

# NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

**S73 APPLICATION**

THHTL-F3A-XX-XX-RP-A-0006

APPLICATION REF: HGY/2023/2137

**DESIGN AND ACCESS STATEMENT ADDENDUM UPDATE**

**OCTOBER 2023**



ARUP

+ SECTION 1

INTRODUCTION

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|     |                              |   |
|-----|------------------------------|---|
| 1.1 | Project Overview             | 7 |
| 1.2 | Post-Submission Consultation | 8 |

+ SECTION 2

PROPOSED DESIGN REVISIONS

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|      |                                                               |    |
|------|---------------------------------------------------------------|----|
| 2.1  | Proposed Design Revisions Overview                            | 11 |
| 2.2  | Design Revision A - Top of Tower                              | 12 |
| 2.3  | Design Revision B - Balcony Materiality and Planters          | 22 |
| 2.4  | Design Revision C - Facade Materiality and Articulation       | 24 |
| 2.5  | Design Revision D - Residential Amenity Layout                | 28 |
| 2.6  | Design Revision E - Hotel and Hotel Amenity Floors            | 29 |
| 2.7  | Design Revision F - Ground and Podium Facade Interface        | 34 |
| 2.8  | Design Revision G - Consolidated Access for Hotel and Amenity | 40 |
| 2.9  | Design Revision H - Artist Engagement                         | 42 |
| 2.10 | Design Revision Summary                                       | 44 |

+ SECTION 3

LANDSCAPE DESIGN REVISION

---

|     |                                                  |    |
|-----|--------------------------------------------------|----|
| 3.1 | Proposed Landscape design revision Overview      | 50 |
| 3.2 | 2016 Approved Landscape Proposal (HGY/2015/3000) | 51 |
| 3.3 | 2023 S73 Proposed Landscape Scheme               | 52 |
| 3.4 | Phasing Diagrams                                 | 53 |
| 3.5 | Street Level 00 - Illustrative Plan              | 57 |
| 3.6 | Podium Level 01 - Illustrative Plan              | 59 |
| 3.7 | Urban Greening Factor                            | 61 |

+ SECTION 4

TECHNICAL REPORTS

---

|     |                                        |    |
|-----|----------------------------------------|----|
| 4.1 | Townscape and Visual Impact Assessment | 65 |
| 4.2 | Fire Safety                            | 66 |
| 4.3 | Sustainability                         | 69 |
| 4.4 | Energy Strategy                        | 69 |
| 4.5 | Daylight, Sunlight and Overshadowing   | 70 |
| 4.6 | Wind and Microclimate                  | 70 |
| 4.7 | Transport and Traffic                  | 71 |
| 4.8 | Waste Management Strategy              | 73 |

+ SECTION 5

CONCLUSION

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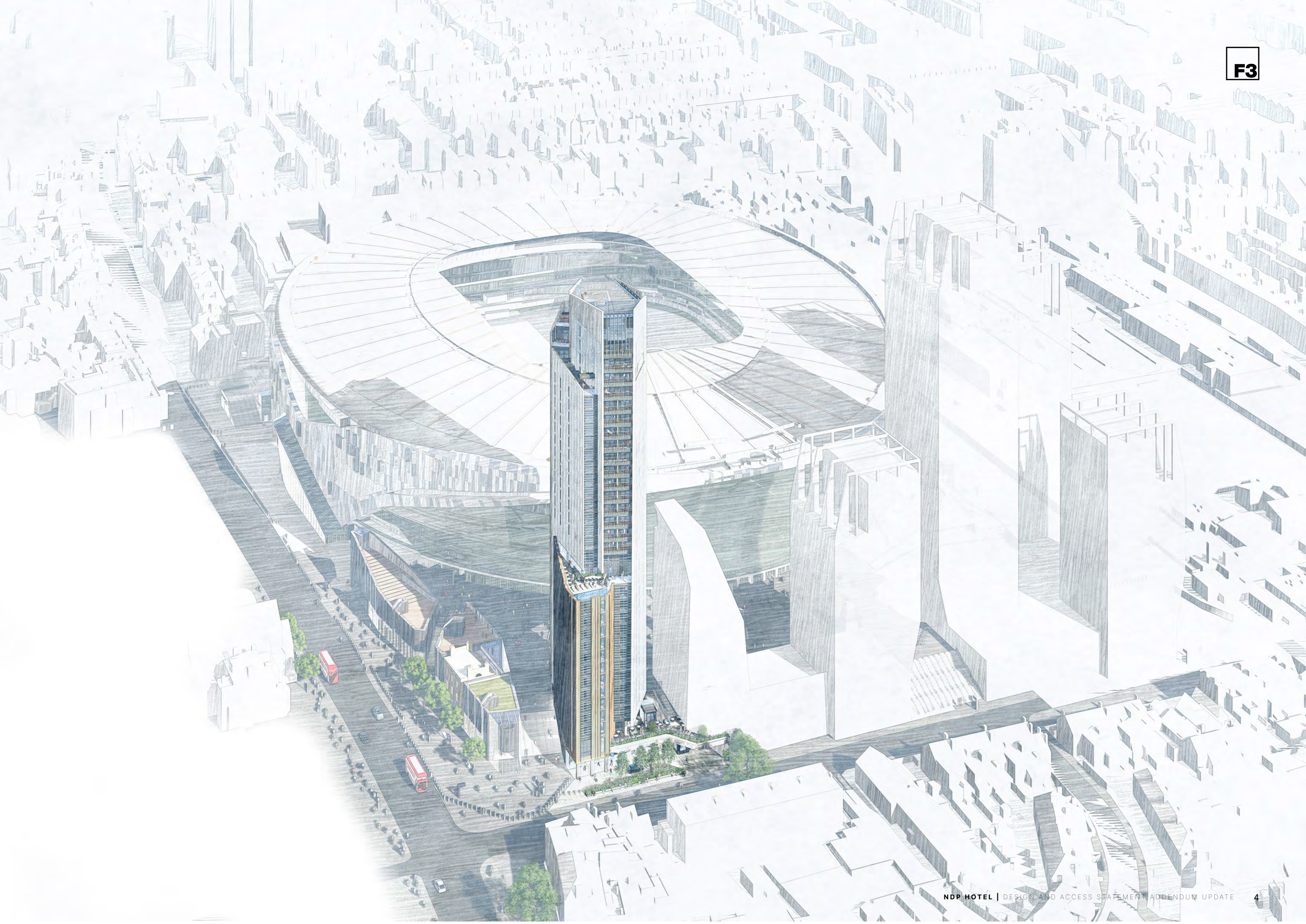
|     |            |    |
|-----|------------|----|
| 5.1 | Conclusion | 76 |
|-----|------------|----|



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 UPDATE









## 1.1 PROJECT OVERVIEW

This document 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. This report is provided as an update to the Design and Access Statement Addendum (DAS) submitted 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), Local Planning Authority (LPA) reference: HGY/2023/2137.

The site is located within LBH, within 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).

This report outlines the Applicant Team's response to post-submission feedback received with regard to design and technical matters from the statutory consultation process. These are primarily:

- The Greater London Authority (GLA)
- LBH's Quality Review Panel (QRP)
- LBH's Design and Energy/ Sustainability Officers

The Applicant Team has continued to engage with Tottenham Hotspur Business Community Liaison Group (BCLG), outlining their intention for community involvement in a piece/s of art located in the hotel's public realm.

Understanding the importance of the artwork speaking to and reflecting the culture of the local Tottenham community, additional guidance and feedback has been sought from LBH's Creative Enterprise Manager, Rebecca Heald, who also oversees 'Made by Tottenham'. Their aim 'is to support the local creative economy, freelancers and businesses by offering business advice and guidance, skills and training, and a platform for news, events and opportunities'.

The clarification and design development of the scheme addressed within this document have been consolidated into a suite of amendment revisions issued across the relevant Applicant Team submission documentation.

The clarifications and design response detailed within this report are to be read in conjunction with the original DAS Addendum, as well as the wider planning application documents prepared as part of both the Addendum Submission and this Addendum Update.



**FIGURE 1.** Proposed Scheme Revision - West Elevation

1.2 POST-SUBMISSION CONSULTATION

As detailed within the main DAS Addendum report, following the extensive and constructive pre-application process with LBH Officers, including 1no. QRP, as well as wider statutory and public consultees, the Applicant Team were confident that the proposed scheme design had successfully addressed all responses and feedback received at the point of submission, on 04 August 2023.

As part of the post-submission consultation process, a range of further responses to the application proposals were provided through both written and face to face meetings. These responses are generally categorised as those requiring some further clarification or minor amendment and/ or refinement to scheme’s design and are seen as a continuation of the successful pre-application process led by LBH Officers.

The below timeline illustrates this process:

LBH Consultation Meetings:

- Quality Review Panel 2: 06/09/2023
- Quality Review Panel Chair’s Review: 18/10/2023

LBH Officer Meetings:

In addition to the main LBH Officer 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, Open Space, and Phasing
- Design Updates

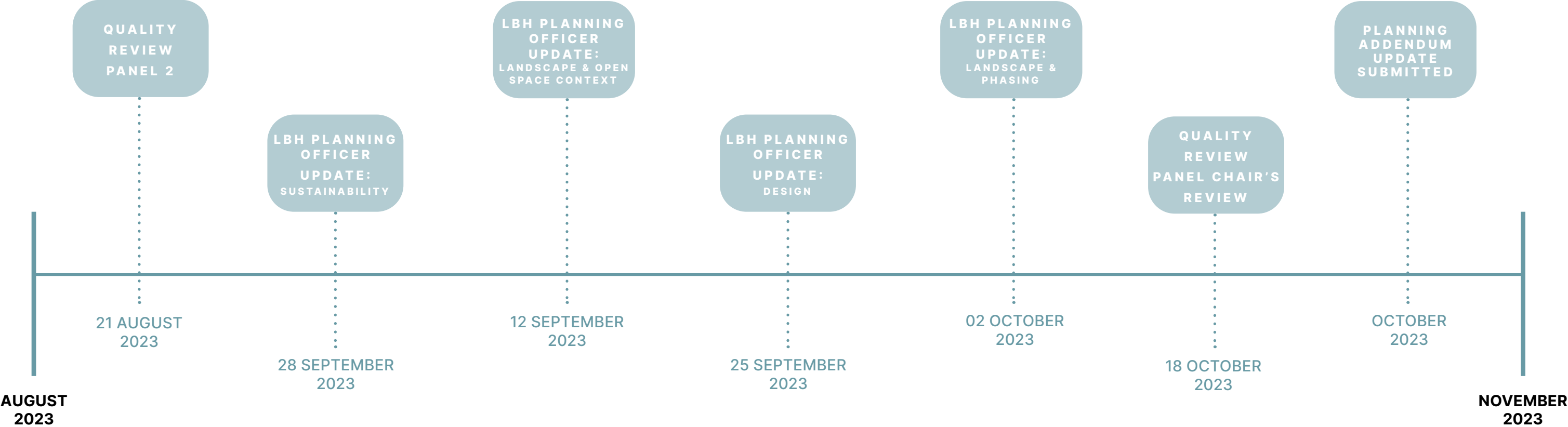


FIGURE 2. Post-Submission Consultation Timeline







# NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

## **SECTION TWO: PROPOSED DESIGN REVISIONS**

DESIGN AND ACCESS STATEMENT ADDENDUM UPDATE





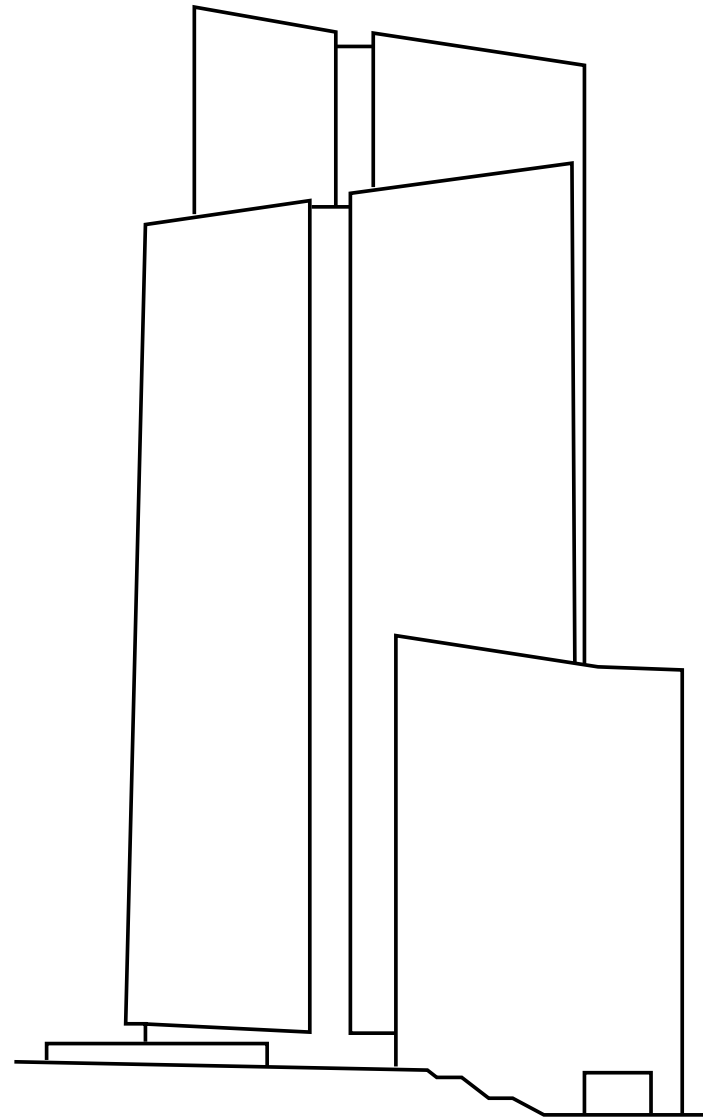
## 2.1 PROPOSED DESIGN REVISIONS OVERVIEW

In response to the post-submission consultation process, the following design revisions are proposed: -

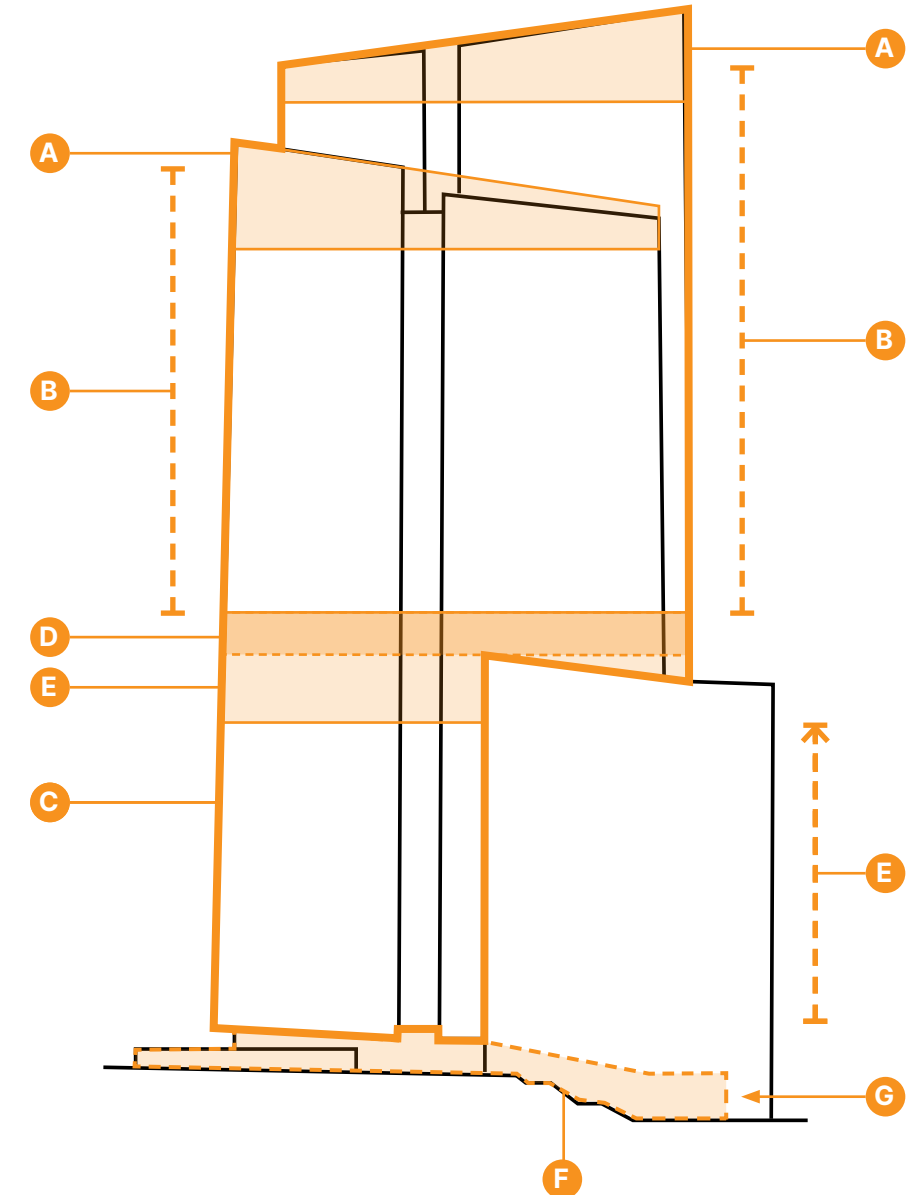
- A. Top of Tower** - Top of 'planar blades' mirrored and articulated to accentuate its role as a landmark for the area, whilst maintaining same overall height as per the submitted scheme.
- B. Balcony Materiality and Planters** - Residential balconies have an upstand to the inside of the balustrade to conceal planters. Bronze balustrades create a visual connection between 'folding blades' and top of the tower.
- C. Facade Materiality and Articulation** - Overall building energy efficiency refined through facade development (e.g. glazed elements substituted for solid aluminium panels).
- D. Residential Amenity Layout** - Level 13 residential amenity terrace is directly connected with the vertical core without the need to pass through other internal spaces.
- E. Hotel and Hotel Amenity Floors** - The number of hotel rooms has been reduced from 20 to 18 rooms per floor (now spanning Levels 02-11), still accommodating a total of 180no. hotel rooms. Updates to hotel amenity layout provide improved hotel guest experience.
- F. Ground and Podium Facade Interface** - Creation of plinth (pre-cast concrete panels and glazing) and further articulation of entrances, creates a continual and active relationship between landscape, design, and building facade.
- G. Consolidated Access for Hotel and Amenity** - Hotel and amenity lobbies are combined to create a grand architectural expression, and hierarchy to all entrances at the base of the building.
- H. Artist Engagement** - The introduction of robust, durable, and tactile surfaces allow opportunities for creative intervention with local creative arts communities (e.g. Made in Tottenham).

This Report will further elaborate on the proposed Design Revisions, and their benefits to the scheme.

Note that Design Revision H does not appear in Figure 4.



**FIGURE 3.** Submitted Scheme - Diagrammatic West Elevation



**FIGURE 4.** Proposed Scheme Revision - Diagrammatic West Elevation

## 2.2 DESIGN REVISION A - TOP OF TOWER

Key commentary and feedback with regards to Design Revision A are summarised as follows: -

### 01. ARCHITECTURAL COMPOSITION

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Further work needed to refine the crown of the building.
- The building does not look refined in the most common-day perspective views
- The angled finish of the fins at top of the tower is lost in views from the south. Although reasoning is logical, as it will be seen in perspective, not elevation, the building appears flattened rather than articulated at the crown.
- Panel suggested that fins be angled to form a more refined, spire-like point when seen from the south, achieving aspirations for an elegant landmark.



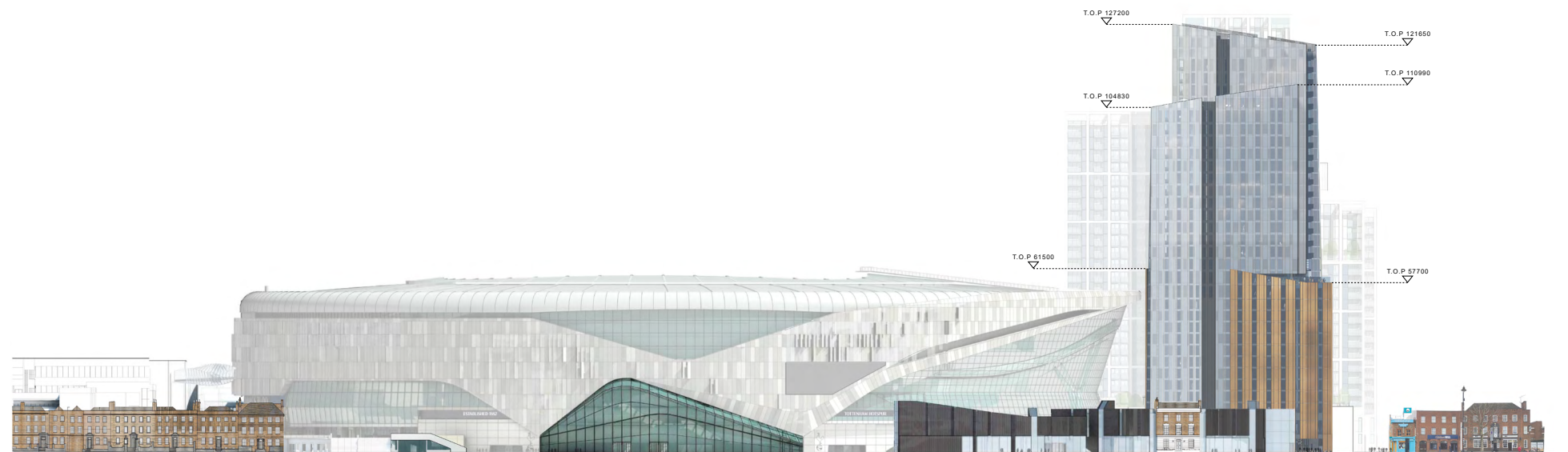
West Elevation

East Elevation

**FIGURE 5.** Submitted Scheme - East and West Elevations



**FIGURE 6.** Submitted Scheme - View of Top of Tower from North West



**FIGURE 7.** Submitted Scheme - High Road Elevation (West)



## 2.2 DESIGN REVISION A - TOP OF TOWER

### Proposed Revision:

- Refinement to the top of the building to accentuate its role as a landmark for the area.
- Top of 'planar blades' mirrored, now ascending towards Central London to south.
- The 'lantern' at its apex, provides a spire like termination to the tower when viewed from the south along the High Road.

### Benefits:

- Distinctive angled silhouette along with slenderness and dynamism leads the eye upwards, from the base of the building to the top.
- A 'crown' to the top of the building, concealing all maintenance and plant equipment, photovoltaic panels, and lift core and overruns.
- Better meets aspirations for an elegant landmark.
- TVIA assessment concludes that the tower continues to be a significant enhancement to the nearby townscape character areas and in townscape views.



West Elevation

East Elevation

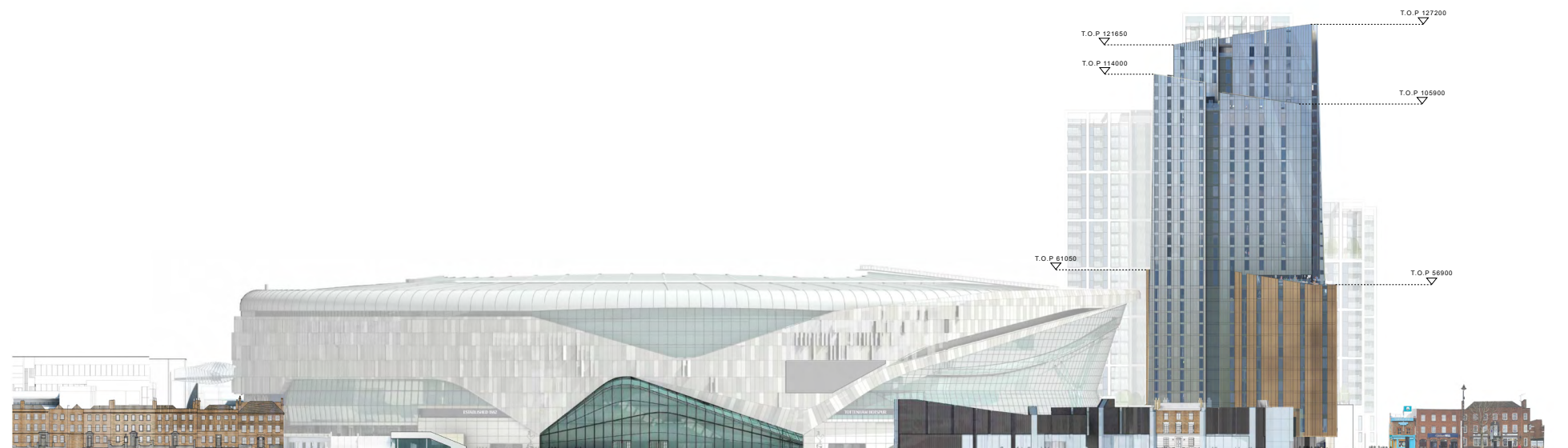
**FIGURE 8.** Proposed Scheme Revision - East and West Elevations



**FIGURE 9.** Proposed Scheme Revision - View of Top of Tower from North West

As a result of the changes to the top of the tower, there are wider changes/ implications from this revision that are illustrated on the following pages:

- Internal Unit Layouts and Aspect
- Facade Detail and Lighting
- Relocation of Plant Rooms
- Maximising Photovoltaic Panels



**FIGURE 10.** Proposed Scheme Revision - High Road Elevation (West)



## 2.2 DESIGN REVISION A - TOP OF TOWER



FIGURE 11. Submitted Scheme - View from Brereton Road

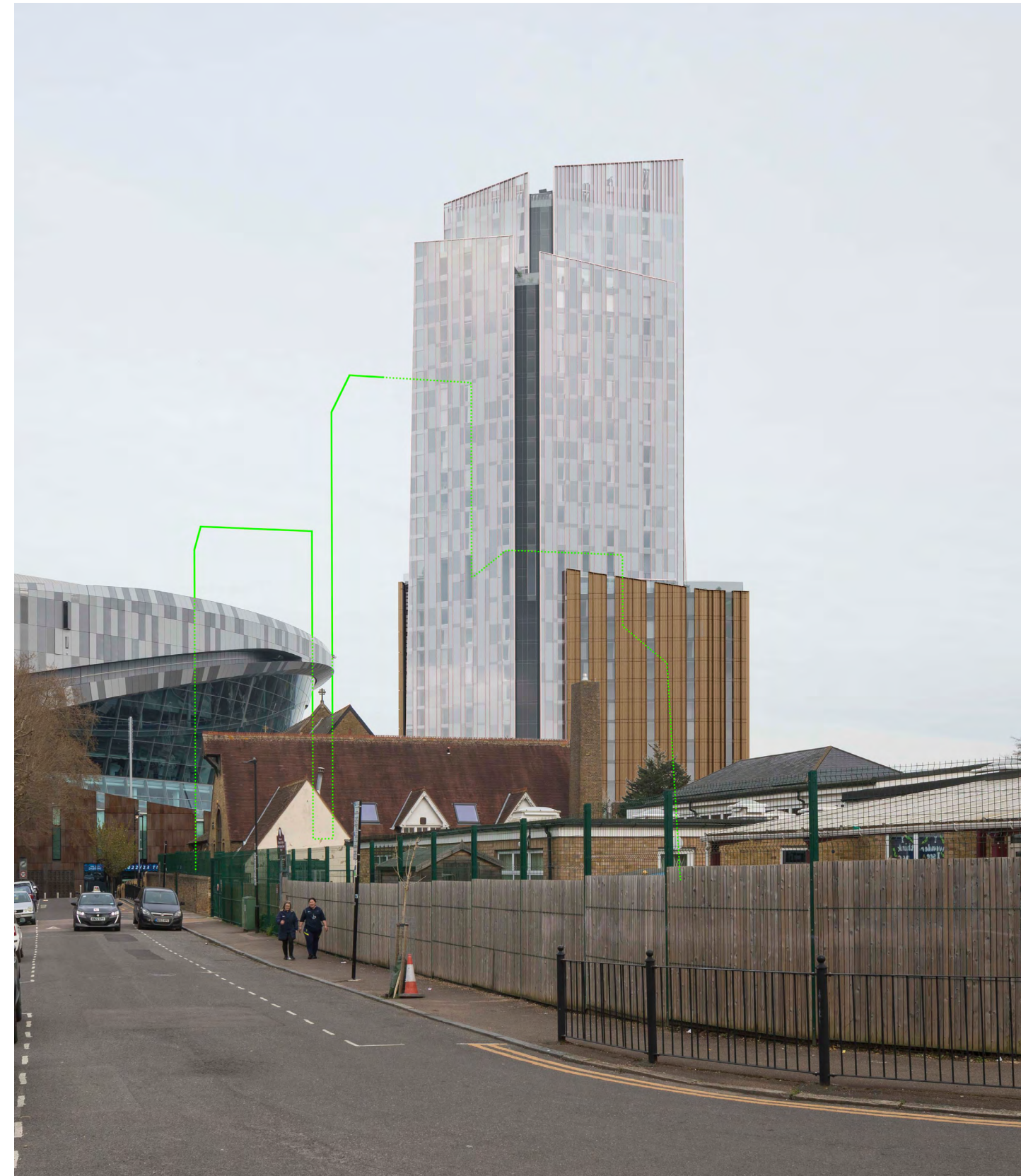


FIGURE 12. Proposed Scheme Revision - View from Brereton Road



## 2.2 DESIGN REVISION A - TOP OF TOWER

### 02. INTERNAL UNIT LAYOUTS AND ASPECT

#### Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- More thought required into the residential identity and user experience of the building.
- Must address the external and internal requirements of a residential building.

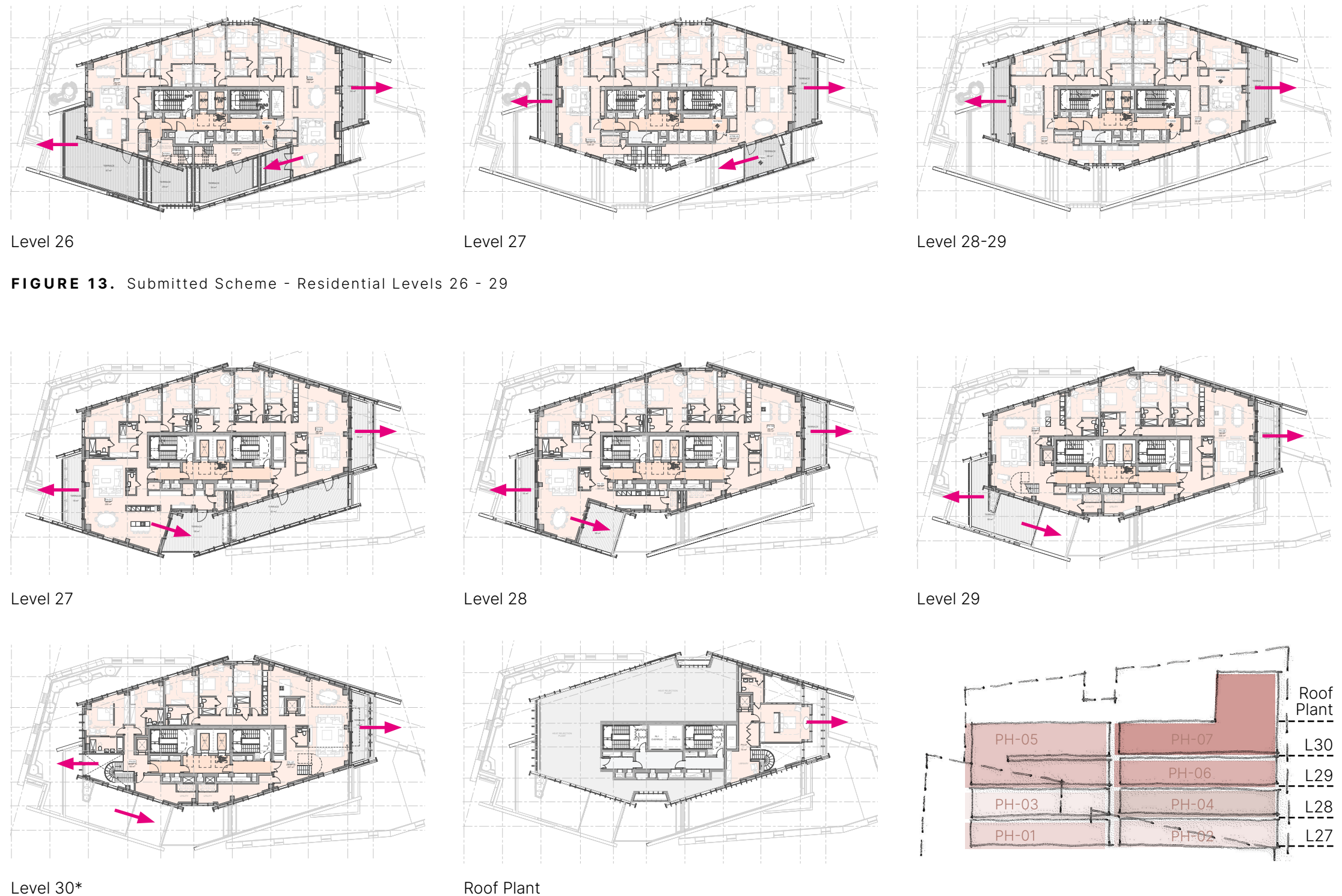
#### Proposed Revision:

- Maximise potential for increase in Gross Internal Area as a result of change to the top of towers.
- Additional south facing private amenity terraces for residences at the upper floors.

#### Benefits:

- Maximum number of homes maintained, with Improved user experience of the building.
- Improved overall aspect for residents, with 100% dual aspect residences maintained.
- Increased external private amenity spaces for residents.
- No impact to daylight and sunlight results for residences.

\*Plant space has moved from mid-floor Level 11 to the roof, with Level 11 Mezzanine of the submitted scheme filled in its entirety. This revision has resulted in a relabelling of the levels, with Level 29 of the submitted scheme now labelled as Level 30\*.



**FIGURE 14.** Proposed Scheme Revision - Residential Levels 27 - Roof Plant

**FIGURE 15.** Proposed Scheme Revision - Tower Top Arrangement



## 2.2 DESIGN REVISION A - TOP OF TOWER

### 03. FACADE DETAIL AND LIGHTING

#### Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

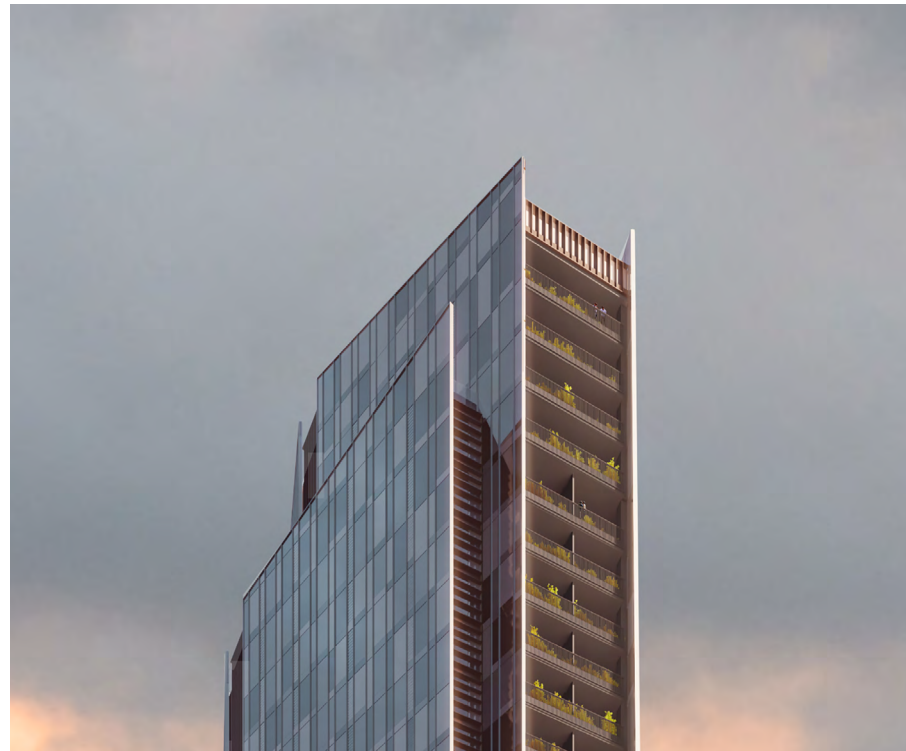
- External design to be taken to the next level of detail, articulating fins and bringing more delicacy in the changes of material to help the massing appear less solid and grey.

#### Proposed Revision:

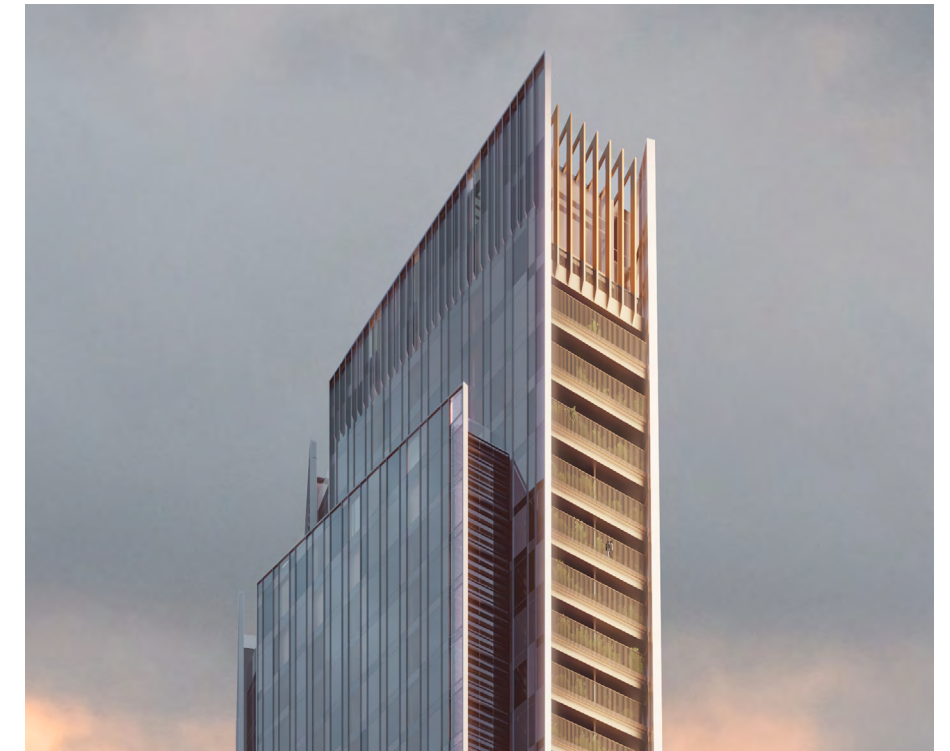
- Increased depth and density of fins to the top of the blades, on eastern and western elevation.
- Refinement and articulation of projected fins, angled and mirroring the direction of the top of the blades. Base of these elements chamfered to create a slender connection to mullions beneath.
- External lighting strategy reinforces the vertical linearity of the façade at night.

#### Benefits:

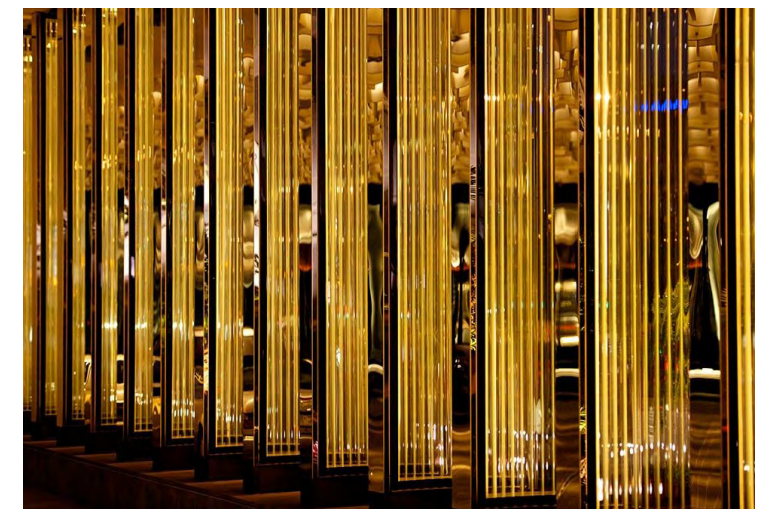
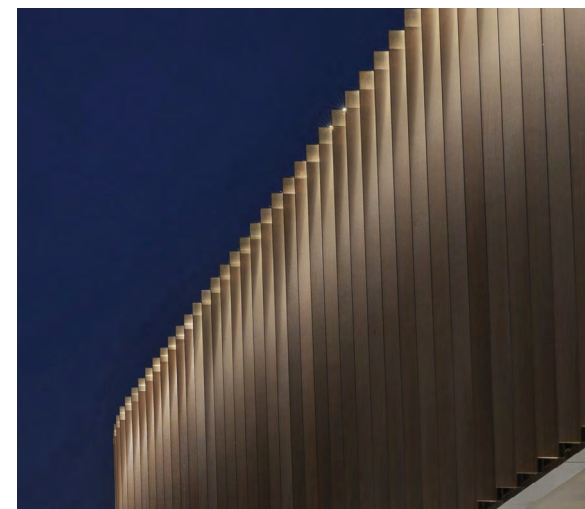
- Brings more delicacy to help massing appear less solid and grey.
- Halo illumination to the upper most portions of the blades creates a lightness to the building.
- Note that increased depth of projecting fins does not add or improve building energy efficiency or performance.



**FIGURE 16.** Submitted Scheme - View of Top of Tower from South West



**FIGURE 17.** Proposed Scheme Revision - View of Top of Tower from South West

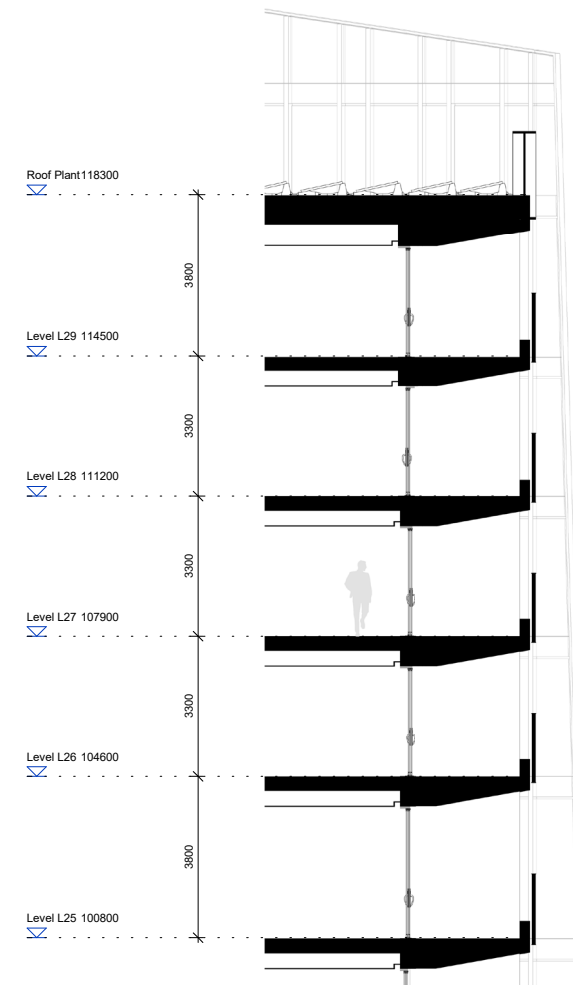


**FIGURE 18.** Precedent Images - Top of Tower External Lighting

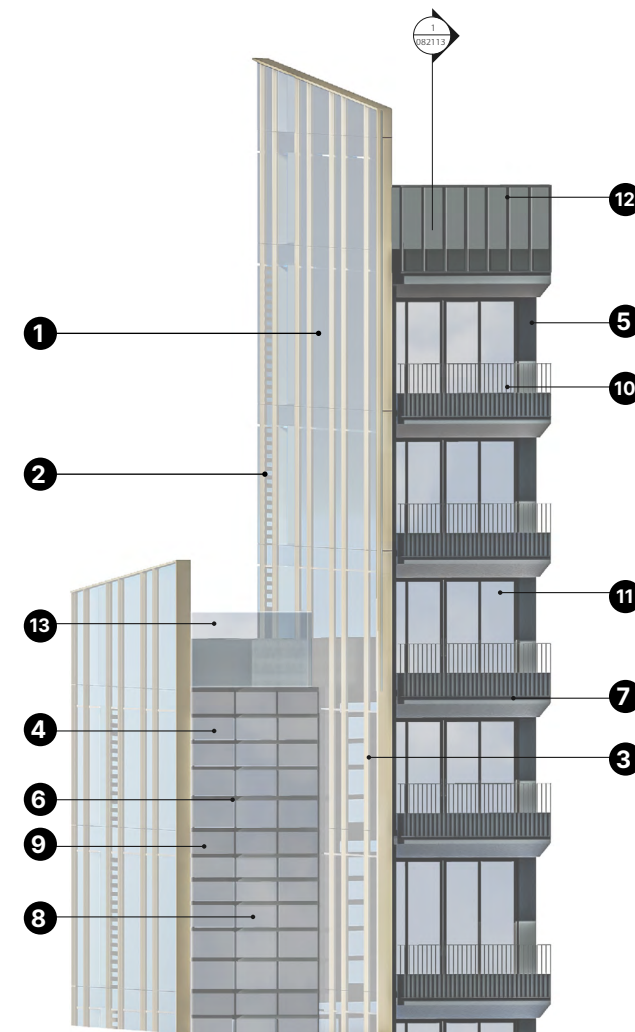


## 2.2 DESIGN REVISION A - TOP OF TOWER

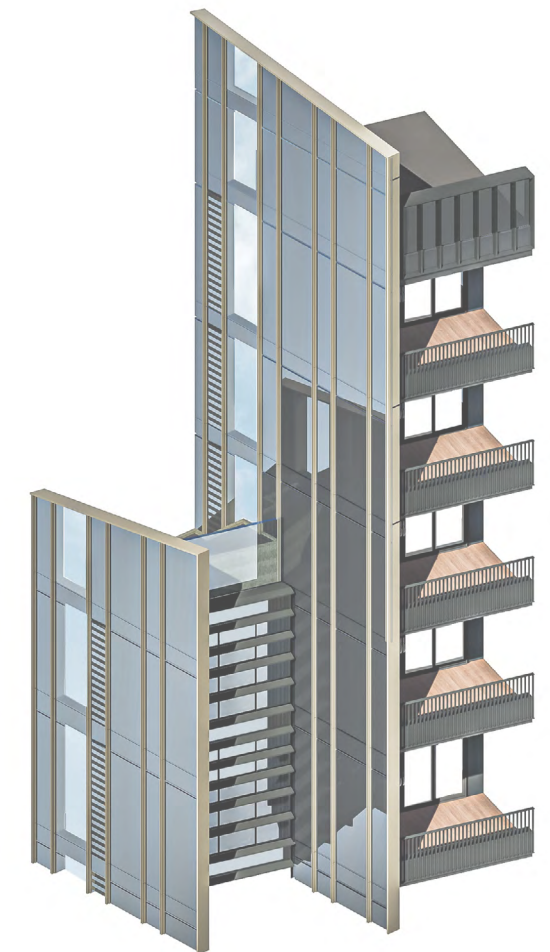
- 1 Planar Blades  
Fritted back-painted and insulated opaque panel
- 2 Planar Blades  
Fritted glass louvred panel over opaque openable panel
- 3 Planar Blades  
Light bronze coloured projected aluminium mullions
- 4 Recessed Infill - East and West  
Dark grey back-painted and insulated opaque glass,
- 5 Recessed Balconies  
Dark grey coloured aluminum panel
- 6 Recessed Infill  
Dark grey coloured aluminium projected louvres or brise-soleil
- 7 Recessed Balconies  
Dark grey coloured aluminium upstand
- 8 Glass Vision Panel
- 9 Recessed Infill  
Dark grey back-painted opaque glass spandrel panel
- 10 Recessed Balconies  
Dark grey coloured vertical metal railings and balustrades
- 11 Recessed Balconies  
Dark grey coloured aluminium glass sliding door
- 12 Recessed Infill N/S  
Illuminated dark grey aluminium panel with projected fins
- 13 Vision Glass Screen



**FIGURE 19.** Submitted Scheme -  
Top of Building Bay Study Section



**FIGURE 20.** Submitted Scheme -  
Top of Building Bay Study Elevation

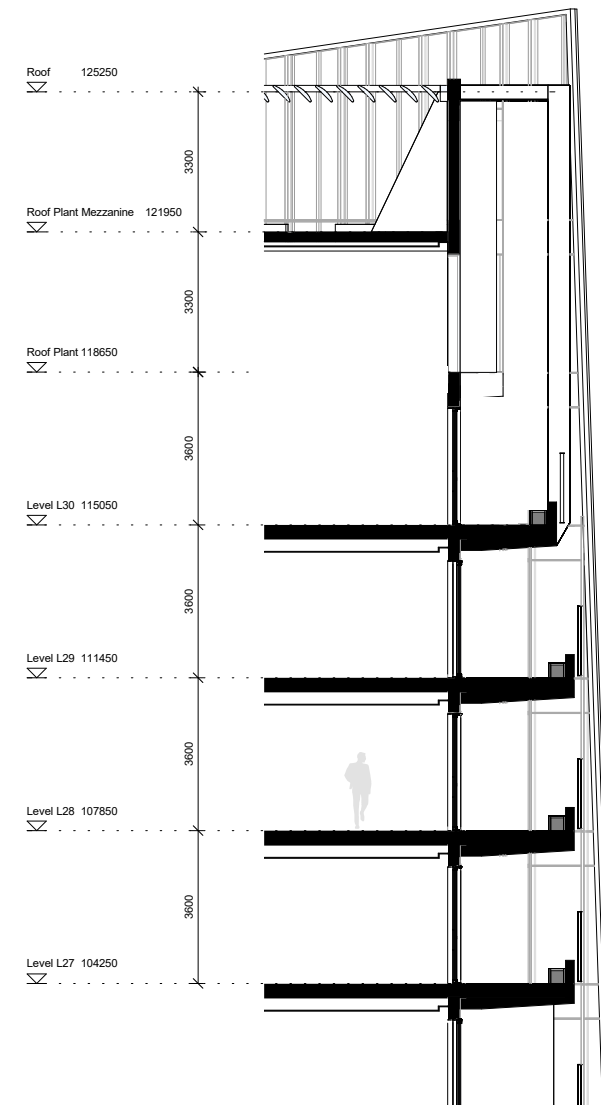


**FIGURE 21.** Submitted Scheme -  
Top of Building Bay Study  
Axonometric

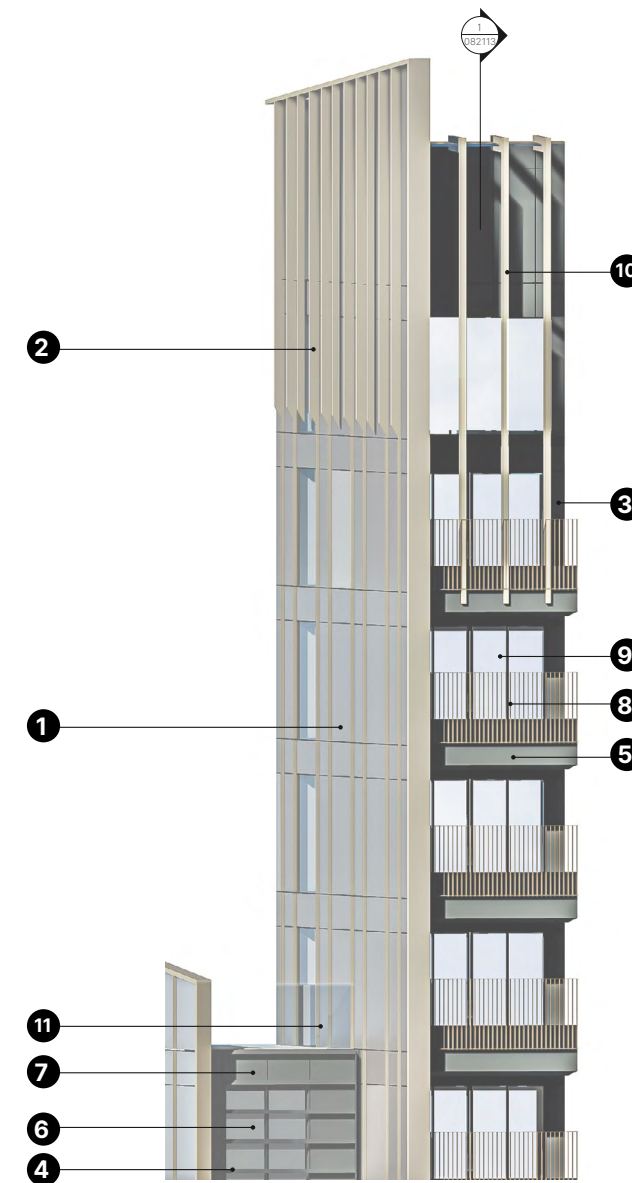
## 2.2 DESIGN REVISION A - TOP OF TOWER

## KEY

- ❶ Planar Blades  
Solid panel - aluminium (anodised effect finish)
- ❷ Planar Blades  
Light bronze coloured projected aluminium mullions
- ❸ Recessed Infill - East and West  
Dark grey coloured aluminium panel
- ❹ Recessed Infill  
Dark grey coloured aluminium projected louvres or brise-soleil
- ❺ Recessed Balconies  
Dark grey aluminium upstand
- ❻ Glass vision panel
- ❼ Recessed Infill  
Dark grey coloured back-painted opaque glass spandrel panel
- ❽ Recessed Balconies  
Bronze coloured vertical metal railings and balustrades
- ❾ Recessed Balconies  
Dark grey coloured aluminium glass sliding door
- ❿ Recessed Infill N/S  
Illuminated dark grey aluminium panel with projected fins
- ⓫ Vision Glass Screen



**FIGURE 22.** Proposed Scheme Revision - Top of Building Bay Study Section



**FIGURE 23.** Proposed Scheme Revision - Top of Building Bay Study Elevation



**FIGURE 24.** Proposed Scheme Revision - Top of Building Bay Study Axonometric



## 2.2 DESIGN REVISION A - TOP OF TOWER

## 04. RELOCATION OF PLANT ROOMS

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

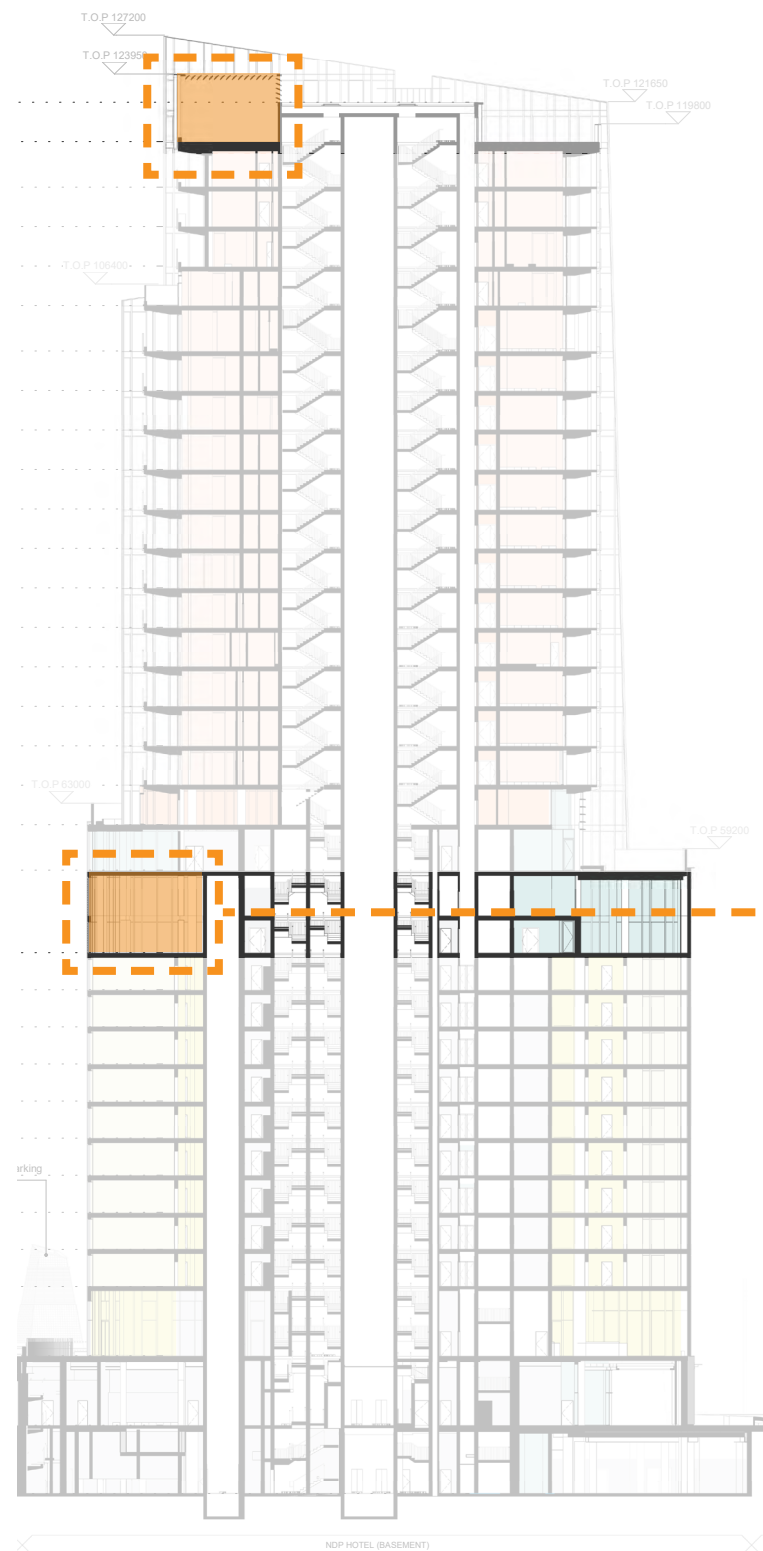
- Although the Energy Strategy includes connection to the district energy network, safeguarding of plant spaces reserved for air source heat pumps should be accounted for in case the energy network is not available at time of construction.

Proposed Revision:

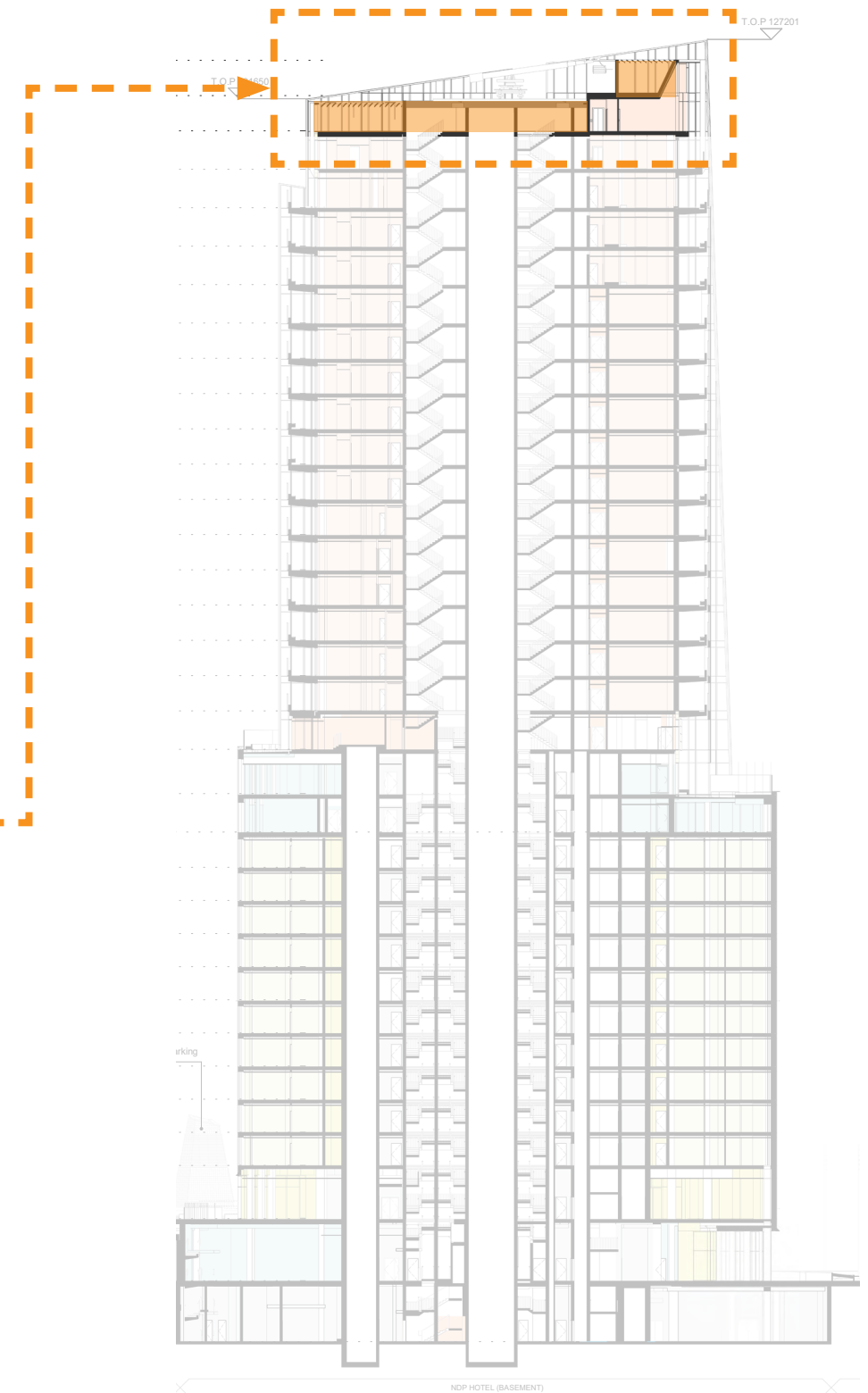
- Majority of mid-floor plant equipment moved to roof levels.
- Plant equipment located externally, within louvred screen providing adequate space for ventilation.

Benefits:

- All plant equipment is concealed at roof level, negating the need for ventilation/ louvred panels across large portion of the facade.
- Maintenance equipment and photovoltaic panels remain hidden from view, aiding and preserving the impact of the clean and sharp geometry of the blades.
- Omission at mid-level allows for an Increase in Gross Internal Area for hotel amenity spaces where plant equipment was previously located.



**FIGURE 25.** Submitted Scheme - Longitudinal Section (looking West)



**FIGURE 26.** Proposed Scheme Revision - Longitudinal Section (looking West)

## 2.2 DESIGN REVISION A - TOP OF TOWER

### 05. MAXIMISING PHOTOVOLTAIC PANELS

#### Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

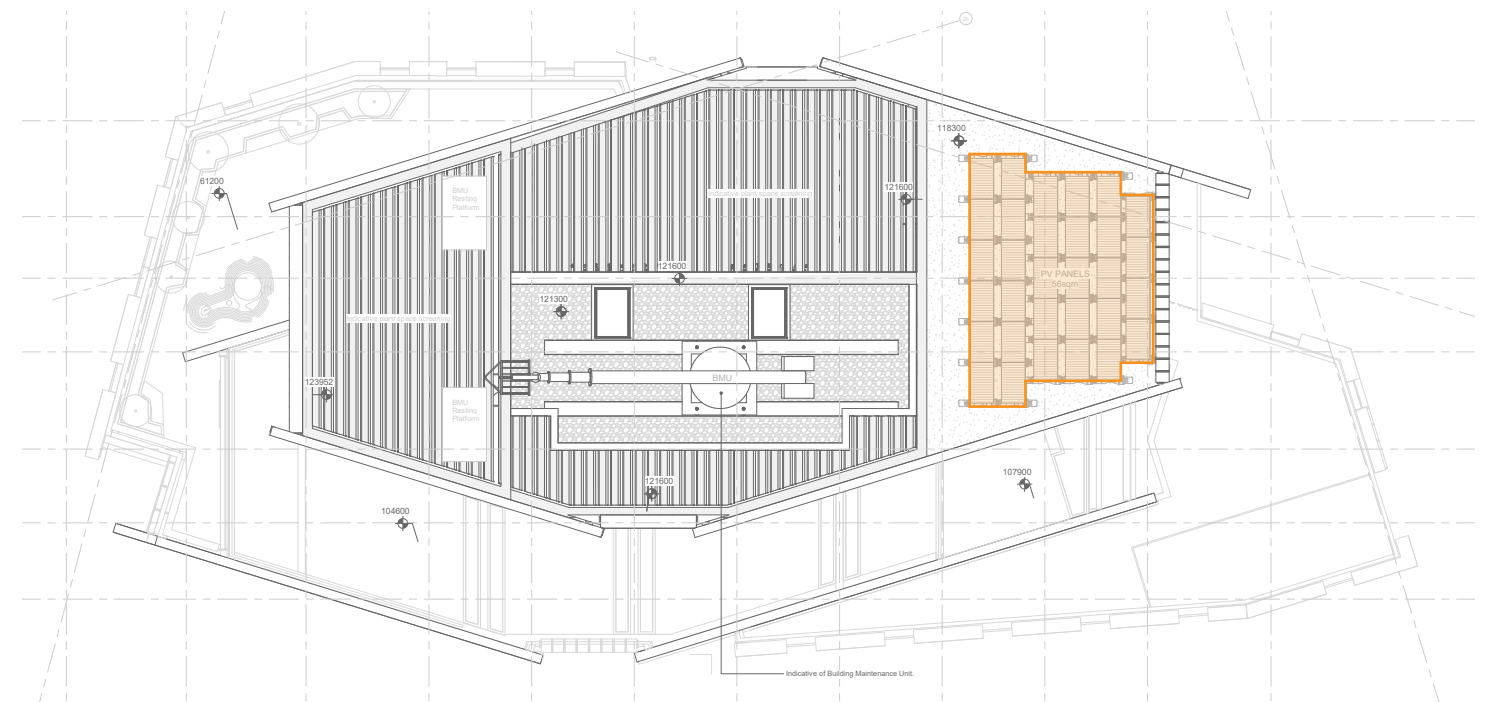
- Recommendation for photovoltaic panels to be added to canopy roof to increase renewable energy production.

#### Proposed Revision:

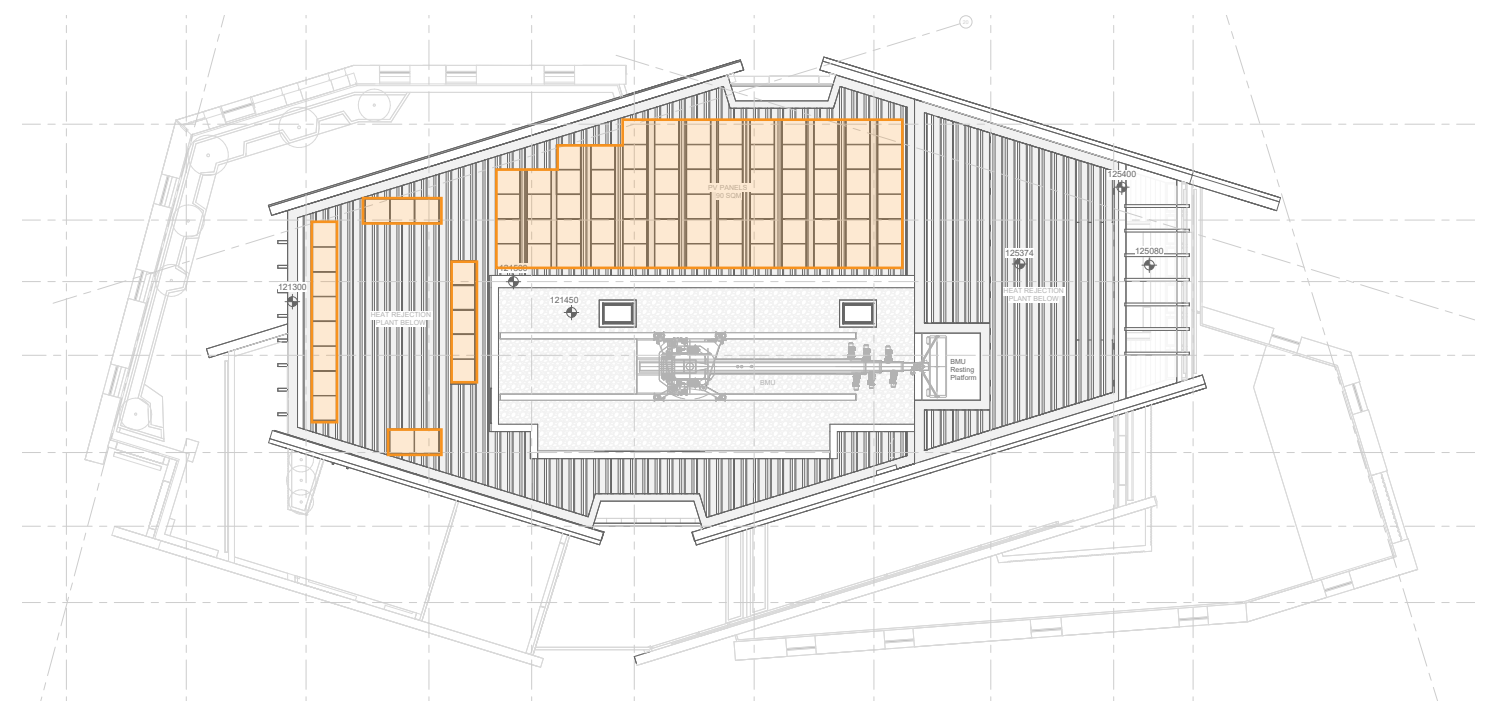
- Alternative solution explored, with provision of photovoltaic panels retained and maximised at roof level.

#### Benefits:

- Improved renewable energy production.
- Panels not impacting on potential for increased residential Gross Internal Area.
- C. 90sqm of photovoltaic panels (additional c.30sqm).



**FIGURE 27.** Submitted Scheme - Roof General Arrangement Plan



**FIGURE 28.** Proposed Scheme Revision - Roof (Screen) General Arrangement Plan



2.2 DESIGN REVISION A - TOP OF TOWER



FIGURE 29. Submitted Scheme - View of Top of Tower from South



FIGURE 30. Proposed Scheme Revision - View of Top of Tower from South



### 2.3 DESIGN REVISION B - BALCONY MATERIALITY AND PLANTERS

Key commentary and feedback with regards to Design Revision B are summarised as follows: -

#### 01. BALCONY MATERIALITY

Reason for Change/ Feedback:

Design Development:

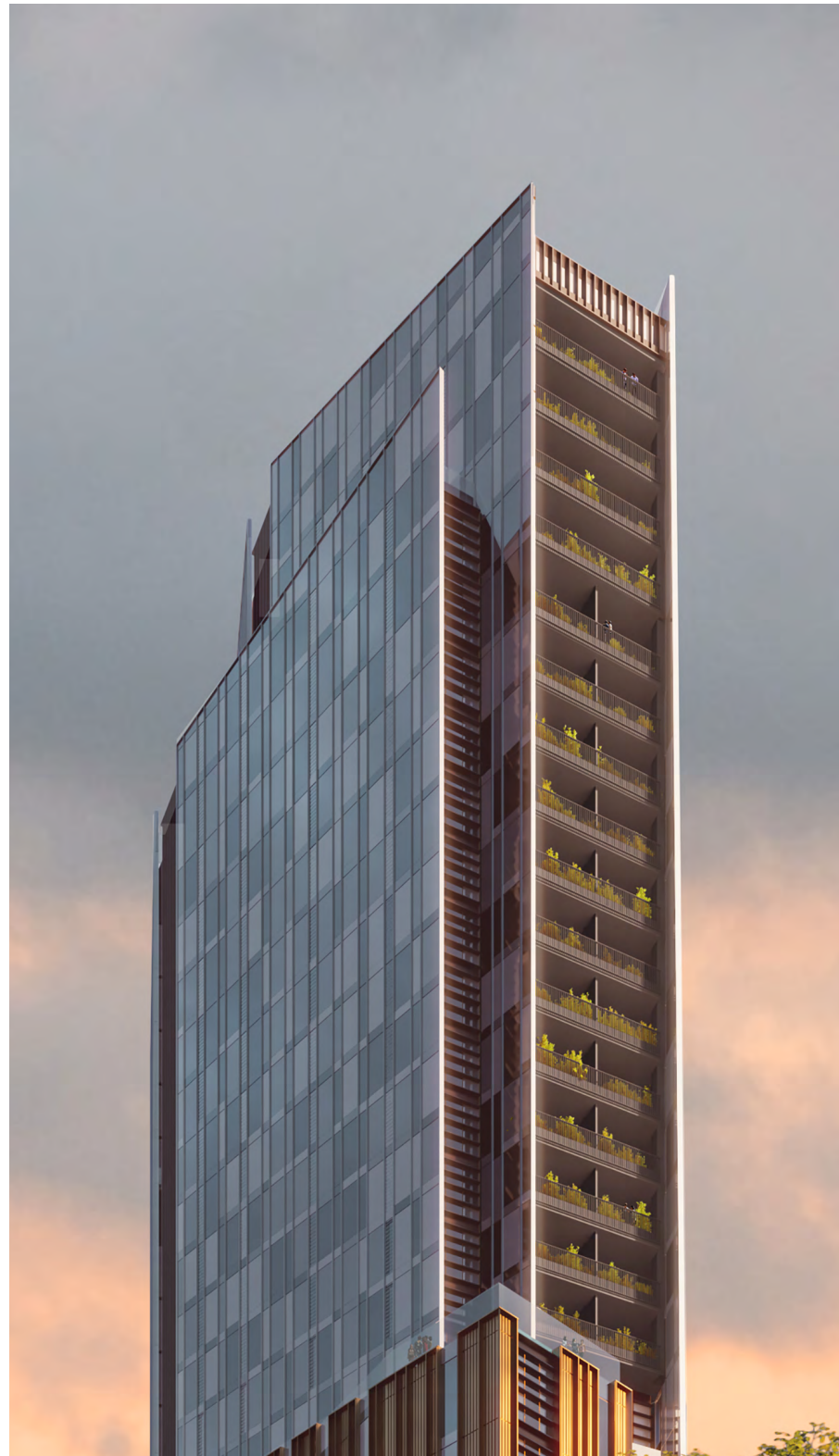
- Balconies must further accentuate the slenderness of the building, and provide a 'jewel' to the top of the tower.

Proposed Revision:

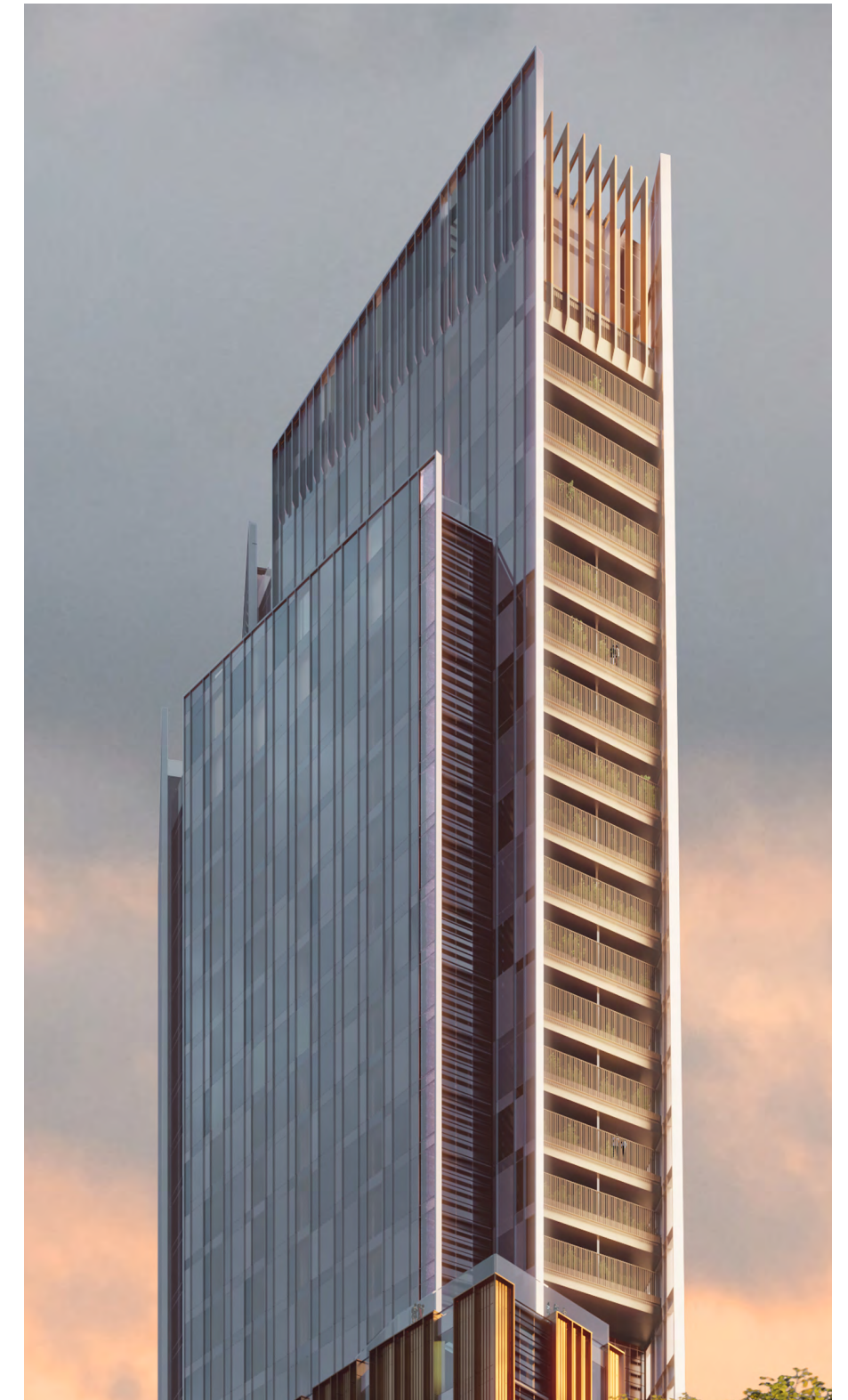
- Bronze finish to balcony balustrades; dark grey upstand retained.
- Grand architectural gesture across penthouse floors, creating a double-height balcony space to the penthouse residence.
- Glazed canopy to top of tower, creating visual permeability to the sky beyond.

Benefits:

- Expression of the top of the tower and 'lantern' creating the desired spire like termination to the tower when viewed from the south along the High Road.
- Improved relationship in materiality and tonality between the top and base of the tower.
- Improved residential experience at penthouse levels, and creation of a residential hierarchy.



**FIGURE 31.** Submitted Scheme - View from High Road and Park Lane Junction



**FIGURE 32.** Proposed Scheme Revision - View from High Road and Park Lane Junction



### 2.3 DESIGN REVISION B - BALCONY MATERIALITY AND PLANTERS

#### 02. BALCONY PLANTERS

##### Reason for Change/ Feedback:

LBH Planning Officers:

- Further information requested surrounding detail of planters and how these would sit within the balconies.

LBH Quality Review Panel 2 (06/09/2023):

- More generous width for planting encouraged on the overhanging balconies so that residents are not restricted in making their amenity spaces greener.

##### Proposed Revision:

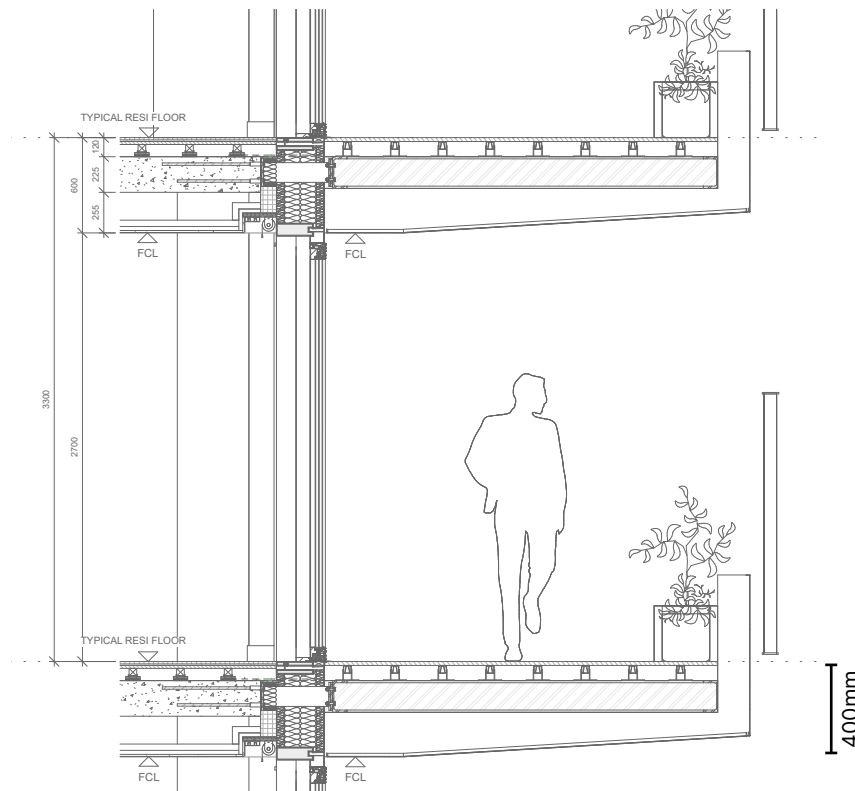
- All residential balconies have a 400mm upstand to the inside of the balcony balustrade to conceal freestanding planters. All planters will be provided and maintained by residents.

##### Benefits:

- Allows residents flexibility to populate balconies with planters and vegetation of their choice.
- Concealing planters encourages greening of the façade, through overhanging vegetation. Planters remain hidden behind the upstand so as not to detract from the architectural expression of the building.

#### KEY

- ① Dark grey coloured aluminium glass sliding door
- ② Dark grey coloured aluminium panel
- ③ Bronze coloured vertical metal railings and balustrade
- ④ Dark grey coloured aluminium upstand



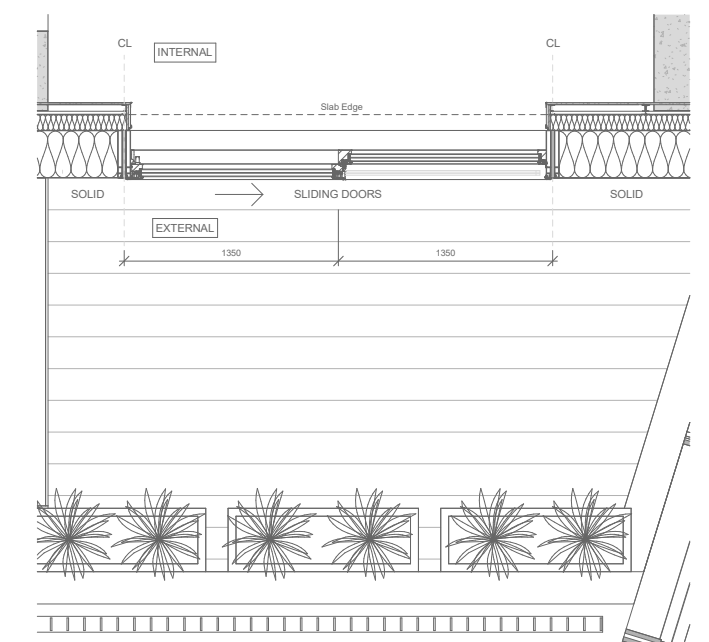
**FIGURE 33.** Proposed Scheme Revision - Wall Type 04 Recessed Infill Balconies Section



**FIGURE 35.** Proposed Scheme Revision - Wall Type 04 Recessed Infill Balconies Axonometric



**FIGURE 34.** Proposed Scheme Revision - Wall Type 04 Recessed Infill Balconies Elevation



**FIGURE 36.** Proposed Scheme Revision - Wall Type 04 Recessed Infill Balconies Plan



## 2.4 DESIGN REVISION C - FACADE MATERIALITY AND ARTICULATION

Key commentary and feedback with regards to Design Revision C are summarised as follows: -

### 03. FACADE MATERIALITY

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Improvements to the envelope's U-value and thermal bridging performance commended.
- Sustainability improvements required through optimisation of the east and west facades, minimising reliance on mechanical ventilation and cooling, and use of regenerative materials.
- East and west facades should be optimised.



**FIGURE 37.** Submitted Scheme - Wall Type 01 Planar Blade Sections

#### KEY

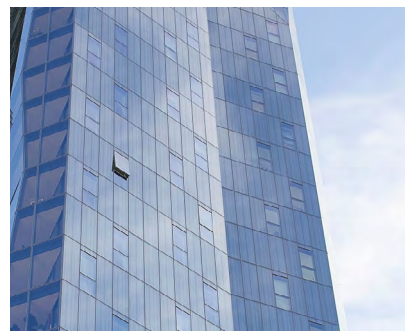
- 1 Fritted back-painted and insulated opaque glass
- 2 Glass vision panel
- 3 Fritted glass louvred panel over opaque openable panel
- 4 Light bronze coloured projected aluminium mullions
- 5 Fritted back-painted and insulated opaque glass spandrel panel



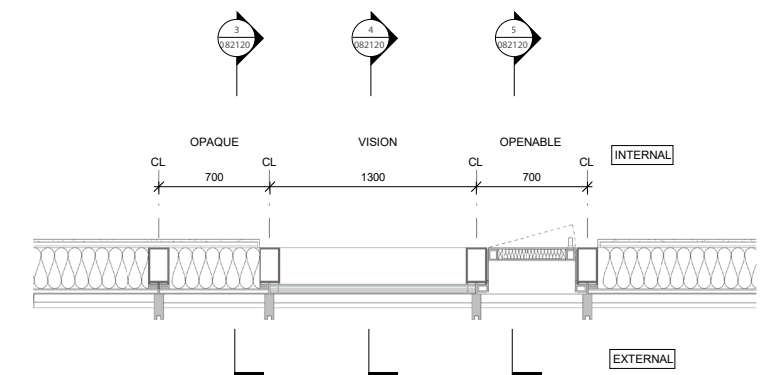
**FIGURE 39.** Submitted Scheme - Wall Type 01 Planar Blade Axonometric



**FIGURE 38.** Submitted Scheme - Wall Type 01 Planar Blade Elevation



**Planning Addendum**  
Back-painted and insulated opaque glass



**FIGURE 40.** Submitted Scheme - Wall Type 01 Planar Blade Plan



## 2.4 DESIGN REVISION C - FACADE MATERIALITY AND ARTICULATION

### Proposed Revision:

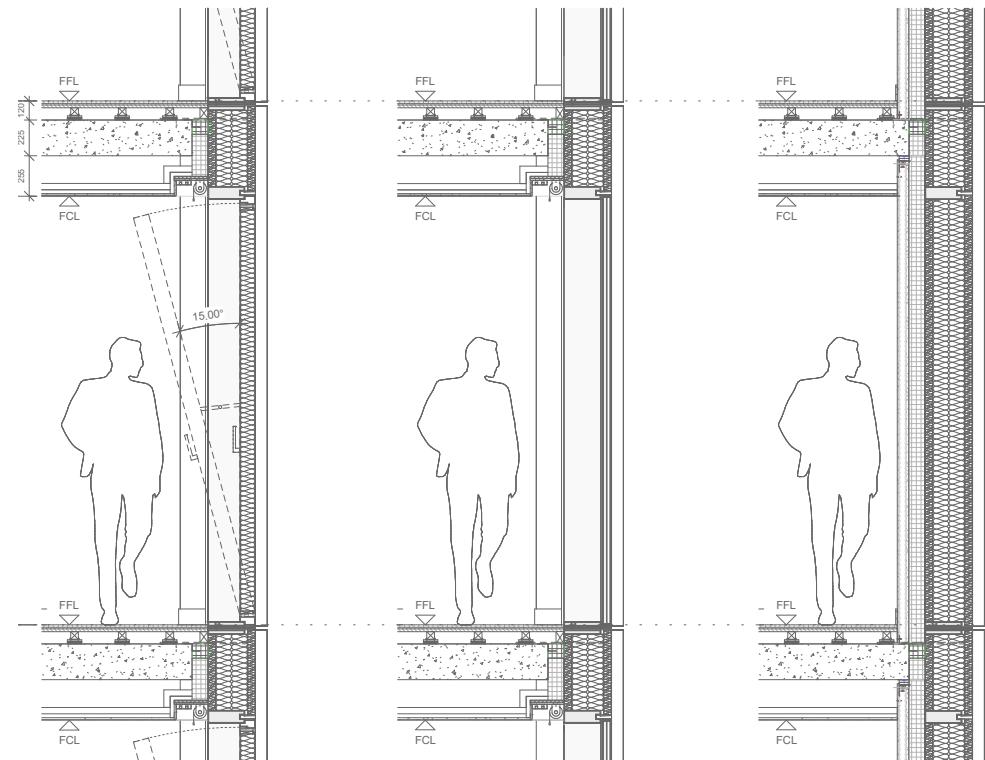
- Solid aluminium panels used in lieu of a curtain wall system to the 'planar blades'.
- Glazing used only where vision panels required, maximising insulation within build-ups for the remaining solid panels.
- The combination of polished, matte and brushed aluminium (anodised effect finish) panels to provide visual interest.
- All habitable rooms in the residences have solid openable panels to allow the option for all rooms to be naturally ventilated.
- All other wall types (e.g. recessed infills) have been rationalised, reducing the amount of glazing, and thermal bridging to improve overall building energy efficiency.

### Benefits:

- Overall improvements to energy efficiency, U-value, and thermal bridging performance of the building, specifically where the envelope reaches residential floors.
- Overall improvements to the viability and constructibility of the scheme.
- Original design intent, principles, and aesthetic of the 'planar blades' maintained, as outlined in Section 5.7 of the Design and Access Statement Addendum.



**Planning Addendum Update**  
Anodised Aluminium panels in matte and polished finishes



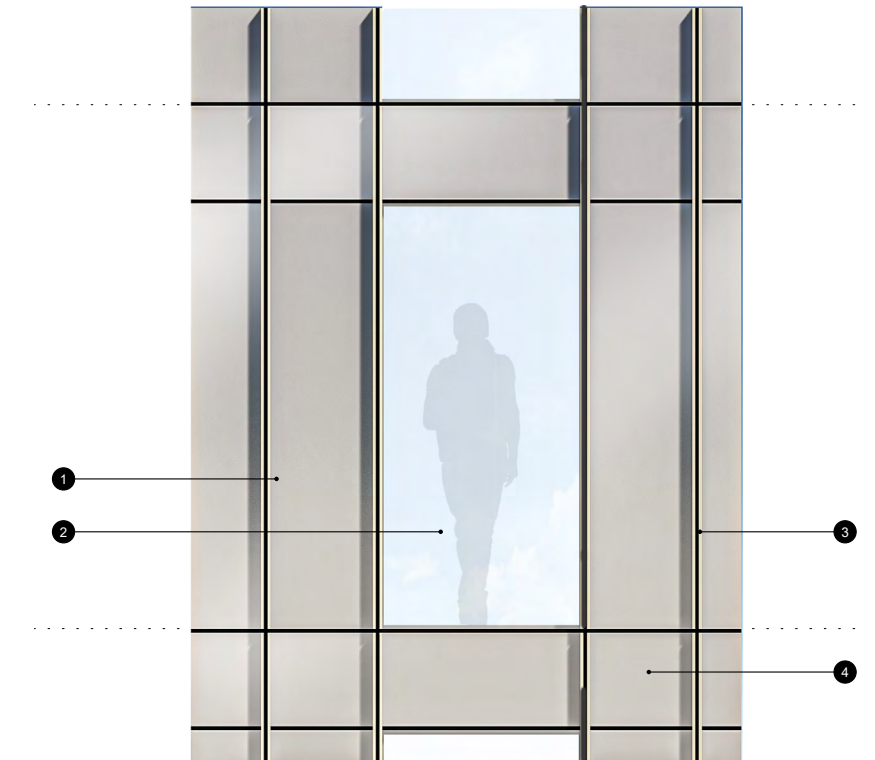
**FIGURE 41.** Proposed Scheme Revision - Wall Type 01 Planar Blade Sections

### KEY

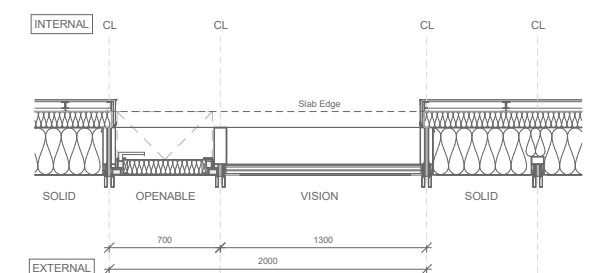
- ① Solid panel - aluminium (anodised effect finish)
- ② Glass vision panel
- ③ Light bronze coloured projected aluminium mullions
- ④ Spandrel panel - aluminium (anodised effect finish)



**FIGURE 43.** Proposed Scheme Revision - Wall Type 01 Planar Blade Axonometric



**FIGURE 42.** Proposed Scheme Revision - Wall Type 01 Planar Blade Elevation



**FIGURE 44.** Proposed Scheme Revision - Wall Type 01 Planar Blade Plan



## 2.4 DESIGN REVISION C - FACADE MATERIALITY AND ARTICULATION

### 02. MID-FLOOR EXPRESSION OF HOTEL AMENITY LEVELS

#### Reason for Change/ Feedback:

#### Design Development:

- Hotel Amenity floors to be accentuated and expressed externally in the building's envelope.

#### Proposed Revision:

- Intermediate spandrel panels omitted with facade panels spanning across two storeys to reflect the internal use and arrangement of these floors.
- Further expression achieved at night with internal lighting spanning across these floors uninterrupted.

#### Benefits:

- Improved internal spaces, maximising views out from the amenity floors.



**FIGURE 45.** Submitted Scheme - Mid-Floor Articulation (Single Storey)



**FIGURE 46.** Proposed Scheme Revision - Mid-Floor Articulation (Double Storey)





FIGURE 47. Articulation of the 'Planar Blade' and 'Folding Blade' as viewed from Church Road



## 2.5 DESIGN REVISION D - RESIDENTIAL AMENITY LAYOUT

Key commentary and feedback with regards to Design Revision D are summarised as follows: -

### 01. DIRECT ACCESS TO OUTDOOR AMENITY

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

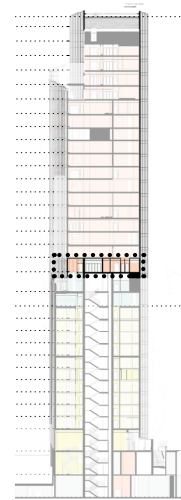
- The residential identity and user experience of the building requires additional thought.
- Residential shared outdoor amenity space should be accessible by all residents even if the adjoining function room has been hired for an event.

Proposed Revision:

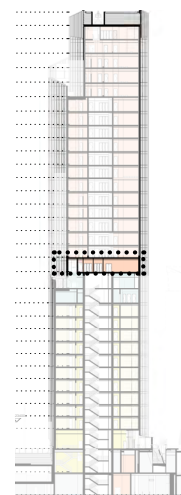
- Level 13 shared outdoor amenity terrace is connected directly with the vertical core without the need to pass through other internal spaces.

Benefits:

- Allows residents to access the shared outdoor amenity terrace without disruption to other internal spaces.



KEY



KEY

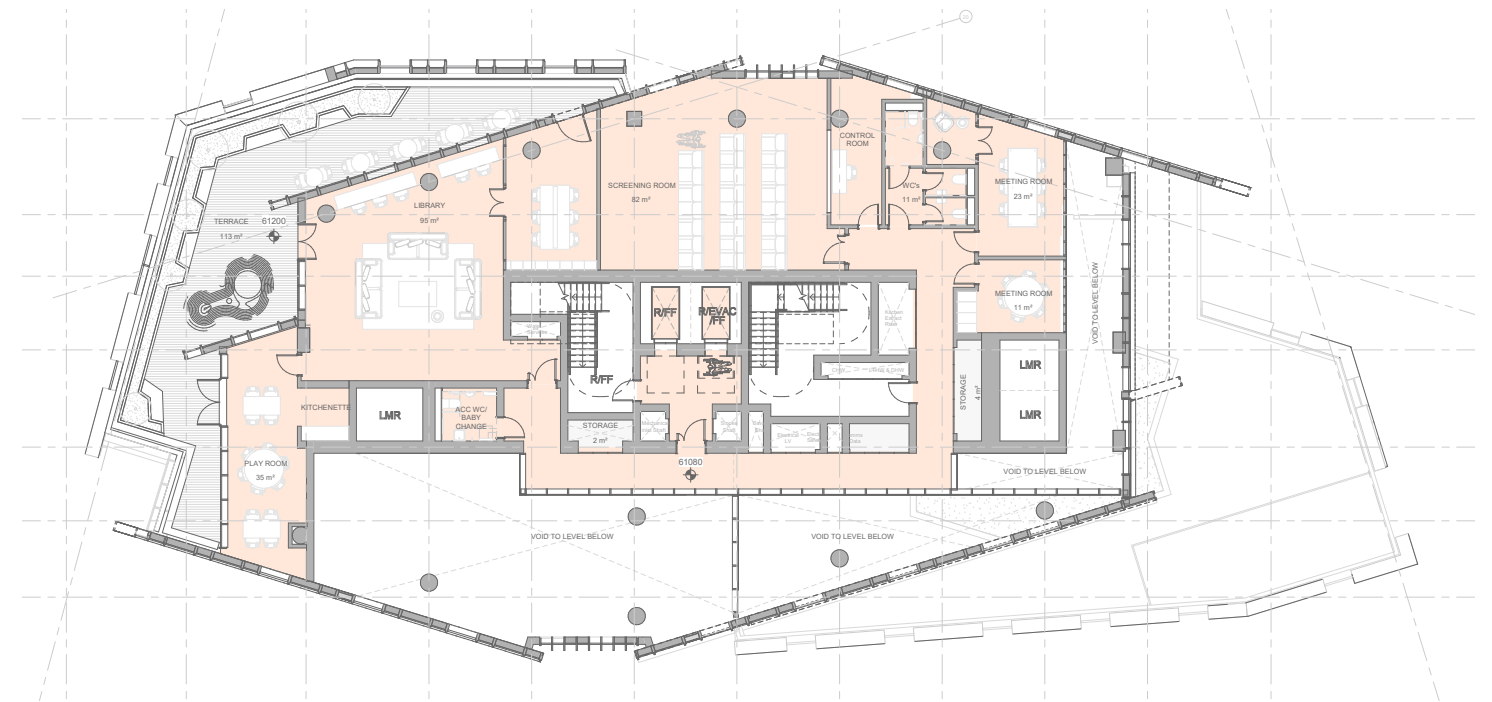


FIGURE 48. Submitted Scheme - Level 13 (Residential Amenity Floor) GA Plan

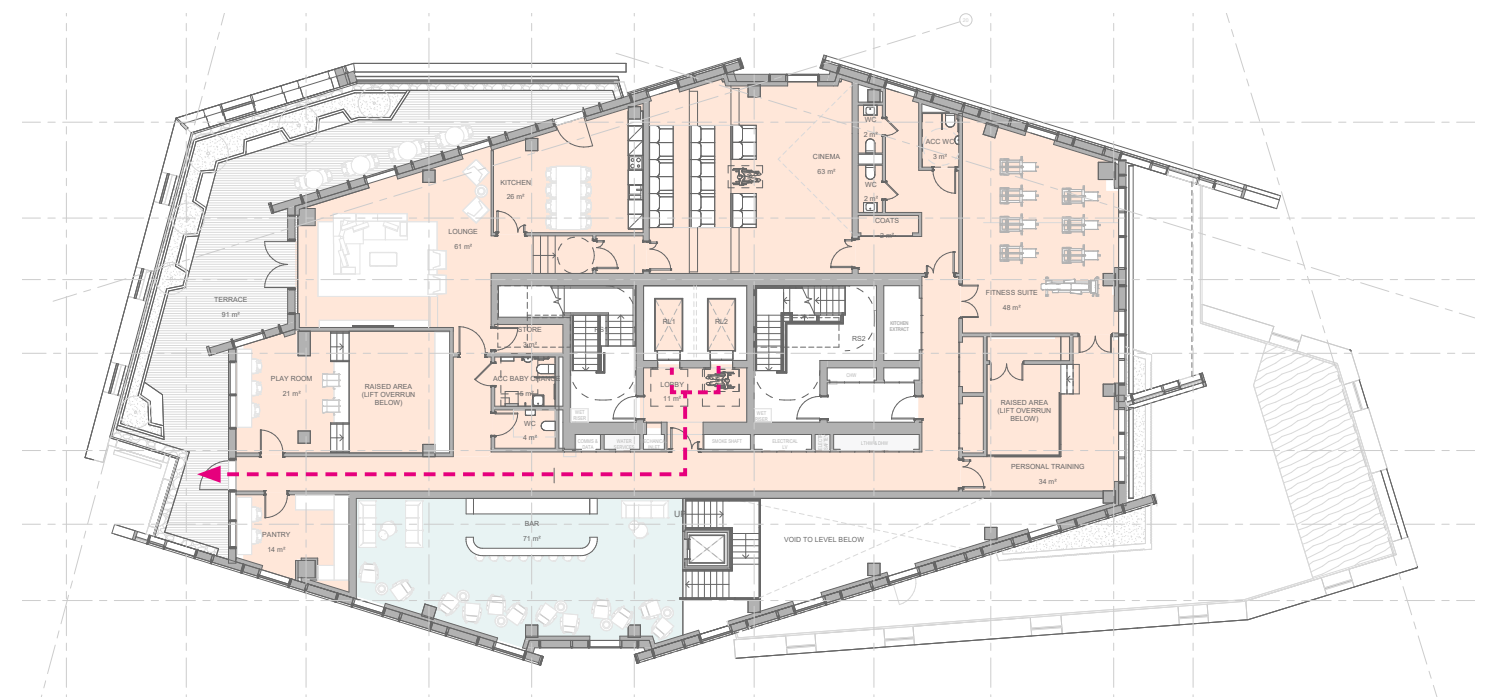


FIGURE 49. Proposed Scheme Revision - Level 14 (Residential Amenity Floor) GA Plan



## 2.6 DESIGN REVISION E - HOTEL AND HOTEL AMENITY FLOORS

Key commentary and feedback with regards to Design Revision E are summarised as follows: -

## 01. HOTEL ACCOMMODATION (18 VS. 20 ROOMS)

Reason for Change/ Feedback:

Potential Hotel Operator:

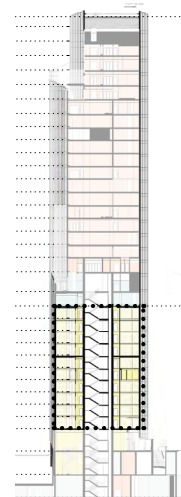
- 18no. rooms/ floor is desirable, allowing for larger sized rooms.

Proposed Revision:

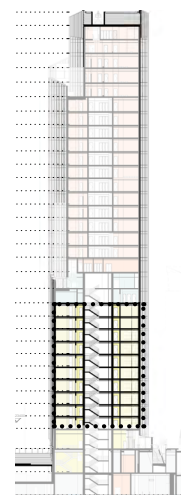
- The number of hotel rooms has been reduced from 20 to 18 rooms per floor (now spanning Level 02-11), still accommodating a total of 180no. rooms.

Benefits:

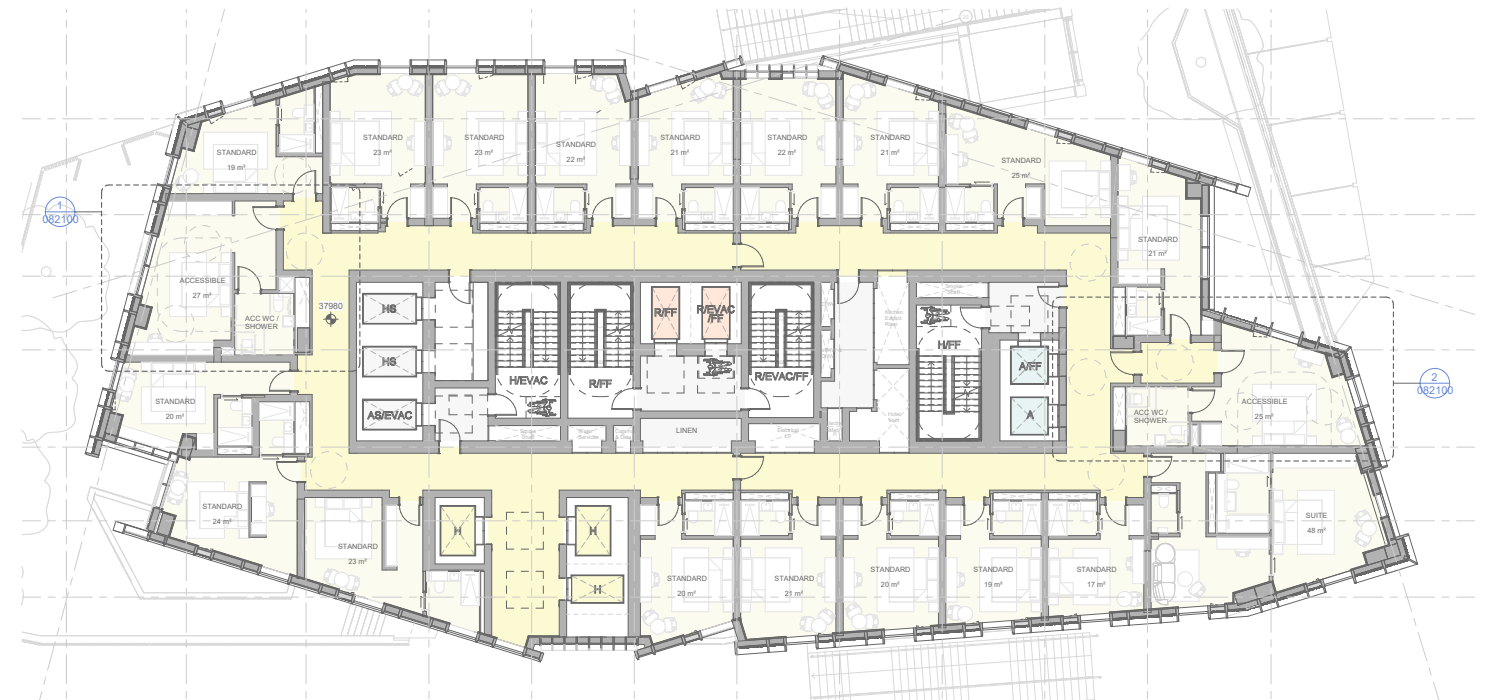
- Alignment with hotel operator feedback is appealing, and improves the viability of the scheme.
- Creates larger average room sizes, improving the hotel guest experience.
- Considered as a unique selling point for a hotel in this setting, when compared to similar hotels in London.



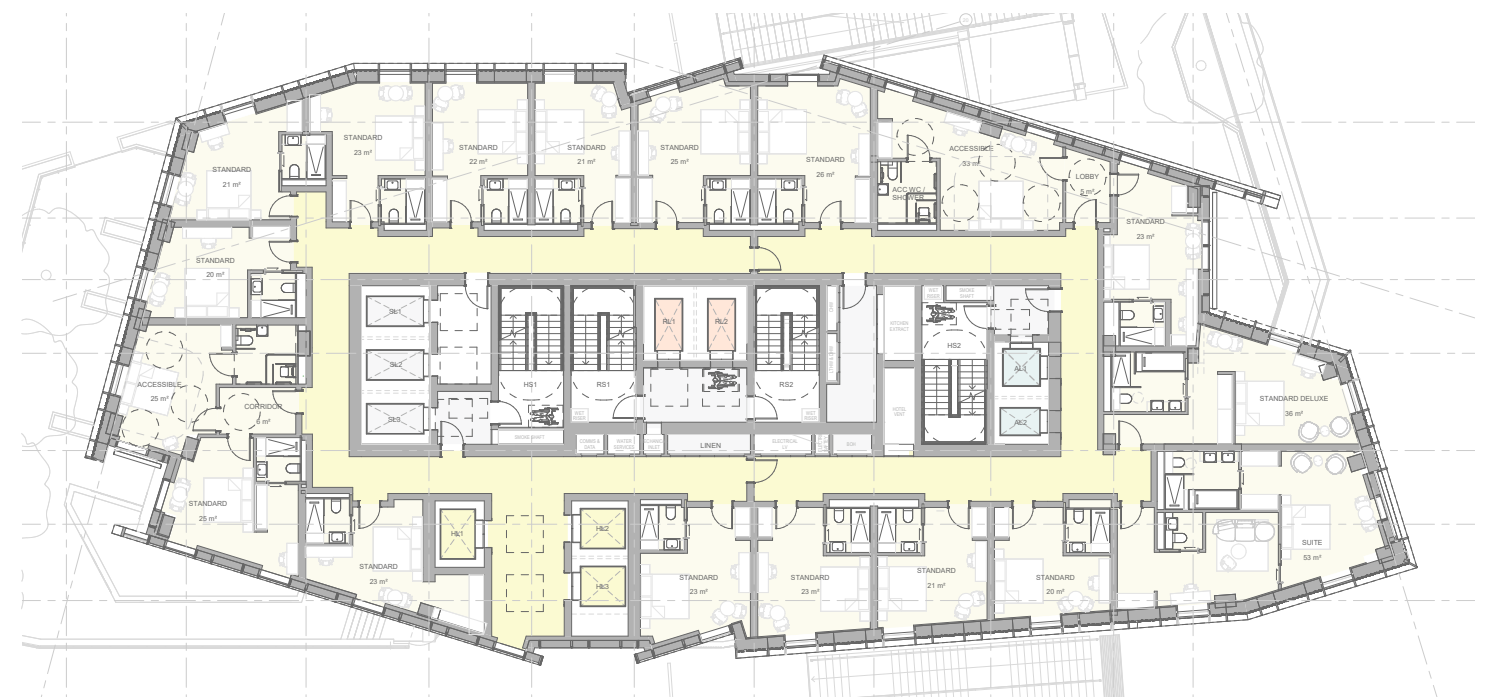
## KEY



### KEY



**FIGURE 50.** Submitted Scheme - Level 02-10 (Typical Hotel Floor) GA Plan



**FIGURE 51.** Proposed Scheme Revision - Level 02-11 (Typical Hotel Floor) GA Plan



## 2.6 DESIGN REVISION E - HOTEL AND HOTEL AMENITY FLOORS

## KEY FIGURES

|                     |                             |
|---------------------|-----------------------------|
| <b>Hotel Rooms:</b> | 180 rooms in total          |
| <b>Mix:</b>         | 140No. Standard Rooms       |
|                     | 10No. Standard Deluxe Rooms |
|                     | 20No. Accessible Rooms      |
|                     | 10No. Suites                |

## KEY

|                                                                                     |                 |
|-------------------------------------------------------------------------------------|-----------------|
|    | Standard        |
|    | Standard Deluxe |
|    | Accessible      |
|  | Suite           |

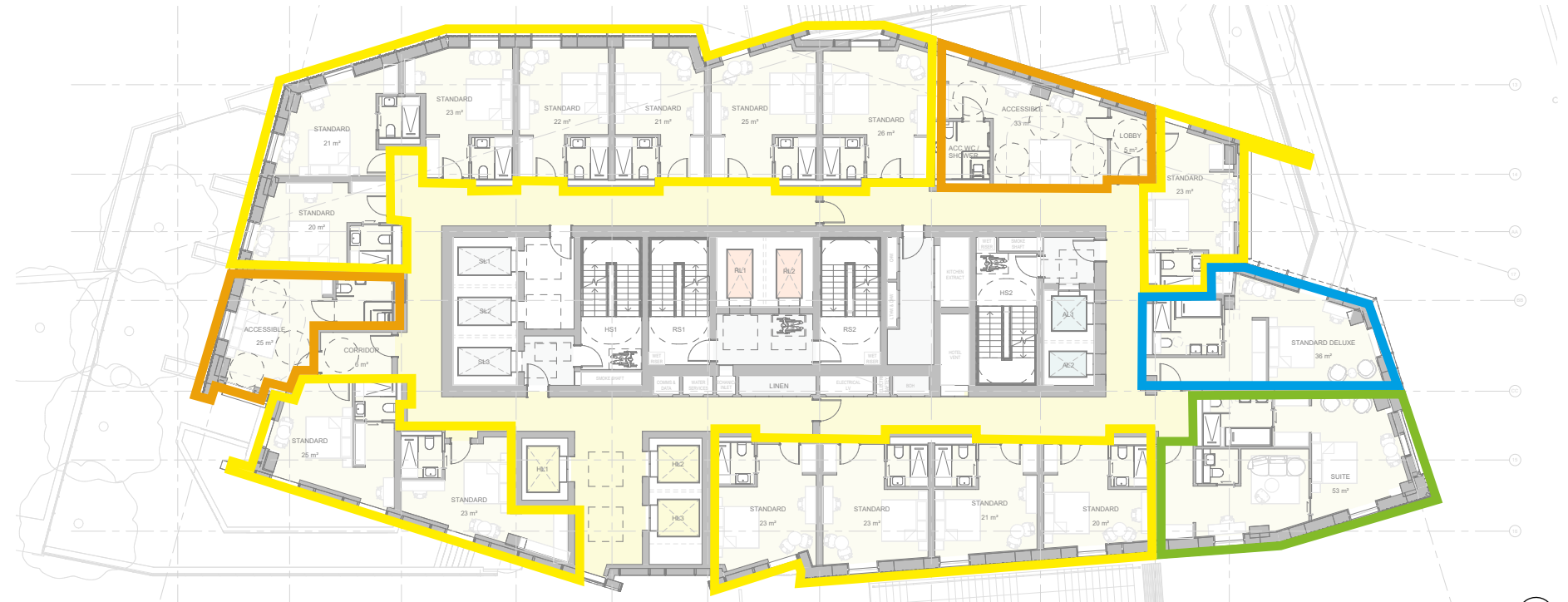


FIGURE 52. Level 02-11 (Typical Hotel Floor) GA Plan

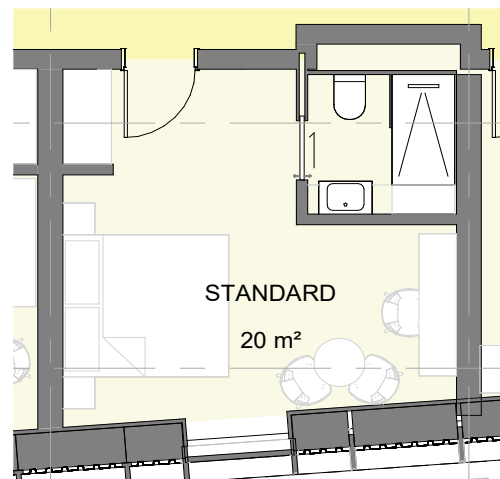


FIGURE 53. Typical Standard Room, Area = c. 20-25m², No. of Units: 140No.

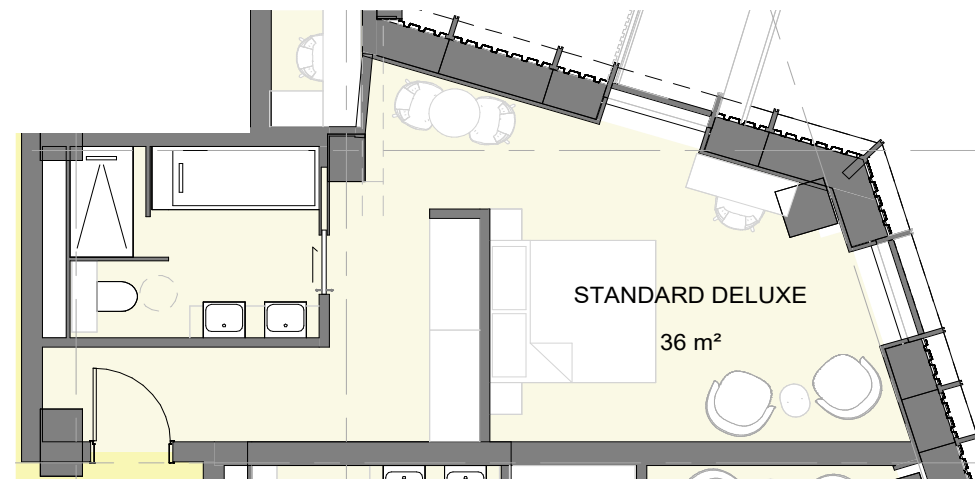


FIGURE 55. Typical Standard Deluxe, Area = 38m², No. of Units: 10No.

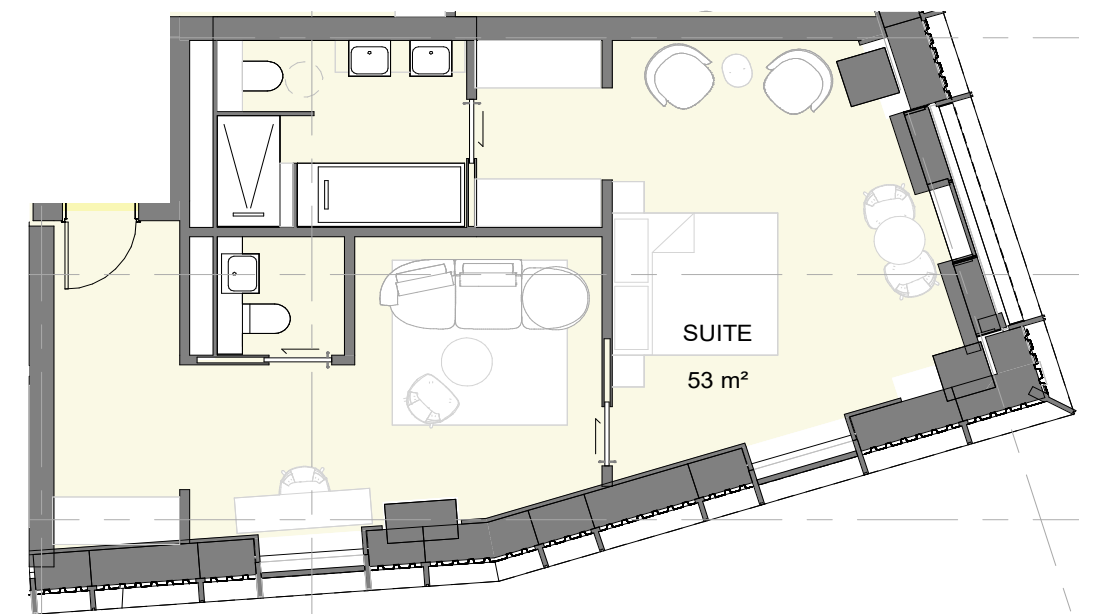


FIGURE 54. Typical Suite, Area = 53m², No. of Units: 10No



## 2.6 DESIGN REVISION E - HOTEL AND HOTEL AMENITY FLOORS

## KEY FIGURES

|                     |                             |
|---------------------|-----------------------------|
| <b>Hotel Rooms:</b> | 180 rooms in total          |
| <b>Mix:</b>         | 140No. Standard Rooms       |
|                     | 10No. Standard Deluxe Rooms |
|                     | 20No. Accessible Rooms      |
|                     | 10No. Suites                |

## KEY

- Standard
- Standard Deluxe
- Accessible
- Suite

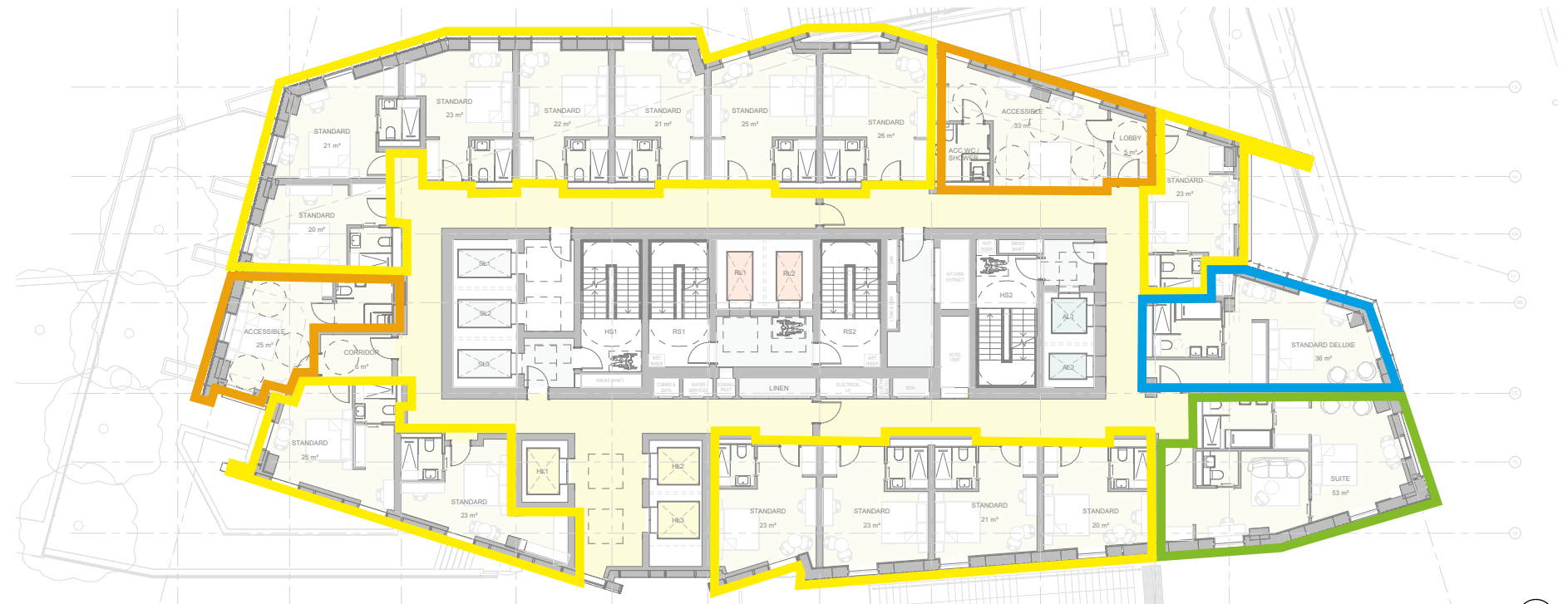
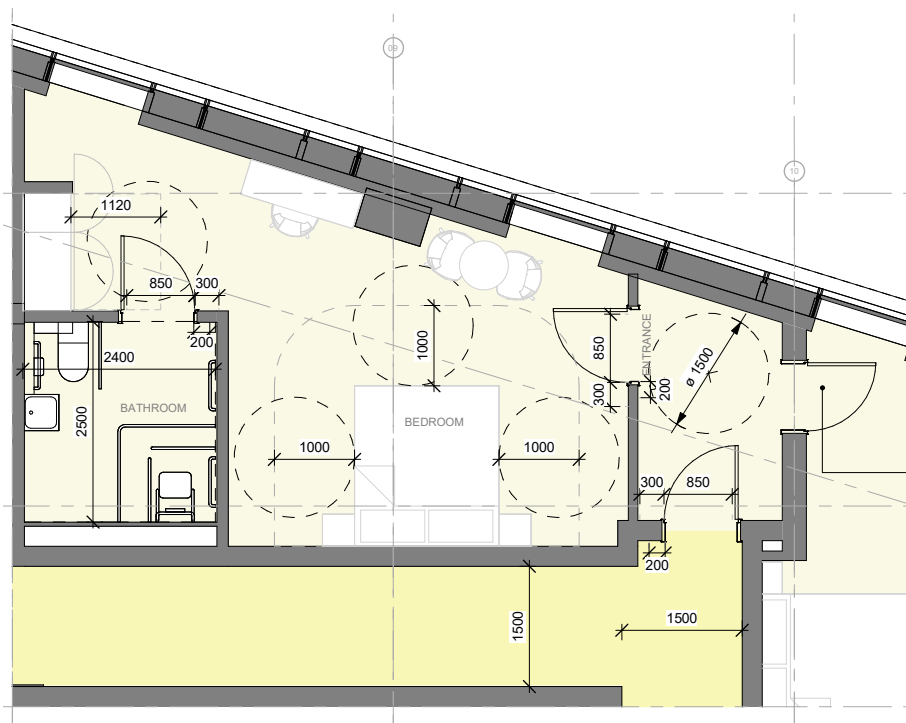
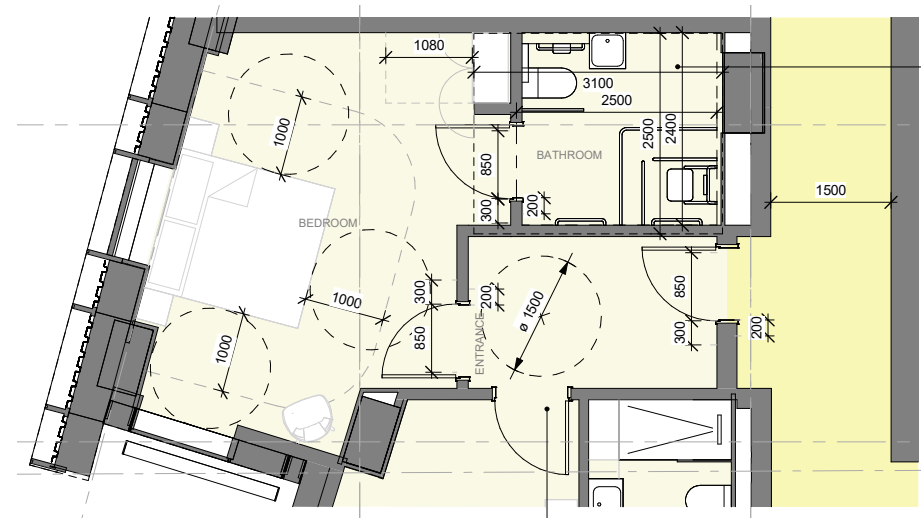


FIGURE 58. Typical Hotel GA Plan (Level 02-11)

FIGURE 57. Accessible Room South, Area = 33m<sup>2</sup>,  
No. of Units: 10No.FIGURE 56. Accessible Room North West, Area = 26m<sup>2</sup>,  
No. of Units: 10No.



## 2.6 DESIGN REVISION E - HOTEL AND HOTEL AMENITY FLOORS

## 02. HOTEL AMENITY FLOORS

Reason for Change/ Feedback:Potential Hotel Operator:

- Hotel amenity spaces should be maximised, including a desire for increase the size of hospitality, workspace, and wellness facilities within the scheme.

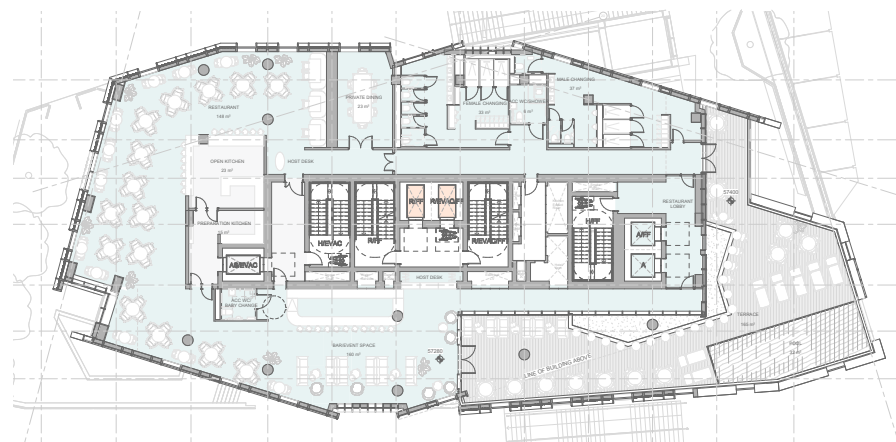
Proposed Revision:

- Pool rotated 90 degrees to maximise views towards Central London.
- Hotel Amenity mezzanine floor added within Level 14 Residential Amenity floor.
- Line of facade extended to increase floor area, and provide a double-height internal space.
- Minor adjustments to height of levels, with overall height of building remaining unchanged.

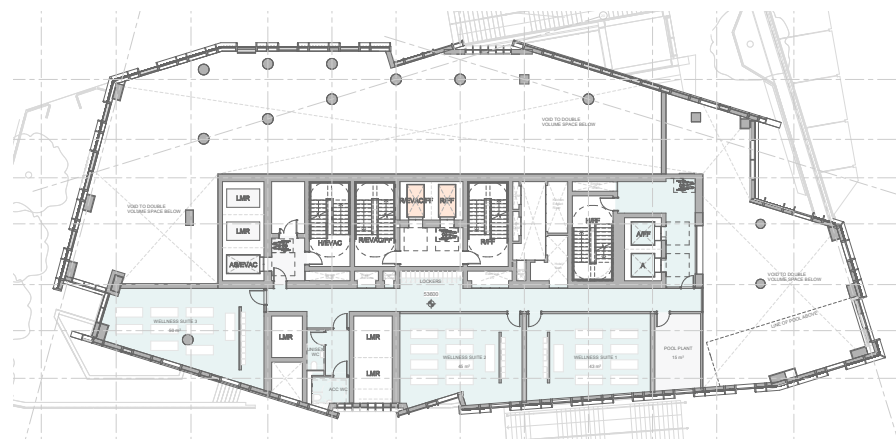
Benefits:

- Increased and improved amenity space for hotel guests, improving overall experience of the scheme.
- Pool rotation creates a more usable terrace space, whilst creating a feature, and visual interest to the top of the 'folding blades', which can be seen from the levels below.

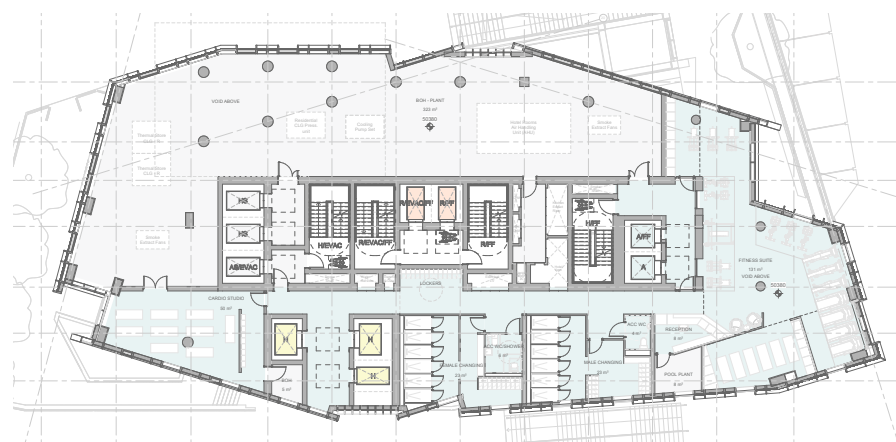
*\*Level 11 is now hotel accommodation as a result of changing from 20 to 18 hotel rooms/ floor.*



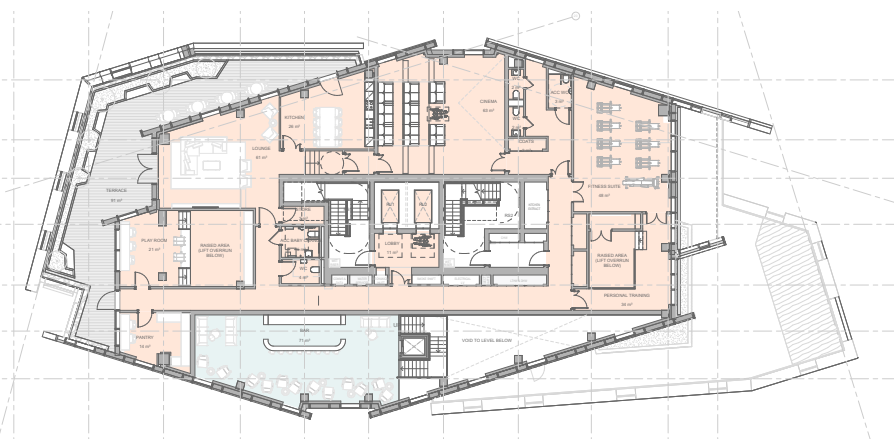
Level 12 (Hotel Amenity Floor) GA Plan



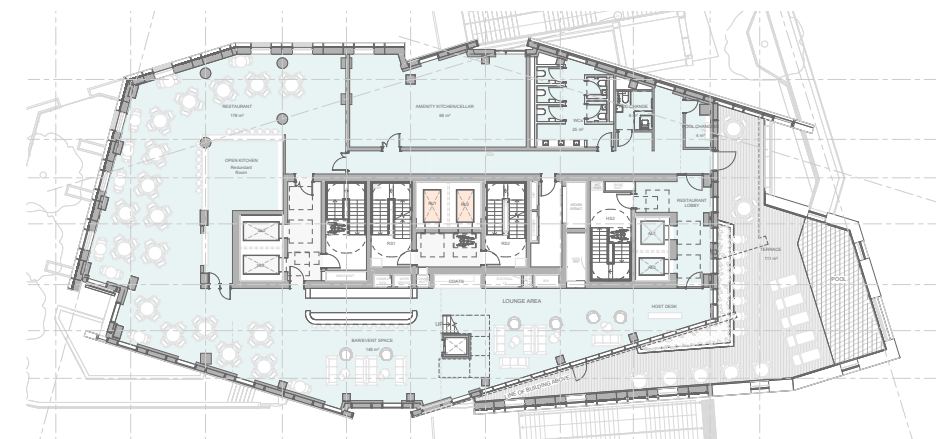
Level 11 Mezzanine (Hotel Amenity Floor) GA Plan



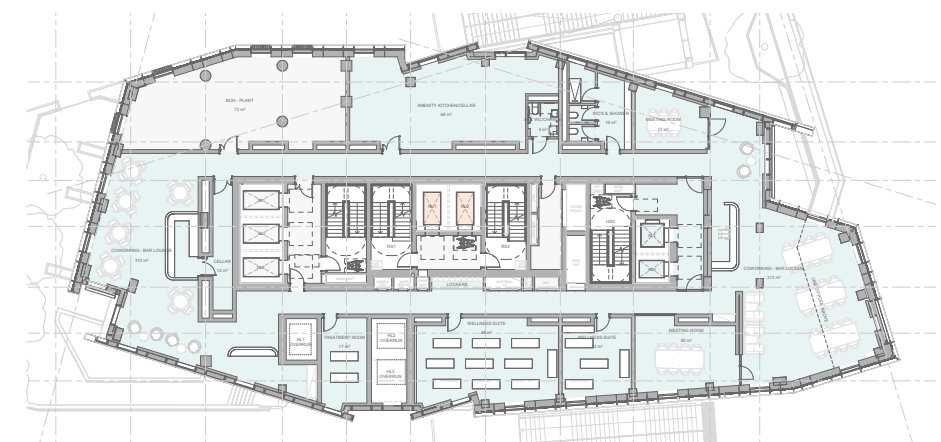
Level 11 (Hotel Amenity Floor) GA Plan

**FIGURE 59.** Submitted Scheme - Level 11-12 (Hotel Amenity Floor) GA Plans

Level 14 (Residential Amenity Floor) GA Plan / Hotel Amenity Mezzanine



Level 13 (Hotel Amenity Floor) GA Plan



Level 12\* (Hotel Amenity Floor) GA Plan

**FIGURE 60.** Proposed Scheme Revision - Level 12-14 (Hotel Amenity Floor) GA Plans



2.6 DESIGN REVISION E - HOTEL AND HOTEL AMENITY FLOORS

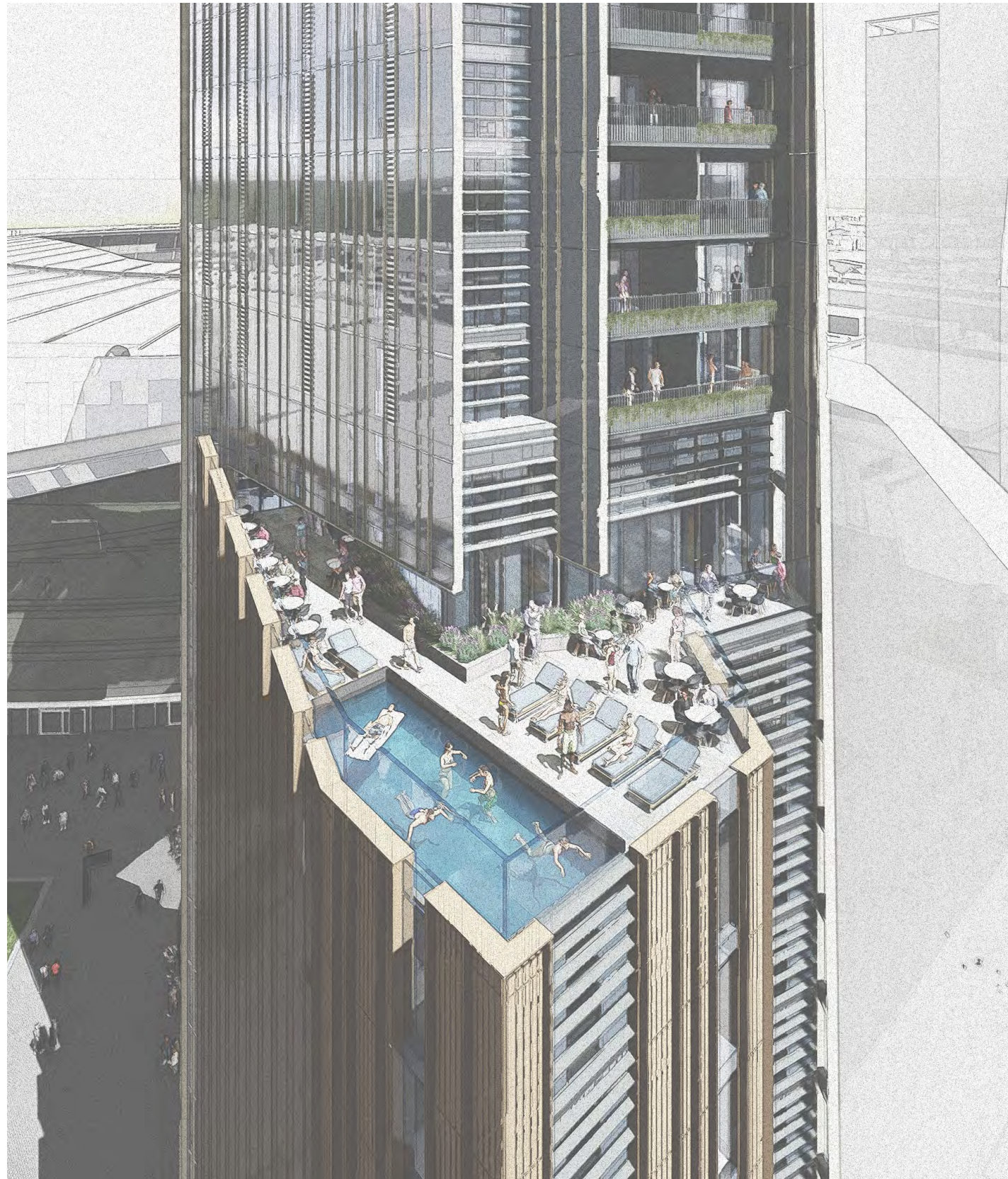


FIGURE 61. Submitted Scheme - Hotel Amenity Terrace View from South



FIGURE 62. Proposed Scheme Revision - Hotel Amenity Terrace View from South



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE

Key commentary and feedback with regards to Design Revision F are summarised as follows: -

### 01. PLINTH (PRE-CAST CONCRETE PANELS AND GLAZING)

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Durable materials required to cope with high footfall. Changes in material, texture, or colour to create contrast where the building meets the ground would help bring softness and articulation to the scheme.

LBH Planning Officers:

- Changes to a 'third' material, makes the building entrances feel cluttered and dark. "Sloping" the materials and providing a different material for columns and base e.g. adoption of pre-cast finish could help integrate with canopy at street level similar to that approach adopted on the stadium podium/ ground interface.

Proposed Revision:

- A continuous light grey pre-cast concrete and glazed plinth has been added to unify podium and ground level. The finish and character of the plinth is to match that of the TH Stadium.



**FIGURE 63.** Submitted Scheme - View from Corner of High road and Park Lane



**FIGURE 64.** Proposed Scheme Revision - View from Corner of High road and Park Lane



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE

Benefits:

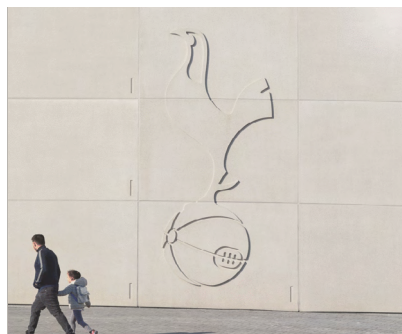
- Similar materiality to the TH Stadium further connects the base of the building within the Stadium family of buildings, unifying the architectural language of its surrounding context.
- Change to materiality allows for identification of opportunities for creative arts interventions with the built fabric.



FIGURE 65. Submitted Scheme - View of North Podium Terrace



FIGURE 66. Proposed Scheme Revision - View of North Podium Terrace



**Planning Addendum Update**  
Warm Grey Coloured Pre-cast  
Concrete Panels



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE

## 02. ENTRANCE RATIONALISATION

(INCLUDING CLARITY OF PODIUM ACCESS/ DROP-OFF)

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Entrances are pushed back in shadow and difficult to find rather than celebrated as something special. Routes from key public transport nodes should be explored so that the entrances are more legible.

LBH Planning Officers:

- How the building meets the ground is not convincing along with the effect this has on the building entrances. Entrances remain obscured by the large columns and undercroft area.
- A balance needs to be struck in terms of how building is viewed in longer range views and at street level. A focus on the legibility of the entrances to the building at both ground and podium level to be reviewed.

Proposed Revision:

- The large blade columns have been omitted and replaced with a more slender colonnade.
- The colonnade enhances the entrance 'plaza', creating a seamless transition between the exterior and underside of the canopy.
- A hierarchy of building entrances created, with hotel and residential entrance in curtain wall glazing, and back of house entrances recessed.
- Wayfinding totem integrated into base of building.



FIGURE 67. Submitted Scheme - View from South West Approach



FIGURE 68. Proposed Scheme Revision - View from South West Approach



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE

Benefits:

- Building entrances are more visually legible set behind the colonnade at street level.
- Improved and additional opportunities for physical and visual connections to the public realm/ open space.
- Initial design intent further accentuated with glazed entrances acting as a lantern underneath the canopy. Glazing acts to provide passive way finding to the main front door of the building.
- Aligning with the current and existing stadium wayfinding strategy, totems and signage have been integrated into the base of the building to minimise physical and visual obstruction within the public realm.



FIGURE 69. Submitted Scheme - View from Park Lane



FIGURE 71. Signage and Wayfinding on Park Lane at Base of Podium Stairs



FIGURE 70. Proposed Scheme Revision - View from Park Lane



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE



**FIGURE 72.** Submitted Scheme - View of Public Realm and Entrances to Hotel, Hotel Amenity and Residential



**FIGURE 73.** Proposed Scheme Revision - View of Public Realm and Entrances to Hotel, Hotel Amenity and Residential



## 2.7 DESIGN REVISION F - GROUND AND PODIUM FACADE INTERFACE

### 03. PODIUM TERRACE

(BALANCE OF VISUAL PERMEABILITY, ADDITIONAL PLANTING AND ROBUSTNESS)

Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- More biodiversity would help mitigate the micro-climate as well as being more welcoming.
- More planting and softer landscaping on podium public realm spaces to create thermally comfortable spaces.
- Building's external appearance would be more welcoming if softened through materiality, greenery

Proposed Revision:

- Additional podium level vertical planting to pre-cast panels.
- Additional planters and glazed balustrade added to podium terrace.
- Inclusion of tree corridors and greenery to create thermally comfortable spaces.

Benefits:

- Improved activation at podium level.
- Increased visual permeability to podium terrace.
- Additional greening contributes to the urban greening factor.



**FIGURE 74.** Submitted Scheme - View from North West Podium



**FIGURE 75.** Proposed Scheme Revision - View from North West Podium



**FIGURE 76.** Submitted Scheme - View from West Podium



**FIGURE 77.** Proposed Scheme Revision - View from West Podium



## 2.8 DESIGN REVISION G - CONSOLIDATED ACCESS FOR HOTEL AND AMENITY

Key commentary and feedback with regards to Design Revision G are summarised as follows: -

### 01. HOTEL AND HOTEL AMENITY ACCESS

#### Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Entrances are pushed back in shadow and difficult to find rather than celebrated as something special.

#### Design Development:

- Entrances to be further defined.

#### Proposed Revision:

- Hotel and hotel amenity lobbies combined
- Hotel and residential entrances aligned, and made parallel to the proposed colonnade

#### Benefits:

- Larger entrances and curtain wall glazing, creating more visual permeability into these spaces.
- A simplified and visible hierarchy of entrances along line of building.
- Back of house entrances and exits remain recessed and secondary to the front of house entrances.

#### KEY

|                                                                                     |                        |                                                                                     |                                                |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
|  | Hotel                  |  | Back of House Entrance (Hotel and Residential) |
|  | Residential            |  | Vehicular access                               |
|  | Shared Amenity         |  | Fire Escape / Exit (Hotel and Residential)     |
|  | Back of House / Plant  |  | Active Frontage                                |
|  | Hotel Entrance         |  | Hotel Amenity Lifts                            |
|  | Residential Entrance   |                                                                                     |                                                |
|  | Hotel Amenity Entrance |                                                                                     |                                                |

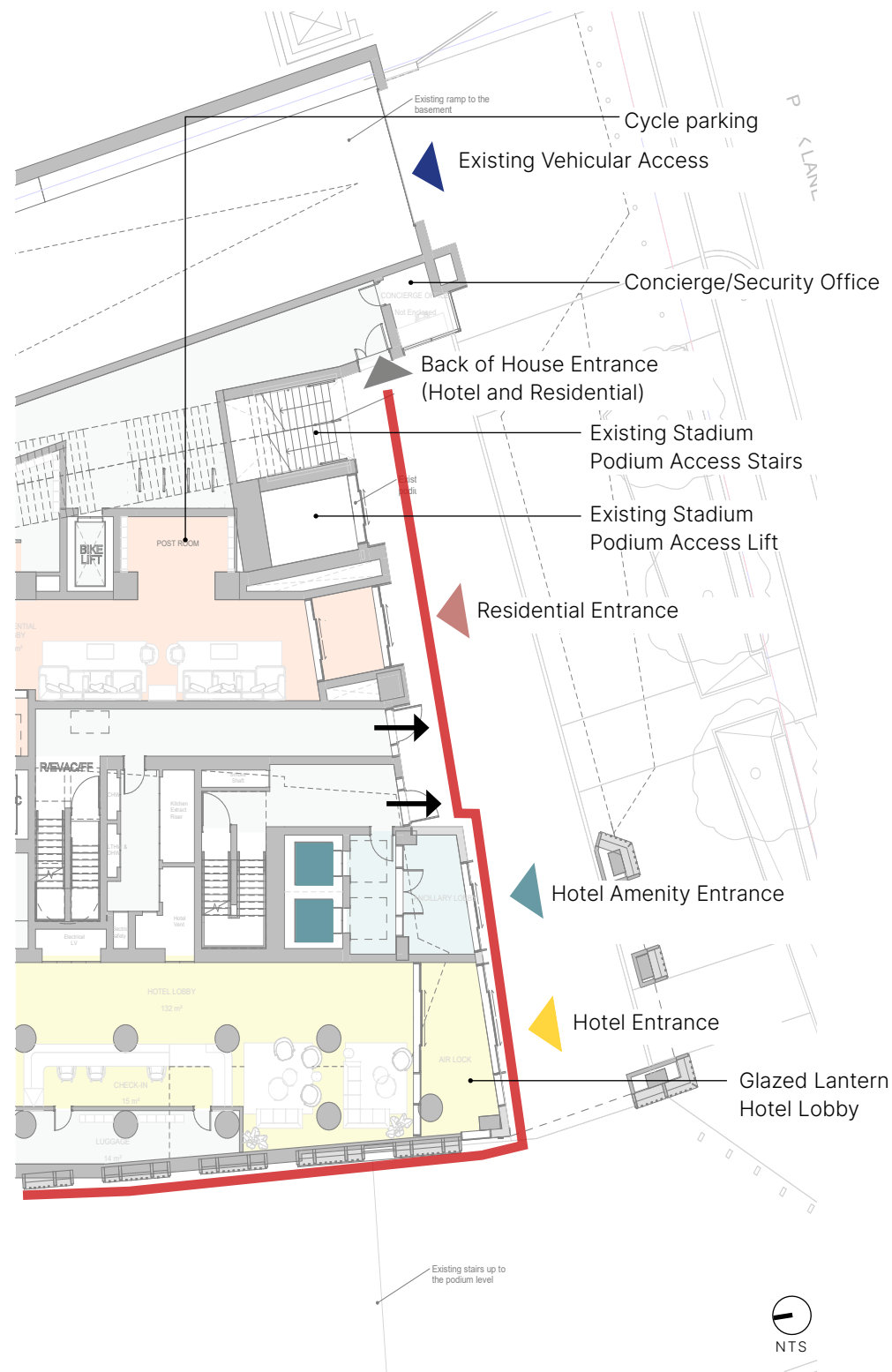


FIGURE 78. Submitted Scheme - Ground Floor GA Plan

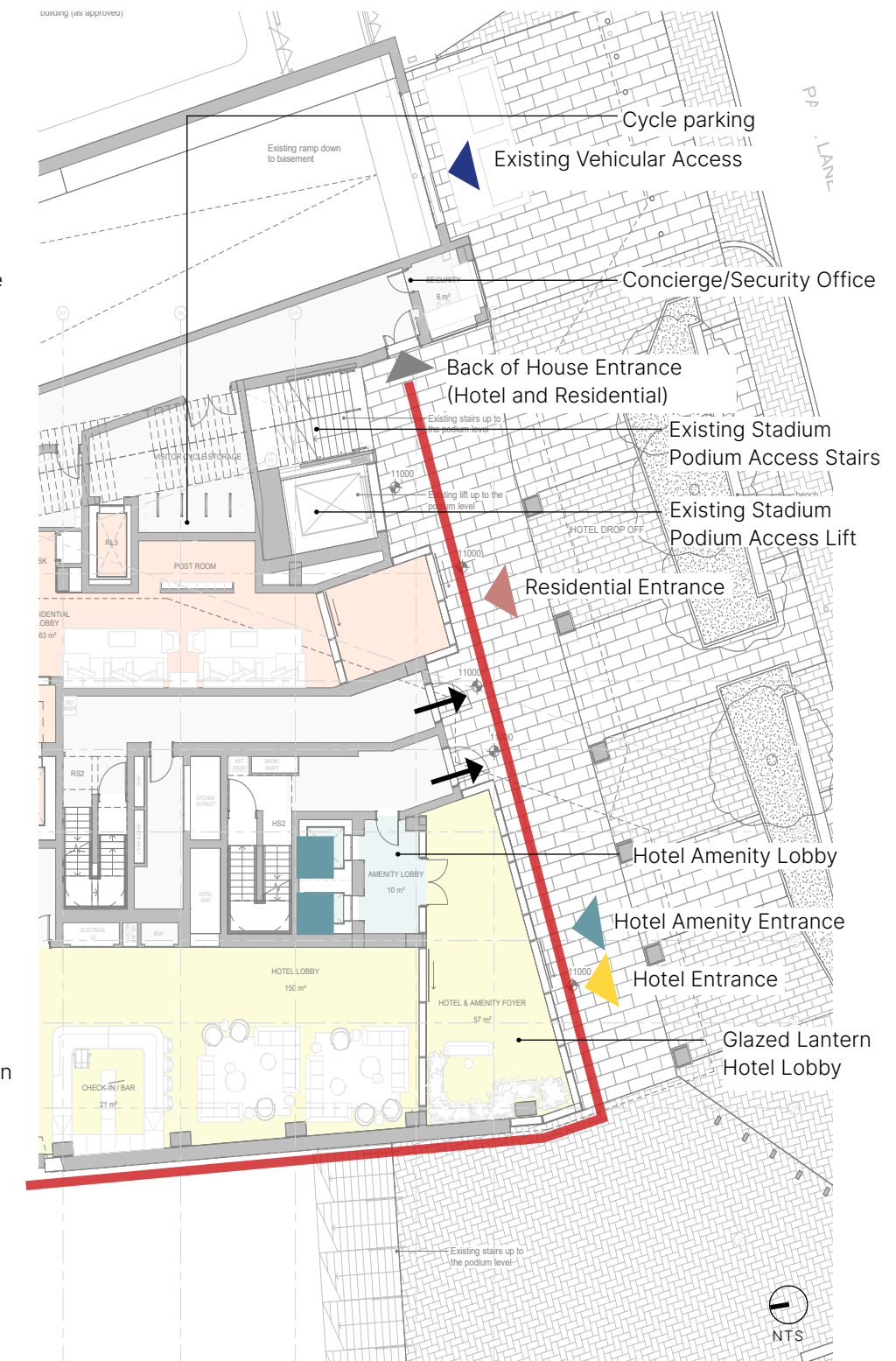


FIGURE 79. Proposed Scheme Revision - Ground Floor GA Plan



## 2.8 DESIGN REVISION G - CONSOLIDATED ACCESS FOR HOTEL AND AMENITY

### 02. ACCESS, DELIVERY AND SERVICING

#### Reason for Change/ Feedback:

LBH Quality Review Panel 2 (06/09/2023):

- Cycle parking in the public realm to be further developed alongside Haringey

Greater London Authority:

- Further information on more sustainable approaches to servicing and deliveries, including though not limited to booking system, consolidation, and cargo bikes.
- Potential conflict between active modes, and delivery and service vehicle movements. The TA addendum should set out how servicing and deliveries are proposed to operate on event days.

#### Proposed Revision:

- Cycle parking provision located internally and to clearly signposted and easily accessed through a cycle lift.
- Visitor cycle parking located internally.

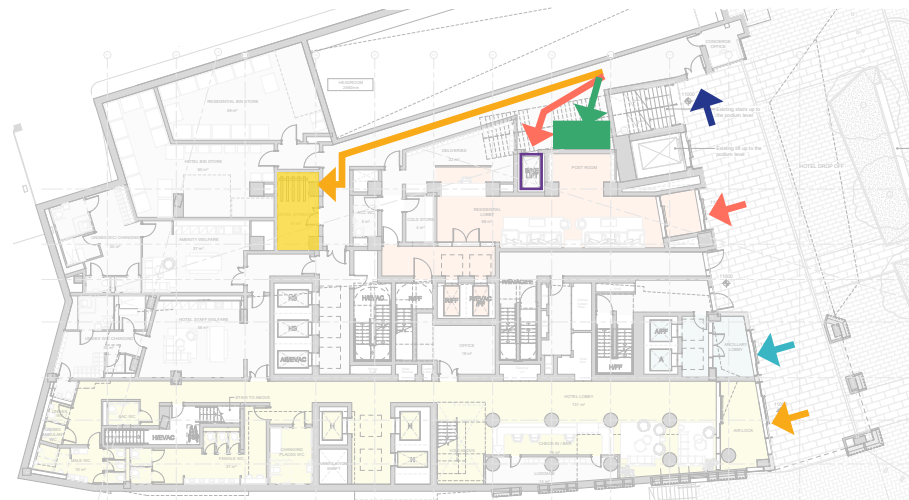
#### Benefits:

- Cycle parking entrance to which, is constantly monitored, providing secure parking for residents, guests, and visitors.

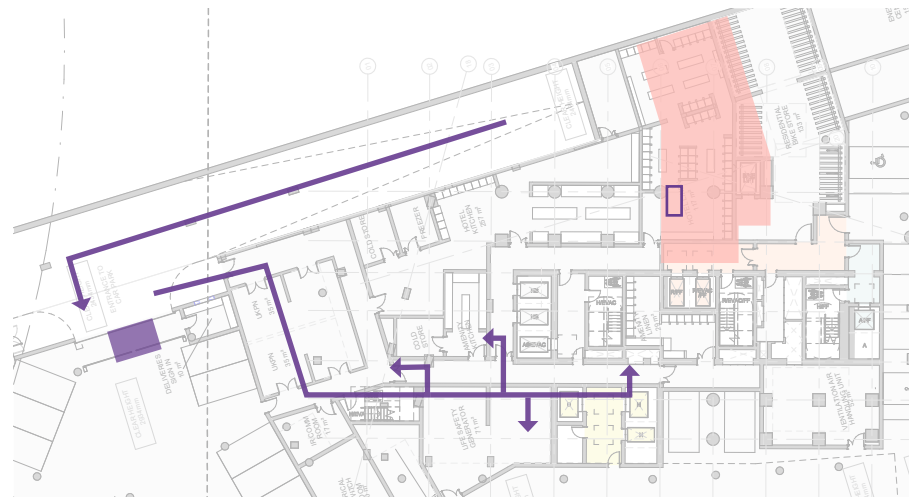
*Note that external cycle parking has been advised against during security consultations.*

#### KEY

|                                                                                     |                               |                                                                                     |                                           |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
|  | Hotel Pedestrian Access       |  | Visitor Cycle Storage                     |
|  | Amenity Pedestrian Access     |  | Hotel Cycle Storage                       |
|  | Residential Pedestrian Access |  | Small Size Hotel Deliveries and Servicing |
|  | BoH Pedestrian Access         |  | Delivery Sign-In                          |
|  | Hotel Cycle Access            |  | Residents Cycle Lift                      |
|  | Residential Cycle Access      |  | Residents Cycle Storage                   |
|  | Visitor Cycle Access          |                                                                                     |                                           |

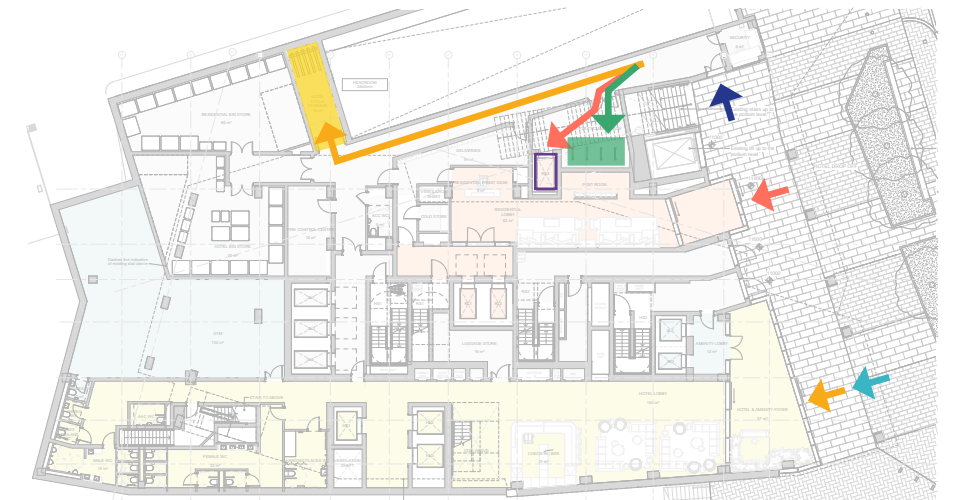


Ground Floor GA Plan

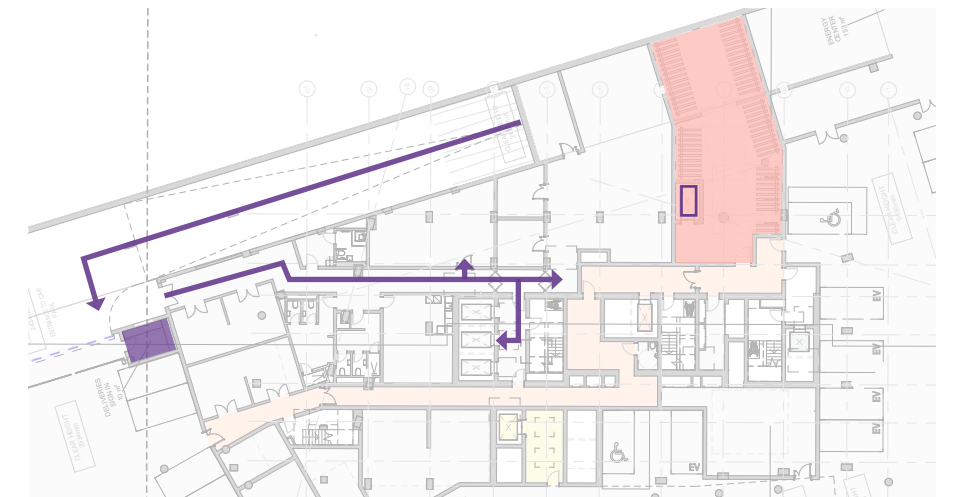


Basement Floor GA Plan

**FIGURE 80.** Submitted Scheme - Cycle & Pedestrian Access, Storage, and Deliveries



Ground Floor GA Plan



Basement Floor GA Plan

**FIGURE 81.** Proposed Scheme Revision - Cycle & Pedestrian Access, Storage, and Deliveries



2.9 DESIGN REVISION H - ARTIST ENGAGEMENT

Key commentary and feedback with regards to Design Revision H are summarised as follows: -

Feedback:

Quality Review Panel 2 (06/09/2023):

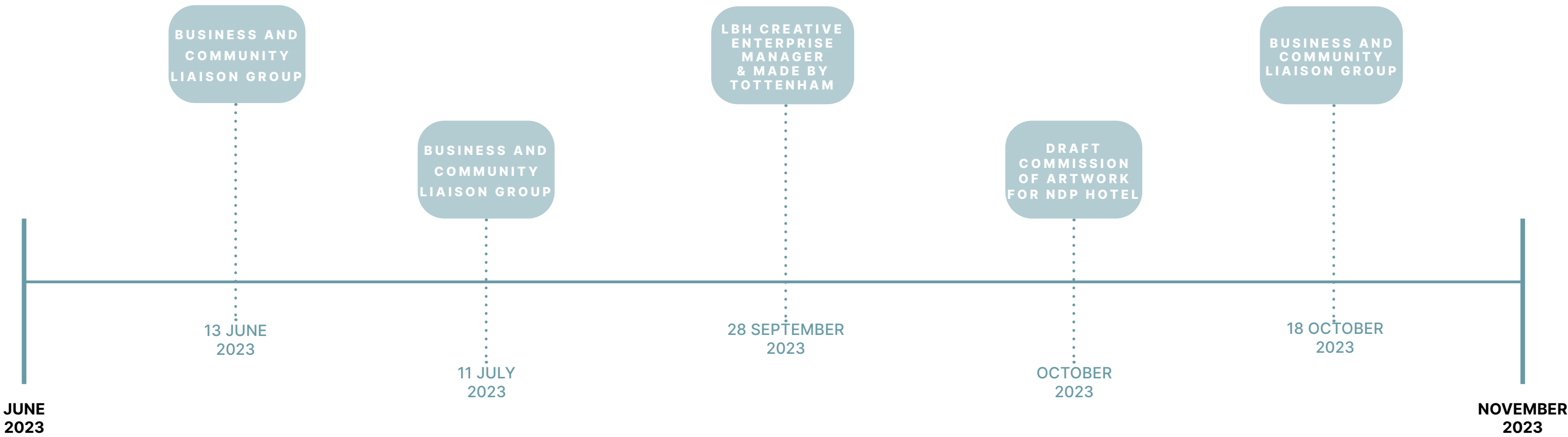
- Panel's previous concerns remain that scheme is not doing enough to provide public benefit and reflect Tottenham's character
- The Panel suggests working with Tottenham Hotspur's Business Liaison Group to develop an art framework to fully integrate Artists briefs into the scheme's development.

Proposed Revision:

- A defined scope and brief for the arts interventions within the scheme is being developed by the Applicant, with a draft issued in October.
- The introduction of pre-cast concrete panels creates a robust, durable, and tactile surface that softens the human experience of the building at lower levels. It also allows for the opportunity of creative intervention with local creative arts communities.

Benefits:

- Encourages local engagement and involvement. With a less prescriptive brief, this can allow artists the freedom to propose ideas that link to the scheme's community engagement programme.





## 2.9 DESIGN REVISION H - ARTIST ENGAGEMENT

### BUSINESS AND COMMUNITY LIAISON GROUP (BCLG)

Tuesday 13th June 2023 and Tuesday 11th July 2023

- Updates on the submission of a pre-planning application, and the Club's intention for community involvement in a piece of art which will be located in the hotel's public realm.
- The Applicant expressed the importance that the artwork should speak to and reflects the culture of the local Tottenham community.
- Attendees suggested the Applicant engage with Bruce Castle and 'Made by Tottenham'.
- The Applicant will also be engaging with Haringey Culture Network (of which it is a member), which consists of local arts and culture organisations within the borough.
- The Applicant will engage with Made By Tottenham, a local creative business directory featuring artists, designers, makers, and other creatives based locally.

### HARINGEY COUNCIL'S CREATIVE ENTERPRISE MANAGER

Thursday 28th September 2023

- Creative Enterprise Manager also oversees Made by Tottenham.
- Guidance sought by the Applicant on best practice with regards to the commissioning process.
- Suggested that the Club provides an opportunity for local artists to contribute temporary artwork in addition to the commissioning of a permanent fixture (e.g. temporary hoardings during the construction process) for artists to gain earlier and further exposure.
- The Club subsequently submitted a draft commission with Made by Tottenham including information about the aims, artwork guidelines, and space. (Awaiting feedback).
- BCLG will be updated on progress made, and provide a forum for further contributions from local Councillors and community groups at the next meeting.

### THE BRIEF

#### AIMS

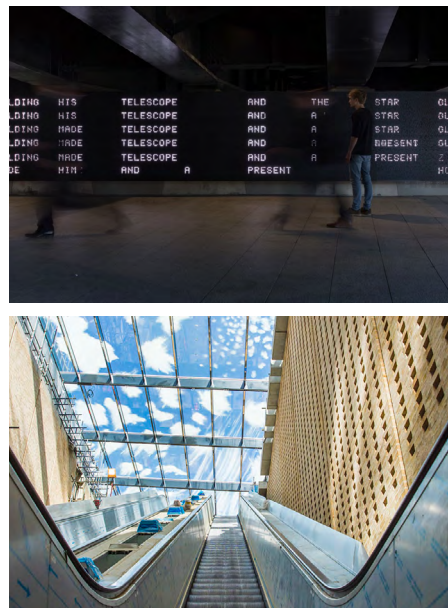
- To offer local artists space to showcase their work in a visible, high-footfall, and notable location.
- To create an authentic 'Tottenham' feel around the NDP Hotel that speaks to and reflects the culture of our community.

#### ARTWORK GUIDELINES

- The Applicant has no fixed ideas about the type of art which may be commissioned and is open-minded about how best to utilize the space available.
- The content of artwork should reflect the culture of community, be unique to Tottenham and inspired by the local area.

#### THE SPACE

- Areas of the façade where artwork may be fixed: internal hotel lobby wall; south walls; west walls; screen and planter; space outside main entrance, and temporary hoardings whilst construction is undertaken.





## 2.10 DESIGN REVISION SUMMARY

## KEY FIGURES

**Application Site Area:** 8.97 ha (NDP Application Boundary)

**Total Storeys:** 30 Storeys **(+1no. Storey)**  
**+AOD 127.200 retained**

**Total GIA:** 28,323 sqm **(+945 sqm)**

**Hotel GIA:** 11,627 sqm **(+381 sqm)**

**Residential GIA:** 16,696 sqm **(+564 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:** 64 spaces in total

10% accessible

**Cycle Parking:** 122 spaces in total

5% accessible

**External Amenity:** 625 sqm **(-51 sqm)**

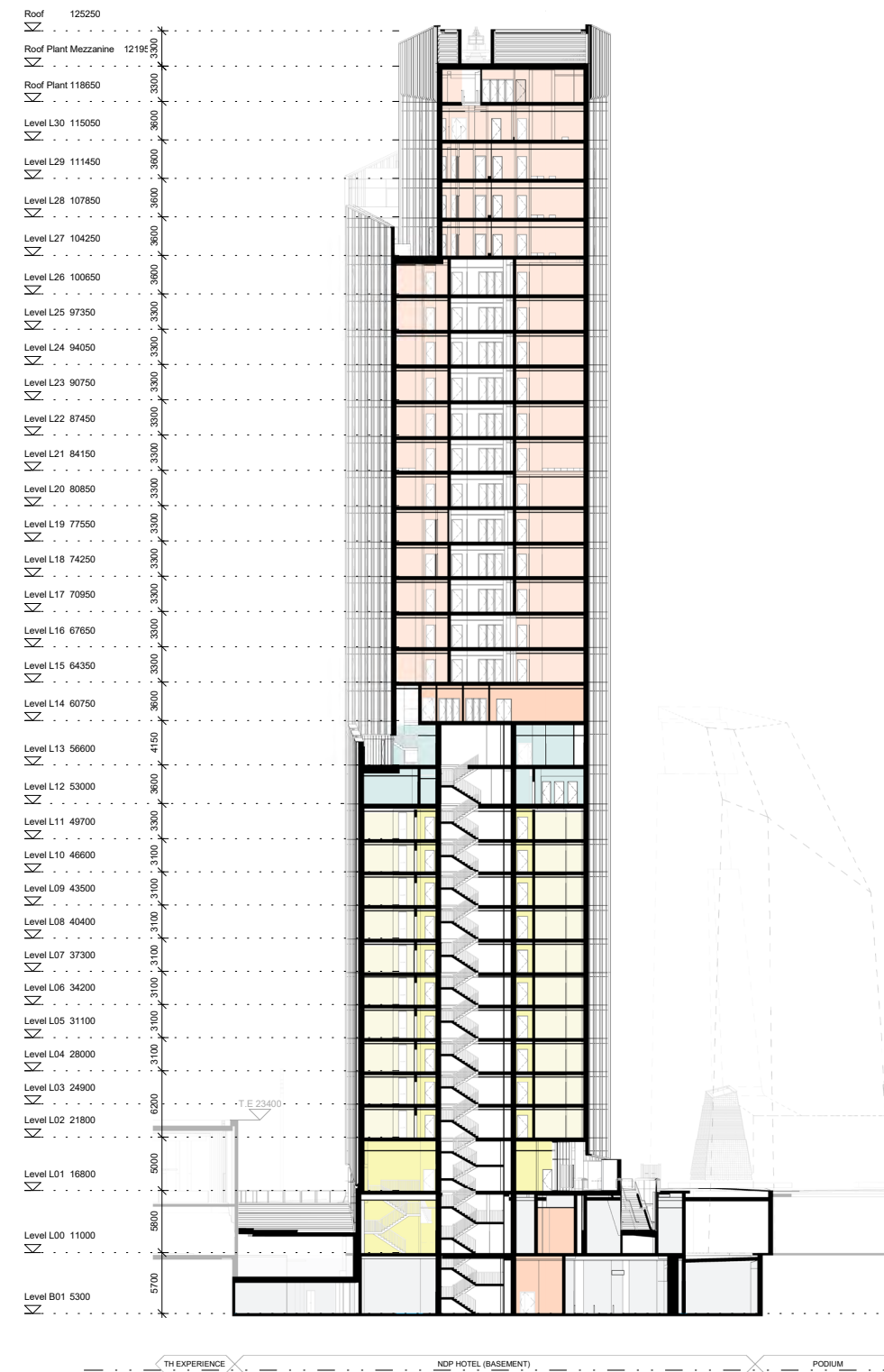
**Private External Amenity:** 720 sqm **(-146 sqm)**

## KEY

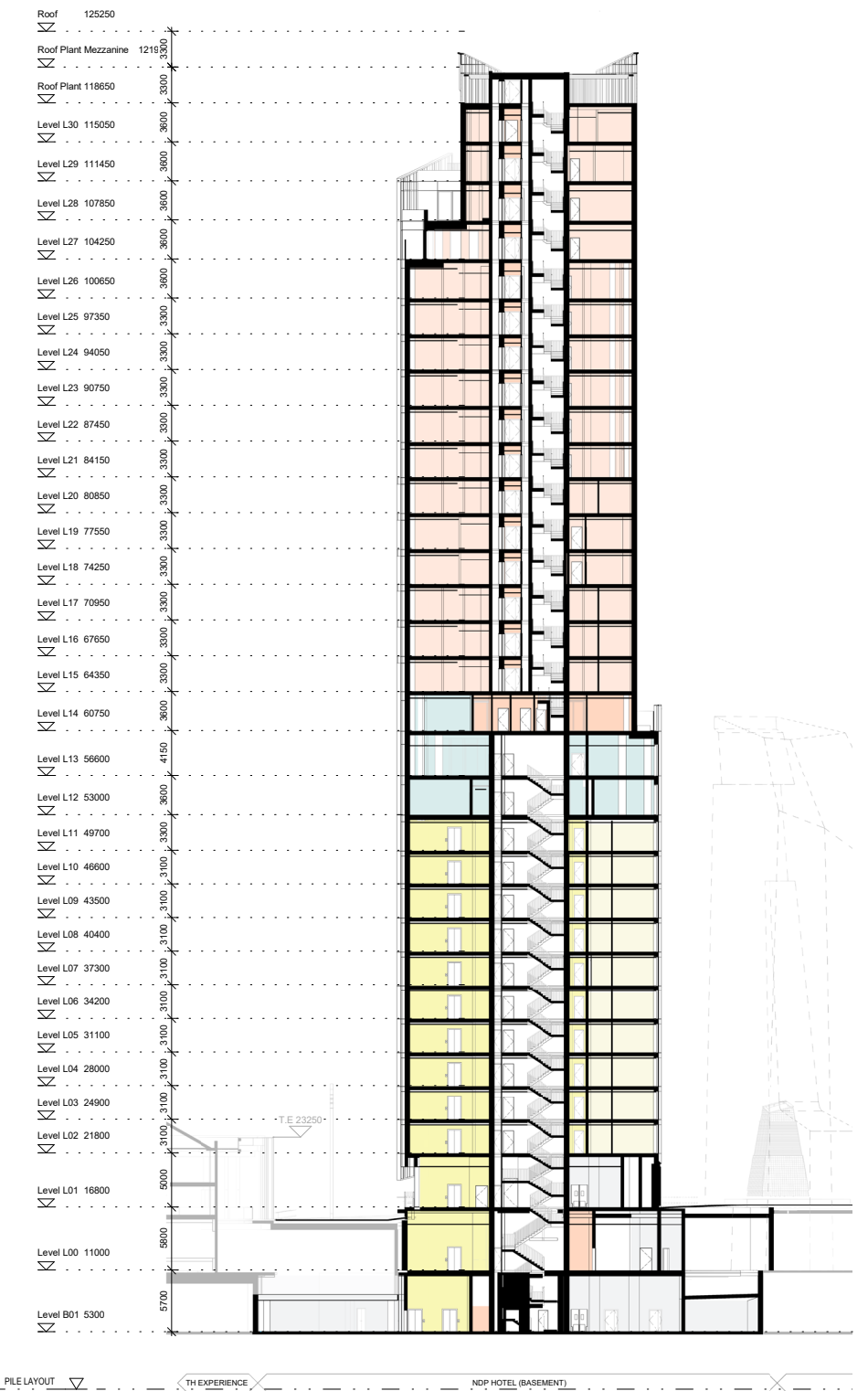
- Hotel
- Shared Amenity
- Residential Amenity
- Residential
- Plant / Back of House

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

M4(2) are accessible and adaptable dwellings.



**FIGURE 82.** Proposed Scheme Revision W/E Section (facing south)



**FIGURE 83.** Proposed Scheme Revision W/E Section (facing north)



## 2.10 DESIGN REVISION SUMMARY

As a result of design development, the residential accommodation layout across all levels has been reviewed, to improve resident experience.

## KEY FIGURES

|                           |                       |
|---------------------------|-----------------------|
| <b>Residential Units:</b> | 49 Units in total     |
| <b>Mix:</b>               | 1 Bed (2P) = 6 Units  |
|                           | 2 Bed (4P) = 18 Units |
|                           | 3 Bed (6P) = 24 Units |
|                           | 4 Bed (8P) = 1 Unit   |

## KEY

|                                                                                     |                |
|-------------------------------------------------------------------------------------|----------------|
|  | 1 Bed 2 Person |
|  | 2 Bed 4 Person |
|  | 3 Bed 6 Person |
|  | 4 Bed 8 Person |

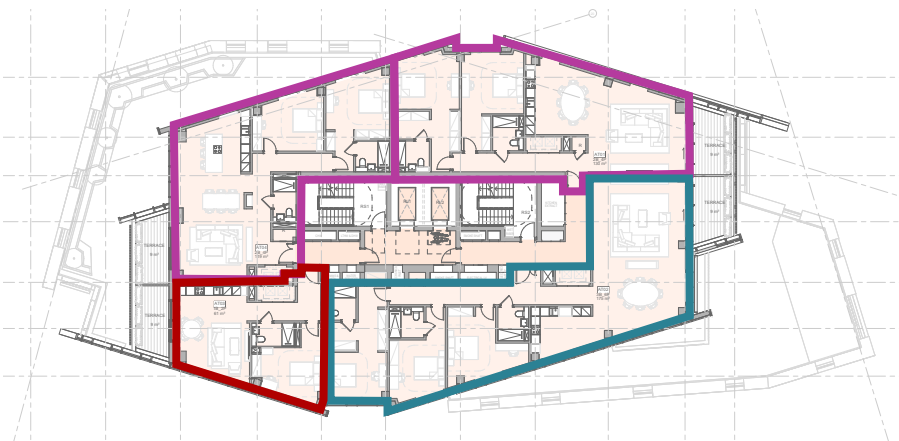


FIGURE 84. Typical Residential GA Plan (Level 15-20)

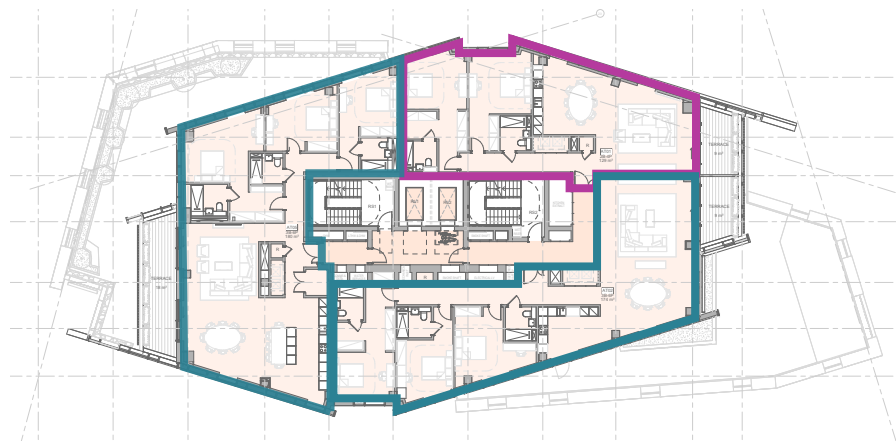


FIGURE 85. Typical Residential GA Plan (Level 21-26)

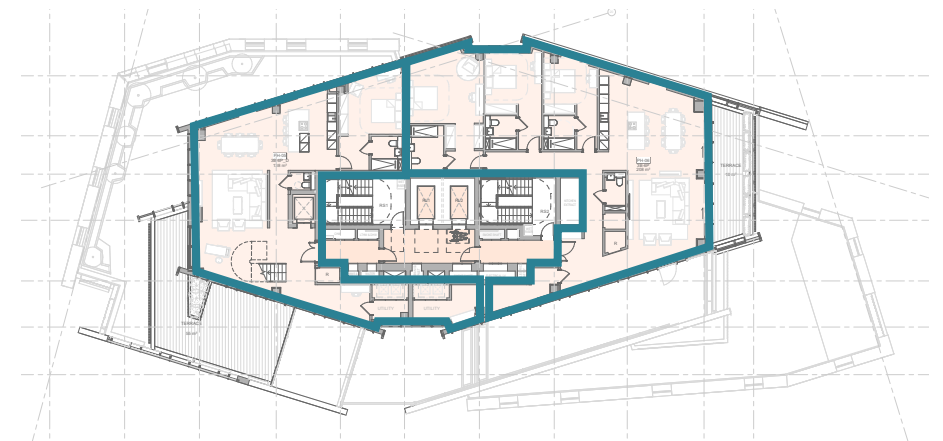


FIGURE 88. Typical Residential GA Plan (Level 29)

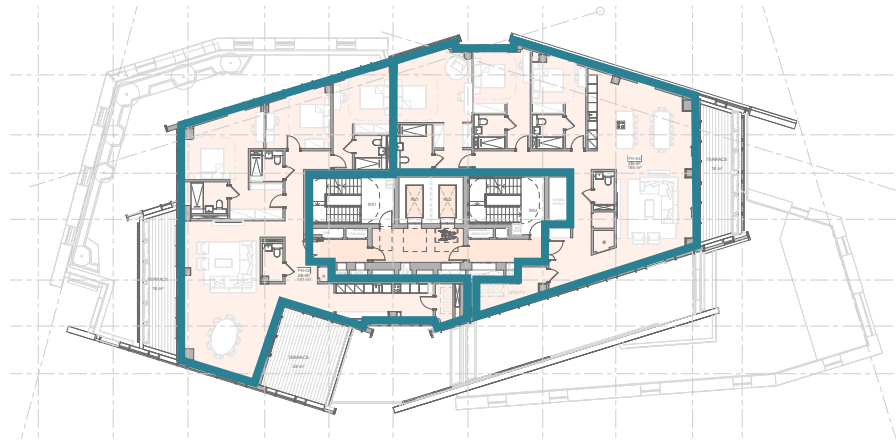


FIGURE 87. Residential GA Plan (Level 28)

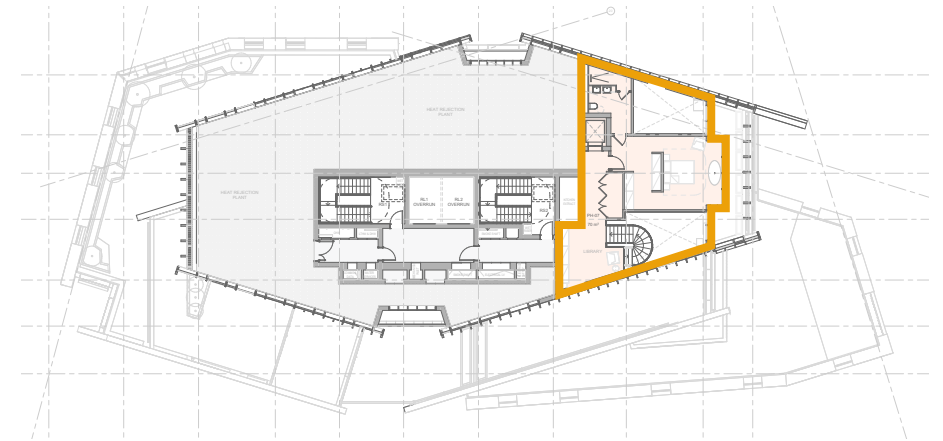


FIGURE 90. Residential GA Plan (Level Roof Plant)

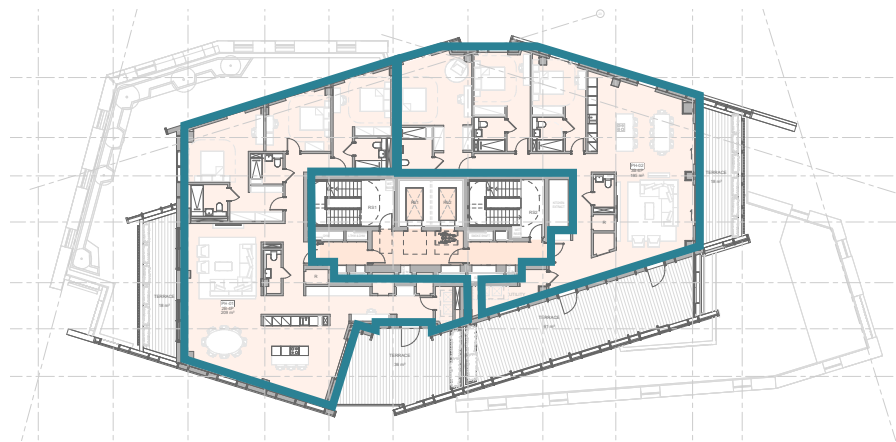


FIGURE 86. Residential GA Plan (Level 27)

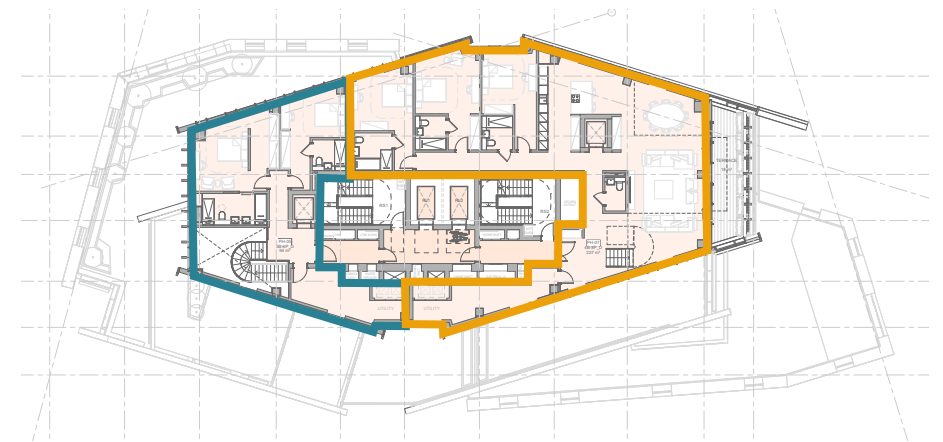
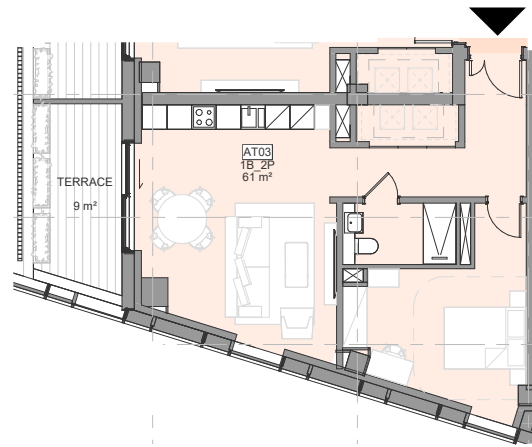


FIGURE 89. Residential GA Plan (Level 30)

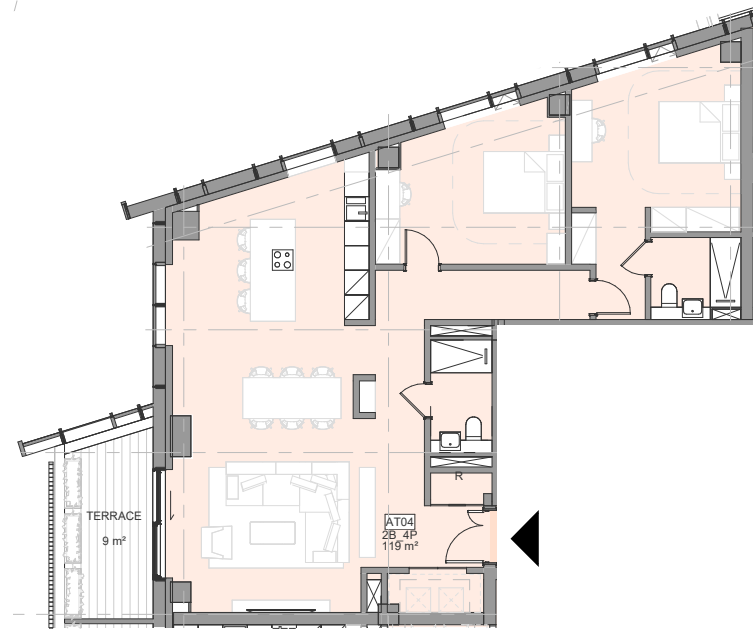


## 2.10 DESIGN REVISION SUMMARY

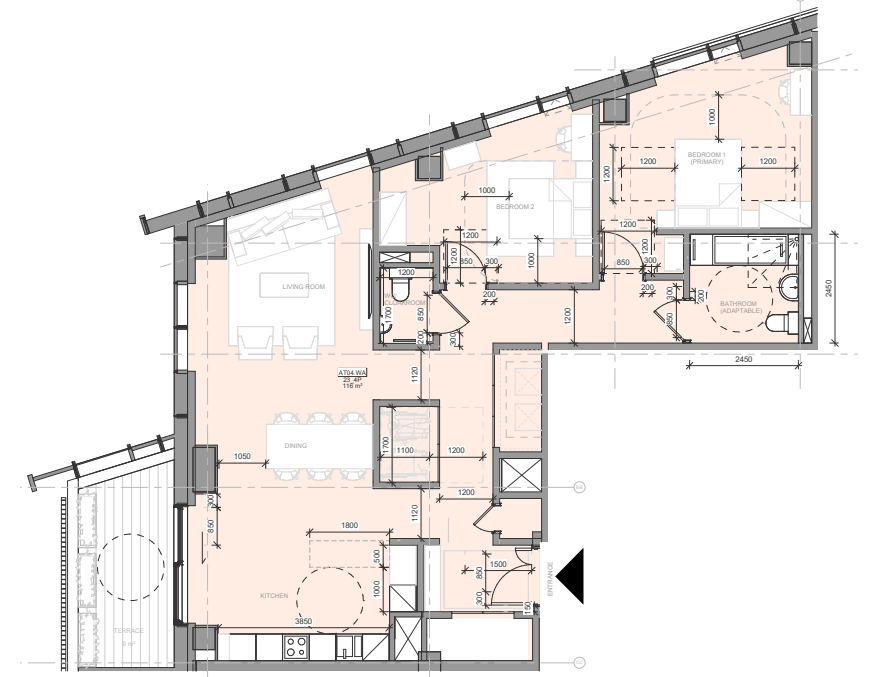
As per the Addendum Submission, the most efficient use of the floorspace has been achieved.



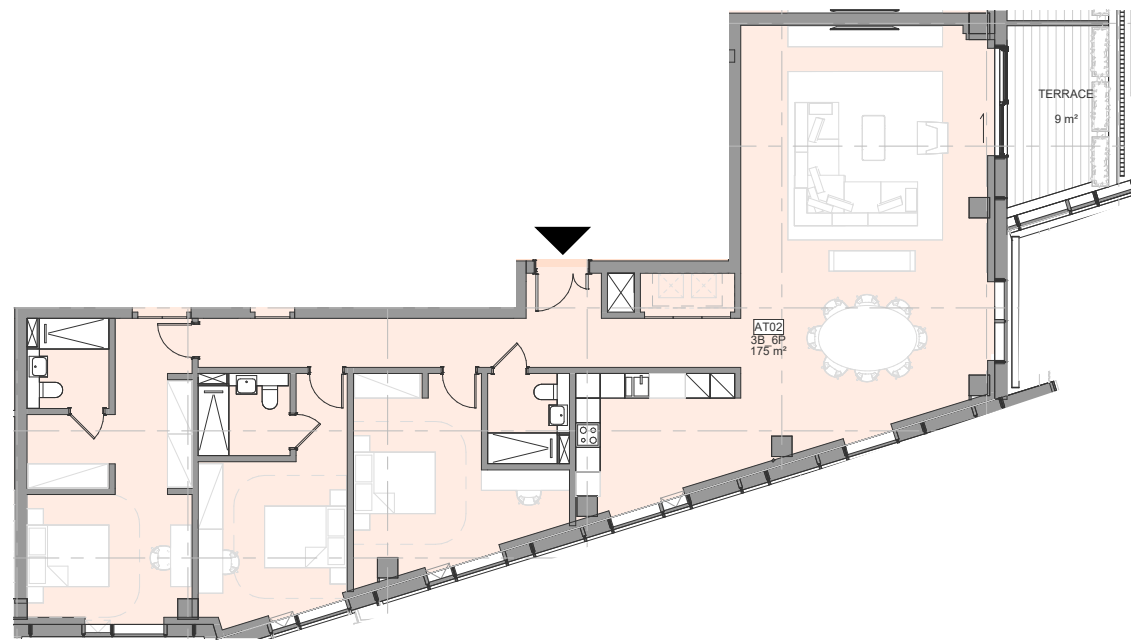
**FIGURE 91.** Typical 1 Bedroom Apartment



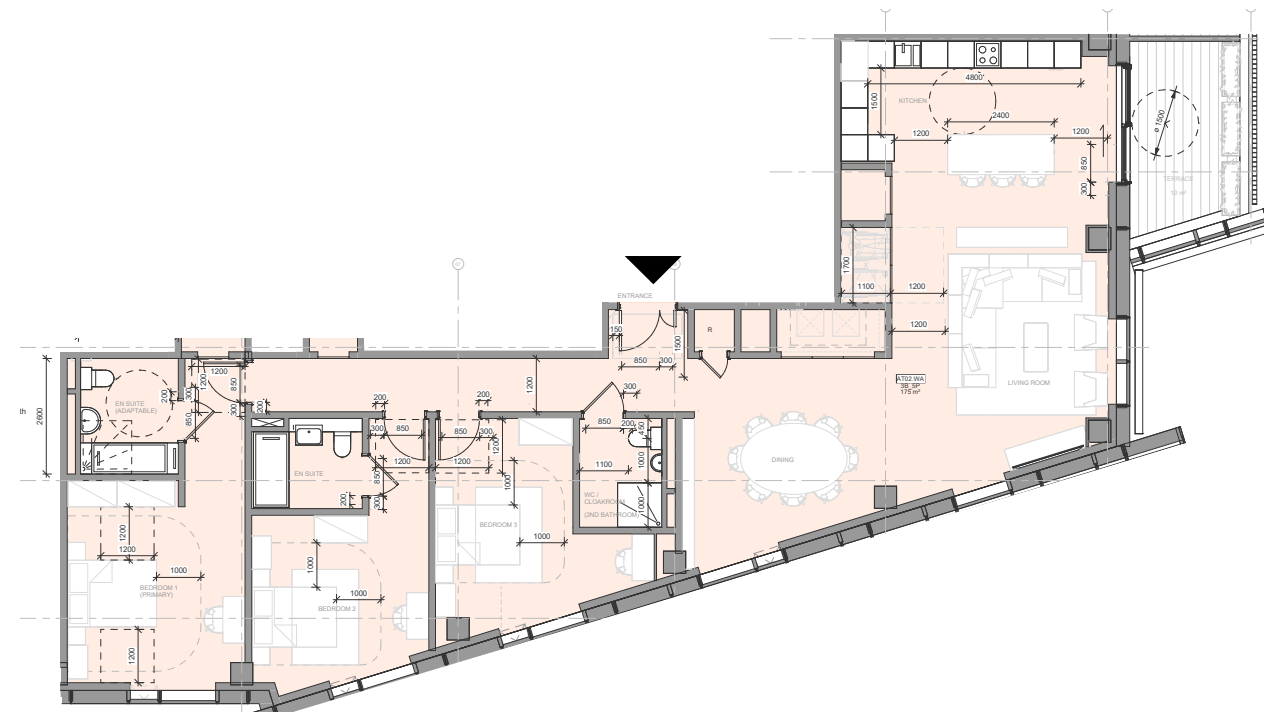
**FIGURE 93.** Typical 2 Bedroom Apartment



**FIGURE 92.** Typical 2 Bedroom Wheelchair Adaptable Apartment (AT.04.WA)



**FIGURE 94.** Typical 3 Bedroom Apartment



**FIGURE 95.** Typical 3 Bedroom Wheelchair Adaptable Apartment (AT.02.WA)



2.10 DESIGN REVISION SUMMARY

| PROJECT: NORTHUMBERLAND DEVELOPMENT PROJECT HOTEL 573 |                |                |      |                            |      |                     |       |                            |       |                                     |          |                                     |            |                                |                                     |                       |                                     |       |
|-------------------------------------------------------|----------------|----------------|------|----------------------------|------|---------------------|-------|----------------------------|-------|-------------------------------------|----------|-------------------------------------|------------|--------------------------------|-------------------------------------|-----------------------|-------------------------------------|-------|
| TITLE: RESIDENTIAL ACCOMMODATION SCHEDULE             |                |                |      |                            |      |                     |       |                            |       |                                     |          |                                     |            |                                |                                     |                       |                                     |       |
| DOC. REF: THHTL-F3A-ZZ-ZZ-SH-A-080011                 |                |                |      | REVISION: P02 FOR PLANNING |      |                     |       | STATUS: FOR APPROVAL       |       |                                     |          | DATE: 27.10.2023                    |            |                                |                                     |                       |                                     |       |
| NDP Hotel - Residential Units                         |                |                |      |                            |      |                     |       |                            |       |                                     |          |                                     |            |                                |                                     |                       |                                     |       |
| Level                                                 | Apartment Type | Unit Mix (no.) |      |                            |      | Internal Area (GIA) |       | External Amenity / Terrace |       |                                     | Bedrooms | Persons                             | Hab. rooms | Min. Built-in Storage required |                                     | Doc M Accessibility** |                                     |       |
|                                                       |                | 1B2P           | 2B4P | 3B6P                       | 4B8P | sqm                 | sq ft | sqm                        | sq ft | min. req. met                       | no.      | no.                                 | no.        | sqm                            | min. req. met                       | Unit no.              |                                     |       |
| ROOF PLANT                                            | PH07 (Duplex)  |                |      |                            | -    | 70                  | 297   | 753                        | 3197  | 0                                   | 0        | <input checked="" type="checkbox"/> |            |                                |                                     |                       | M4(2)                               |       |
| 30                                                    | PH07 (Duplex)  |                |      |                            | 1    | 227                 |       | 2443                       |       | 18                                  | 194      | <input checked="" type="checkbox"/> | 3          | 6                              | 4                                   | 2.5                   | <input checked="" type="checkbox"/> | M4(2) |
|                                                       | PH05 (Duplex)  |                |      |                            | -    | 95                  |       | 1023                       |       | 0                                   | 0        | <input checked="" type="checkbox"/> |            |                                |                                     |                       |                                     | M4(2) |
| 29                                                    | PH05 (Duplex)  |                |      | 1                          |      | 139                 | 234   | 1496                       | 2519  | 55                                  | 592      | <input checked="" type="checkbox"/> | 3          | 6                              | 4                                   | 2.5                   | <input checked="" type="checkbox"/> | M4(2) |
|                                                       | PH06           |                |      | 1                          |      | 208                 |       | 2239                       |       | 18                                  | 194      | <input checked="" type="checkbox"/> | 3          | 6                              | 4                                   | 2.5                   | <input checked="" type="checkbox"/> | M4(2) |
| 28                                                    | PH04           |                |      | 1                          |      | 195                 |       | 2099                       |       | 18                                  | 194      | <input checked="" type="checkbox"/> | 3          | 6                              | 3                                   | 2.5                   | <input checked="" type="checkbox"/> | M4(2) |
|                                                       | PH03           |                |      | 1                          |      | 181                 | 1948  | 46                         | 495   | <input checked="" type="checkbox"/> | 3        | 6                                   | 3          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 27                                                    | PH02           |                |      | 1                          |      | 195                 | 2099  | 79                         | 850   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | PH01           |                |      | 1                          |      | 208                 | 2239  | 54                         | 581   | <input checked="" type="checkbox"/> | 3        | 6                                   | 3          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 26                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 25                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 24                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 23                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 22                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 21                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT05           |                |      |                            | 1    | 181                 | 1948  | 18                         | 194   | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 20                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04           |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 19                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02.WA        |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(3) Adaptable       |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04.WA        |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(3) Adaptable       |                                     |       |
| 18                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02.WA        |                |      |                            | 1    | 173                 | 1862  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(3) Adaptable       |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04.WA        |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(3) Adaptable       |                                     |       |
| 17                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02.WA        |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(3) Adaptable       |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04           |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 16                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04           |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| 15                                                    | AT01           |                |      | 1                          |      | 130                 | 1399  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT02           |                |      |                            | 1    | 175                 | 1884  | 9                          | 97    | <input checked="" type="checkbox"/> | 3        | 6                                   | 4          | 2.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT03           |                | 1    |                            |      | 61                  | 657   | 9                          | 97    | <input checked="" type="checkbox"/> | 1        | 2                                   | 2          | 1.5                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
|                                                       | AT04           |                |      | 1                          |      | 120                 | 1292  | 9                          | 97    | <input checked="" type="checkbox"/> | 2        | 4                                   | 3          | 2.0                            | <input checked="" type="checkbox"/> | M4(2)                 |                                     |       |
| Subtotal                                              |                | 6              | 18   | 24                         | 1    | 7348                | 79093 | 720                        | 7750  | <input checked="" type="checkbox"/> | 117      | 234                                 | 163        |                                | <input checked="" type="checkbox"/> | 5                     |                                     |       |
| Total                                                 |                | 49             |      |                            |      |                     |       |                            |       |                                     |          |                                     |            |                                |                                     |                       |                                     |       |

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

FIGURE 96. Residential Accommodation Schedule





FIGURE 97. View of Public Realm and Entrances to Hotel, Hotel Amenity and Residential



# NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

## SECTION THREE: LANDSCAPE DESIGN REVISION

DESIGN AND ACCESS STATEMENT ADDENDUM UPDATE



### 3.1 PROPOSED LANDSCAPE DESIGN REVISION OVERVIEW

The following chapter outlines the changes incorporated in the landscape and public realm, following comments from the Quality Review Panel and LBH planning team. Illustrative plans capture the changes, with a summary list of changes.

In summary, the landscape and public realm has been updated to be better integrated with the wider public realm context, with the approved proposed paving patterns incorporated both within the plot 3 boundary.

The opening of the ground floor through architectural changes has resulted in some adjustments of the public realm around the proposed columns.

On the podium, change to the enclosure of the north dining terrace using glazing rather than vertical uprights provides more visual permeability. Additional planting opportunities on the east and west elevations are reflected in the updated landscape design.

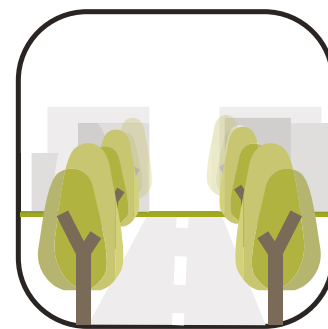
The introduction of 2 no. 'green walls', achieved by use of climbing plants originating from raised planters has increased the visual element of greening from the west elevation/key access route via steps to the stadium.

The urban greening factor (UGF) has been updated to reflect the changes above as well as the removal of the biosolar roof due to the plant room being extended across the roof.

It has been encouraged that further work is required into the integration of the building and the public realm. It has been suggested that a clear framework (including phasing) be put in place for delivery of the public 'town square' connecting the wider development.

The following diagrams illustrate the proposed landscape phasing strategy, embedding the longer-term landscaping plan into the design, futureproofing its delivery, and contributing to placemaking within the wider context of the scheme.

#### STREET LEVEL



**CONTRIBUTE  
TO STREET  
GREENING**

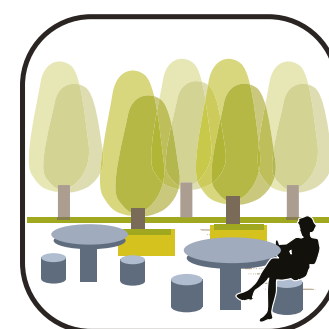


**CREATE A  
PEDESTRIAN  
PRIORITY  
SPACE**

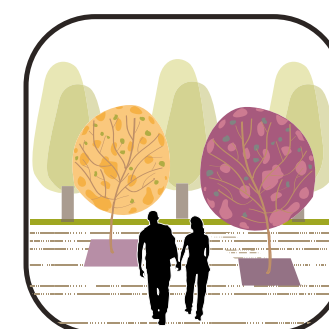


**PROVIDE A  
WELCOMING  
ENTRANCE**

#### PODIUM LEVEL



**ACTIVATE  
THE PODIUM  
THROUGH  
OUTDOOR  
ROOMS**

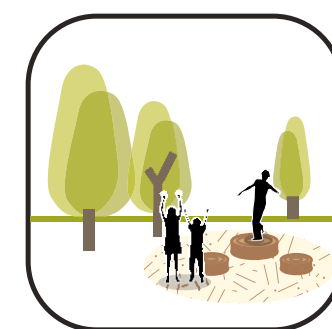


**PROVIDE  
A HUMAN  
SCALE TO  
THE PODIUM**

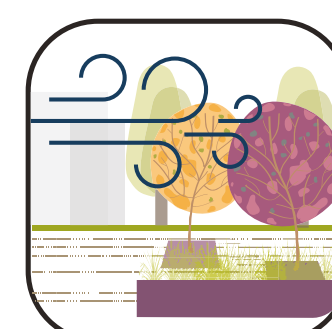


**INTEGRATE  
GREENING  
INTO THE  
PODIUM**

#### TERRACES & ROOF



**INTEGRATE  
PLAY SPACE**



**MITIGATE  
WIND WITH  
PLANTING**

**FIGURE 98.** Summary of Landscape and Public Realm Guiding Principles



## 3.2 2016 APPROVED LANDSCAPE PROPOSAL (HGY/2015/3000)

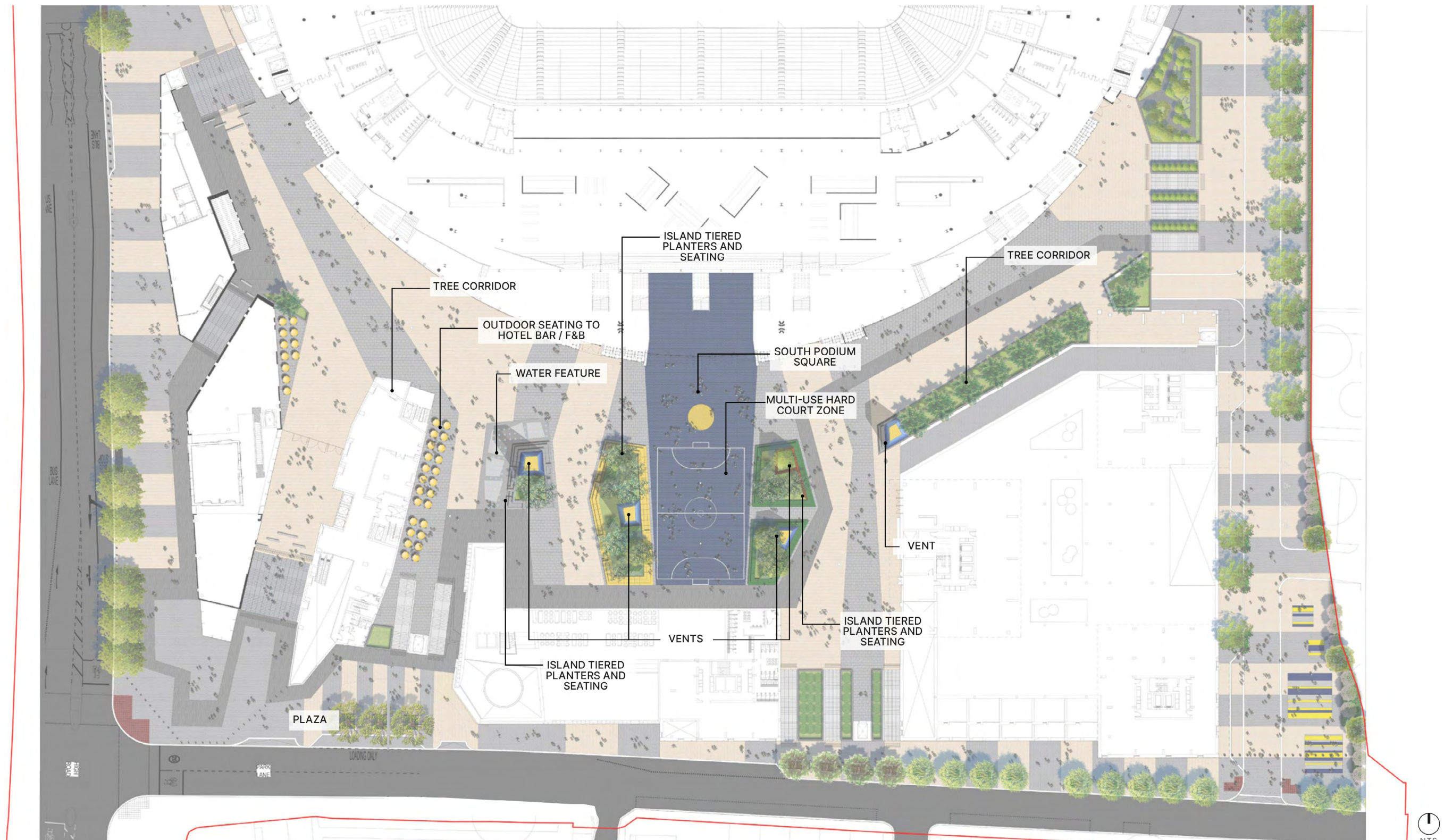


FIGURE 99. 2016 Approved Landscape Masterplan



## 3.3 2023 S73 PROPOSED LANDSCAPE SCHEME

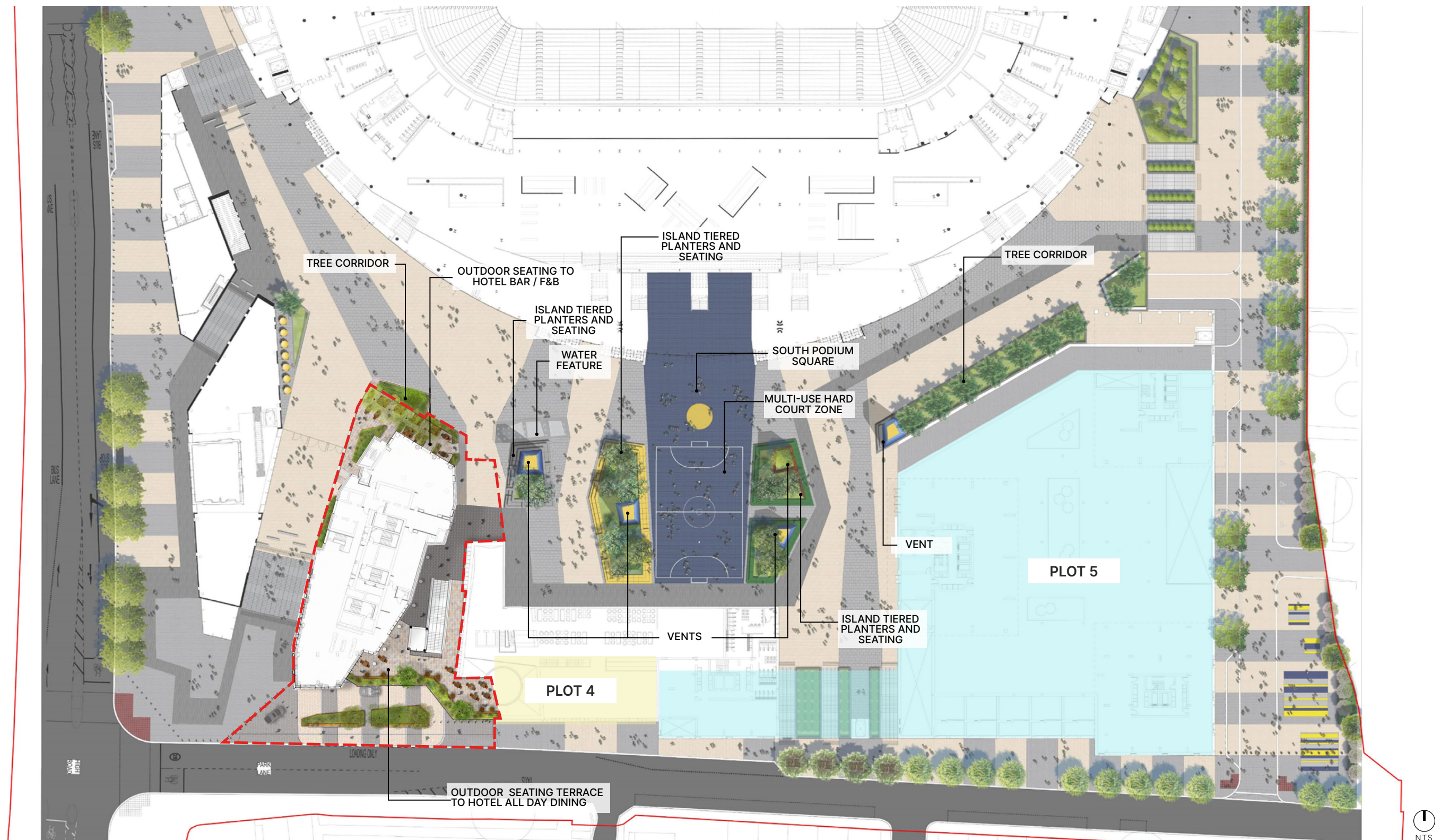


FIGURE 100. 2023 S73 Proposed Landscape Masterplan

— Extent of landscape design amended with NDP Hotel S73 Application



## 3.4 PHASING DIAGRAMS

## PHASE A - 2019

## BUILT OUT:

- A** TH Stadium
- B** Tottenham Experience
- C** Hotel (basement to podium level)
- Initial phase landscape scheme to support stadium and podium operations
- Managed Access

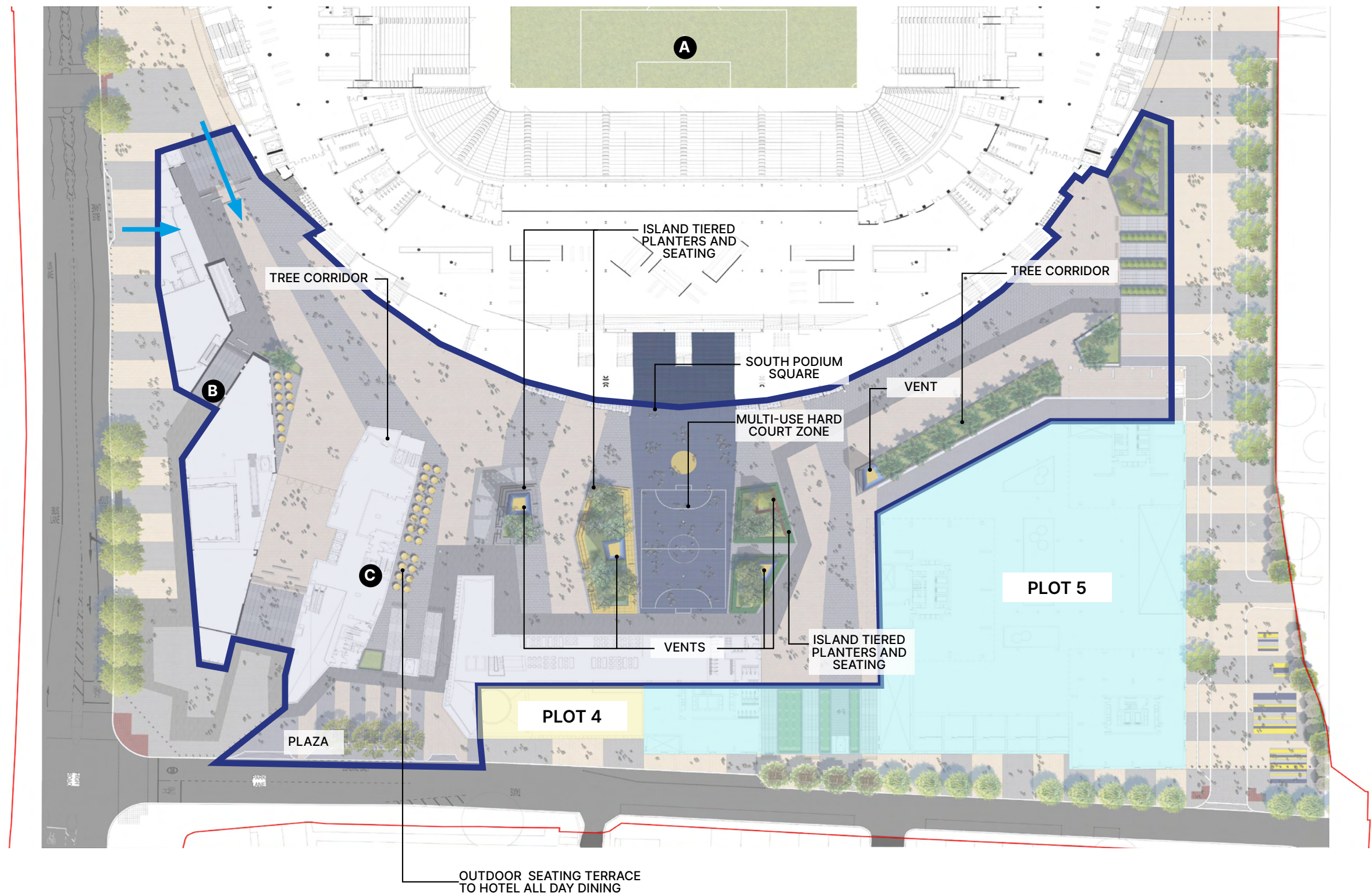


FIGURE 101. Proposed Landscape Masterplan - Phase A (2019)

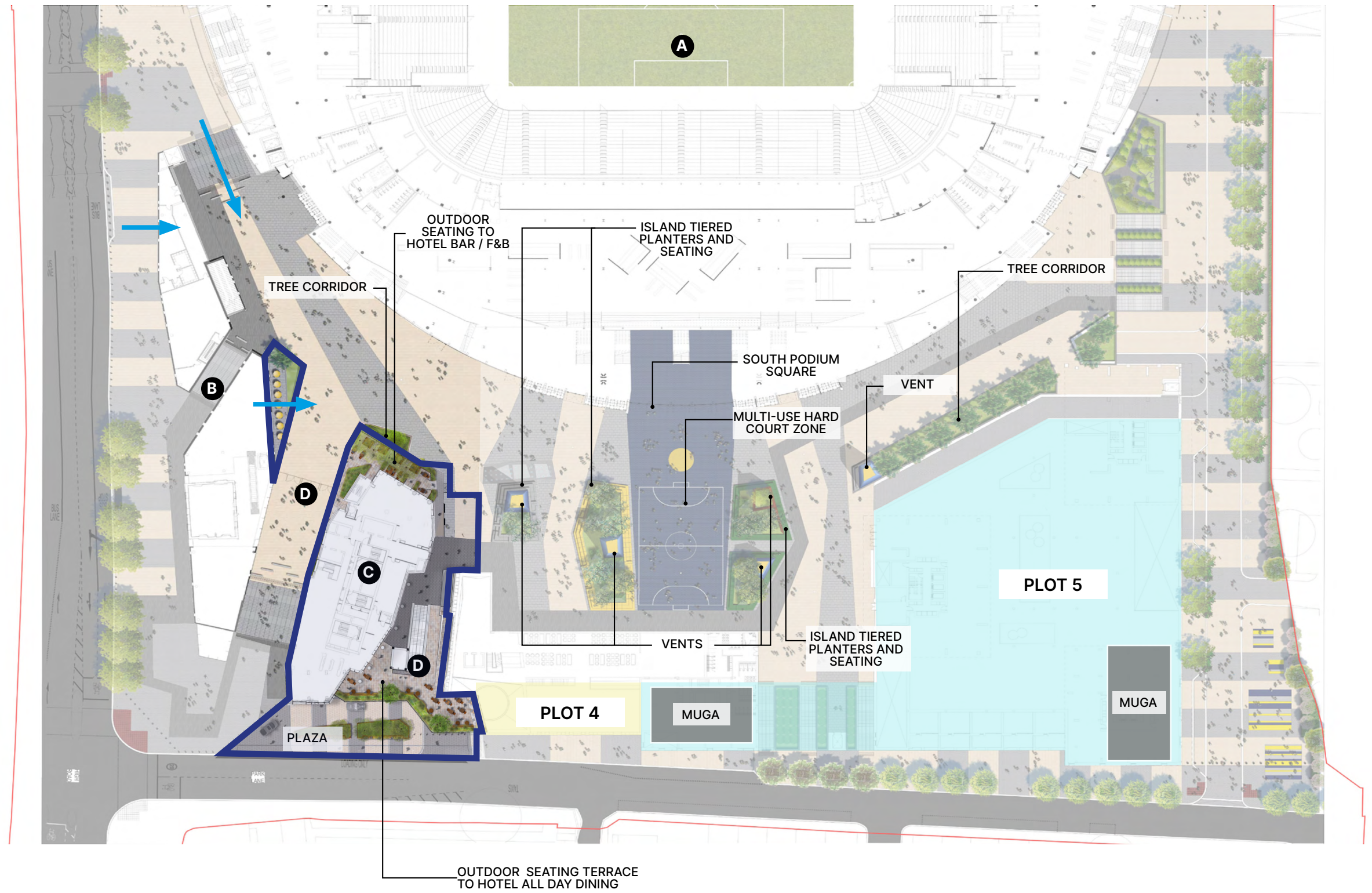


### 3.4 PHASING DIAGRAMS

#### PHASE B - NDP HOTEL DELIVERY

##### BUILT OUT:

- A** TH Stadium
- B** Tottenham Experience
- A** Hotel
- D** Podium Landscape (partial)
- Extent of podium and ground level works delivered during the NDP Hotel S73 construction phase
- Managed Access



**FIGURE 102.** Proposed Landscape Masterplan - Phase B (NDP Hotel Delivery)



## 3.4 PHASING DIAGRAMS

## PHASE C

## BUILT OUT:

- A** TH Stadium
- B** Tottenham Experience
- C** Hotel
- D** Plot 4 - Extreme Sports Building
- E** Plot 5 - Residential Towers
- F** Remaining Southern Podium landscape scheme
-  Managed Access

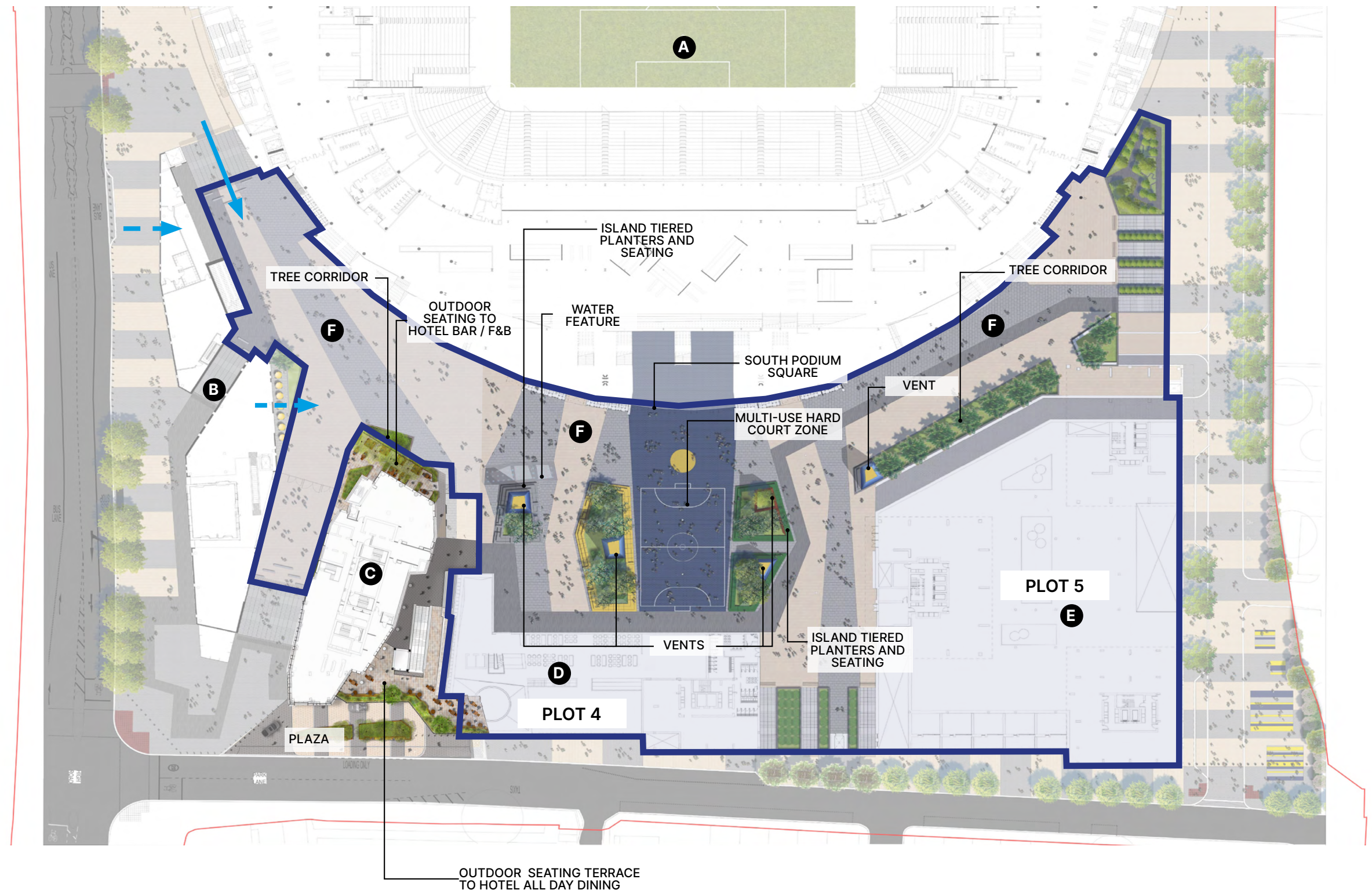


FIGURE 103. Proposed Landscape Masterplan - Phase C



## 3.4 PHASING DIAGRAMS

## LANDSCAPE PROPOSALS COMPARISON

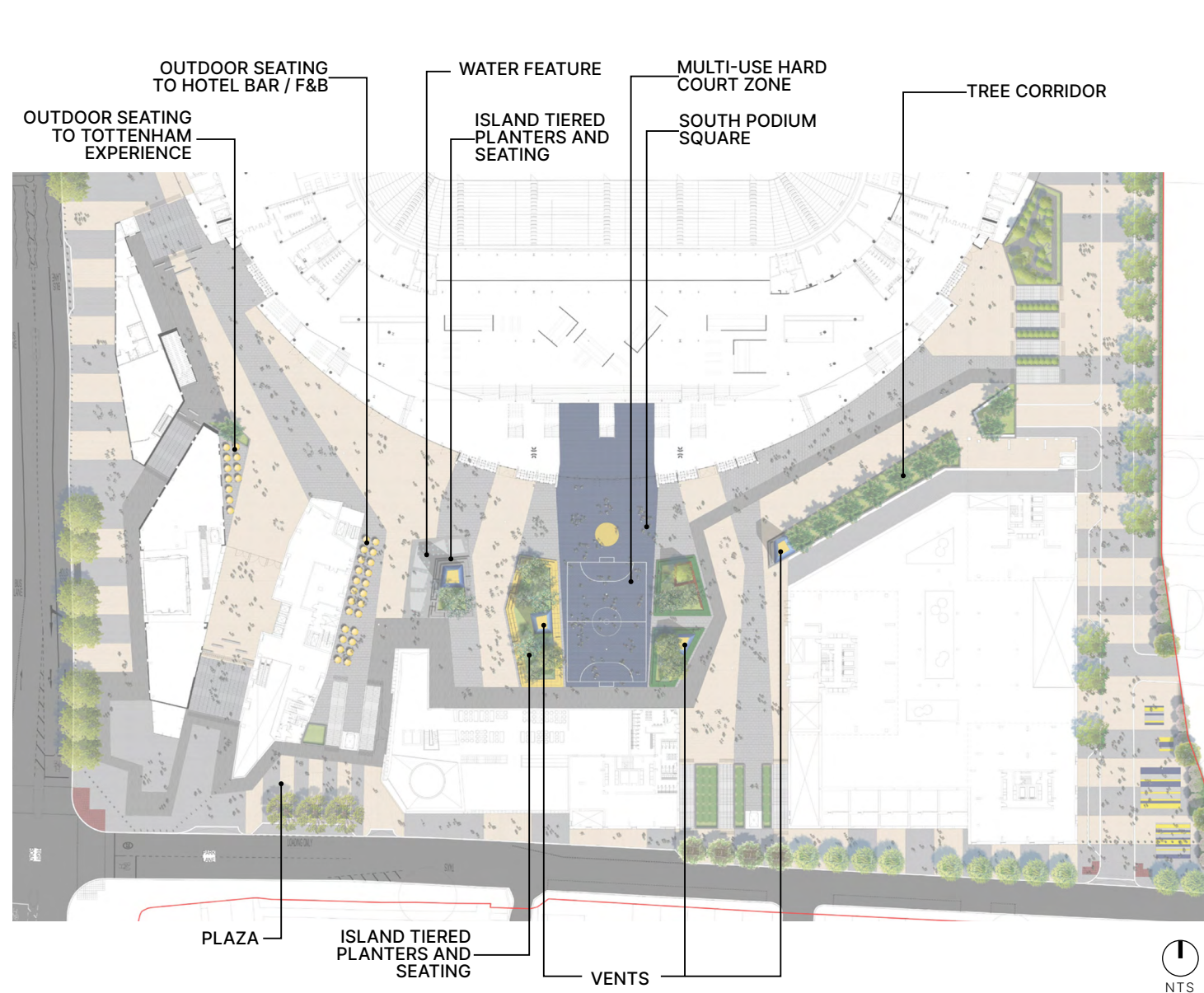


FIGURE 104. 2016 Approved Podium Landscape Scheme (HGY/2015/3000)

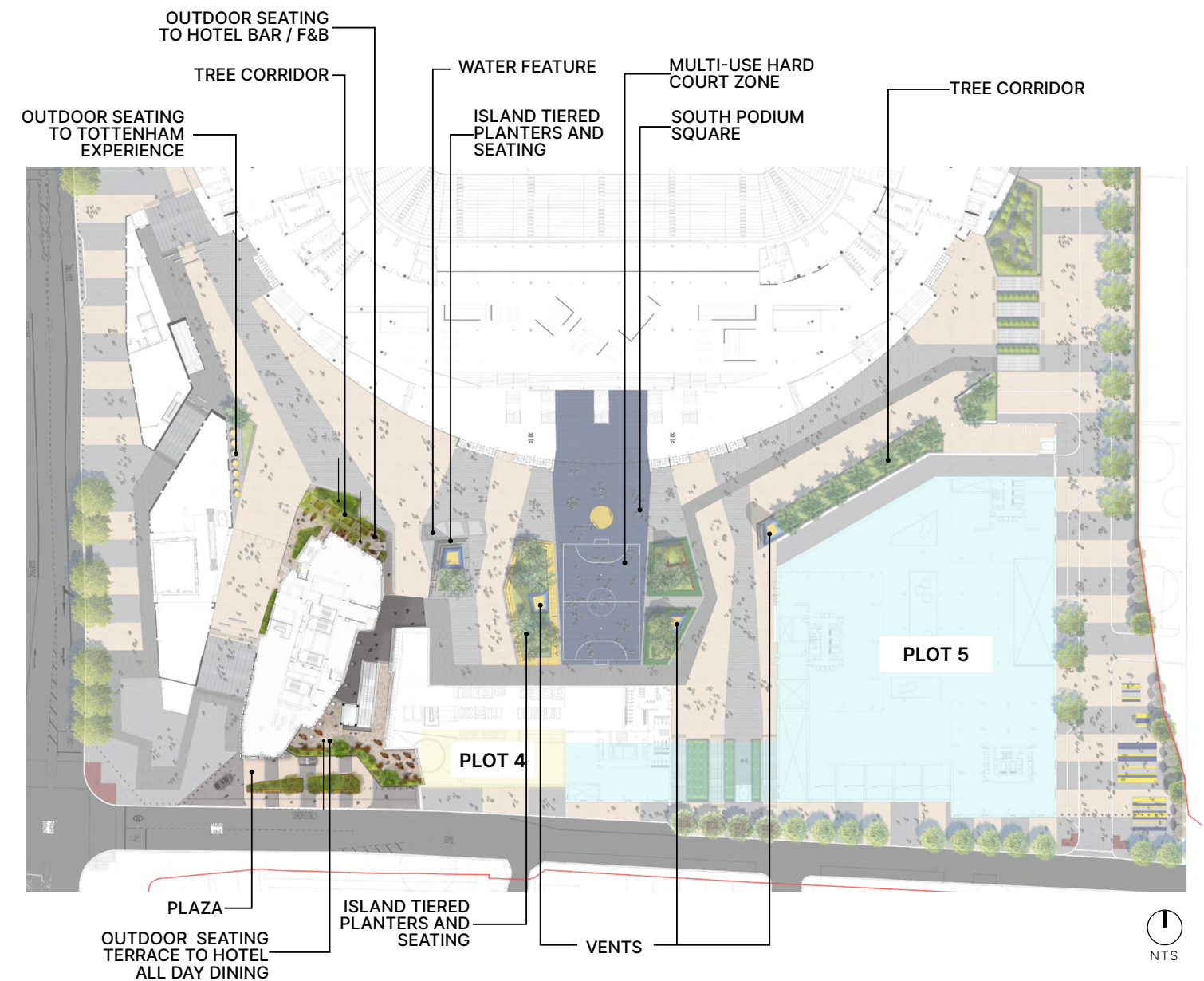


FIGURE 105. NDP Hotel S73 Revised Landscape Scheme Proposal (HGY/2023/2137)

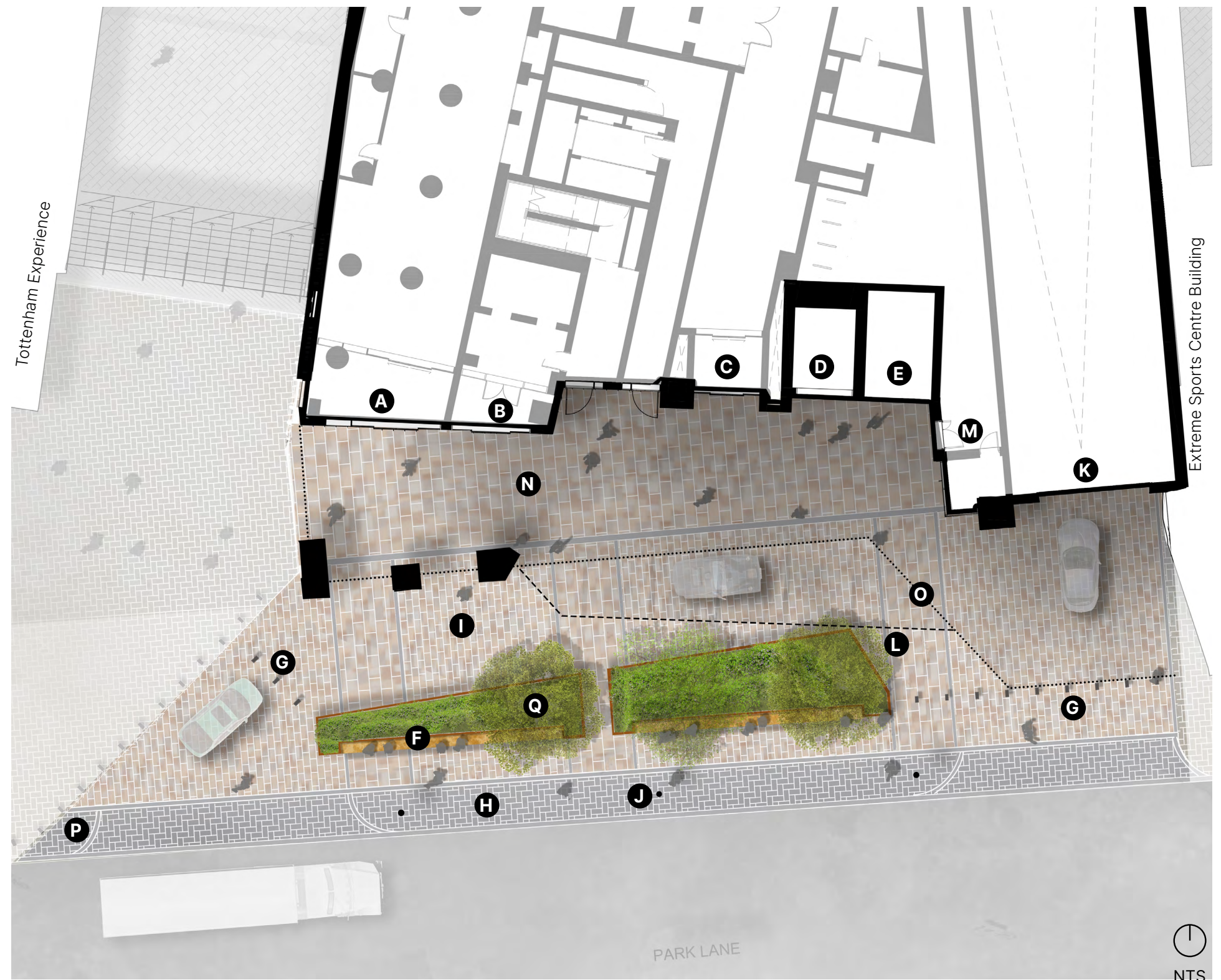


**3.5 STREET LEVEL 00 - ILLUSTRATIVE PLAN****OVERVIEW**

The public realm in front of the hotel and residential entrances is designed to be inviting and privilege pedestrian movement. High quality finishes, tree planting and raised planters with herbaceous cover integrate generous seating areas. Vehicle movements are 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 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 106.** Submitted Scheme - Street Level Illustrative Landscape Plan

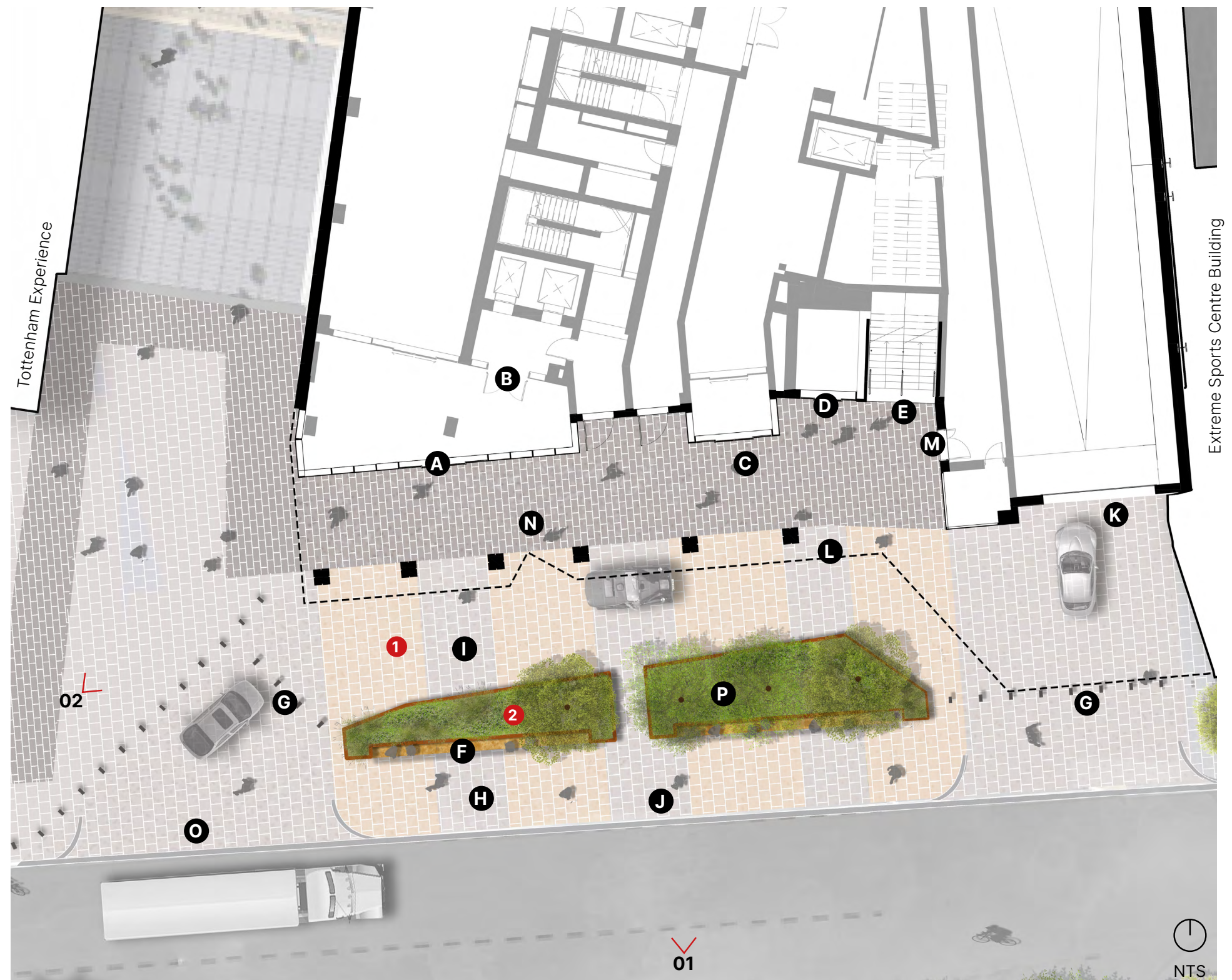


## PROPOSED SCHEME REVISION

**1** Paving design changed to:

- Respond to new columns replacing previous fin design
  - Incorporate wider public realm paving design - striped elements from street to building frontage
- 2** Planter size and trees (canopy size reduced, numbers increased from 3 to 4) have been adjusted to work with updated tracking based on new columns

- 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** Line of podium cantilever above
- M** Hotel/Amenity Staff & BOH residential entrance
- N** Hotel Plaza for pedestrians
- O** Dropped kerb for vehicular access
- P** 4 no. proposed trees



**FIGURE 107.** Proposed Scheme Revision - Street Level Illustrative Landscape Plan



## 3.6 PODIUM LEVEL 01 - ILLUSTRATIVE PLAN

## OVERVIEW

The landscape and public realm 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 site boundary)
- 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



NTS

FIGURE 108. Submitted Scheme - Podium Illustrative Landscape Plan



### 3.6 PODIUM LEVEL 01 - ILLUSTRATIVE PLAN

#### PROPOSED SCHEME REVISION

##### Summary of amendments:

- 1 Enclosure to north terrace changed from vertical railings to glazed balustrade.
- 2 Planters added to east glazed balustrade.
- 3 Planter to west elevation enlarged and planted trellis incorporated into concrete panel facade elevation.
- 4 Paving design updated to reflect approved wider masterplan design.

#### 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 (1100mm high)
- E Planter 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 Green wall with climbing plants on support system
- O Restaurant interior access
- Key views towards active spaces

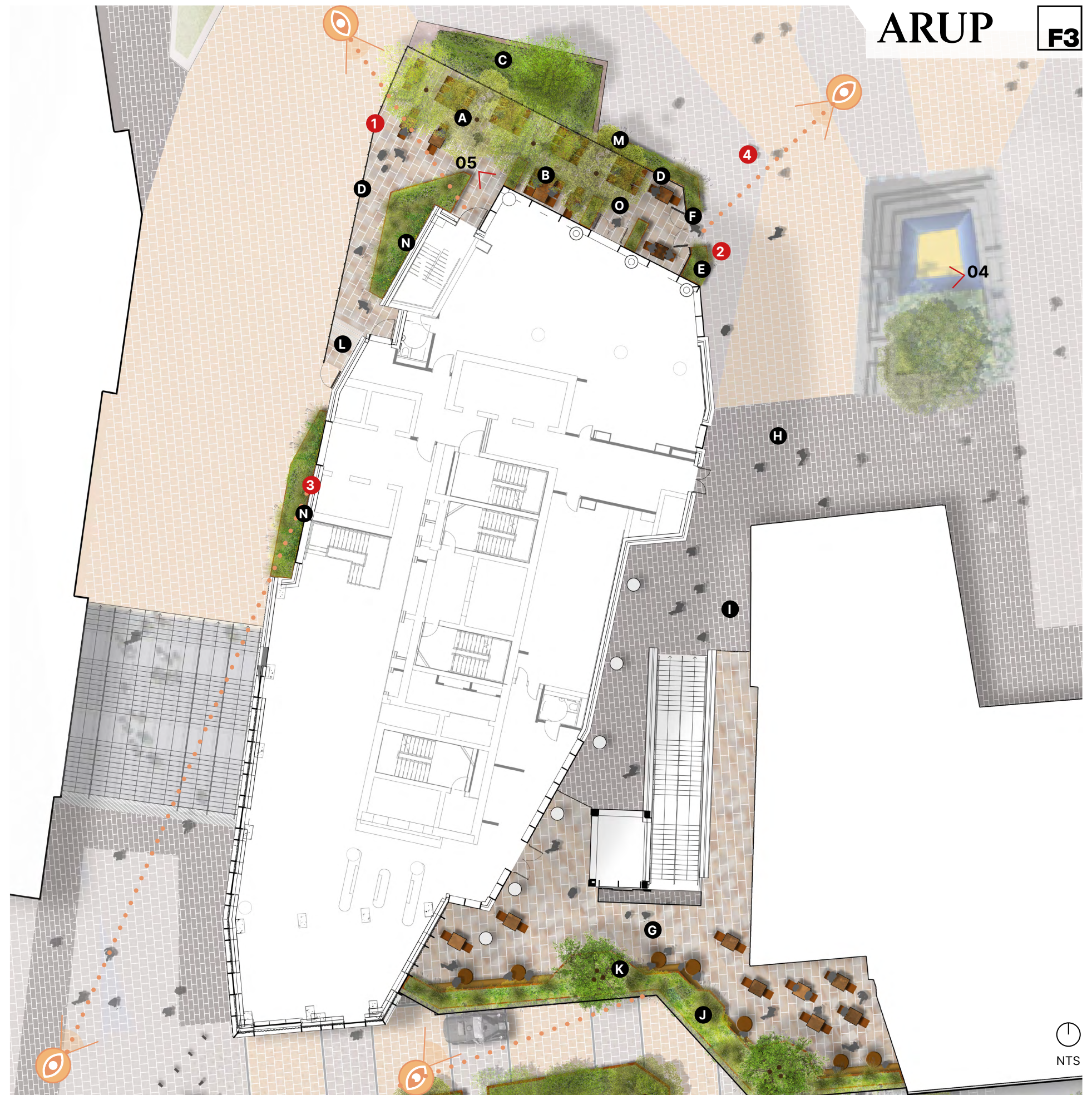


FIGURE 109. Proposed Scheme Revision - Podium Illustrative Landscape Plan



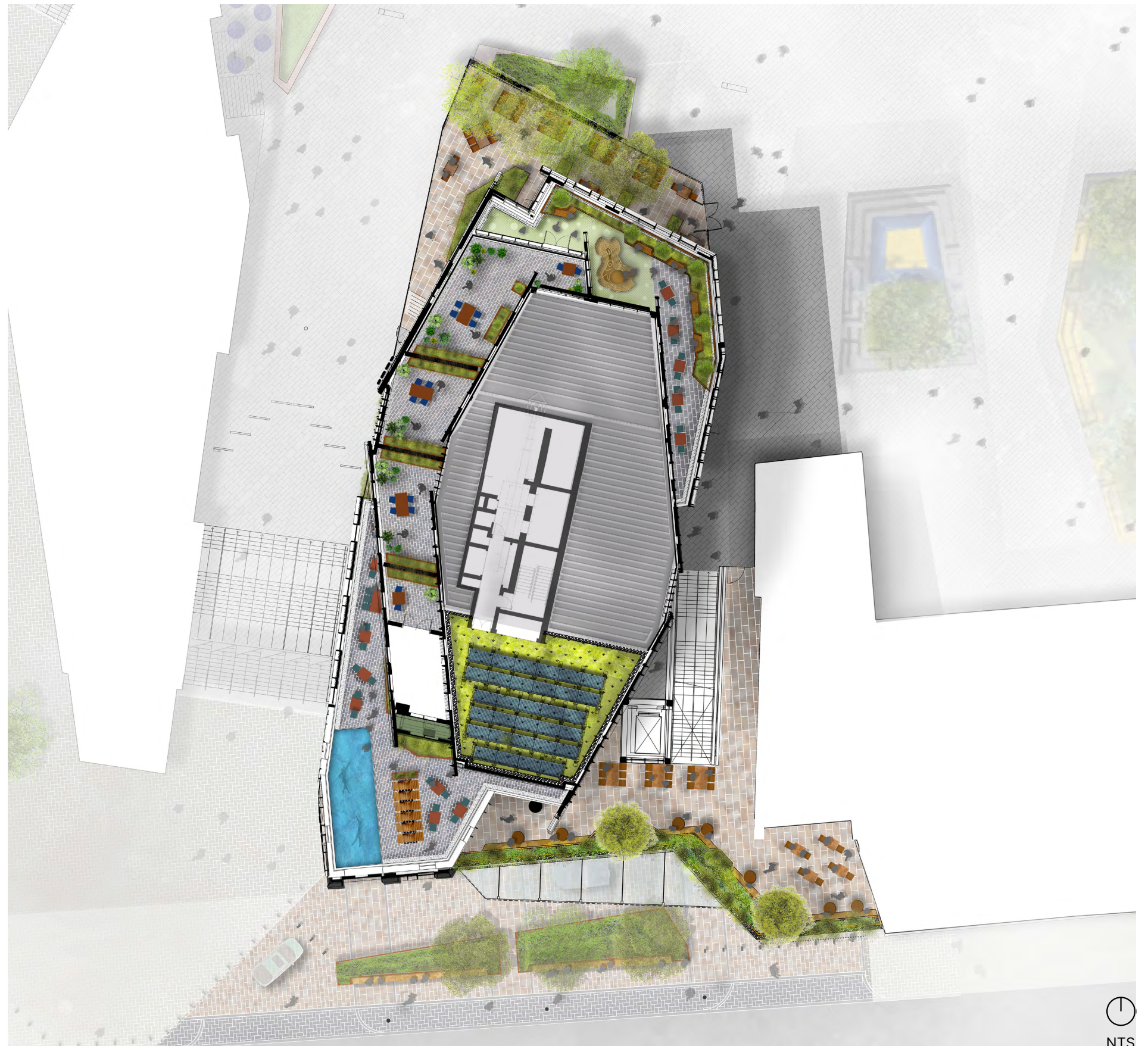
### 3.7 URBAN GREENING FACTOR

#### OVERVIEW

Whilst every effort has been made to bring natural surface types and greening into the site boundary, the nature of the small site boundary 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. The table below summarises the surface types proposed. Refer to submitted drawing 27888002-ARP-XX-SK-L-0054\_Urban Greening Factor Calculation.

Urban Greening Factor = **0.135**

Note: Refer to Fire Strategy document section 10.3.1 for performance specifications for green roof.



**FIGURE 110.** Submitted Scheme - Illustrative Composite Landscape Plan



### 3.7 URBAN GREENING FACTOR

#### PROPOSED SCHEME REVISION

The original application precedes the adoption of Urban Greening Factor by the GLA, subsequently, there is no existing calculation to quantitatively benchmark improvements. Qualitatively, however, there is a marked increase in planted surfaces and elements on the current proposed landscape and public realm design. This is evident when comparing the original public realm drawing with the current proposal.

Summary of additional greening (from 2016 submission):

- Street level: raised planters with herbaceous planting, 1 no. additional tree (total 4 no.)
- Podium north terrace: trees integrated into podium slab, raised planters with herbaceous planting, 'green wall' composed of climbing plants
- Podium south terrace: raised planter with herbaceous and shrub planting
- Podium west elevation: 'green wall' composed of climbing plants
- Terraces: Amenity and Hotel terraces: raised planters with herbaceous and shrub planting

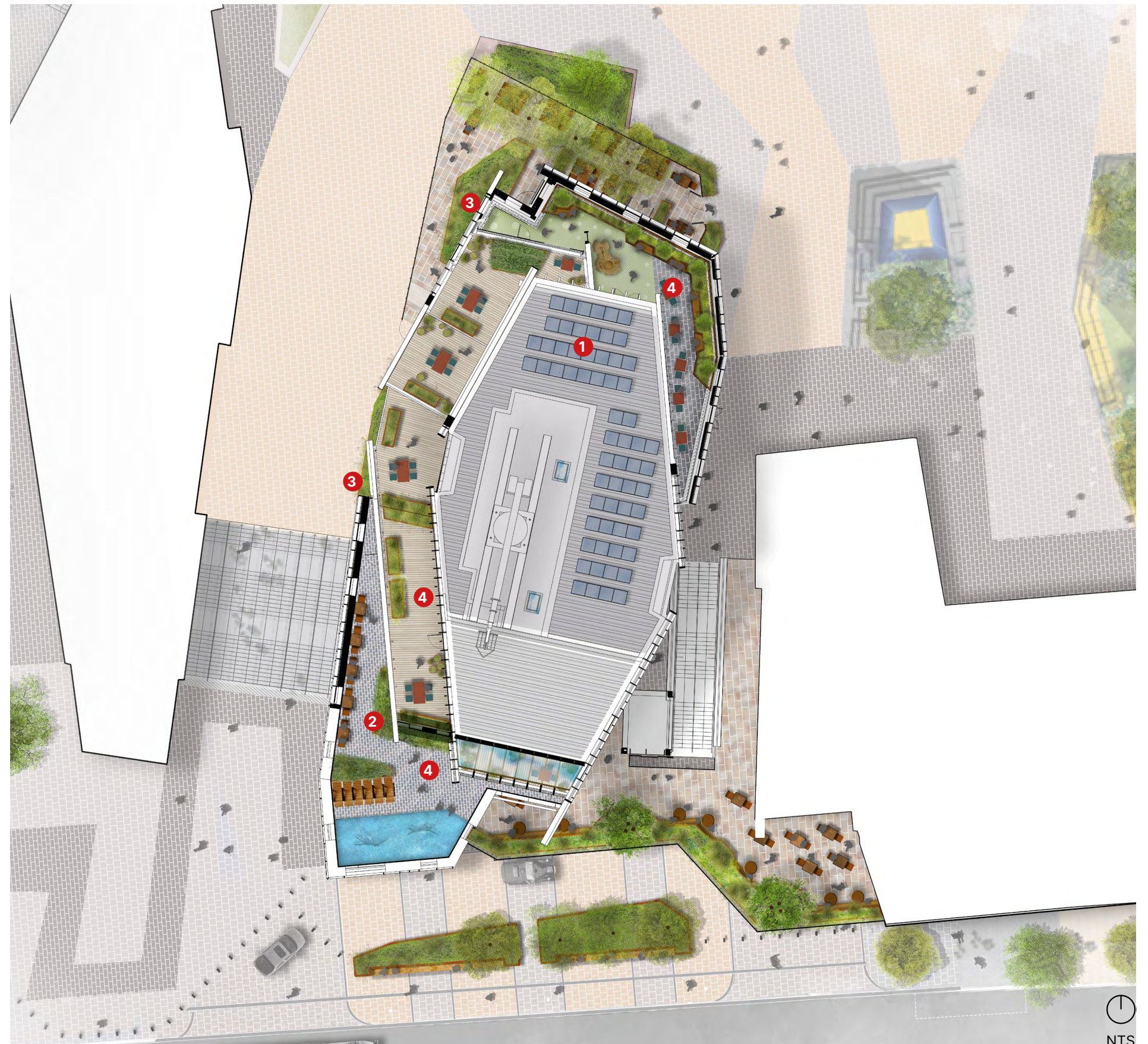
Due to constraints of providing sufficient space for crowds, it is not possible to add additional green space on the ground and podium floors.

A series of roof terraces are proposed throughout the building, created as a result of the building form and massing. These spaces have been maximised with green space considering the competing requirements for plant including for renewable energy.

#### Summary of amendments:

- 1 Roof plant extended with PV panels, biosolar roof removed.
- 2 Hotel amenity terrace additional planter added.
- 3 Podium level planted vertical wall added.
- 4 Permeable paving applied to terrace levels.

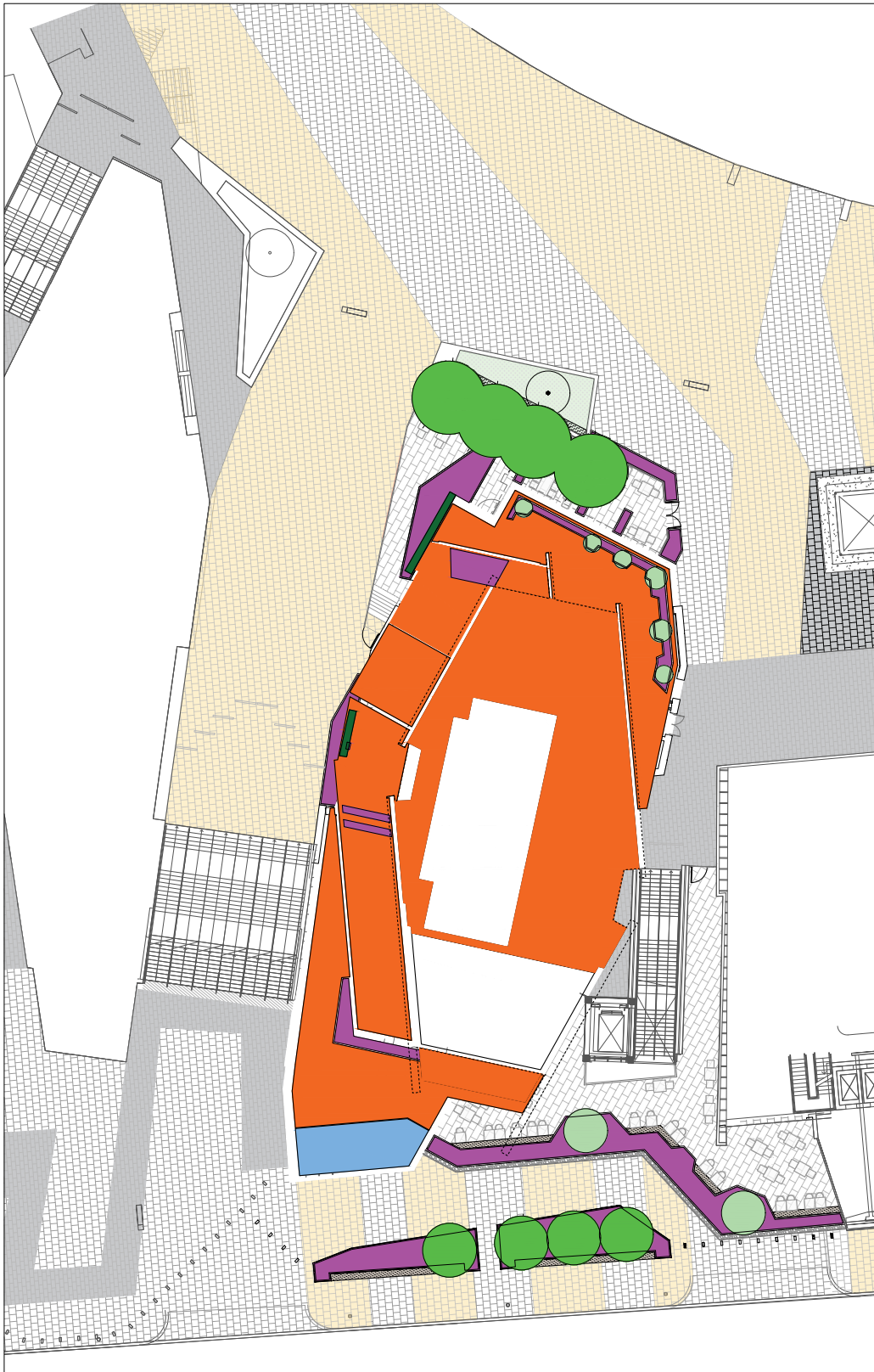
Updated Urban Greening Factor = **0.157**



**FIGURE 111.** Proposed Scheme Revision - Illustrative Composite Landscape Plan



3.7 URBAN GREENING FACTOR



| Urban Greening Factor       |                                                                                                                                                                                                        |       |             |                   |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|-------------------|
| Surface Cover Type (Colour) | Surface Cover Type (Text)                                                                                                                                                                              | Score | Area m2     | Contribution (m2) |
|                             | Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site                                                                                               | 1     |             |                   |
|                             | Wetland or open water (semi-natural; not chlorinated) maintained or established on site                                                                                                                | 1     |             |                   |
|                             | Intensive green roof or vegetation over structure; substrate minimum settled depth of 150mm – see Living Roofs for descriptions                                                                        | 0.8   |             |                   |
|                             | Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two-thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overview | 0.8   |             |                   |
|                             | Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014                                                    | 0.7   |             |                   |
|                             | Flower-rich perennial planting – see the Royal Horticultural Society (RHS) guide to perennial plants                                                                                                   | 0.7   | 223.2 m2    | 156.24            |
|                             | Rain gardens and other vegetated sustainable drainage elements – see CIRIA case studies                                                                                                                | 0.7   |             |                   |
|                             | Hedges (line of mature shrubs one or two shrubs wide) – see the RHS guide to hedges                                                                                                                    | 0.6   | 10 m2       | 6                 |
|                             | Standard trees planted in pits with soil volumes less than two-thirds of the projected canopy area of the mature tree                                                                                  | 0.6   | 145.5 m2    | 87.17             |
|                             | Green wall – modular system or climbers rooted in soil – see the NBS Guide to Façade Greening for overview                                                                                             | 0.6   | 30 m2       | 18                |
|                             | Groundcover planting – see the RHS guide to groundcover plants for overview                                                                                                                            | 0.5   |             |                   |
|                             | Amenity grassland (species-poor, regularly mown lawn)                                                                                                                                                  | 0.4   |             |                   |
|                             | Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014                                                                                                          | 0.3   |             |                   |
|                             | Water features (chlorinated) or unplanted detention basins                                                                                                                                             | 0.2   | 30.59 m2    | 6.11              |
|                             | Permeable paving – see CIRIA for overview                                                                                                                                                              | 0.1   | 613 m2      | 61.3              |
|                             | Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)                                                                                                                                         | 0     |             |                   |
|                             |                                                                                                                                                                                                        |       | 334.82/2120 | <b>UGF 0.157</b>  |

FIGURE 112. Proposed Scheme Revision - Urban Greening Factor Calculation



# NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

## SECTION FOUR: TECHNICAL REPORTS

DESIGN AND ACCESS STATEMENT ADDENDUM UPDATE





## 4.1 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

Citydesigner has considered the townscape and visual effects of the proposed design revisions to the Development (NDP Hotel at Plot 3).

The proposed amendments to the Development, in response to post-submission discussions with planning officers and the QRP, have been tested by analysing 15 selected AVRs taken from the surrounding area, including the North Tottenham Conservation Area, Tottenham Cemetery and Bruce Castle Park.

The updated views were prepared as AVRs by visualisation specialists Miller Hare, based on an accurate model of the revised scheme. These are presented as comparative AVRs in Appendix 1 of the Second Addendum TVIA.

The TVIA assessment concludes that the revised Development would continue to be a significant enhancement to the nearby townscape character areas and in townscape views.

It would remain a piece of architectural design of very high calibre with the potential to revitalise this part of Haringey. There would be no changes to Citydesigner's assessments and conclusions set out in section 8 of the August 2023 Addendum TVIA.



**FIGURE 113.** Brereton Road (Proposed - Render)



**FIGURE 116.** Church Road (Proposed - Render)



**FIGURE 114.** High Road at Cedar Road (Proposed - Render)



**FIGURE 115.** High Road at Bromley Road (Proposed - Render)



## 4.2 FIRE SAFETY

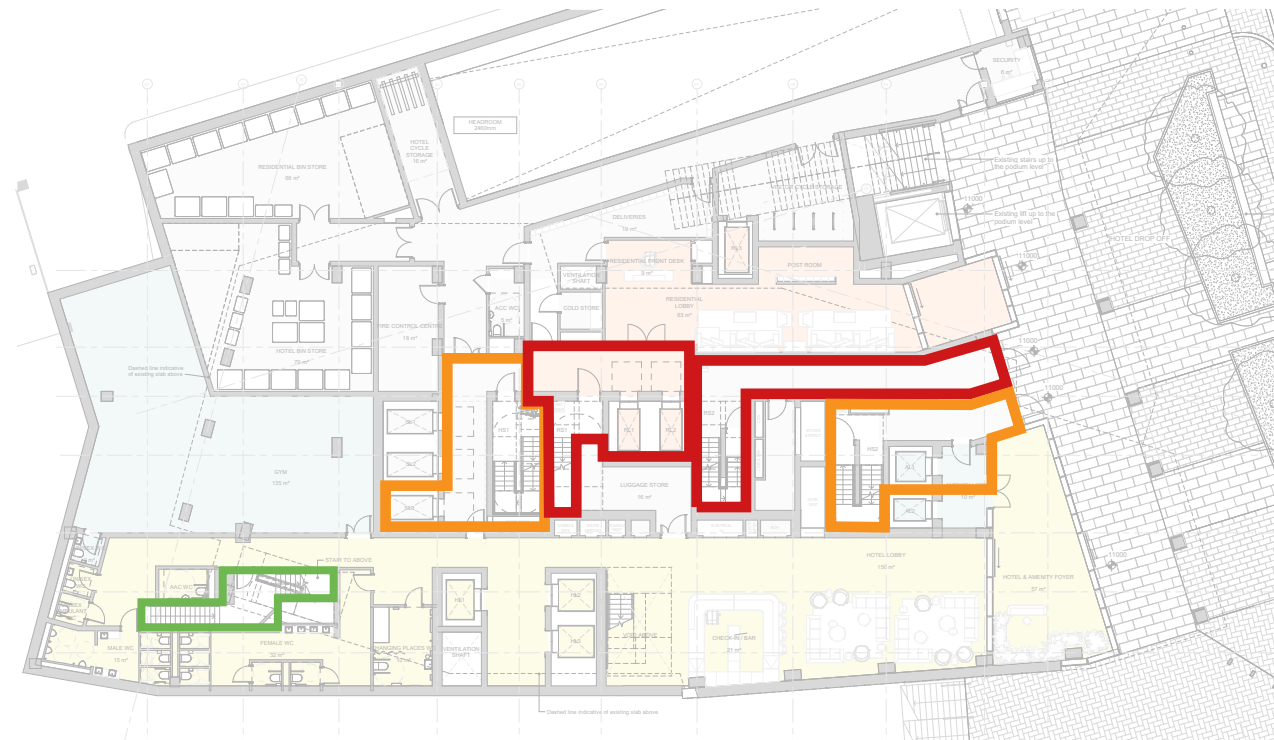
The following executive summary in relation to the fire strategy has been developed with input from OFR consultants following the proposed revisions to the scheme: -

As part of the fire strategy design, two fire statements have been developed, firstly to address Policies D5 and D12 of the London Plan 2021, and a second as part of Planning Gateway One to address fire safety provisions in line with the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by Article 4 of the 2021 Order.

Since the previous application, this minor material alteration planning application sets out the same fire safety strategy principles which are to be further progressed as part of the ongoing design stages, addressing: means of escape, fire service access & provisions, passive & active fire safety measures etc, and includes details of the relevant engagement with the approval authorities which have been undertaken at this stage of the design.

The primary design change from the previous application, includes the clarification around the number of firefighting shafts in the hotel levels, whereby it has been agreed in principle with Haringey Building Control, that only one firefighting shaft is expected, this is also subject to any future engagement with the LFB.

It is important to note that these fire statement documents do not constitute a comprehensive Fire Strategy report, which is a separate exercise that is required to comply with Part B of the Building Regulations (Schedule 1). However, these fire statements evidence the fire safety provision proposed as part of the current fire strategy, which has been developed by following the guidance of BS 9999:2017 and BS 9991:2015.



**FIGURE 117.** Level 00 General Arrangement Plan



**FIGURE 118.** Basement General Arrangement Plan



## 4.2 FIRE SAFETY

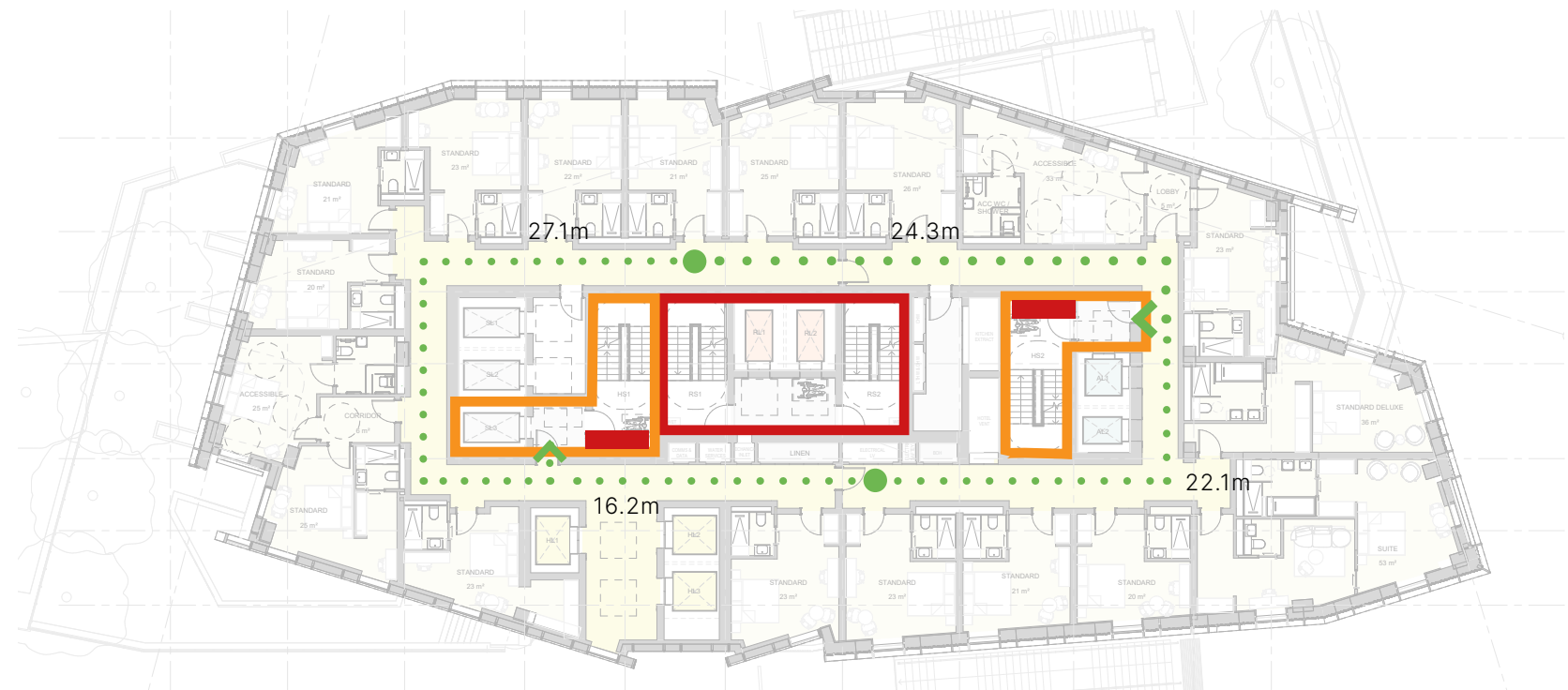
The evacuation strategy for the hotel areas, in combination with any of the basement plant and ancillary areas, is for these to both be evacuated simultaneously for a detected fire in either of these spaces.

The travel distance limits for the varying areas within the hotel demise are summarised in the table below:-

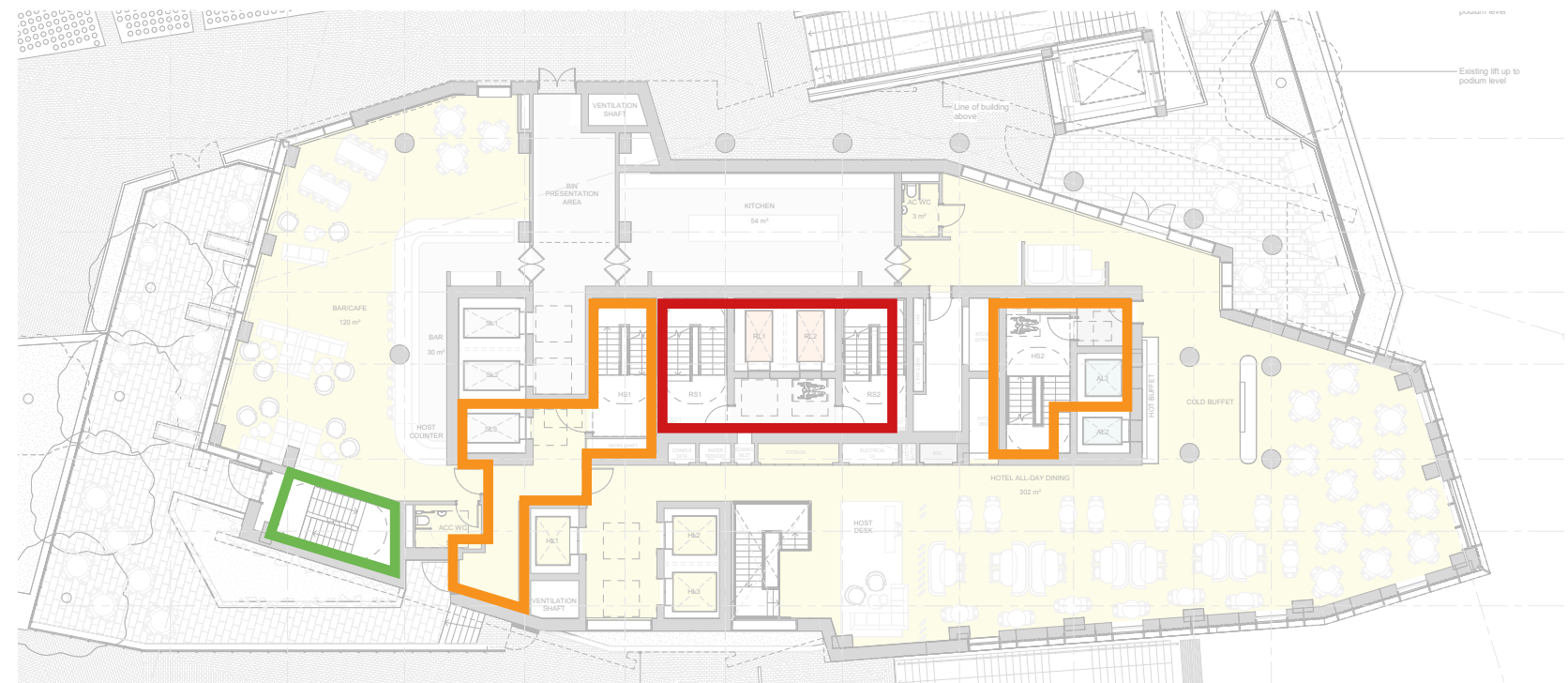
| Area                                      | Risk Profile                 | One Direction Travel Distance Limit [m] | Two-Direction Travel Distance Limit [m] |
|-------------------------------------------|------------------------------|-----------------------------------------|-----------------------------------------|
| Hotel – Bedroom areas                     | Ciii1 (Short term occupancy) | 9 (Direct)<br>12 (Actual)               | 18 (Direct)<br>27 (Actual)              |
| Hotel Ancillary / Amenity Areas           | B1                           | 16 (Direct)<br>24 (Actual)              | 40 (Direct)<br>60 (Actual)              |
| Standard-Risk Rooms / Storage Areas       | A2                           | 15 (Direct)<br>22 (Actual)              | 37 (Direct)<br>55 (Actual)              |
| Plant and High-Risk Rooms / Storage Areas | A3                           | 12 (Direct)<br>18 (Actual)              | 30 (Direct)<br>45 (Actual)              |

## KEY

-  Residential evacuation
-  Hotel evacuation
-  BoH & Parking evacuation



**FIGURE 119.** Levels 02-11 Hotel General Arrangement Plan



**FIGURE 120.** Level 01 General Arrangement Plan



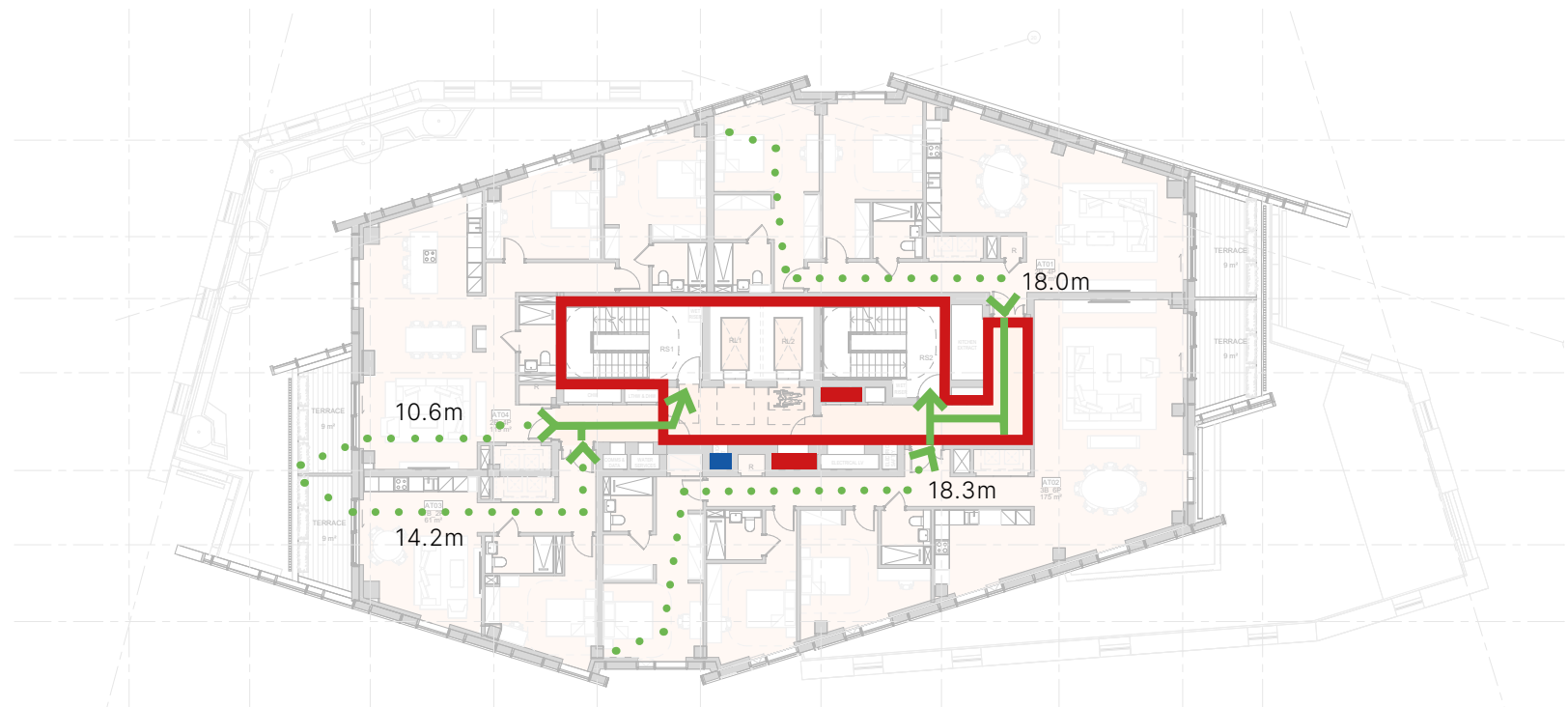
## 4.2 FIRE SAFETY

The residential accommodation are designed based on a 'defend in place' or 'stay put' strategy. A stand-alone detection and alarm system is proposed within each residential apartment, with every apartment being evacuated independently. This approach is commensurate with the accepted fire safety guidance for residential schemes.

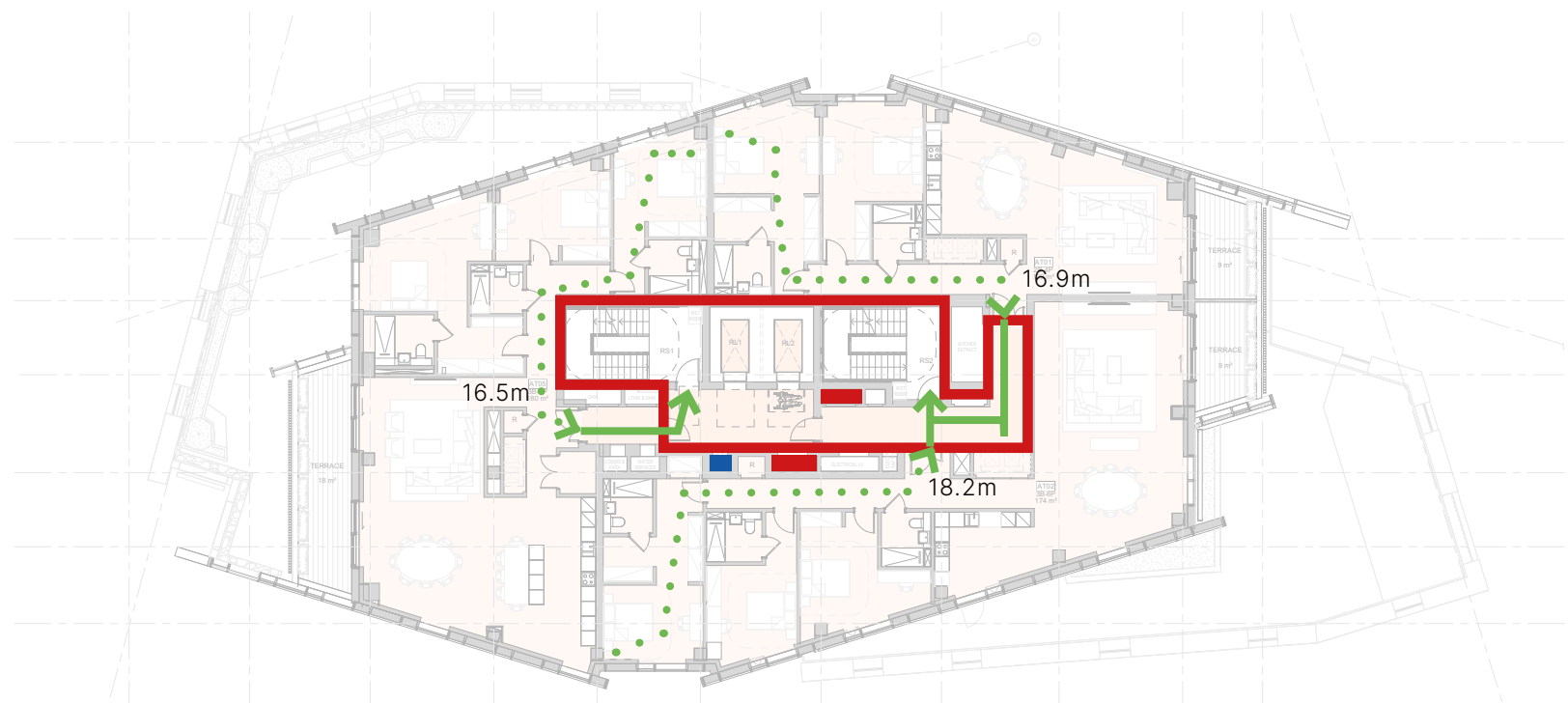
Refer to Fire Strategy Report prepared by OFR for full details.

### KEY

- Residential evacuation
- Hotel evacuation
- BoH & Parking evacuation
- Mechanical Smoke Extract Shaft
- Mechanical Smoke Inlet Shaft
- Compliant Escape Route
- Common Area Escape Route



**FIGURE 121.** Levels 15-20 Residential General Arrangement Plan



**FIGURE 122.** Levels 21-26 Residential General Arrangement Plan



### 4.3 SUSTAINABILITY

A revised Sustainability Statement has been provided by Buro Happold, and updated to align with the modifications within the revised Energy Strategy Addendum (P05).

In addition, a separate Circular Economy statement has been provided in response to the request from the GLA and Haringey, this also aligns with the updated data in the Whole Life Carbon and Carbon Emissions GLA template spreadsheets, which are also part of this revision.

### 4.4 ENERGY STRATEGY

An updated Energy strategy addendum (P05) has been provided by Buro Happold, and captures the responses to the questions from both the GLA and the Haringey Climate Change Officer. In addition, a direct response has been provided to each of the questions in the 'Energy Memo' provided by the GLA, this is in the form of an Excel spreadsheet.

Key changes include:

- Updated details on the DEN (there is new correspondence within Appendix B – DEN correspond Oct 23)
- Increased PV
- Minor modifications to the fabric performance, including g values and changes to the façade arrangement (refer to Architect drawings)

Given that a large proportion of carbon emissions is due to domestic hot water, the potential impact of waste water heat recovery (WWHR) was also explored, and the consensus reached is that it will make a significant impact, improving the betterment of part L2 by a further 10%. However, the part L2 approved software (IES) does not allow this to be accounted for when connected to a DEN, so this improvement is not reflected in the previous, nor the latest Carbon Emissions spreadsheet.

It is the intention of the project to incorporate WWHR and therefore in reality the performance of the Non Residential part of the building will be significantly better than the figures reported in the revised GLA spreadsheets.



#### 4.5 DAYLIGHT, SUNLIGHT AND OVERSHADOWING

The following executive summary in relation to daylight, sunlight and overshadowing assessments has been developed with input from GIA following the proposed revisions to the scheme: -

Chapter 17 of the ES Addendum submitted in August 2023 assessed and reported on the environmental effects of the Development on the daylight and sunlight amenity to the occupiers of neighbouring sensitive properties and overshadowing to sensitive amenity areas using modelling techniques. This applied BRE methodology, which is the accepted method of assessment. A solar glare assessment was also carried out from certain locations on surrounding roads.

Subsequent to these assessments, further design changes were proposed ('the proposed amendments'). A review of the proposed amendments was therefore undertaken in relation to the daylight, sunlight, overshadowing and solar glare assessments.

In relation to the neighbouring daylight and sunlight amenity, updated technical analyses were undertaken. In relation to overshadowing and solar glare, no update to the technical assessment was considered necessary due to the minimal nature of the amendments. This review concluded that the analyses and conclusions reported in Chapter 17 of the ES Addendum in relation to daylight, sunlight, overshadowing and solar glare remain valid.

Additionally, a non-technical review of the proposed amendments was undertaken in relation to the internal daylight, sunlight and overshadowing within the Development to determine whether the analyses and conclusions reported in the August 2023 Internal Daylight, Sunlight and Overshadowing report remain valid.

This review determined that the conclusions reported in the August 2023 report remain valid and the proposed scheme is considered to continue to provide the future occupants and users of the site with access to excellent levels of daylight and sunlight in the residential units and amenity areas."

#### 4.6 WIND AND MICROCLIMATE

The following executive summary in relation to wind and microclimate has been developed with input from Arcaero following the proposed revisions to the scheme: -

For wind microclimate the revisions to the hotel are generally minor, with the rearrangement of the Level 27 & 28 terraces representing the primary change.

Being at the very top of the tower, the effects of this change are confined to the terraces themselves, and these are adequately protected by privacy screens between apartments and localised mitigation.

Elsewhere the revisions are minor or have little effect, while local mitigation measures at the podium and the Level 12 terrace are similar to those previously introduced.

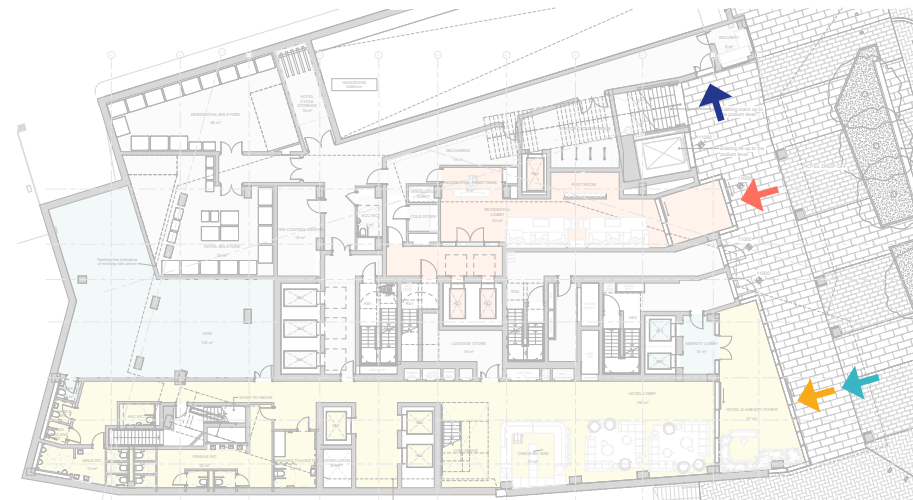
Overall, conditions around the hotel remain reasonable.



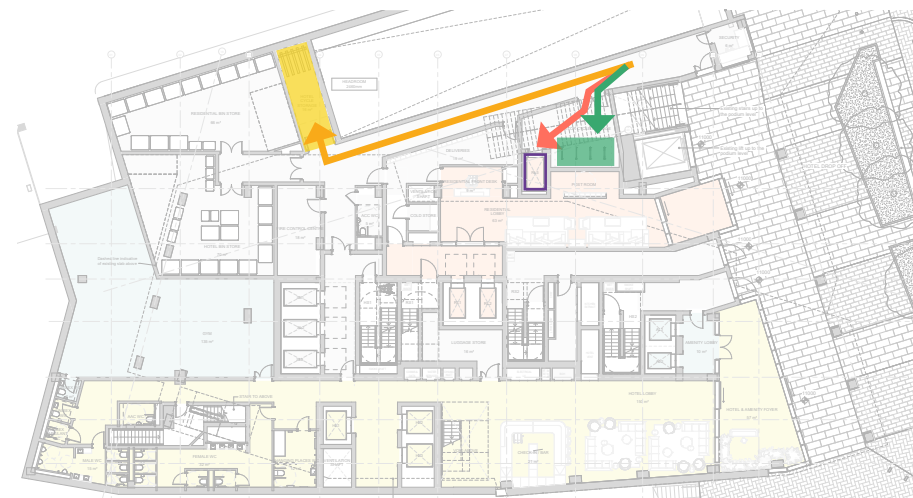
## 4.7 TRANSPORT AND TRAFFIC

The Transport Assessment Addendum has been prepared by Arup, and updated to reflect the design changes as well as comments received from Haringey Council's officers and the Greater London Authority.

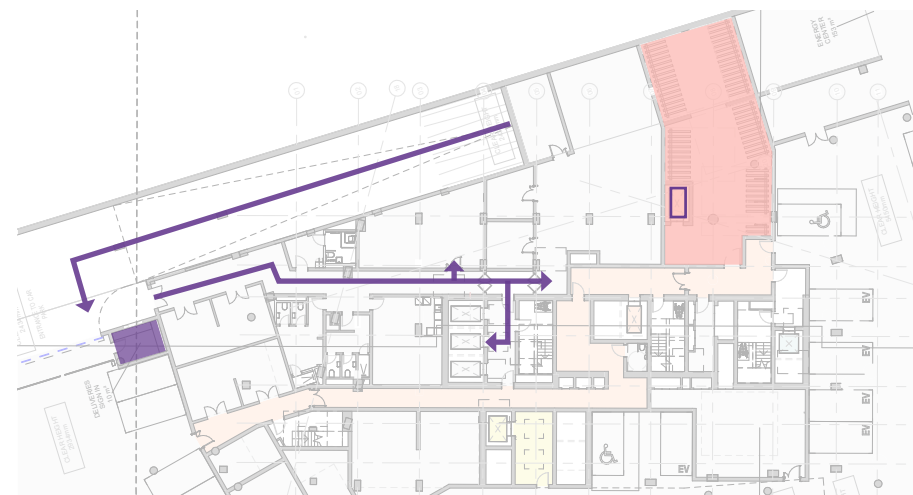
The key amendments are: the Active Travel Zone assessment, enhanced commentary on the servicing strategy, updates to reflect updates cycle parking access and updated vehicle tracking analysis.



**FIGURE 123.** Ground Floor Pedestrian Access



**FIGURE 124.** Ground Floor Cycle Access and Storage



**FIGURE 125.** Basement Cycle Access, Storage and Deliveries

### KEY

-  Hotel Pedestrian Access
-  Amenity Pedestrian Access
-  Residential Pedestrian Access
-  BoH Pedestrian Access
-  Hotel Cycle Access
-  Residential Cycle Access
-  Visitor Cycle Access
-  Visitor Cycle Storage
-  Hotel Cycle Storage
-  Small Size Hotel Deliveries and Servicing
-  Delivery Sign-in
-  Residents Cycle Lift
-  Residents Cycle Storage



4.8 TRANSPORT AND TRAFFIC



FIGURE 126. Delivery and Servicing - Ground Floor Vehicle Tracking



FIGURE 127. Delivery and Servicing - Podium Level Vehicle Tracking



## 4.8 WASTE MANAGEMENT STRATEGY

The waste management strategy has been updated in collaboration with Buro Happold, and is summarised below: -

### Hotel Waste Management

There are no changes to the waste segregation approach previously proposed for the Hotel component of the scheme.

There are no changes to the operational principles previously proposed for the management of waste materials within the Hotel premises.

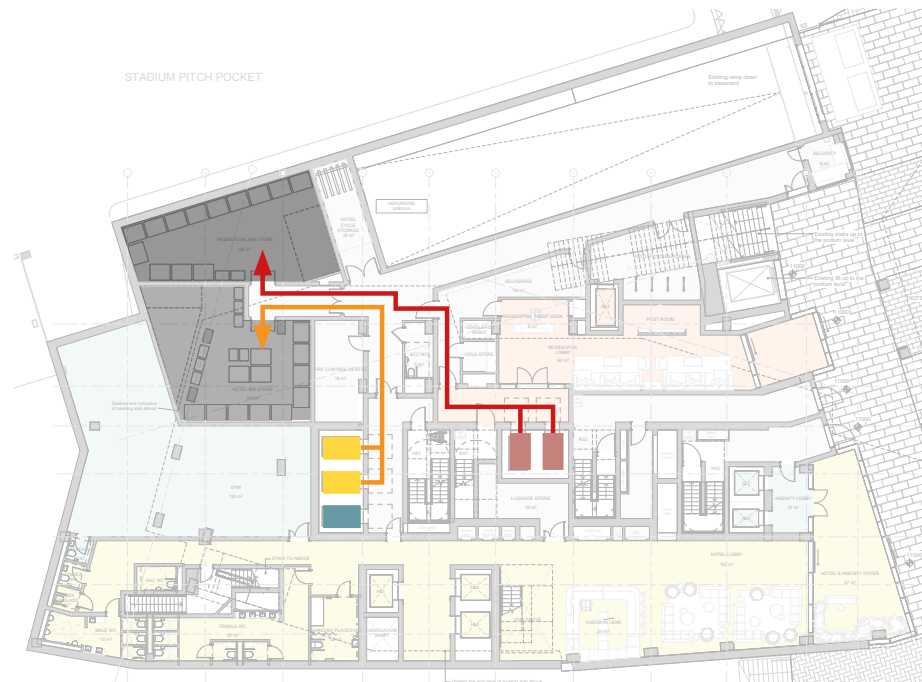
A dedicated waste storage room (Hotel waste store) has been incorporated at ground floor, for the storage of all Hotel wastes. The storage requirements have been estimated based on waste generation data and rates derived from existing Hotels of similar rating and capacity.

As indicated in the original Planning Application documents, 1,100 litre bins are proposed for general waste, mixed recyclables and cardboard / paper. Smaller 2-wheeled bins are proposed to be used for Glass and Food waste.

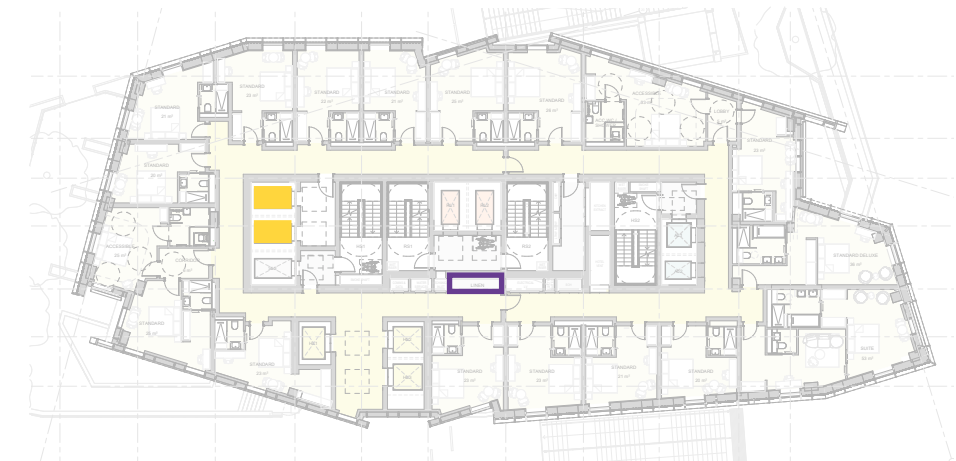
Specialist wastes will be stored in secured cabinets and shelves, ensuring chemically incompatible wastes are kept apart. A nominal space has been provided in the waste storage room for bulky items.

### KEY

- Hotel
- Residential
- Shared Amenities
- Back of House / Plant
- Residential Waste Storage Room
- Hotel/Amenity Waste Storage Room
- Refuse/Presentation Area
- Amenity Service Lift
- Hotel Service Lifts
- Residential Lifts
- Residential Intermediate Waste Storage Room
- Linen Storage room
- Kitchen



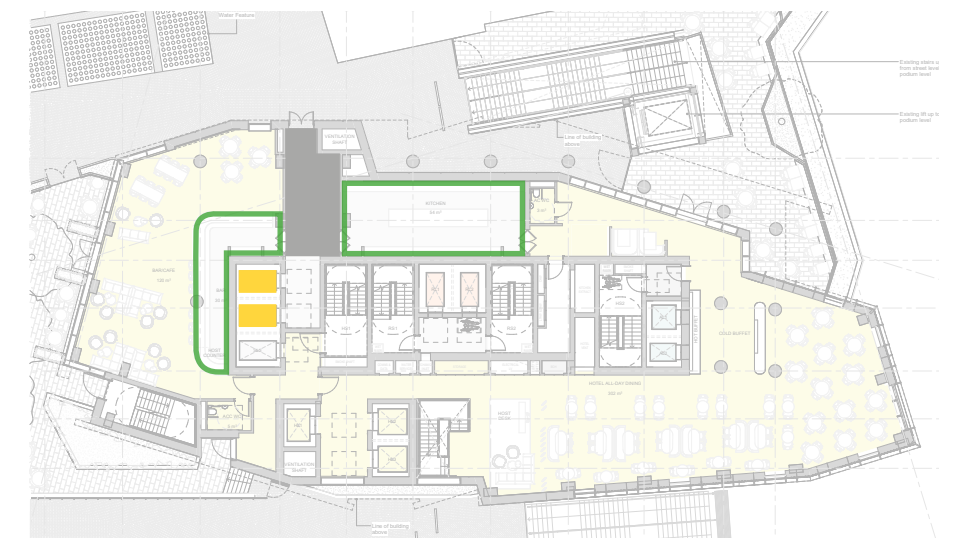
**FIGURE 129.** Ground Floor GA Plan



**FIGURE 131.** Level 02-11 (Typical Hotel Floor) GA Plan



**FIGURE 128.** Basement Floor GA Plan



**FIGURE 130.** Level 01 GA Plan



## 4.8 WASTE MANAGEMENT STRATEGY

### Residential Waste Management

There are no changes to the waste segregation approach previously proposed for the residential apartments, which was in line with Haringey's current policies and waste collection services.

There are no changes to the key principles previously proposed for the management of waste materials within the residential premises.

The residential waste management strategy has been developed further after the original Planning Application. A few changes have been introduced to the handling and management approaches previously described in the original Planning Application documents. These are:

- To enhance user experience, a 'door-to-door, fully managed approach' is proposed for the movement of waste from the residential apartments to the centralised residential waste storage room at ground floor.
- Individual small refuse cupboards have been incorporated in residential apartments' lobbies to facilitate waste decanting of waste by residents. The refuse cupboards will be accessed by means of a fire-protected lobby connecting the apartments with the residential corridors.
- The residential cleaning team will service the refuse cupboards in the apartments' lobbies during their cleaning rounds by using a standard waste trolley.
- Bulky items (furniture, appliances and large boxes etc.) would not fit into the cupboard and thus would need to be moved directly to the centralised residential waste store at Ground Floor.

#### KEY

|                                                                                     |                                  |                                                                                     |                                             |
|-------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | Hotel                            |  | Refuse/Presentation Area                    |
|  | Residential                      |  | Amenity Service Lift                        |
|  | Shared Amenities                 |  | Hotel Service Lifts                         |
|  | Back of House / Plant            |  | Residential Lifts                           |
|  | Residential Waste Storage Room   |  | Residential Intermediate Waste Storage Room |
|  | Hotel/Amenity Waste Storage Room |  | Linen Storage room                          |
|                                                                                     |                                  |  | Kitchen                                     |

### Waste Storage Requirements

Residential – waste storage room at Ground Floor:

- The number of bins and storage requirements remain unchanged and as per the figures previously reported in the original Planning Application documents.

Hotel – waste storage room at Ground Floor:

- The number of bins and storage requirements remain unchanged for the Hotel component, and as per the figures previously reported in the original Planning Application documents.

Residential & Hotel – Podium bin presentation area

- A bin presentation / holding room has been accommodated at podium level within the building.

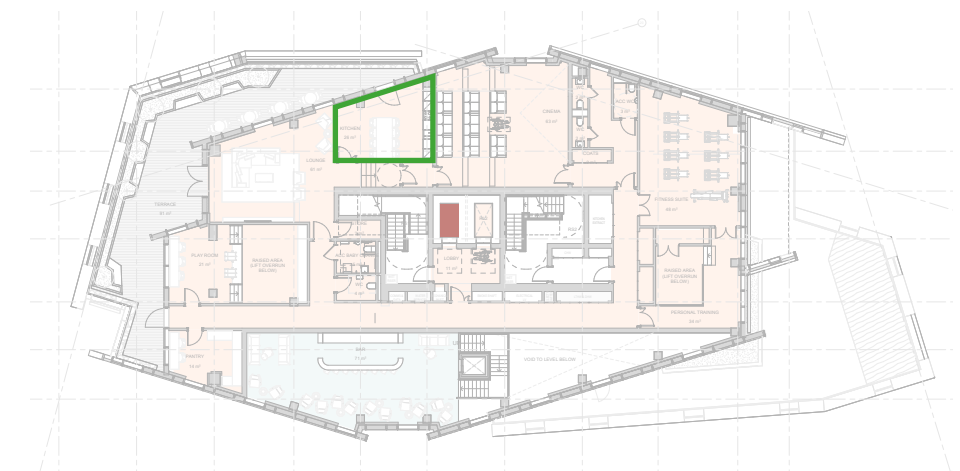
Residential and Hotel waste collection:

Following the original Planning Application, the design team has held discussions with Haringey's planning team in relation to the servicing of the scheme. It is understood that there is a desire to reduce the presence of servicing vehicles in the scheme. Considering this, the design team has been examining the waste collection approach in more detail.

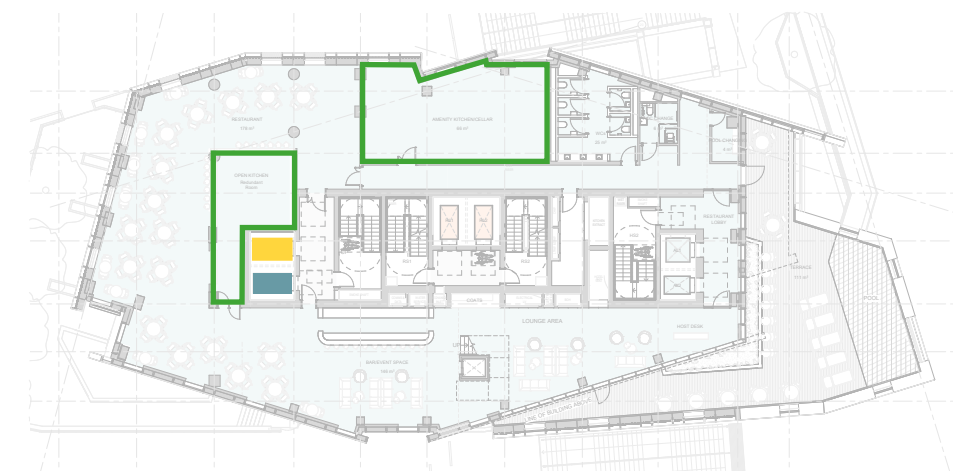
The proposed approach is to implement a centralised waste collection system, whereby wastes from the hotel and residential components are collected by the same waste contractor.

Previously, separate collections were proposed for the hotel and residential components, with the latter utilising Haringey's residential collection services (via their current waste service partner, Veolia). This change to the collection strategy would require that waste collections for both the Residential and Hotel components are undertaken by a private waste contractor. As such, this is the approach that is currently proposed for the scheme. The Club has advised that they are likely to be the operators of both the Hotel and Residential component. As such, adoption of this centralised collection contract could be implemented with relative ease.

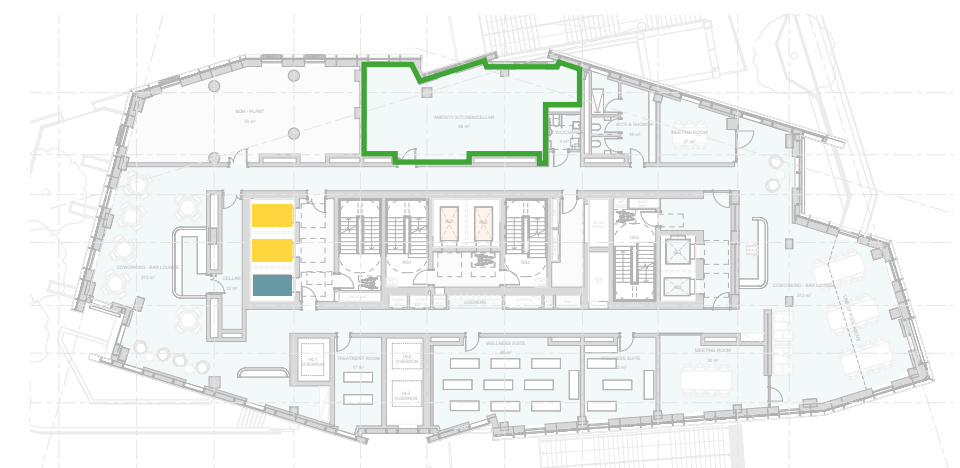
Besides the changes described above, the operational aspects for the collection of hotel and residential wastes remain consistent with those described in the original Planning Application documents.



**FIGURE 132.** Level 14 (Residential Amenity Floor) GA Plan



**FIGURE 133.** Level 13 (Hotel Amenity Floor) GA Plan



**FIGURE 134.** Level 12 (Hotel Amenity Floor) GA Plan



# NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

## **SECTION FIVE: CONCLUSION**

DESIGN AND ACCESS STATEMENT ADDENDUM UPDATE



## 5.1 CONCLUSION

The vision of the original NDP permission to provide investment and support for the wider growth of this part of North London continues to be the aim of the Applicant and is supported by this project.

The Applicant Team have welcomed the post-submission consultation process, having engaged with, and received responses from the GLA and the LBH Design, Energy and Sustainability Planning Officers, and the QRP. All parties have influenced the technical, design, and placemaking approach to the scheme.

Furthermore, since the S73 application, the team have continued engagement with the TH BCLG and LBH's Creative Enterprise Manager to understand how the community can have an active involvement providing artistic expression in the public environment.

The responses and the insights of the consultation process have guided the development of the proposal and have been incorporated as a series of Design Revisions, resulting in a better performing building, and one that engages successfully with its context.





