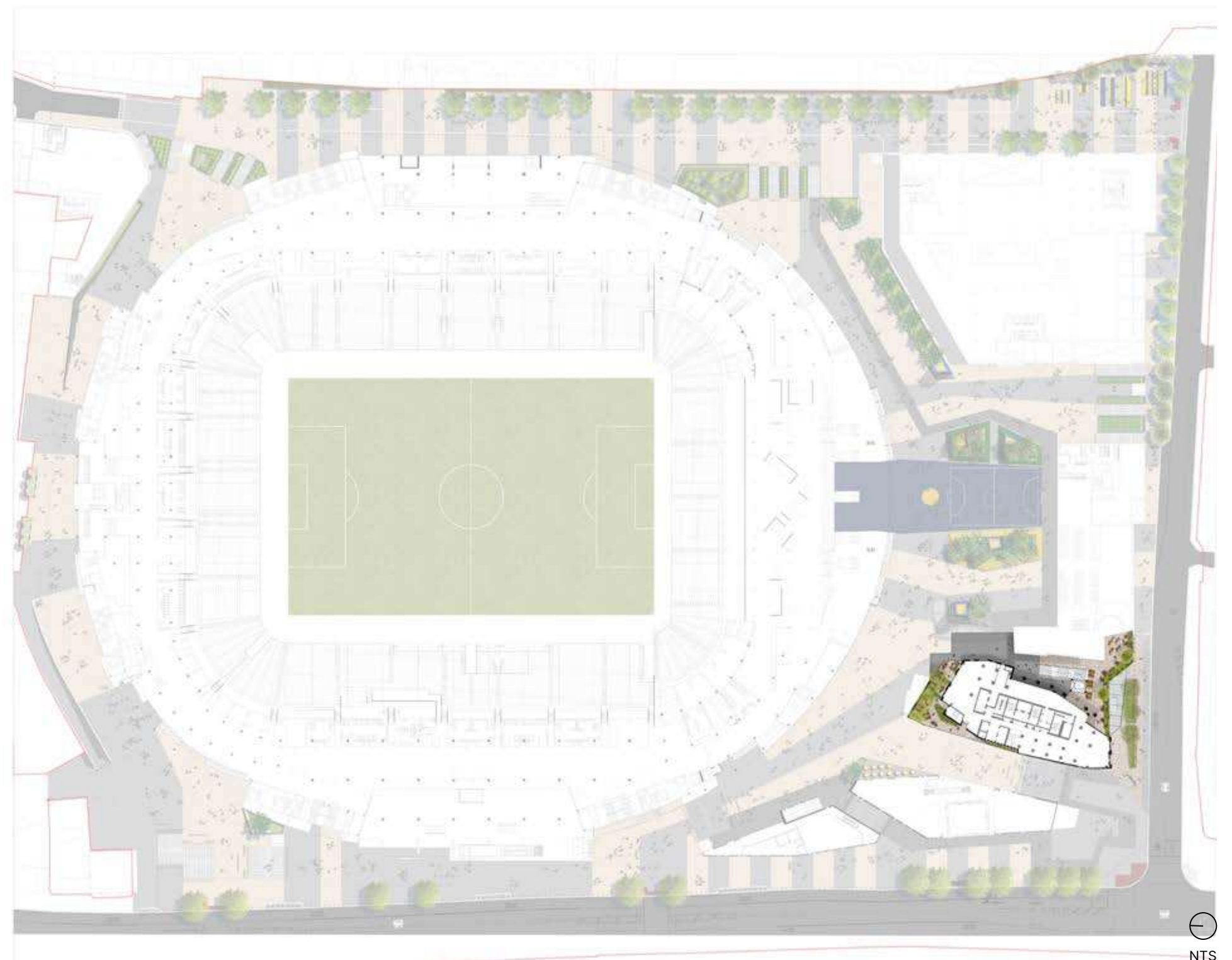


FIGURE 271. Approved Landscape Masterplan (2016) by Populous with Current proposed Plot 3 / NDP Hotel Landscape Plan

6.2 PEDESTRIAN MOVEMENT AND ACCESS

6.2.1 NON-MATCH DAY

The activities associated with the Stadium (football & NFL games), concerts, events, etc. rely on using the podium to manage crowds. The use of the open spaces for the NDP Hotel will be influenced by these events. Understanding the flow of people on match days and non match days is important as there are direct effects on both the design and management of the Hotel.

During non-match days, most activity happens at street level, on the High Road and Park Lane. Access to the podium is semi-private and controlled for security reasons. (Refer to the Security Section 7 of this document.) Hotel and waste collection deliveries will be serviced from podium level.

Both the Plaza at ground level and the Terraces at podium level are accessible to the public via the Hotel Bar/Cafe. Pedestrians move naturally across from High Street to Park Lane using the public space in front of the Hotel at street level. This has the added benefit of being covered, offering respite from sun and rain. The podium can be accessed via the external steps as well as internally from the Hotel Lobby&Bar/Cafe.

KEY

-  General vehicular movement
-  Main pedestrian movement route
-  Pedestrian servicing movement
-  Controlled access to podium level
-  Stadium entry points
-  Residential entrance
-  Hotel entrance
-  Shared amenity entrance
-  Security checkpoint
-  Bus stop
-  Cycle route
-  Existing trees
-  Proposed trees
-  Plot 3 Hotel

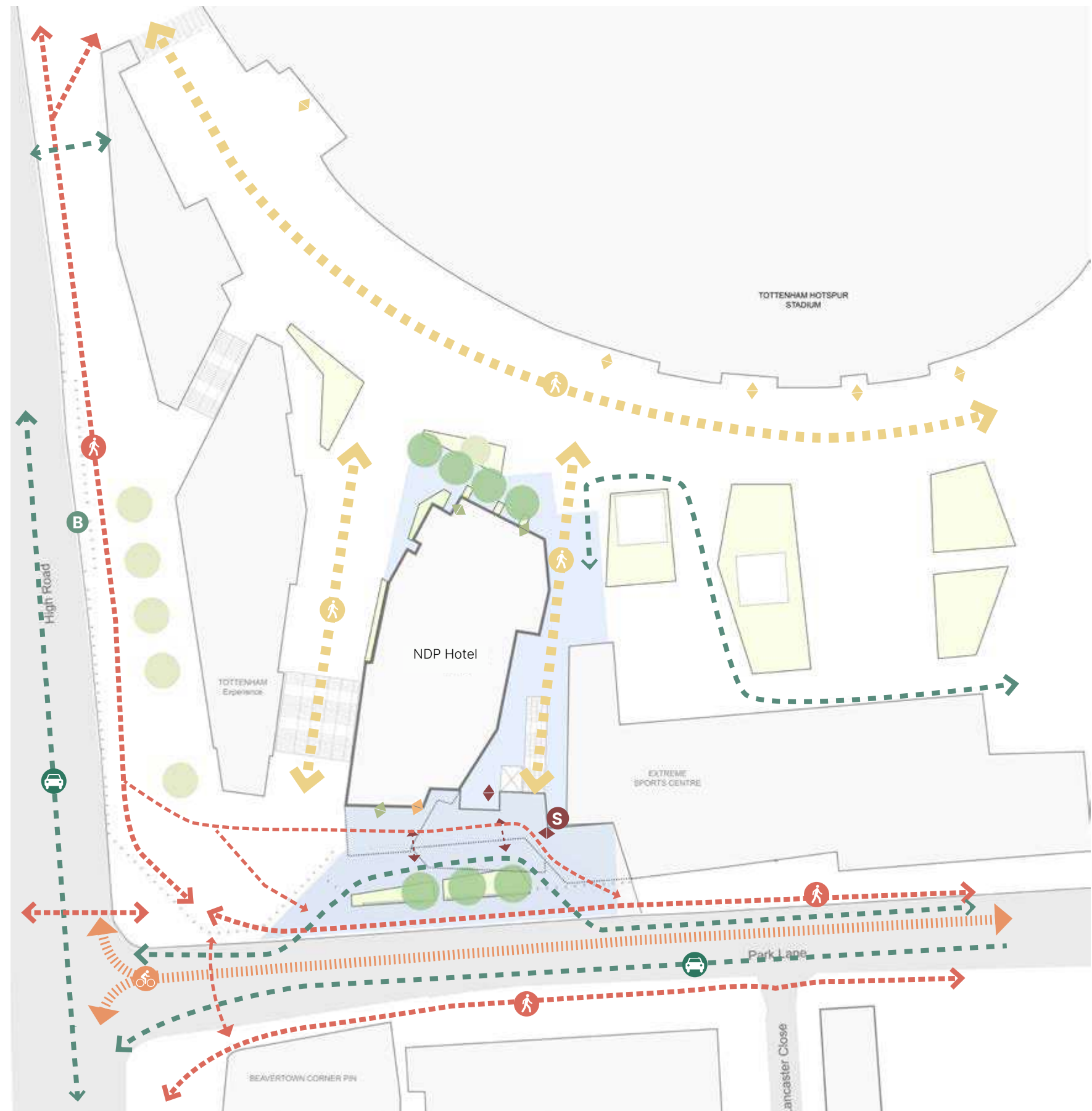


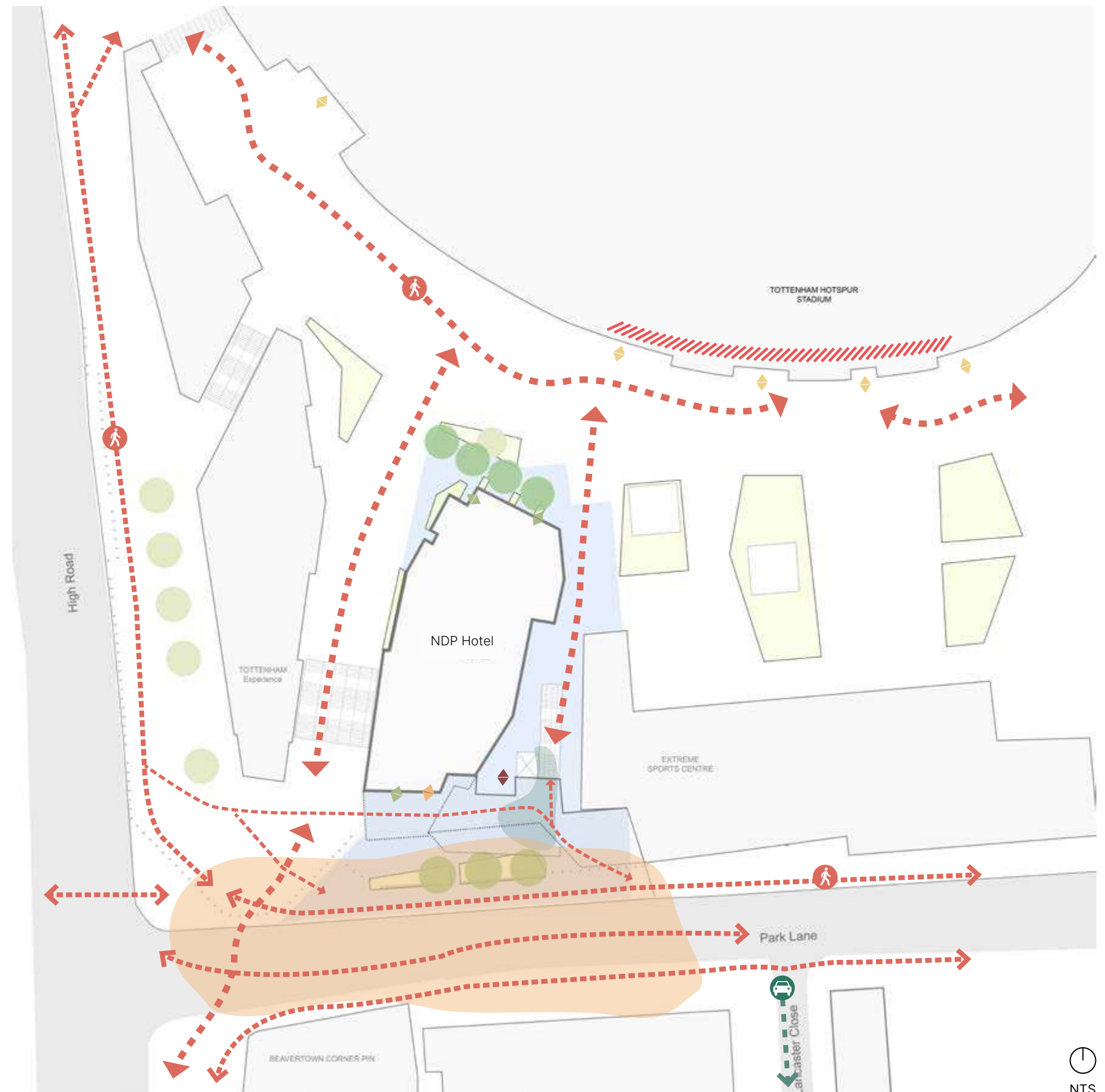
FIGURE 272. Non match day scenario

6.2 PEDESTRIAN MOVEMENT AND ACCESS (CONTINUED)**6.2.2 MATCH / EVENT DAY**

High Road and Park Lane are closed to traffic two hours before a Stadium event, during, and one hour after. During large increase in pedestrian activity accessing the stadium, crowd control measures would be in place, including queuing and security and bag checkpoints. (Refer to the Security Section 7 of this document.) Stepped access to the podium is controlled to the public and will be subject to large crowds of people using this space for access to the Stadium. The restaurant terraces on the podium are closed during this time for safety reasons.

KEY

-  Pedestrian circulation
-  Main pedestrian route to stadium (with security and bag check on route)
-  Building entry points from public realm
-  Street closed to vehicular traffic (duration determined by matchday control)
-  Turnstiles security point
-  Existing trees
-  Proposed trees
-  Plot 3 Hotel

**FIGURE 273.** Match day scenario, pedestrian movement

6.3 SERVICE STRATEGY

The proposed service strategy is based on the following split of functions:

- Street level: the Plaza along Park Lane will accommodate general hotel drop off (including valet service, 12m coaches and 15m luxury coaches), residential deliveries and fire tender. The parking entrance from Park Lane can be used by vehicles using the car park or by van-derived vehicles for Facilities and Maintenance (of up to 2.1m height given the height restrictions within the ramp).
- Podium level: the area adjacent to the service lifts at podium level will accommodate hotel deliveries (up to 2no. 8m vehicles) and waste collection (for both residential and hotel). Vehicles at podium level will follow the designated fire tender access routes in order to minimise impact on the use and quality of the space.

In any event, servicing will be managed by the NDP Hotel final operators in coordination with the Stadium, given the interrelated spaces and access points, whilst aiming at minimising impact on any of the use and quality of the open spaces where they take place, whether at ground or podium level.

The adjacent diagram shows the proposed service and in/out access routes for different types of vehicles. Refer to the Transport Report prepared by Arup Transport for more details.

KEY

-  15m Coach route (GF)
-  12m Coach route (GF)
-  Hotel delivery route (L1)
(Hotel loading & servicing)
-  Hotel drop off (GF)
-  Vehicle access to parking (GF)
-  Residential delivery & servicing (GF)
-  Loading zone
-  Parking
-  Plot 3 Hotel

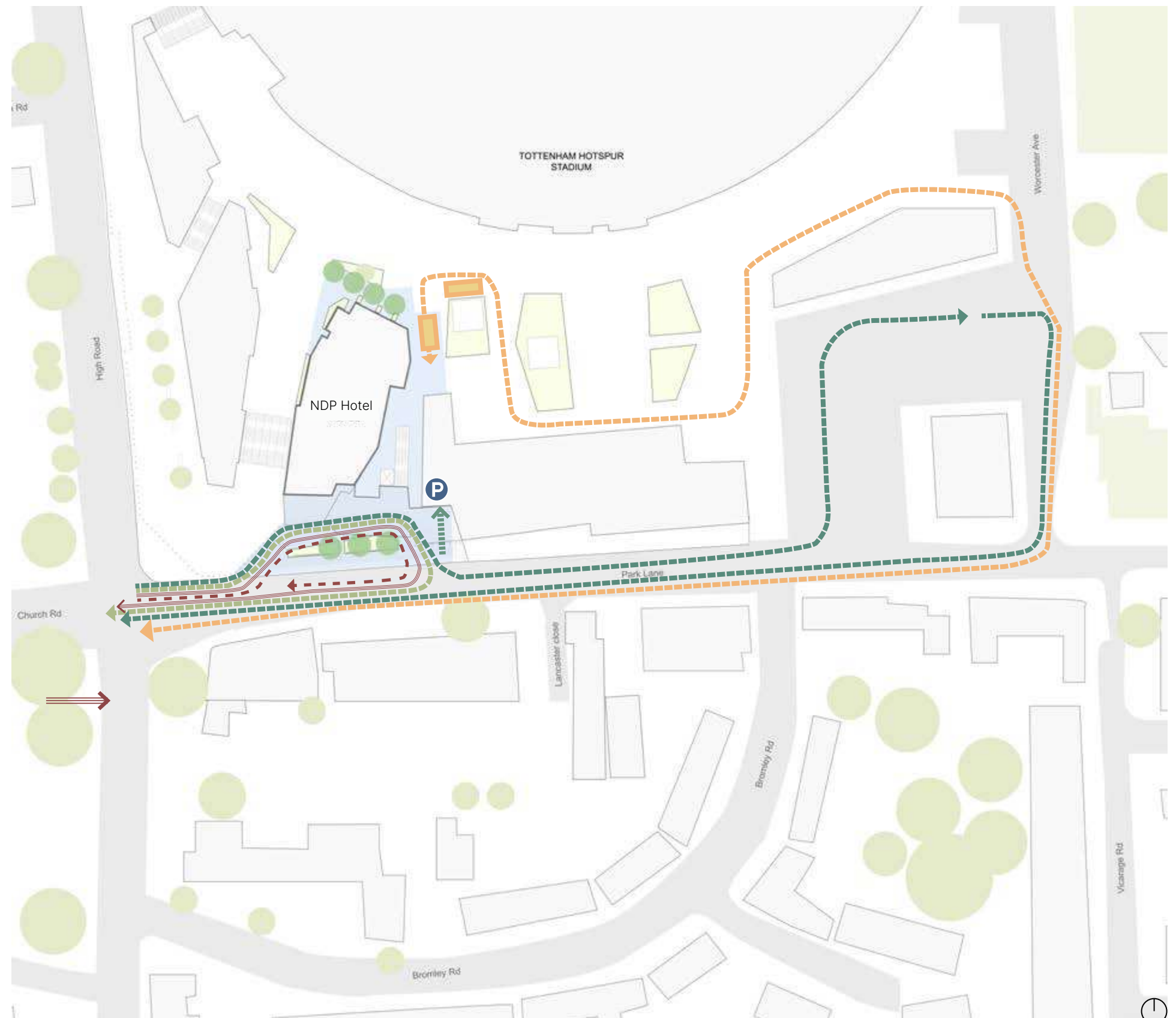


FIGURE 274. Vehicular servicing for the hotel and residences

6.4 INCLUSIVE DESIGN AND ACCESS STRATEGY

There are multiple entry points to the podium level via stairs and lifts located around its perimeter. Two sets of stairs are provided either side of the NDP hotel:

- SW stair: main access point to the Stadium for visitors arriving from the south of High Road;
- East stair and lift: providing full access to podium level via the entrance canopy, which also accommodates access to the NDP hotel and residences.

Seating is provided along Park Lane, integrated into the planters and trees, providing resting points for all pedestrians. At podium level, seating areas are associated to the restaurant, with level access between inside (bar, café & all-day-dining) and outside (Park Lane Square terrace) areas. A natural level difference between this terrace and the rest of the podium is dealt with a screen between 1.1-1.5m height, which also mediates between hotel and stadium users during event days. Also on the podium, a terrace facing Park Lane is provided with level access to/ from the inside of the building.

KEY

-  Step-free primary route
-  Enclosure to terrace
-  External stepped route
-  Step free access (lift)
-  Bench seating & resting spot
-  Restaurant tables & chairs
-  Restaurant terraces
-  Gated access to restaurant terrace
-  Raised planters
-  Plot 3 Hotel

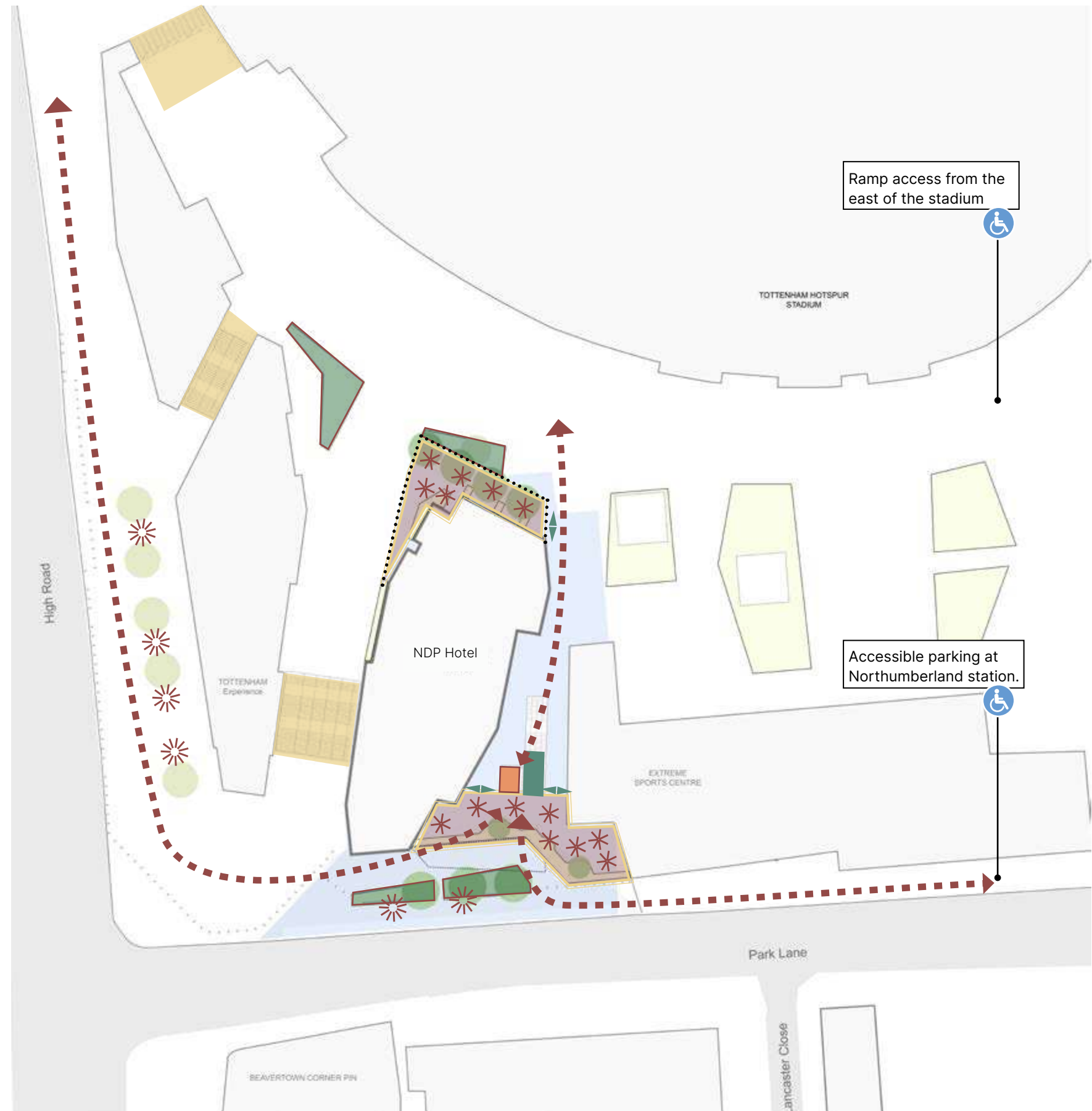


FIGURE 275. Inclusive access

6.5 ACTIVATING THE PODIUM

The two proposed terraces at podium level are key to activate Park Lane Square (the podium) from the north-west and the west side of Park Lane at high level. Spill out areas from the hotel restaurant will integrate seating and planting, encouraging people to sit outside. Views towards these spaces from the High Road and Park Lane will bring a sense of activity and place, anchoring the site in the wider area.

KEY

-  Key views towards active spaces
-  Restaurant seating
-  Active podium areas
-  Plot 3 Hotel

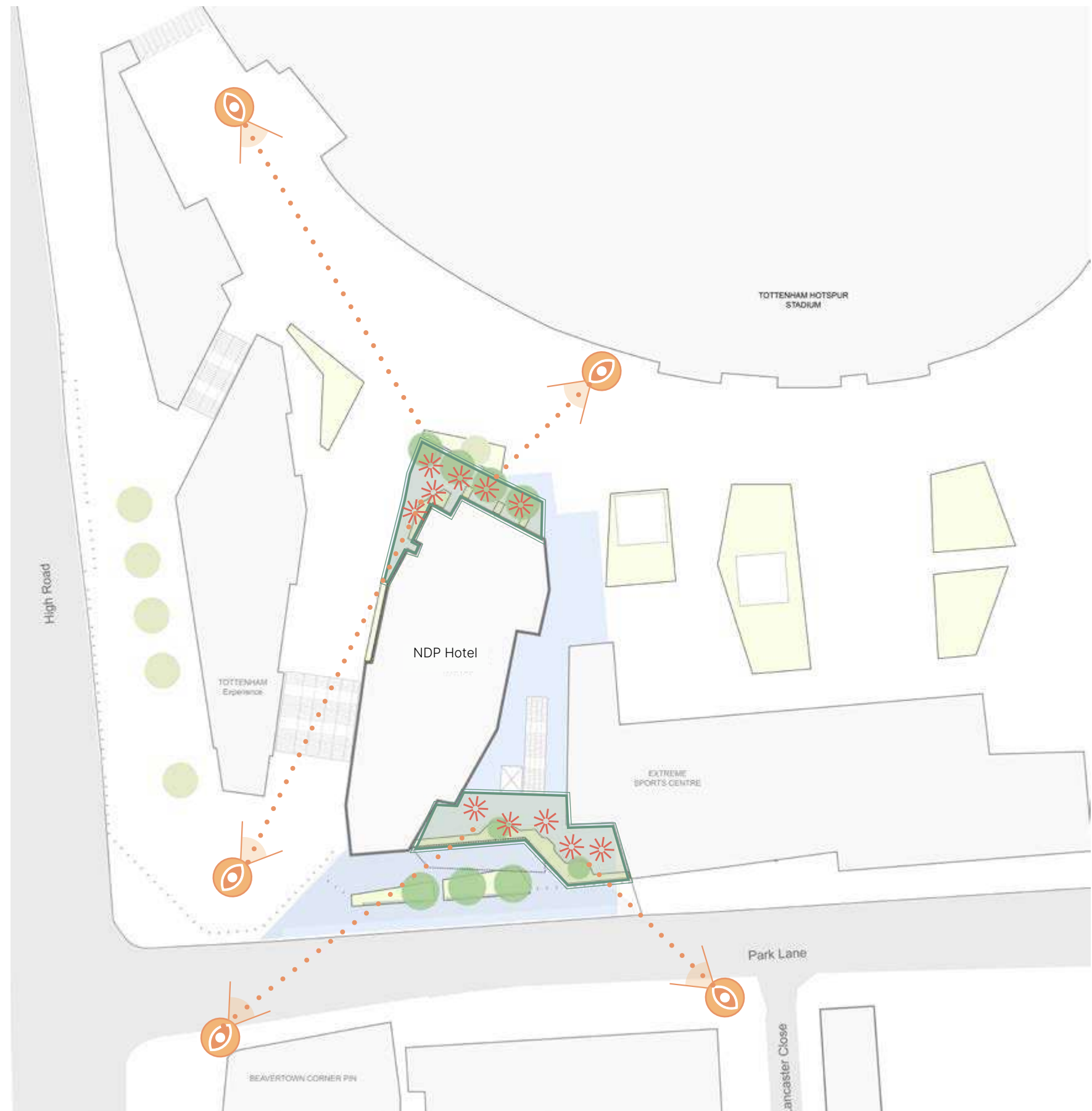


FIGURE 276. Figure Description

6.6 SECURITY MATCH DAYS AND EVENTS

The NDP Hotel is designed to integrate into its surroundings and present a welcoming and activated ground floor and podium level. The hotel plaza is designed to accommodate and welcome pedestrians across the space.

Being adjacent to the stadium and its associated security risks means that certain considerations have been taken to ensure that the Hotel is a secure environment. This is referenced in particular to match days where situational measures such as security checkpoints are integrated into the design. The following physical measures are integrated into the design and subject to ongoing security review:

1. Enclosure to the NDP Hotel podium terraces: 1.1-1.5m high enclosure with a trellis integrated on the northern face making use of the adjacent existing planter. The terrace would be closed during match days.
2. Bollards: The current proposal allows for a line of retractable bollards at the entrance to the Hotel plaza.

KEY

- ● ● ● Existing HVM bollards
- ● ● ● Proposed retractable bollards
- ◀ ▶ Gates
- NDP Hotel Terrace closed during match days
- S Security checkpoint
- Raised planter
- Hotel entrance
- Plot 3 Hotel

Note: Secure line subject to blast analysis and stand off requirements and the presence of utilities and vehicle access to avoid blockages on Park Lane.



FIGURE 277. Security on Match day & Events

6.7 STRATEGIC DRAINAGE AND LEVELS

6.7.1 STREET LEVEL

Due to the expected vehicle tracking in the hotel plaza, and the aspiration for high quality natural stone for the paving surfaces, a rigidly laid paving surface is proposed: 2 no. linear drainage channels are proposed to pick up surface water and direct this water to an underground attenuation tank. Please refer to drainage report for further information of below ground water attenuation strategy.

KEY

- Linear drainage channel
- - Threshold linear drainage channel
- - -> Direction of fall
- + (10.960) Existing spot height level
- + 10.920 Proposed spot height level
- ◆ Hotel entrance
- ◆ Shared amenity entrance
- ◆ Residential entrance
- Attenuation below ground
- Plot 3 Hotel

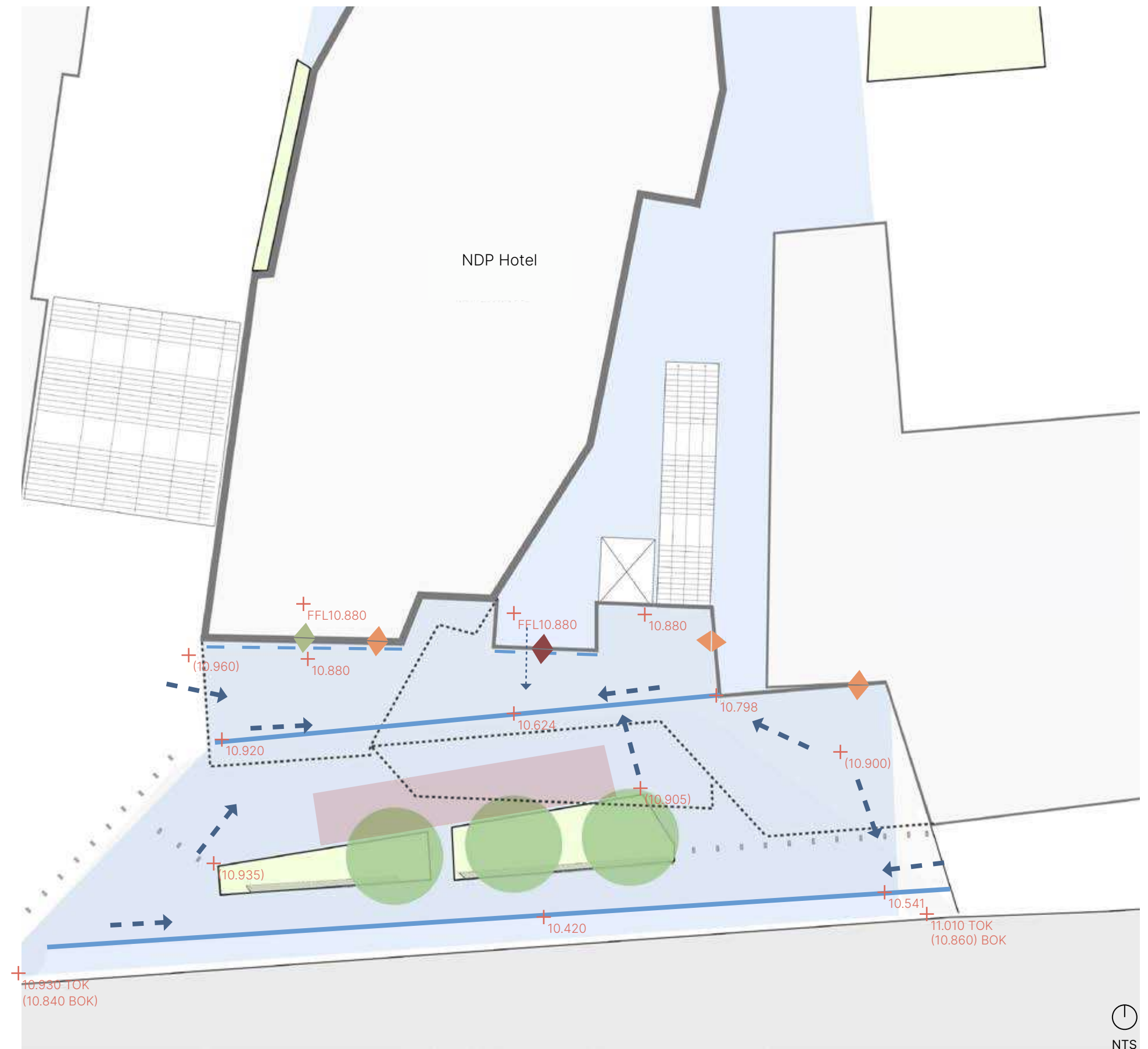


FIGURE 278. Drainage strategy for street level L00

6.7 STRATEGIC DRAINAGE AND LEVELS

6.7.2 PODIUM LEVEL

The podium paving surfaces will respond to both the aspiration to knit into the wider podium finishes (by using the same paving material as surrounding podium) as well as differentiating the dining terraces with high quality paving picking up on the warmer tones of the building. Given the existing constraints of the basement below, a rigidly laid system will be adopted. A series of linear drainage channels and gulleys will capture surface water and direct these to the attenuation tanks. Please refer to drainage report for further information of podium water attenuation strategy.

KEY

-  Linear drainage channel
-  Threshold linear drainage channel
-  Gully drainage
-  Direction of fall
-  Existing spot height level
-  Proposed spot height level
-  Hotel entrance
-  Fire egress
-  Attenuation blue roof
-  Plot 3 Hotel



FIGURE 279. Drainage strategy for the Podium L01

6.8 ILLUSTRATIVE INFORMATION

6.8.1 COMPOSITE ROOF PLAN

The following illustrative roof plans shows at a glance the different layers of landscape and amenity terraces provided within the site area.

Additional detail on the landscape design at street level L00 and podium level L01 is provided in the following pages.

KEY

- A** Roof Plant- Biosolar roof area
- B** L26 Private Terraces-Planter integrated into terraces boundaries. Fit out to be undertaken by occupier.
- C** L13 Residential Amenity Terrace- Communal terrace for residents. Play area integrated.
- D** L12 Hotel Amenity Terrace- Hotel restaurant outdoor terrace with pool.
- E** L01 North Podium Terrace- Hotel restaurant outdoor dining terrace.
- F** L01 South Podium Terrace-Hotel restaurant outdoor dining terrace.
- G** L00 Street Level- Hotel Plaza public realm and entrance to hotel and residences with stairs/lift to Podium.



NTS

FIGURE 280. Composite rendered landscape plan, all levels, view from above

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.2 APPROACH AND ARRIVAL - ILLUSTRATIVE VIEWS**

FIGURE 281. Illustrative view showing approach from High Road south-west



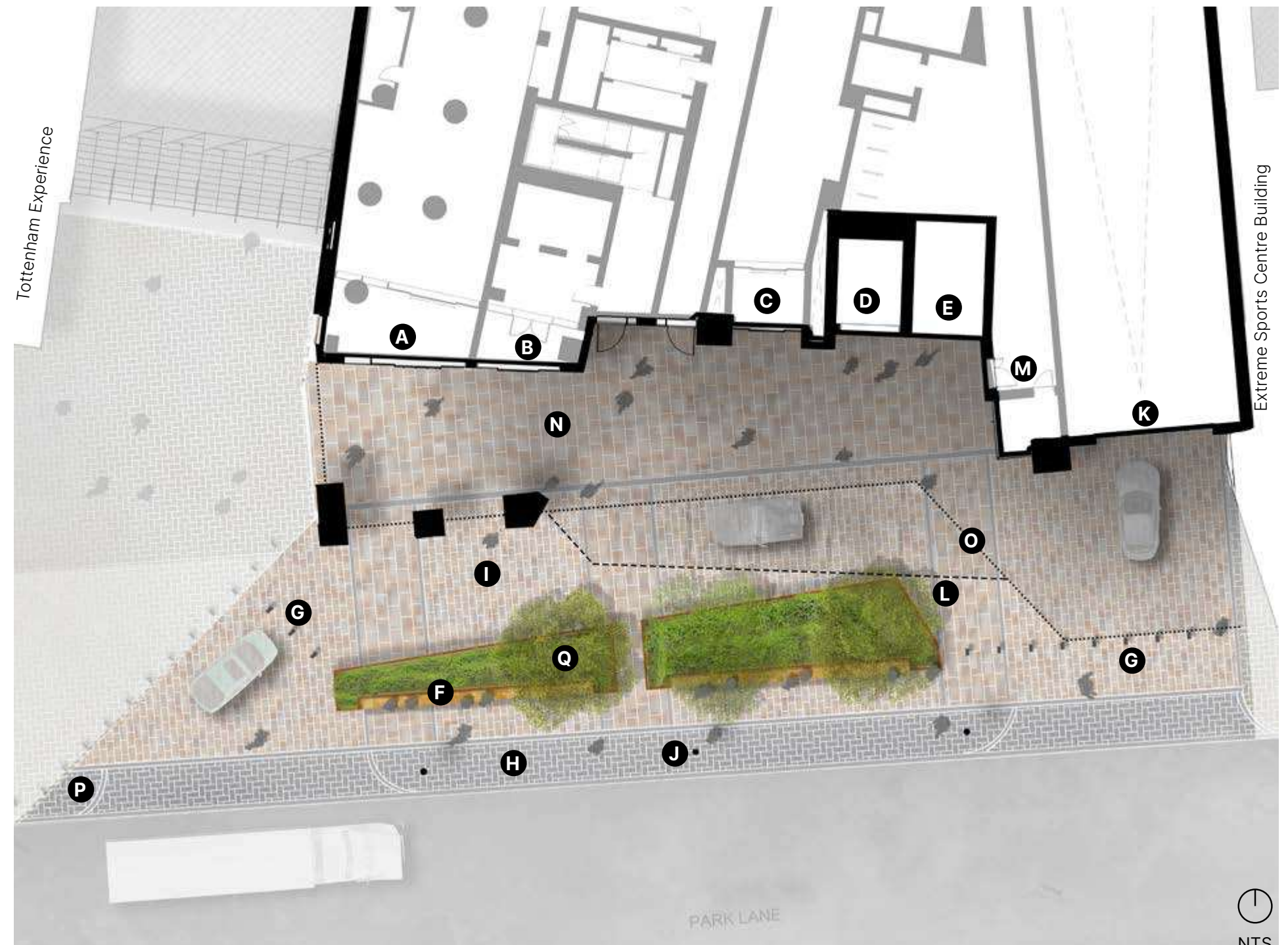
FIGURE 282. Illustrative view showing arrival from Church Road or west of Park Lane

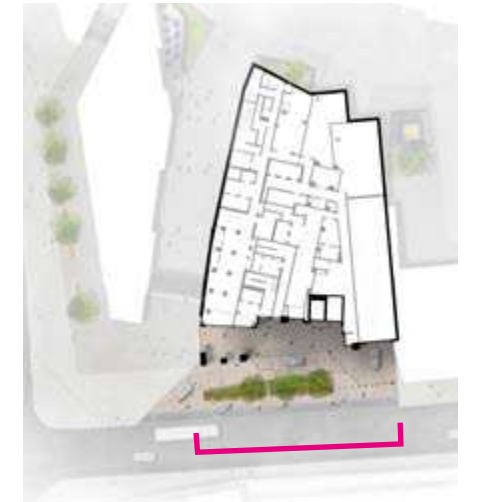
6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.3 STREET LEVEL - ILLUSTRATIVE PLAN**

The public realm in front of the hotel and residential entrances is designed to be inviting and prioritised pedestrian movement. High quality finishes, tree planting and raised planters with herbaceous cover integrate generous seating areas. Vehicle movement is integrated in the design, with pedestrian-focused finishes, encouraging drivers to approach the space as guests.

KEY

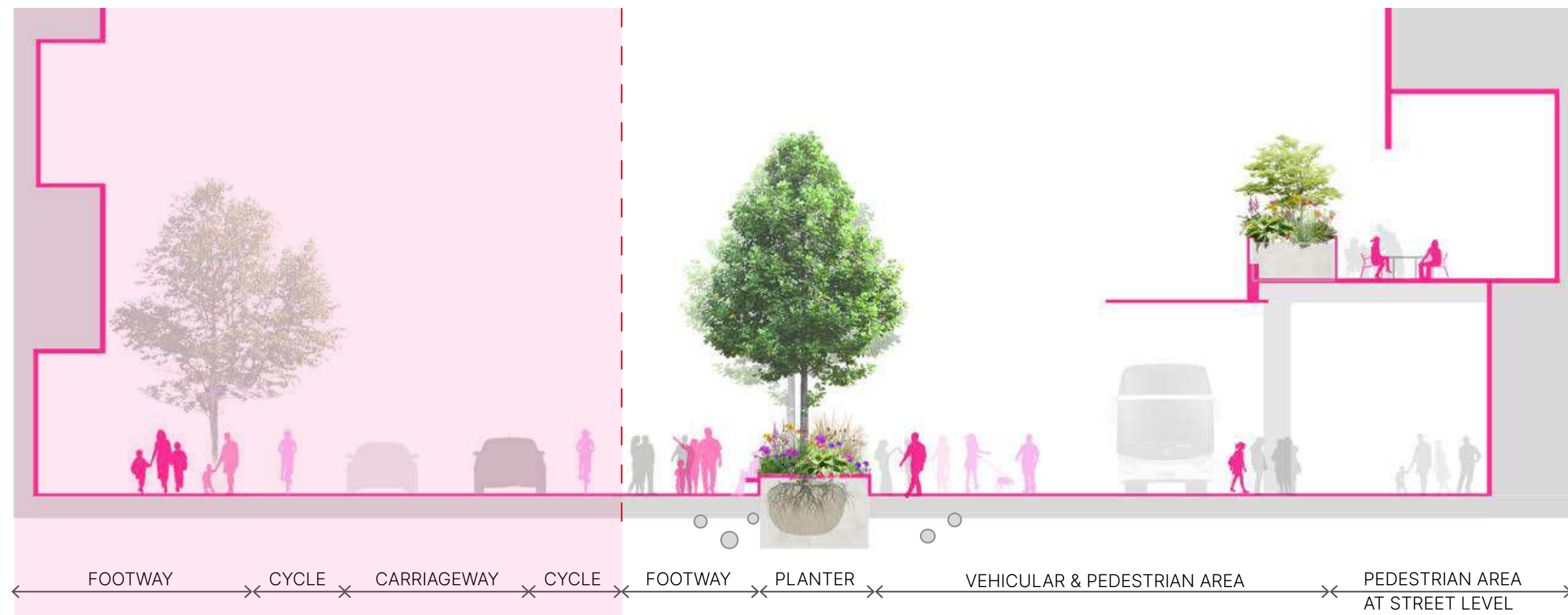
- A** Hotel Entrance
- B** Entrance to amenity floors
- C** Entrance to residential
- D** Lift to podium
- E** Stairs to podium
- F** Planter with seating
- G** Retractable bollards
- H** Footway
- I** Hotel Plaza for pedestrians and vehicles
- J** Existing lighting retained
- K** Vehicular entrance to basement
- L** Covered space/Line of Glass Canopy above
- M** Hotel/Amenity Staff & BOH residential entrance
- N** Hotel Plaza for pedestrians
- O** Line of podium cantilever above
- P** Dropped kerb for vehicular access
- Q** 3 no. proposed trees

**FIGURE 283.** Street Level Illustrative Landscape Plan

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.4 STREET LEVEL - PARK LANE HOTEL ENTRANCE ELEVATION****FIGURE 284.** Illustrative elevation of Park Lane looking north to NDP Hotel Plaza and Podium Terrace

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.5 STREET LEVEL - SECTION THROUGH PARK LANE****AN ASPIRATION FOR PARK LANE**

Shown for indicative purposes only

HOTEL PLAZA**FIGURE 285.** Illustrative section through Park Lane

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.6 STREET LEVEL VIEWS**

The ground floor public realm provides a welcoming entrance and presence along Park Lane, animating the corner of Park Lane and High Road with activity, high quality materials, planting and seating areas. From street level, the view to the podium and the planted edge extending above the parapet provides a visual connection to life and activity on the south podium dining terrace, further contributing to the activation of this important corner. Glimpsed views to the north podium terrace are visible from street level, as well as the tree planting, bringing a sense of human scale to the podium area. A sense of permeability in the is complemented by the active façades of the Hotel, providing visual connection to internal activities and a welcoming and dynamic corner node to the overall masterplan.



FIGURE 286. View from Park Lane looking north to Hotel Plaza and view of the active south podium



FIGURE 287. View from the north east corner of High Road and Park Lane with view to the planted north podium

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.7 PODIUM PLAN LEVEL - L01**

The landscape strategy for the podium is to provide comfortable areas for people to sit outside. A planting strategy to soften the environment helps to create a visually attractive space. Trees and planting help mitigate wind conditions and create a comfortable microclimate. High quality paving finishes define the dining terraces.

KEY

- A** Trees (flush with podium level)
- B** Restaurant seating area
- C** Planter (existing outside NDP Hotel Plot 3 S73 Application)
- D** Enclosure to terrace (1100-1500mm high)
- E** Trellis integrated into enclosure
- F** Gate to terrace
- G** High quality paving to seating areas
- H** Paving to tie into surrounding podium
- I** Clear area to access fire escape stairs
- J** Raised planter edge with integrated seating
- K** Small multi-stem shrub to raised planter
- L** Gated entry steps for fire access only
- M** Raised planter with herbaceous planting for wind mitigation
- N** Hedge planting for wind mitigation
- O** Restaurant interior access

**FIGURE 288.** Podium Landscape Plan

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.8 PODIUM PLAN LEVEL - L01 - NORTH TERRACE**

The north terrace is defined by high quality stone paving surfaces, four trees inset into the podium slab to provide canopy interest and protection from wind and raised planters with hedge planting.

The north terrace raised on a plinth to provide a level surface at grade with the hotel podium finished floor level. It is further enclosed by a perimeter railing, 1100mm-1500mm high, complete with a gate entrance. This defines the north terrace as an outdoor room accessed via the Hotel and brings a human scale to the podium, along with the tree planting. During match and major event days, the terrace will be closed for security reasons.

Creating a comfortable and pleasant environment to encourage people to sit outside will help to activate and bring life to the podium.



FIGURE 289. North Terrace Podium Landscape Plan

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.9 PODIUM PLAN LEVEL - L01 - SOUTH TERRACE**

The south terrace provides a second enclosed outdoor dining space accessed via the Hotel. A planter is integrated into the parapet and provides a visual link to Park Lane and the corner of High Road, with glimpses of planting and activity bringing life to the street and podium.

The planter integrates long seating, which combined with the high quality paved space provides a flexible space for tables and chairs. Users of the terrace will benefit from south sun and views out towards Park Lane and beyond.

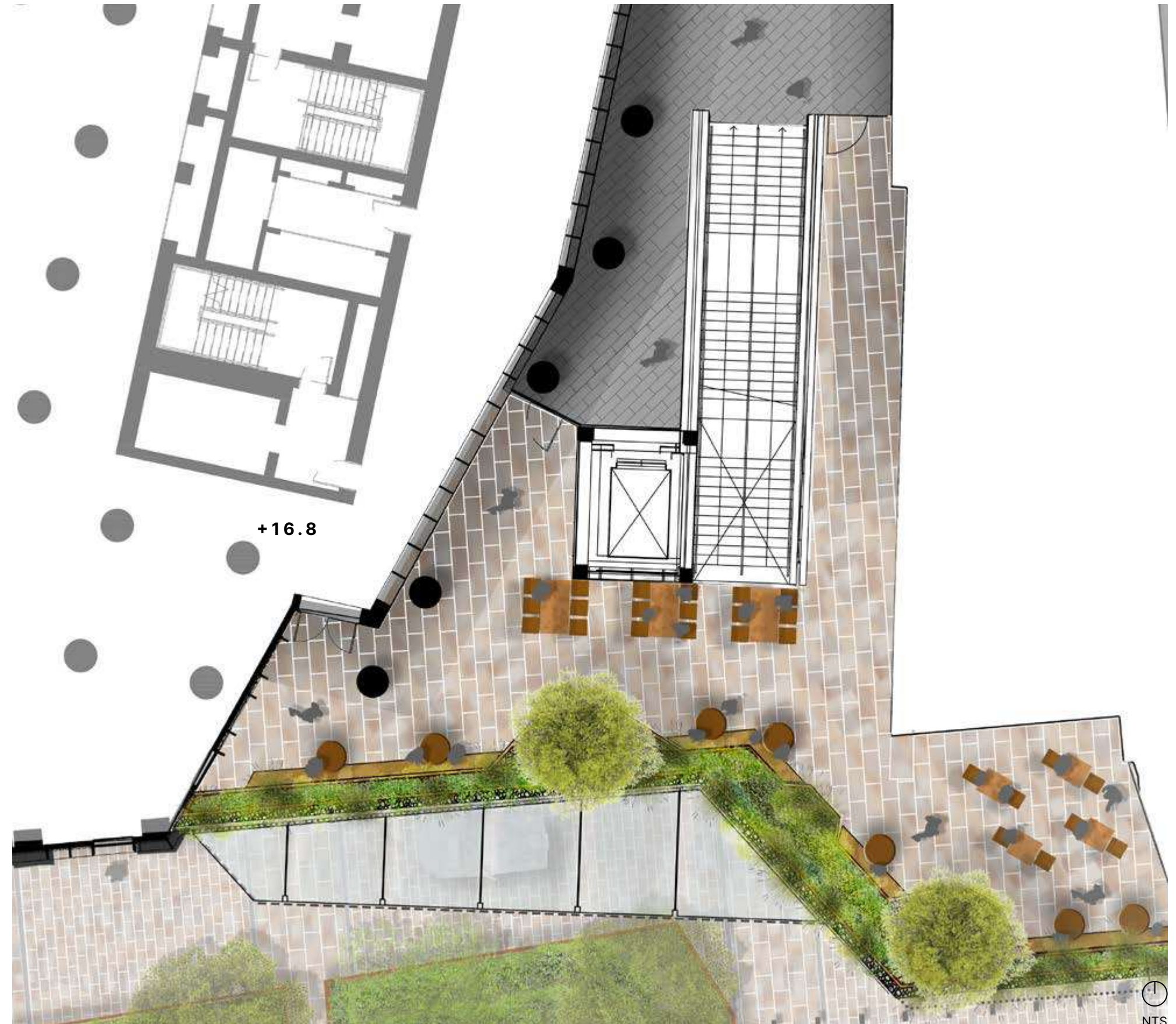


FIGURE 290. South Terrace Podium Landscape Plan

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)

6.8.10 PODIUM PLAN LEVEL - L01 - NORTH TERRACE SECTION

Railing vary from 1100mm to 1500mm for added protection and visual interest

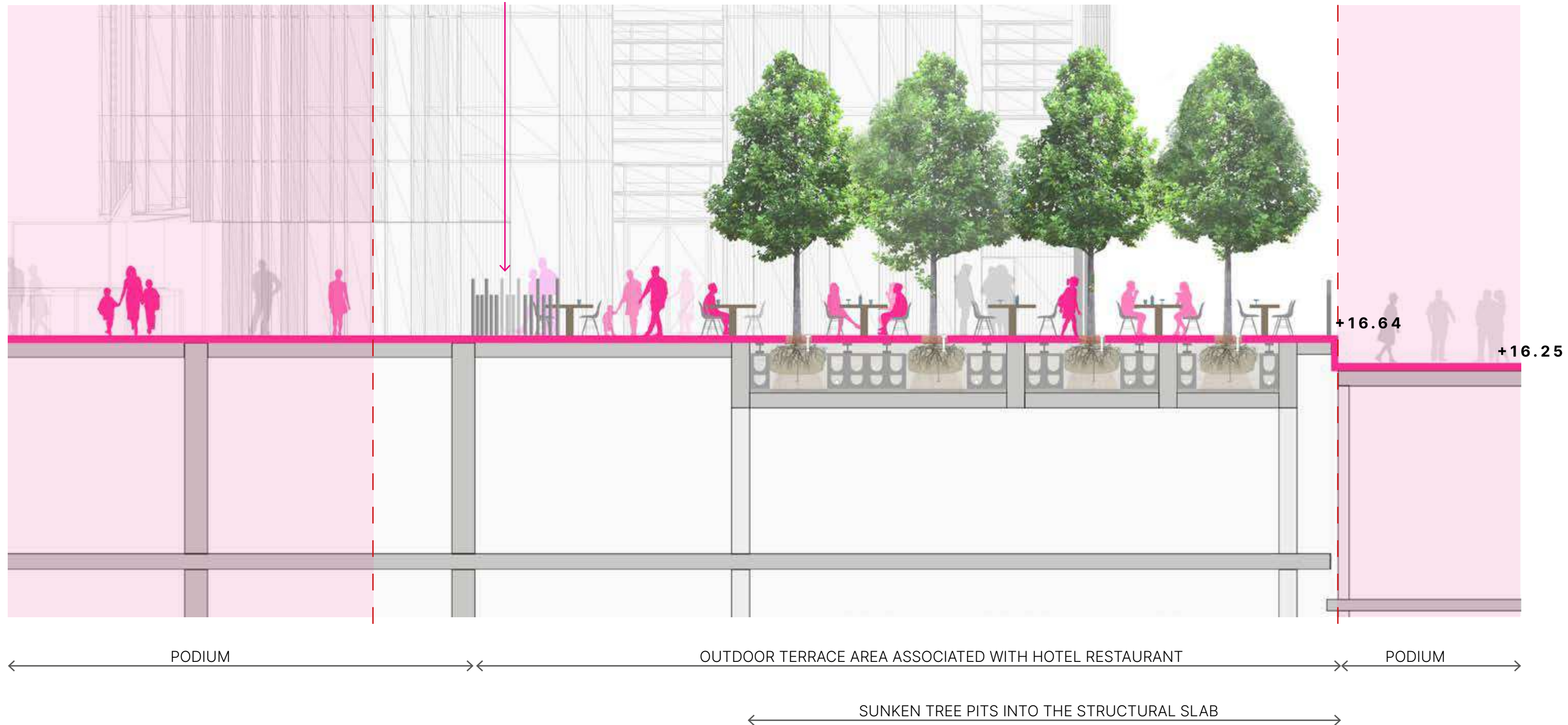
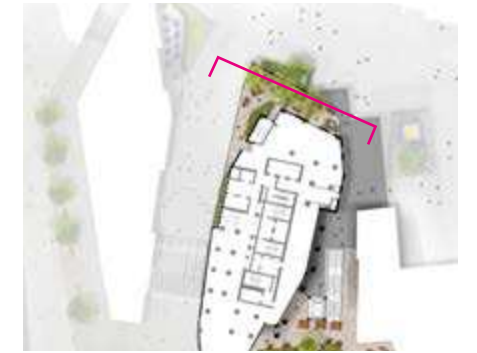


FIGURE 291. Section through North Podium Terrace

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)**6.8.11 PODIUM TERRACE ENCLOSURE****FIGURE 292.** Elevated view of the north terrace**FIGURE 293.** Eastern and northern elevations with north podium terrace

6.8 ILLUSTRATIVE INFORMATION (CONTINUED)

6.8.12 MATERIAL PALETTE FOR STREET LEVEL AND PODIUM LEVEL



Marshall 'Scoutmoor' yorkstone



Recessed tree grille



Vertical enclosure to podium cafe terrace



Existing paving at street level



Existing paving at podium level



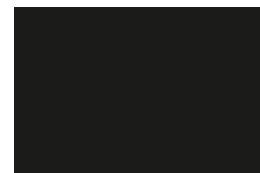
Raised metal planters with trees and herbaceous planting



Integrated seating into raised planter



Medium Bronze



Dark Bronze



Podium trees: Honey Locust
(*Gleditsia triacanthos* var. *inermis*)
lits widely spaced branches
creates a dappled shade



Street trees: Field Maple
(*Acer campestre* 'Streetwise')
Good for transport corridors,
golden autumn colour



Swathes of blues and purples of herbaceous and ornamental planting

6.9 PLAY SPACE

6.9.1 PLAY PROVISION

The approved application shows provision of play associated with the residential units and the hotel (figures 287 and 289).

Below sets out the required area for playable space for Outer London with a PTAL rating of 3.

- * Ages 0-4 population yield of 10 children
- * Ages 5-11 population yield of 7 children
- * Ages 12-15 population yield of 3 children
- * Ages 16-17 population yield of 2 children
- * Total of 22 children
- * Total population yield of 117 people
- * **Total play space required – 220.6 sqm**

Accommodating play space within the site boundary of this application is challenging.

The figure shows a study of existing play areas carried out to understand offsite provision.

Child Age	Actual walking distance from residential unit (taking into account barriers)
Under 5s	100m
5-11 year olds	400m
12+	800m

FIGURE 296. Accessibility to Play Space (existing provision)



FIGURE 294. No play provision on the approved podium level detail design associated with plot 3. Play provided on other plots



FIGURE 295. Locations of playable spaces within the approved housing for NDP

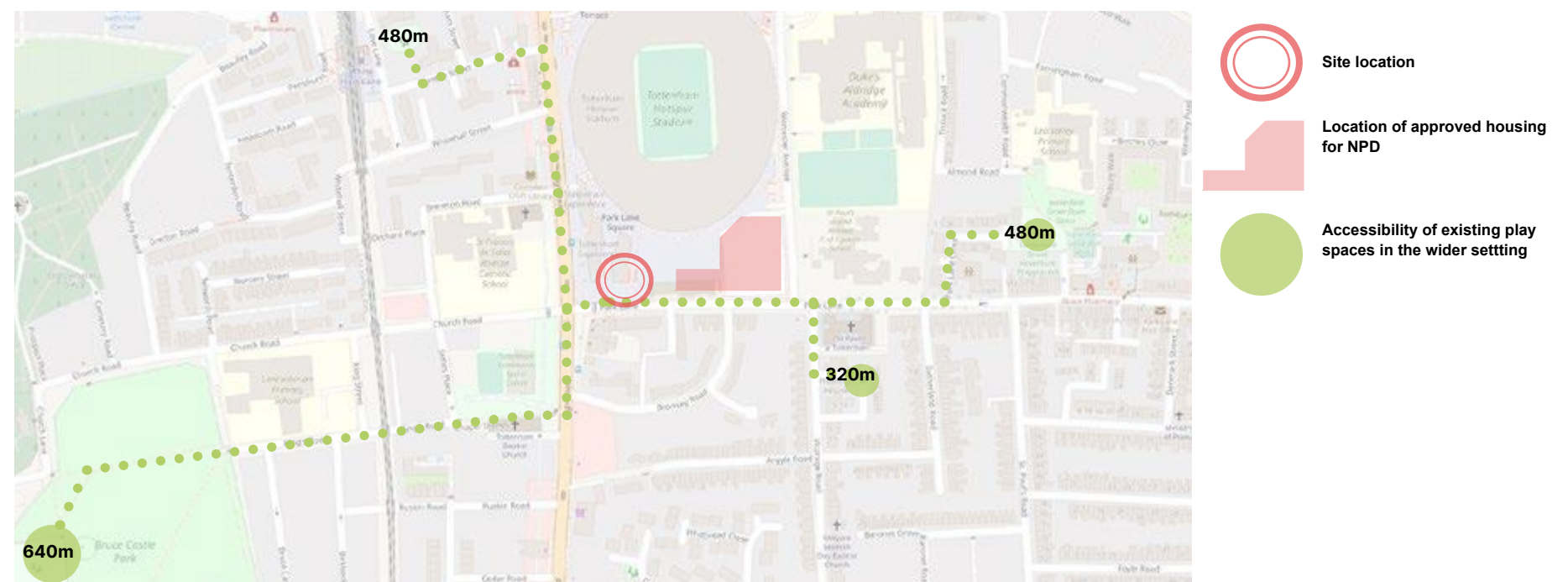


FIGURE 297. Existing provision of play space in the wider public realm

6.9 PLAY SPACE (CONTINUED)

6.9.2 PLAY SPACE PROVISION CONSTRAINTS ON PODIUM

The following diagram outlines the design development carried out to determine the most suitable location for play space.

- A North Terrace:** Area identified for hotel restaurant outdoor terrace. Play area not suitable at this location.
- B Circulation Space:** This area is required to be free of obstructions at all times for access to the stairs/lift as well as the podium vent. Play area not suitable at this location.
- C South Terrace:** Area identified for hotel restaurant outdoor terrace. Play area not suitable at this location.
- D South Terrace Corner:** Area identified by LBH as potential location for play space. A security review was undertaken with the following recommendation: The underlying security risk is high due to the crime rate, and the proposed location will provide a space for anti-social activities to occur with limited means of providing ongoing effective mitigation. Please refer to the Security section for further information.

Therefore, it has been determined that the Level 13 residential amenity terrace is best suited for the play space. This is discussed in further detail on the following pages.

KEY

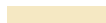
-  Indicative area for playable space, ruled out for security purposes. Refer to security section for further information.
-  Semi private realm - hotel
-  Area to be kept free for crowd movement
-  Access to Hotel Restaurant
-  Crowd movement (area to be kept clear)



FIGURE 298. Illustrative plan of podium level

6.9 PLAYSPACE (CONTINUED)

6.9.3 PLAY SPACE PROVISION OPPORTUNITY AT LEVEL 13

The residential amenity terrace Level 13 can provide an accessible doorstep playable space for under 5's which is safe, overlooked and easily accessible for residents and visitors of residents. Adults can sit and watch children play, or choose to sit on eastern portion of the terrace, away from the play area. There is an additional benefit of having an internal room that could be used by residents and booked for parties. This would present an attractive inside/outside offer for families.

The total area for the residential terrace is 112m². Based on the population yield of 10 children within the 0-4 category it is estimated that 100m² would be required to fulfil the entire provision for under 5's.

Thus, to ensure that the terrace functions for all age groups, a balance of providing high quality communal amenity space and playable space on the residential terrace is proposed.

The zonal plan (right) shows the potential spatial arrangement between playable space and community amenity space on the residential amenity terrace Level 13. The design of the terrace will consider play space within it.

In addition to this provision, residents will be able to access the podium level playable spaces for Plot 5 of the approved NDP scheme located approximately 30 to 40m to the east (figure 291).

KEY

- Indicative 52.5m² area to accommodate playable space
- Communal amenity space
- Proposed 'party room'

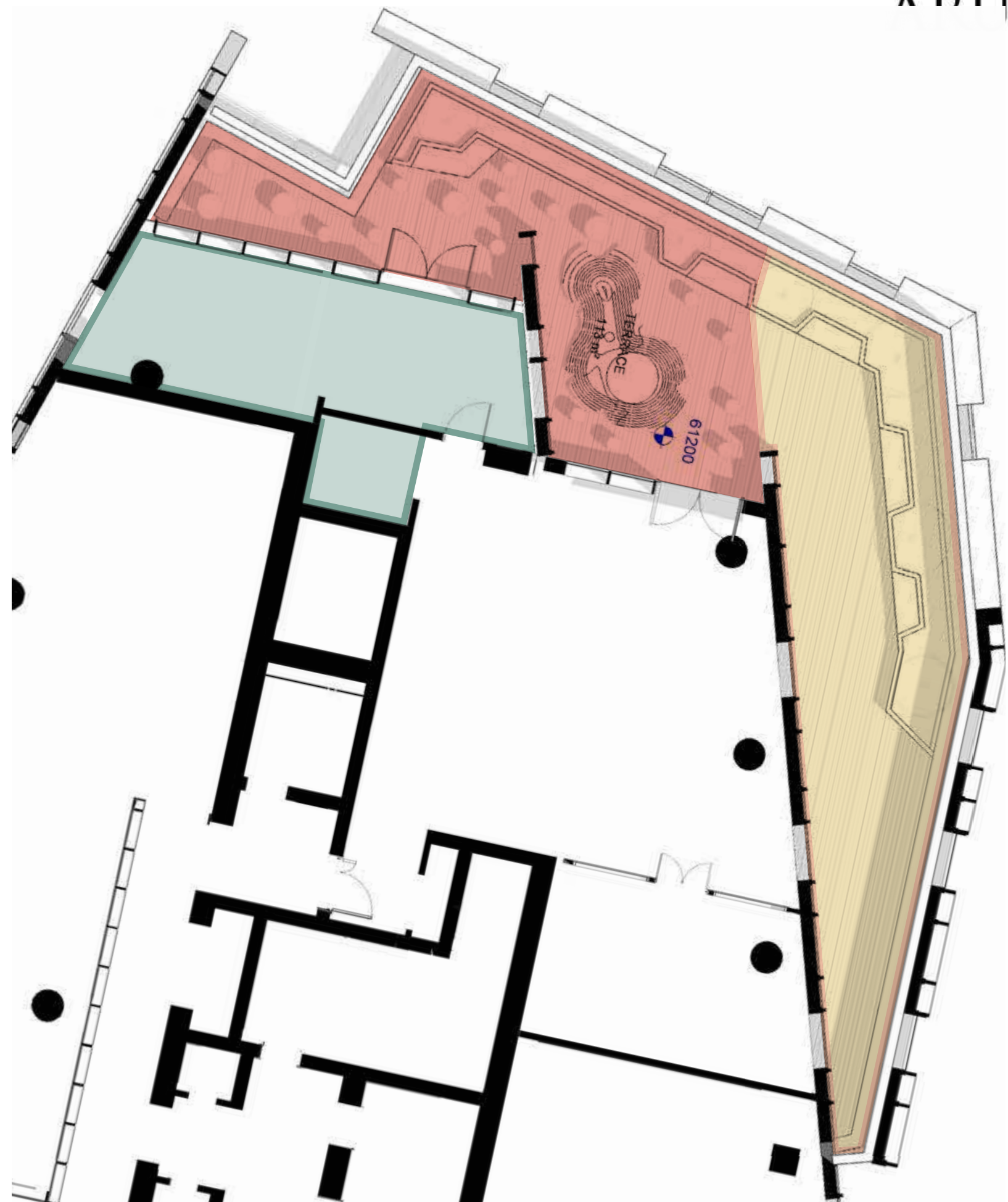


FIGURE 299. Illustrative plan of play scape on Level 13 private residential amenity

6.10 URBAN GREENING FACTOR

6.10.1 OVERVIEW

Whilst every effort has been made to bring natural surface types and greening into Plot 3, the size of the footprint and its surrounding context is challenging. As an amendment to the original application which precedes the GLA requirement for Urban Greening Factor, we have sought to exploit all feasible opportunities for greening. Refer to drawing 27888002-ARP-XX-SK-L-0054_Urban Greening Factor Calculation in the following page.

Urban Greening Factor = **0.135**



FIGURE 300. Illustrative composite landscape plan view from above

Note: Refer to Fire Strategy section for performance specifications for green roof

