

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2023/0017

Ward: Northumberland Park

Address: Tottenham Hotspur Football Club, 748, High Road, London, N17 0AP, London

Proposal: Section 73 (Minor Material Amendment) to alter the design, layout and massing of the approved hotel and residential tower in Plot 3 of planning permission HGY/2015/3000 for the hybrid planning permission for THFC stadium, hotel, residential, health centre and associated development.

Applicant: THFC

Agent: Richard Serra

Ownership: Private

Case Officer Contact: Samuel Uff

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of the submission of a full planning application. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in November 2023. The applicant has engaged in pre-application discussions with Council Planning Officers, with formal pre-application meetings and QRP meetings in the past year.

3. SITE AND SURROUNDINGS

- 3.1. The site forms part of the ongoing phased redevelopment of the THFC Stadium and associated surrounding land. This was granted as part of a hybrid planning application (part full permission and part outline permission) in 2016 (Reference: HGY/2015/3000). The redevelopment of the site was granted in phases which includes the Tottenham Hotspur Stadium (now built), Tottenham Experience, hotel and sports centre ('Extreme Sports Building').



Image 1 southern part of approved hybrid permission

- 3.2. The part of the site relevant to this proposal is the hotel and extreme sports centre, located south west of the newly built THFC football stadium on the junction of Park Lane and High Road. The site is adjacent to the Tottenham High Road / North Tottenham Conservation Area. The statutory Grade II Listed Warmington House (no.744 High Road) is located to the west of the site and has been incorporated into the Tottenham Hotspur Experience building, which formed part of the 2016 'hybrid' planning permission and has been substantially developed. There are other locally listed buildings in the vicinity, including the Corner Pin pub opposite the site. The recently approved High Road West redevelopment, is located to the west of the site and has permission for comprehensive masterplanned mixed use redevelopment, under reference planning permission reference HGY/2021/3175.

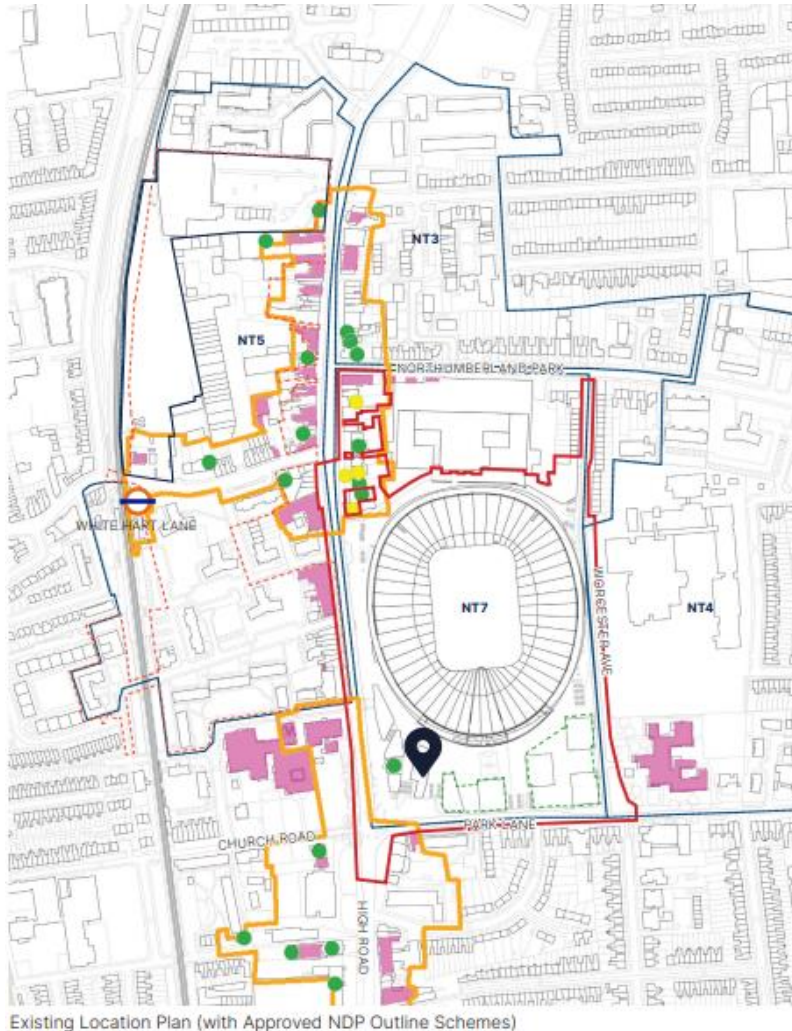


Image 2 location of site in context

- 3.3. The hotel was referred to as 'Plot 3' in the 'hybrid' planning approval was granted full planning permission for a 22 storey tower to accommodate a new 180 bedroom hotel with an additional 49 serviced apartments. The Extreme Sports building, which would be located adjacent to the hotel, was referred to as Plot 4, adjacent eastwards of the hotel. This was approved in outline only. Reserved Matters have subsequently been approved for the scale (HGY/2021/1039) but detailed design remains outstanding for the Extreme Sports Building.
- 3.4. The detailed element of the hybrid permission granted full planning permission for the demolition of the existing THFC football stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:
 - Plot 1 - A new 61,000 seat stadium and surrounding public realm works.
 - Plot 2 - 'The Tottenham Experience', a multi-use building incorporating the Grade II Listed Warmington House and comprising the club megastore,

- stadium ticket office, museum, club cinema, café, stadium tour and 'Skywalk' reception area.
- **Plot 3 - A 22-storey hotel comprising 180 bedrooms and 49 serviced apartments.**

3.5. Outline planning permission was granted for the following:

- Plot 4 - The Extreme Sports building (Class D2) providing up to 2500 m² of floor space in a structure up to a maximum height of 51.2 metres. Detailed approval was granted for matters relating to "access" and "layout", with matters relating to "appearance" and "scale" reserved. (Application relating to "scale" submitted concurrently with this application Ref HGY/2021/1039)
- Plot 5 – Residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m² or a maximum of 585 units, and the construction of 4,000 m² flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site. Detailed approval was granted for matters relating to "access", "layout" and "scale", with matters relating to "appearance" and "landscape" reserved.
- Plot 6 - The Community Health Building (Class D1). Detailed approval was granted for matters relating to "access", "layout" and "scale" with only matters relating to "appearance" reserved. (The subject of this application)

3.6. This proposal will relate predominantly to Plot 3 for the hotel and associated podium and town plaza public realm.

4. PROPOSED DEVELOPMENT

4.1. The proposal is for a Section 73 Minor Material Amendment to the hybrid planning permission HGY/2015/3000. A subsequent amendment to that permission (HGY/2017/1183) removed reference to "serviced apartments" to allow these to be used as more conventional flats in 'residential' (C3) use class, albeit with shared access and shared use of facilities within the hotel. The proposal relates predominantly to Plot 3 for the hotel and associated podium and town plaza public realm.



Image 3 proposed design in context of approved development

- 4.2. The proposed design of the hotel will reconfigure the massing of the building and increase the height of the building by 17 metres from the approved proposal, which is estimated to equate to approximately an additional 5 storeys to the hotel building. The reconfiguration of the massing of the hotel building would create a slenderer base and greater separation from the newly built THFC stadium, as well as further defining the 'blade' like appearance and slenderness of the upper part of the hotel building.
- 4.3. The increase in proposed floor area of the upper floors would enable the provision of larger apartments when compared to those currently approved, but the number of apartments would not increase, remaining at 49 in total. The approved residential units would have been accessed from the same lobby as the hotel and shared the same internal cores and access to services but would have a separate entrance and core in the proposed re-design.
- 4.4. The layout would be altered to allow the hotel rooms to be separated from the upper floor residential by the re-siting of the restaurant from the top floor to the proposed 12th floor of the building. The approved ground floor bar / café area, which opened directly onto the plaza, would now solely be for separate lobby areas for the hotel and residential entrances. The roof terrace and bar on top of the building would be removed.
- 4.5. Podium access would be retained and improved from the proposed first floor workspace / hotel use. The podium is proposed to be used as public space, as

per the hybrid approval, with potential opening up of the Market Space area of the stadium and community events outside of events.

- 4.6. The ground floor public realm would incorporate a vehicular drop off area and landscaping. A canopy is proposed and would project forward of the main hotel entrance.
- 4.7. The rationale for the amendments to the layout and design of the hotel is in part improving the appearance of the building through achieving a more slender design whilst retaining the prominence of the hotel building. This would also allow for an improved layout of the central cores, as opposed to the northern and southern edges of the approved floor plan improving the aspect to the accommodation within the building.
- 4.8. Changes in fire regulations have also resulted in amendments to the cores and stair / lift access and by separating the residential from the hotel rooms, there is no need for all lifts to go all the way to the roof.
- 4.9. There have been two pre-applications to date between the developer team and officers. Discussions have centred around an amended design – namely there being a greater emphasis on establishing a more slender appearance for the hotel.

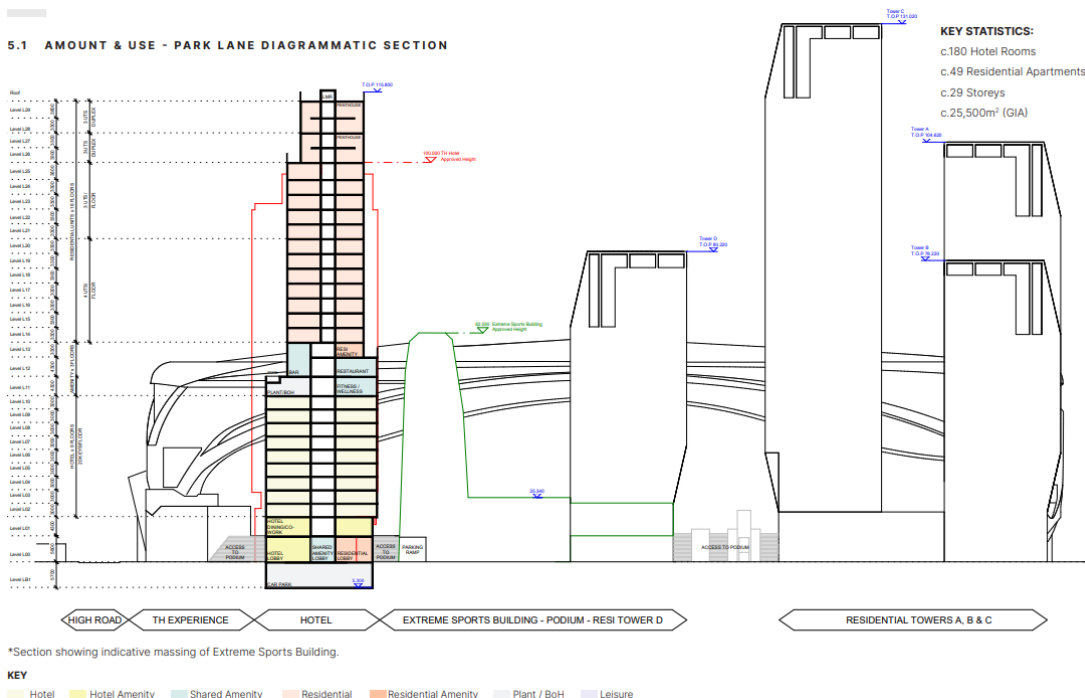


Image 4 proposed height in comparison to extant permission

5. PLANNING HISTORY

- 5.1. HGY/2015/3000 Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.
- 5.2. HGY/2017/1183 Non-material amendment following a grant of planning permission HGY/2015/3000: proposed removal of 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, rather than C1 Use Class. Consequential amendments to Conditions A4, A7 and D1 Granted

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. There has been no Development Management Forum for the proposal.

6.3. Quality Review Panel

- 6.4. The proposal was assessed by the Quality Review Panel (QRP) on 19th April 2023. The QRP's report is attached as **Appendix 2**.
- 6.5. The Panel were generally positive regarding the reduction in width and taller, slenderer tower as a landmark building. However, there should be further work on the materials and relationship with the adjacent conservation area, as well as how this relates to the public realm and the community in general.
- 6.6. The Panel would like to see further revisions and updates, particularly with regard to materials, microclimate and developments of plaza and public realm..

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Planning team's initial views on the development proposals are outlined below.
- 7.2. *Policy position*

- 7.3. The extant hybrid planning permission was considered and assessed against relevant planning policies at that time. The submission of a Section 73 minor material amendment necessitates that any revised proposal is considered and assessed against current adopted planning policy mindful of the 'fallback' position established by the permission.
- 7.4. *Scope of Section 73 application*
- 7.5. An application can be made under Section 73 (referred to as S.73 from hereon in) of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a S. 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. A S.73 application results in a new permission being issued.
- 7.6. Guidance for determining S.73 applications is set out in the NPPG which states that a minor material amendment is one "whose scale and nature results in a development which is not substantially different from the one which has been approved". This is not a statutory definition but the Department for Levelling Up, Housing and Communities and Local Government agree with this statement. It is further stated that the development which the application under S.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently, the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage. Having said that, when determining the application, the local planning authority (LPA) will have to consider the application in the light of current policy. The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.
- 7.7. *Principle of Land Use*
- 7.8. The proposed development would remain in accordance with the approved use of hotel and residential. The precise nature of the residential use and links to services within the hotel will require further scrutiny but is considered to broadly align with the approval. A restaurant will also be retained and available for hotel guests and general public use. As such the principle of land use is considered to accord with that approved in the hybrid permission and subsequent amendment.
- 7.9. *Scale, Massing and Detailed Design*
- 7.10. The approved hybrid development which includes a hotel of 22 storey's in height is approximately 100m above ground level. The proposed amendments to the hotel would seek to add an additional 17m in height and a redistribution of massing from lower levels.

2.7 HEIGHT STRATEGY: APPROVED SCHEMES HEIGHT COMPARISON

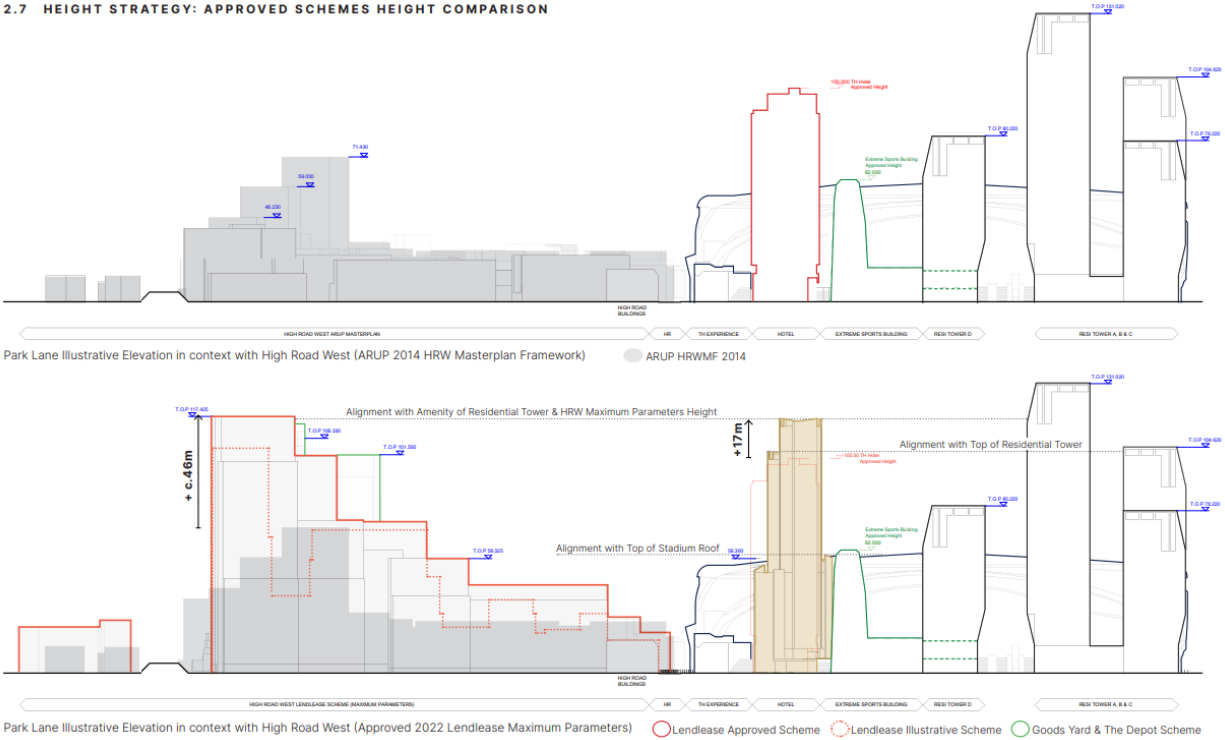


Image 5 height comparison and context

- 7.11. The proposed building would sit within the foundations and superstructure approved and which have already been constructed as part of the stadium development. The additional heights proposed in conjunction with alterations and reductions in massing at lower levels and improvements to the relationship with street and podium level.
- 7.12. The proposed design would have two distinctive but related massing elements with a tower and shoulder. The lower shoulder element seeks to respond to the street context, aligning to the kink in the High Road and reflecting the relationship with the historic built form at street level, anchoring it to the corner of Park Lane. The tower seeks to provide a more distinct slender and lighter frame, befitting the height and emerging character of tall buildings.
- 7.13. The proposed height would approximately align with the tallest tower in the High Road West development but not exceed the tallest residential tower in Plot 5 of the hybrid planning permission. The proposed upper shoulder level of the hotel building would also align with the eastern most residential tower in the extant hybrid approval (as shown in the drawing below). The lower shoulder of the hotel building would broadly align with the height of the THFC stadium. As such, this is considered to positively relate to the emerging character of new buildings.
- 7.14. The approved hybrid masterplan intended for the building on this site to have prominence in the local area as a signpost for the stadium, due to the scale and prominent corner siting. In this regard, the proposed development should act as a

wayfinder and landmark building within the emerging hierarchy of development. As such the additional scale is considered to be a positive design feature, enhanced by the more slender design.

- 7.15. The proposed design alterations have been commended by QRP as a means of enhancing the slenderness of massing and blade like design, which successfully re-provide massing from lower levels. QRP comments recognise that the approved and proposed hotel tower would sit within a family of new buildings within the hybrid permission and emerging character of this part of Tottenham with other large scale development, such as High Road West.
- 7.16. The proposed breaking up and stepping of massing would also be reflected in the materiality and appearance of these distinct parts. The lower level would respond more closely to that of High Road buildings with solid materials, whereas lighter materials and glazing would be incorporated in the tallest tower element.
- 7.17. Detailed design of the building and materiality will require further discussion as the design evolves. QRP members also questioned whether the relationship with the proposed public realm could be improved and more successfully integrated. It is important that an active frontage be retained in the hotel frontage and that this retains a genuine plaza appearance, as envisaged in the previous approval.
- 7.18. Whilst pre-application discussions are ongoing, the overall increase in height is considered broadly acceptable as a design evolution from the approved proposal. In this regard the additional height is beneficial in this acting as a landmark building in the emerging context. The slenderness also benefits the overall design as does the reduced lower massing. The detailed submission will remain subject to design detailing, to be considered further as this evolves.
- 7.19. *Heritage impact*
- 7.20. The site is no longer within the Tottenham High Road Historic Corridor/ North Tottenham Conservation Area, as a result of the amended boundary following the development of the newly built THFC football stadium. This site would however sit adjacent to the Conservation Area and the setting of the conservation area remains an important consideration.
- 7.21. The alterations in height will be seen predominantly in the context of the emerging character of the area rather than the heritage assets at street level. The proposal will have additional prominence in some longer views but will not be significantly different to the relationship with listed and locally listed buildings in the surrounding area.
- 7.22. Further discussion of the materiality and how the lower levels relate to the street level are welcomed but have been well received so far from officers.

7.23. *Layout and living conditions*

7.24. The approved serviced apartments in the HGY/2015/3000 permission were subsequently amended to a more conventional residential (C3) use, but retained the same access lobby and cores, as well as use of the services within the hotel. Among these services were a rooftop terrace, which would have provided amenity space.

7.25. The proposed layout and design would further distinguish the residential and hotel as separate, independent uses. Amenity spaces would be provided for each flat in the form of terrace / balconies and each flat would have a generous floorspace between 96-150sqm. Consideration of how these distinct uses function and layout and mix of unit sizes for this scheme will be required, as well as how this fits in with the wider hybrid permission.

7.26. *Amenity of Nearby Residents*

7.27. The scale, mass and siting are unlikely to have significant additional amenity impacts given the siting of development, but an assessment of potential impacts on proposed and existing residents will be expected with any submission.

7.28. Additional wind and microclimate studies will be required to ensure the design changes will address these issues.

7.29. *Transportation and Parking*

7.30. The site has excellent public transport connections (PTAL 6a). Parking would remain as per the approved arrangement. The additional floorspace is not considered to require any increase in parking provision but will be assessed fully.

7.31. *Sustainability, biodiversity and ecology*

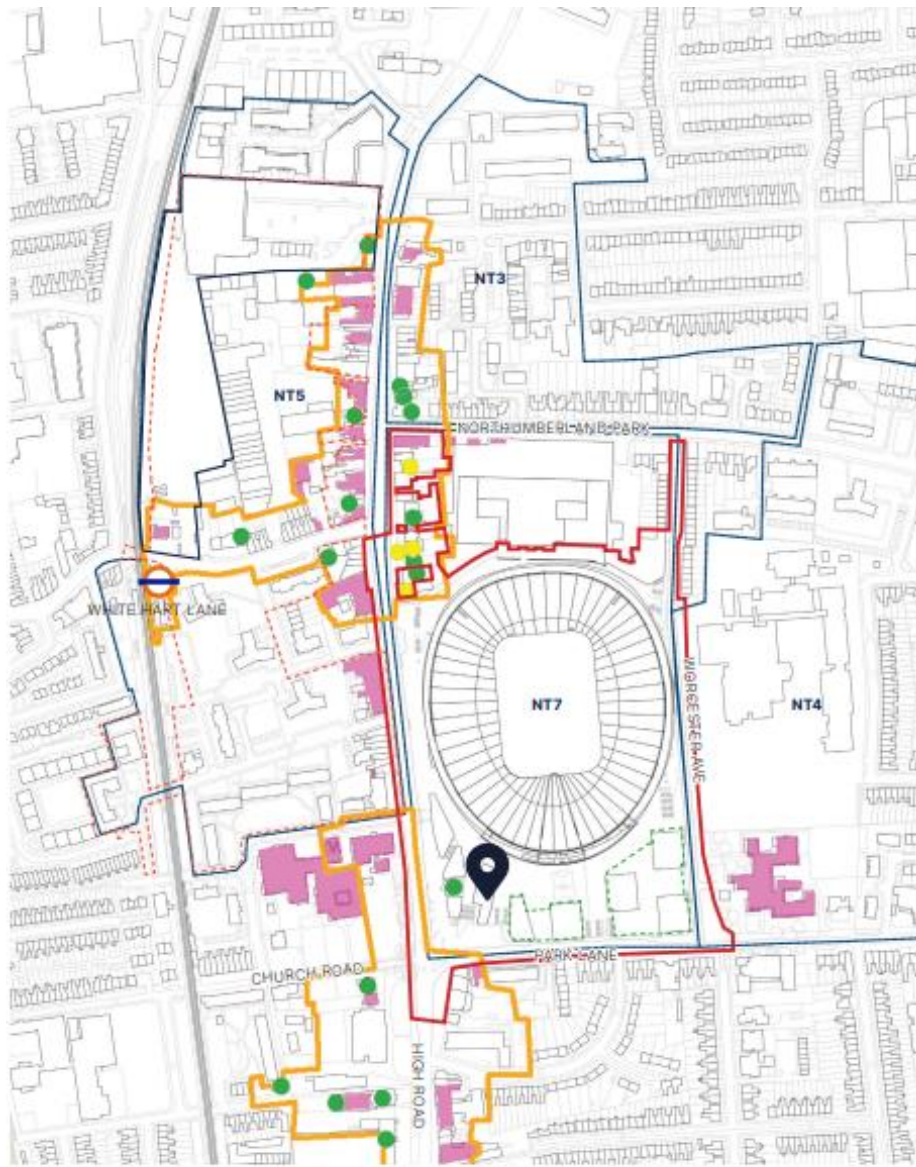
7.32. Sustainability and low carbon will be a key actor in the detailed design and of the façade treatments and should inform materiality, fenestration and layout. The proposal will require assessment against current policies.

7.33. There will be greater emphasis on ecology and urban greening in the revised submission and how this can be incorporated into design.

7.34. **All other consideration**

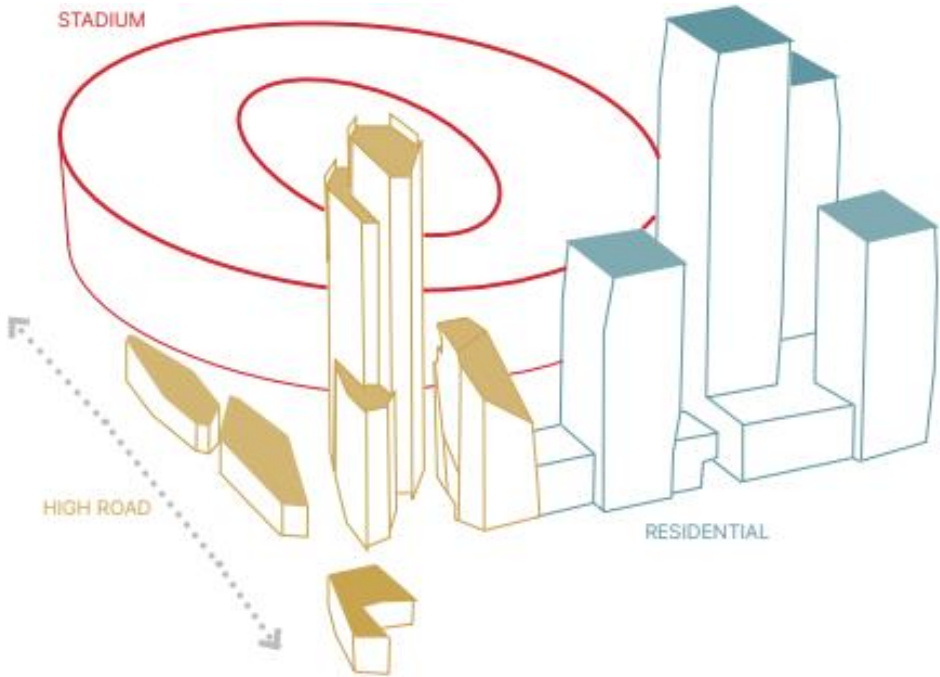
7.35. The pre-applications discussions have largely focused on the design and heritage impact but have raised other policy issues that will be discussed as detail progresses.

APPENDIX 1 - PLANS AND IMAGES



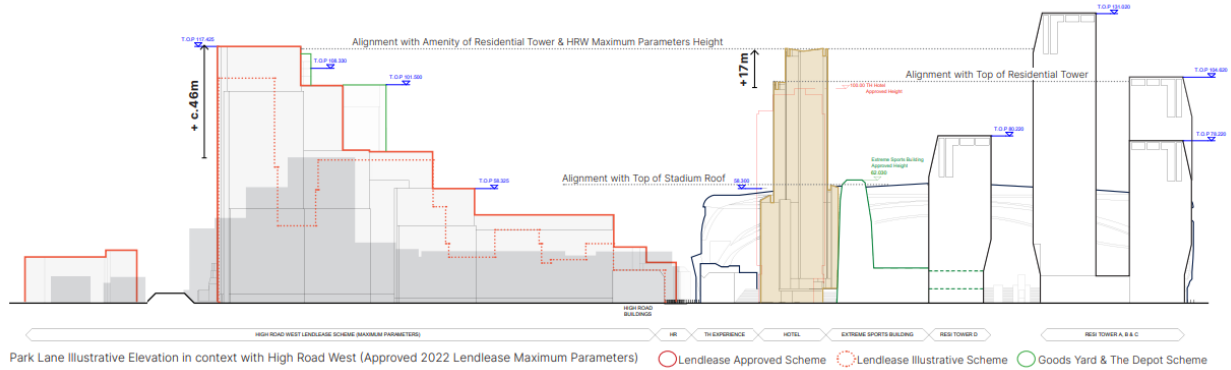
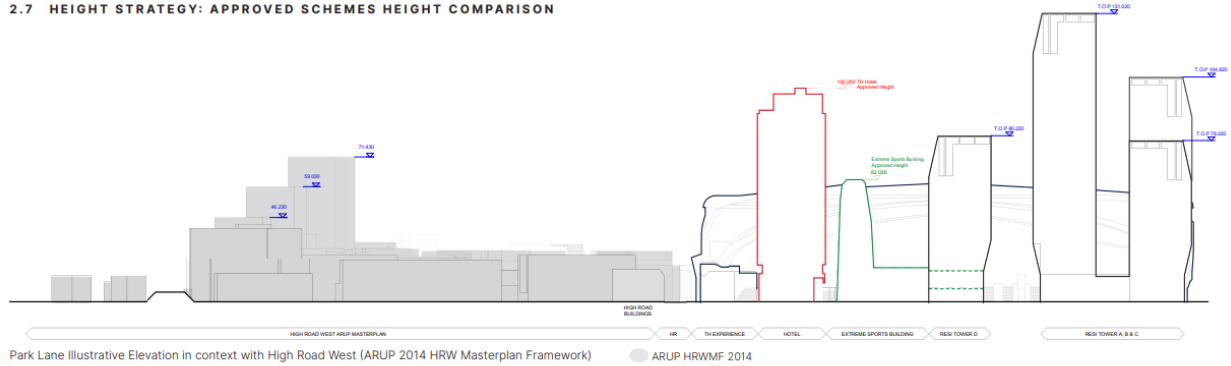
Existing Location Plan (with Approved NDP Outline Schemes)

Emerging character:

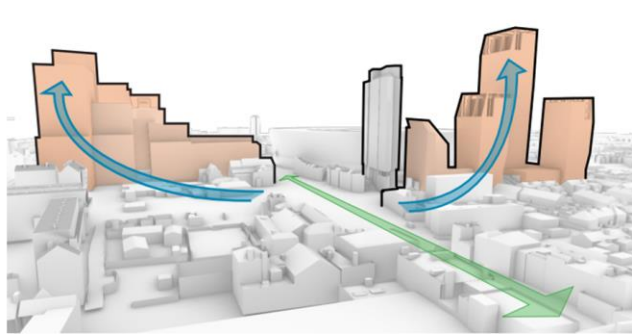


Building 'Family' Axonometric Diagram

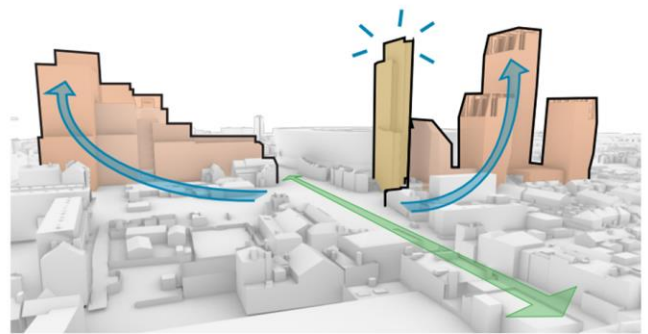
2.7 HEIGHT STRATEGY: APPROVED SCHEMES HEIGHT COMPARISON



2.8 HEIGHT STRATEGY: A LANDMARK IN CONTEXT WITH HIGH ROAD WEST 2022 (HRW)

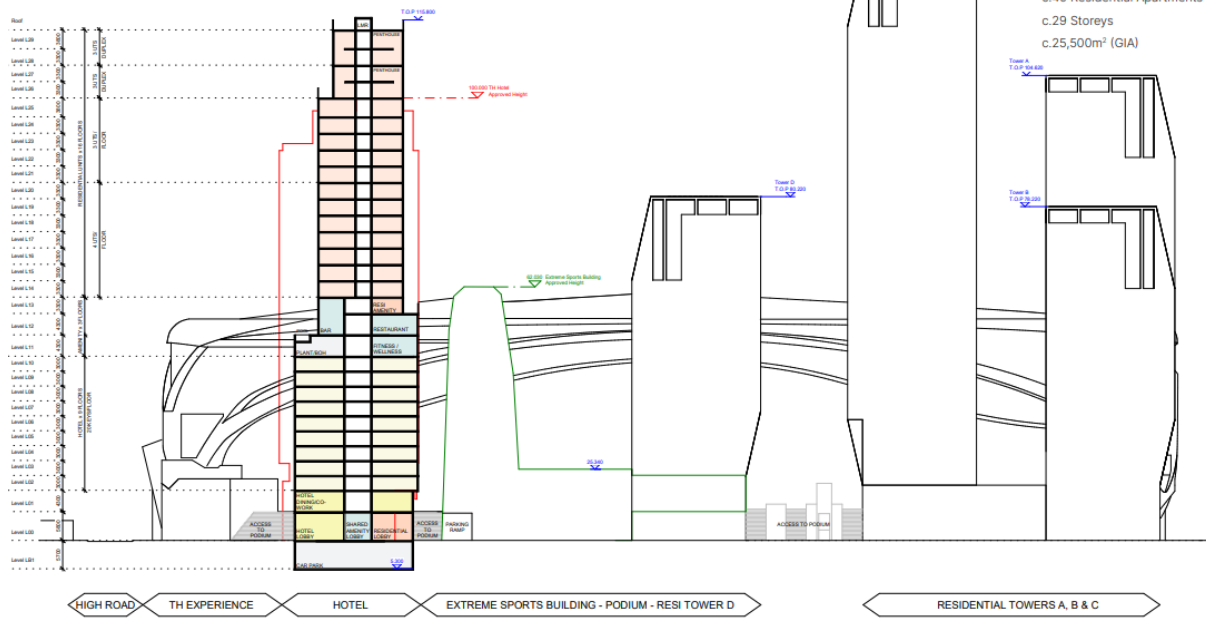


Approved Tall Building "Clusters" (HRW Maximum Parameters Scheme)



Proposed Legible "Marker" within Tall Building "Clusters" (HRW Maximum Parameters Scheme)

5.1 AMOUNT & USE - PARK LANE DIAGRAMMATIC SECTION

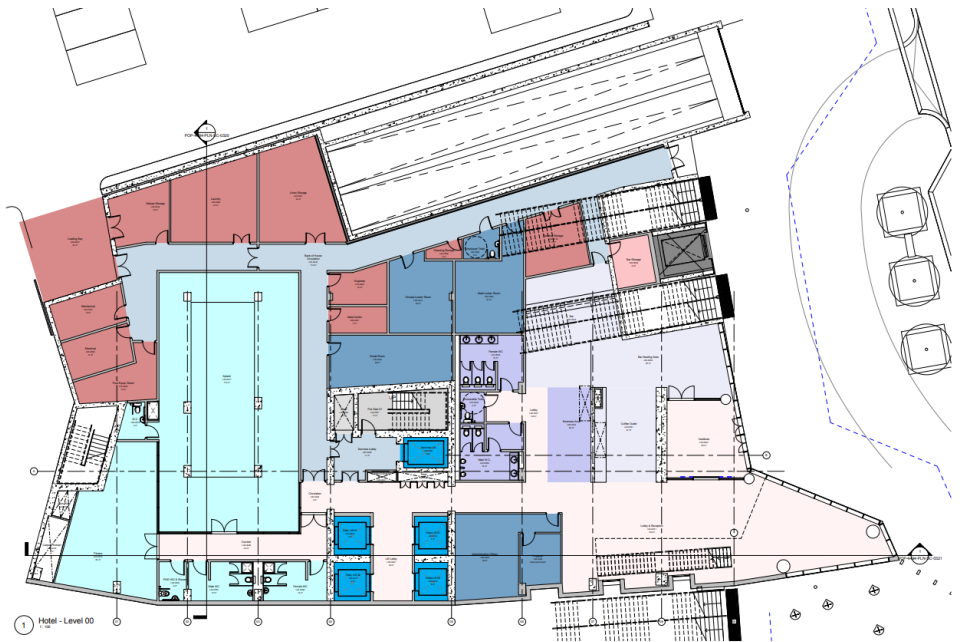


KEY STATISTICS:
 c.180 Hotel Rooms
 c.49 Residential Apartments
 c.29 Storeys
 c.25,500m² (GIA)

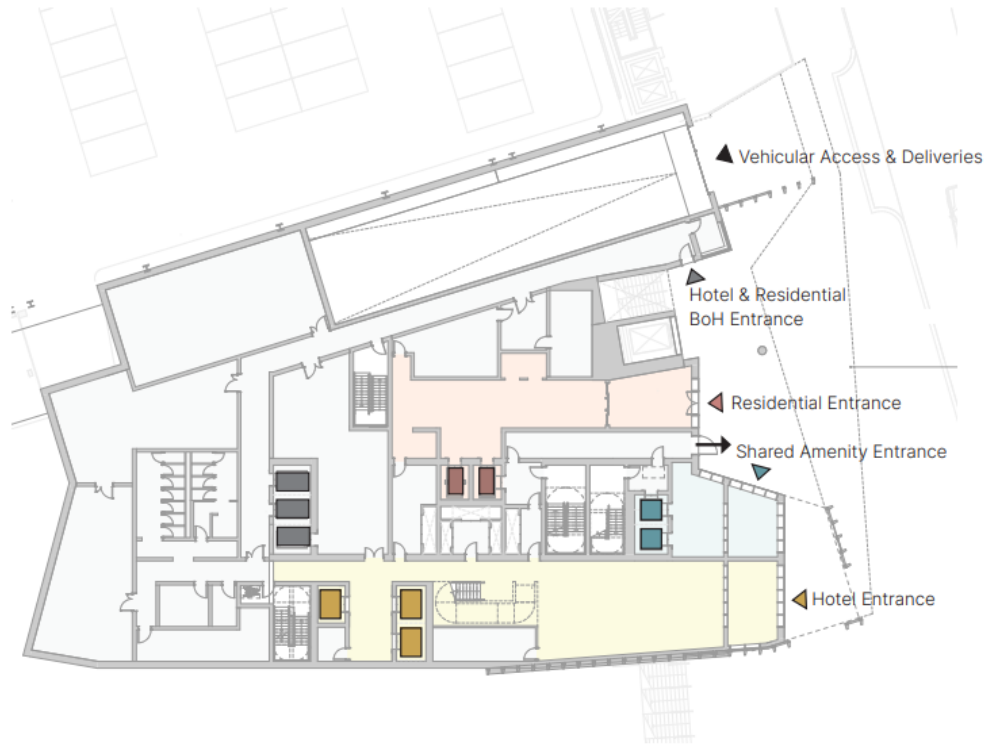
*Section showing indicative massing of Extreme Sports Building.

KEY
 Hotel Hotel Amenity Shared Amenity Residential Residential Amenity Plant / BoH Leisure

Approved ground floor plan (2017 amendment):



Proposed ground floorplan:



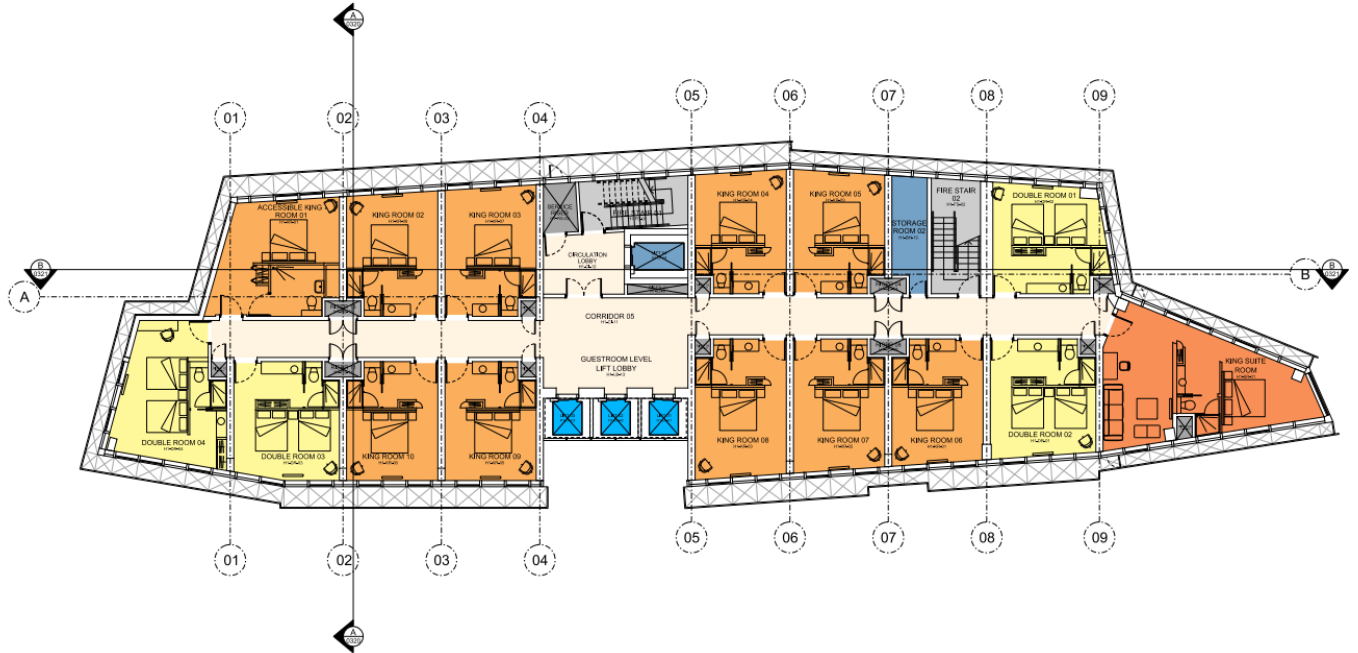
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Level 00 - Entrance

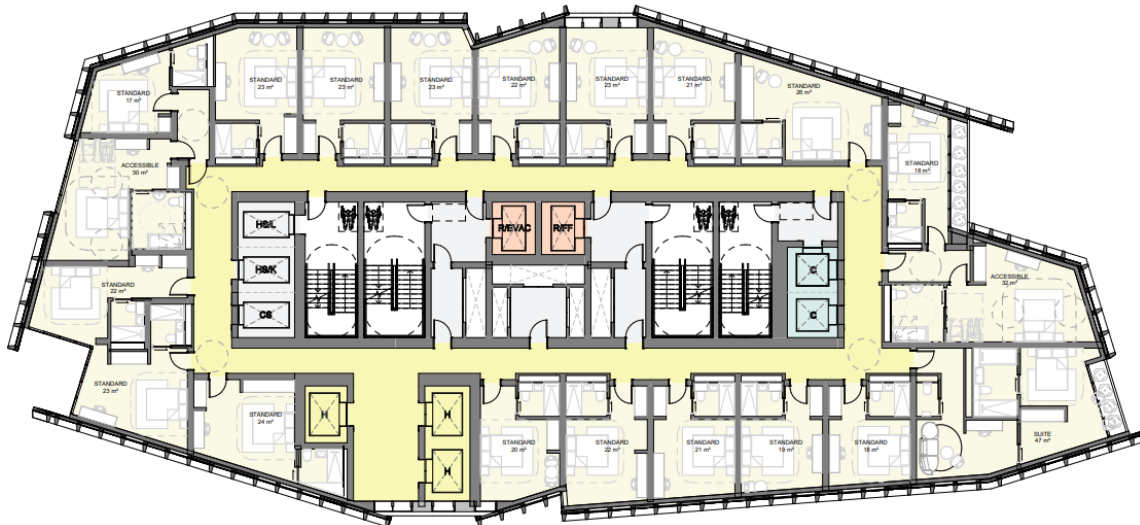
KEY

- | | | | |
|---|---|---|--|
| Hotel | Residential Amenity | Hotel Lift | BoH Lift |
| Residential | Shared Amenity | Residential Lift | Residential & Hotel Exit |
| Hotel Amenity | Plant / BoH | Shared Amenity Lift | |

Approved hotel floor plans:



Proposed hotel floor plans:

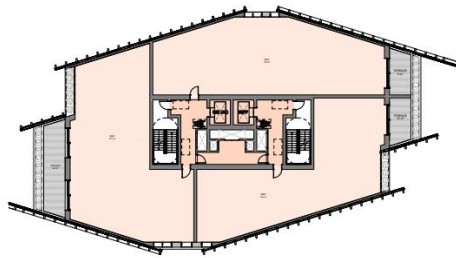


Approved 2017 residential floor plans:

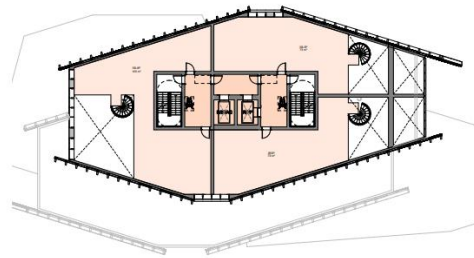


1 Typical Residential Floor - L15 to L21

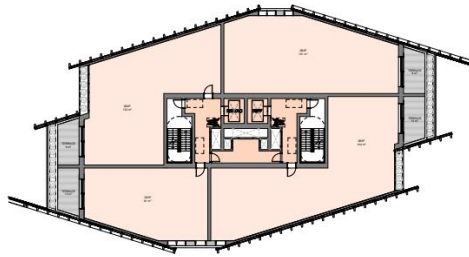
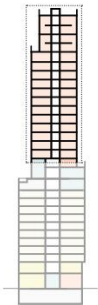
Proposed service apartments floor plans:



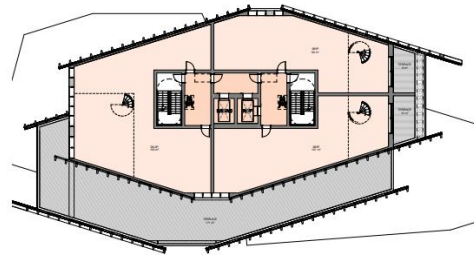
Levels 21 to 25 - Typical Residential Floor



Levels 27 & 29 - Duplex Residential Floor



Levels 14 to 20 - Typical Residential Floor



Levels 26 & 28 - Duplex Residential Floor

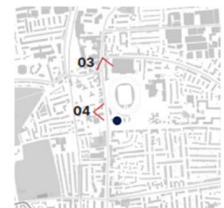
⊖ Not to Scale

Comparative views approved and proposed:

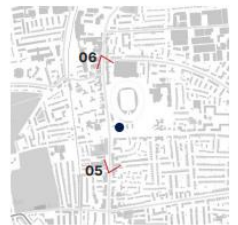
2.9 MASSING & HEIGHT: KEY TOWNSCAPE VIEWS (VUCITY)



2.10 MASSING & HEIGHT: KEY TOWNSCAPE VIEWS (VUCITY)

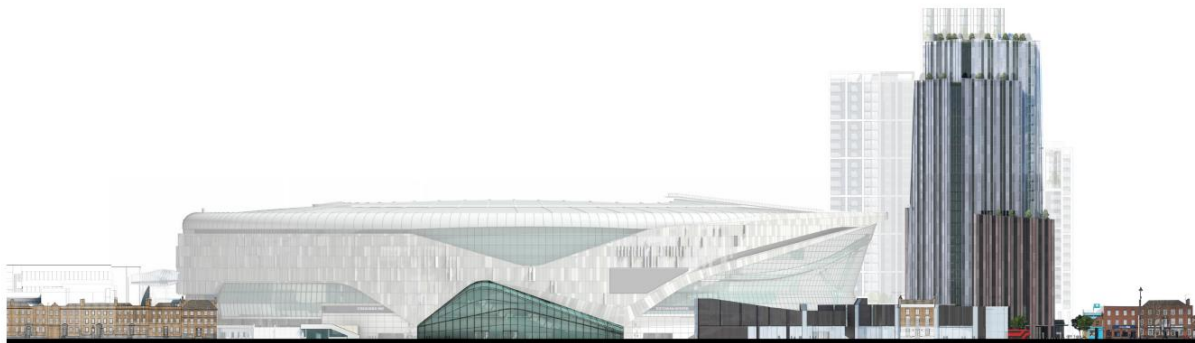
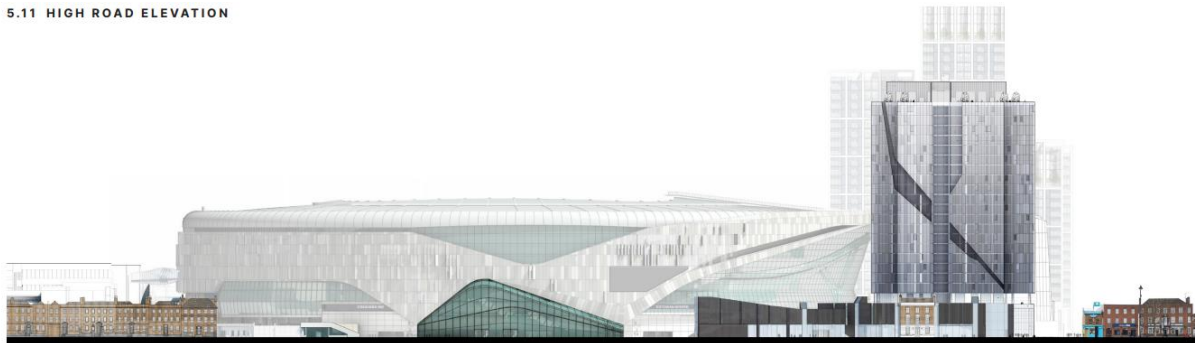


2.11 MASSING & HEIGHT: KEY TOWNSCAPE VIEWS

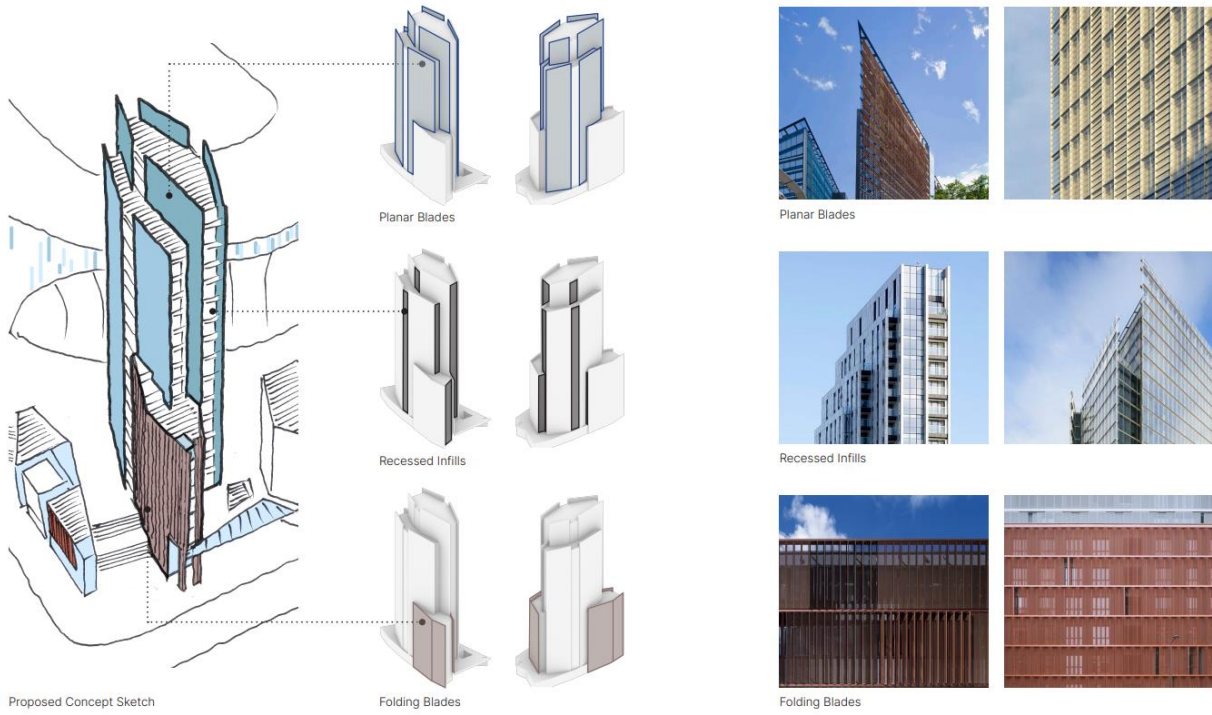


Comparative massing:

5.11 HIGH ROAD ELEVATION

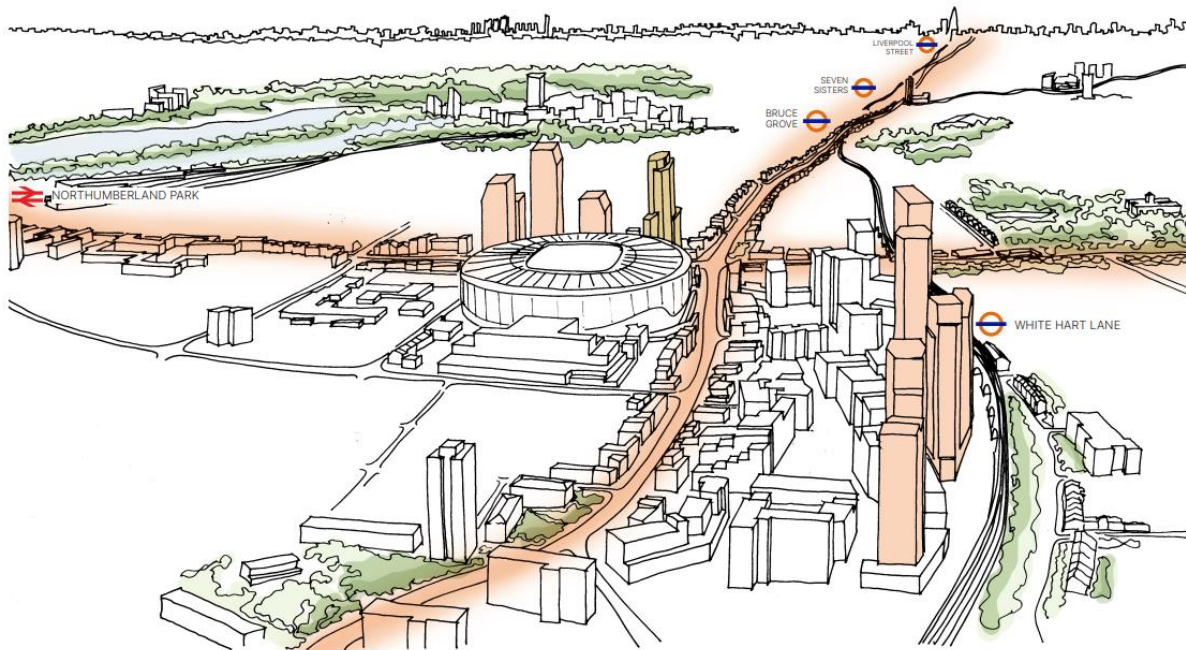


Indicative materials / appearance:



Overview of emerging character:

2.12 BUILDING HEIGHT & STREET LEVEL: URBAN LEGIBILITY OF KEY PEDESTRIAN ROUTES





APPENDIX 2 – QRP NOTES

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Northumberland Development Project Hotel

Wednesday 19 April 2023

Tottenham Hotspur Football Club stadium board room, High Road, London N17 0AP

Panel

Esther Everett (chair)
Georgios Askounis
Louise Goodison
Catrina Stewart
Joanna Sutherland

Attendees

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
John McRory	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Joe Brennan	Frame Projects
Deborah Denner	Frame Projects
Kirsty McMullan	Frame Projects

Apologies / report copied to

Robbie McNaugher	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Anabel Fernandez Rubio	F3 Architects
Ian Laurence	F3 Architects
Sean Bashforth	Quod

3. Planning authority briefing

The application site forms part of the ongoing phased redevelopment of the Tottenham Hotspur Stadium and associated surrounding land. This was granted as a hybrid permission in 2016 (HGY/2015/3000). The phased redevelopment includes the Tottenham Hotspur Stadium, Tottenham Experience, and the hotel and extreme sports centre. This review focuses on the hotel.

The site is south-west of the new stadium on the junction of Park Lane and High Road. It is adjacent to the Tottenham High Road / North Tottenham Conservation Area. The Grade II Listed Warmington House, to the west, has been incorporated into the Tottenham Hotspur Experience building. There are other locally listed buildings in the vicinity, including the Corner Pin pub opposite the site. The recently approved High Road West redevelopment is to the west of the site and has permission for substantial masterplan redevelopment (HGY/2021/3175.) The extreme sports building, which would be to the east of the approved hotel, was approved outline planning permission only. Reserved matters have subsequently been approved for the eventual scale (HGY/2021/1039) but not for detailed design.

The approved 2016 permission accepted the design but noted significant harm to the listed and locally listed buildings, failing to preserve and enhance the character of the conservation area. However, officers concluded that whilst there would be substantial and less than substantial harm caused to heritage assets, the benefits of the overall proposal would outweigh the harm as it is necessary to achieve the significant public benefits of the wider development.

The hotel was granted full permission in 2016 for a 22-storey tower to accommodate a 180-bedroom hotel with an additional 49 serviced apartments. The development has been implemented and foundations built. This revised proposal shows substantial changes to the height, layout, profile and materials. The scheme now shows a blade-like tower design with a slenderer appearance and an enlarged entrance canopy. The current scheme should be viewed in the context of the extant permission as well as the evolving character of the area.

Officers confirmed that the proposals are broadly in adherence to the 2016 approval. They would welcome the panel's thoughts on how the different sections of the building relate to the stadium and emerging context, and the proposed materiality.

4. Quality Review Panel's views

Summary

The panel notes that this scheme already has approval, but substantial changes are proposed to the layout, profile and materials. The reduction in width is a clear improvement and the panel supports the taller, slenderer tower. As this is a place of arrival at a key destination, the idea of a landmark building is supported. The design, especially at the top of the building, should be distinctive to achieve this and ensure it does not get lost in the cluster of other tall buildings proposed in the vicinity. However, the landscape and public realm must be as successful as the building. At present, the scheme appears as a corporate hotel, somewhat divorced from the diverse, creative energy of the neighbourhood it sits in. Local communities and businesses should be involved in developing the scheme to ensure that it provides clear community benefit and reflects Tottenham's character. Significant work is needed on the public realm strategy to better integrate the scheme into its surroundings, including mediating between the Tottenham Hotspur Stadium and the conservation area. How the building meets the ground and activates the podium, and the entrance sequences it creates should be interrogated and improved to create a coherent public-facing offer at all levels. Every opportunity should be taken to achieve low carbon sustainable design. This should include further exploration of materials, energy usage and renewables. The usability of all spaces inside and out should be thoroughly tested in terms of wind, sunlight / daylight, overheating and ventilation. The panel also asks for further work to develop the materiality of the building. This should be robust but tactile, especially at the lower levels. Texture should be used to find a less corporate and grey appearance that is more sensitive to the human scale, as well as the wider identity of the area.

These comments are further expanded below.

Height and massing

- The panel is broadly comfortable with the proposed 17 metre height increase on the consented scheme and supports the slenderer form of the tower.
- The scheme will be visible in long views and have an impact on the townscape, and the adjacent conservation area. However, it has already been determined through the outline consent that the public benefit of the development as a whole outweighs the harm. In addition, as this is a hotel (a place of arrival) and marks the important stadium destination, it is appropriate that this scheme acts as a landmark.
- However, the panel would encourage further work to refine the design, making it more responsive to its built and cultural context, ensuring that it is a landmark rooted in this part of Tottenham.

- The challenges associated with the loading capacity of the existing foundations and rights of light are understood, so this should be achieved through a distinctive design with particular attention to the building's crown, rather than through another increase in height.
- The panel recommends researching case studies on distinctive tall buildings with multiple levels at ground floor to inform the development of the scheme. The Shard is a good example of a successful, elegant landmark building that deals with multiple entrance levels.

Placemaking and integration

- This area and its residents have experienced significant change in recent years since the development of the Tottenham Hotspur Stadium, and this rate of change is continuing. There have been significant efforts in the wider development to reach out to the community with projects such as the Tottenham Experience.
- Considering the impact on locals and the recognised harm to the conservation area, it is essential that this tall building also provides community benefits and reflects Tottenham's character. At present, the architecture appears corporate, and somewhat divorced from the diverse, creative energy of the neighbourhood it sits in.
- The panel recommends engagement with the community to inform the design of the ground floor and podium spaces. This should help to ensure that the development meets the needs and desires of the community, alongside those of the hotel occupants and stadium visitors.
- It would encourage exploration of temporary or permanent interventions – for example the walls of the building at ground floor or podium level could be canvases for creativity, creating a point of interest with colour and materiality. This would soften the landscape and create a more playful, welcoming place.
- The council's 'Made by Tottenham' directory of local artists and businesses is a useful resource to assist with this.

Public realm

- The public realm proposals do not yet sit comfortably along Park Lane and in relation to the conservation area, as well as the emerging Allies and Morrison buildings. The landscaping strategy needs significant work to develop a more holistic response, ensuring it will support and be as successful as the building itself.
- Further work is needed on how the scheme negotiate changes between the ground and podium levels, ensuring that it contributes effectively to the public realm narrative on each level and that there is clarity of entrances.

- It is positive to hear that the podium space is already used for workshops and events on non-event days, and that the potential for market stalls is being investigated. The panel encourages further thought about opportunities for play and seating to make the podium more welcoming for the community.
- The scheme also needs to work for the thousands of people passing through on their way to the stadium. The ground floor and podium levels are currently dominated by hard landscaping. The ground floor vehicle drop-off area in particular is given too much prominence.
- The provision of greenery should be increased and there should be clear signage to cycle storage to make sure the public realm invites sustainable transport and is pedestrian friendly.
- More detail is needed to understand how the building activates the podium. The aim should be to create a fluid relationship between inside and outside.
- The planting shown on the upper levels also feels exotic and out of place in Tottenham. The panel would encourage use of species native to the UK.

Sustainable design

- Best practice and statutory requirements for sustainable low carbon design have changed significantly since the scheme was granted planning permission in 2016. The panel therefore welcomes the applicant's commitment to addressing this in the current designs.
- It notes that the 35% reduction against Part L mentioned in the presentation is a minimum GLA target and would encourage the scheme to go beyond this. For example, the panel would encourage ambitious targets for U-values and air tightness.
- The panel welcomes the thought being given to designing façades that respond to their orientation. The panel asks the project team to continue to develop this thinking as design work continues, alongside other considerations such as embodied energy.
- The current façade concept appears to rely on high embodied carbon materials such as steel. The panel encourages embodied carbon calculations as early as possible and for materiality to be optimised, including reducing the amount of steel needed in the structure.
- The panel is concerned about daylight and overheating challenges, particularly in west facing units where the ventilation strategy may not work as well due to orientation, height and windy conditions. This needs further work.
- In terms of health and wellbeing, the scheme would benefit from a thorough check of how usable all spaces are. The north facing balconies and the

ground level public realm require particular attention as they currently appear likely to be windy and shaded most of the time.

- The scheme should maximise opportunities for on-site renewable energy production, for example, considering photovoltaic panels on the roof levels.
- The panel understands that the intention is to connect to a district heating network, but in the future the scheme may need to accommodate heat pumps or adapt in other ways to achieve net zero carbon operation. A strategy is needed to future-proof the scheme for easy electrification. This may require space to be allocated that could become plant rooms if required.
- In terms of energy usage, many aspirational projects are now pushing for a target of 95 kilowatt hours/square metre. It would be interesting to see how this scheme compares, particularly as hotels have a constant demand for hot water. The project team should carry out energy analysis and look for opportunities for heat re-use, particularly regarding hot water.

Architecture

- The panel thinks that the architecture should better integrate into its context and soften the human experience of the building at lower levels.
- A clear set of 'rules' have been established in terms of planes, breaks and stepping of the façade. The panel understands the rationale of this approach but would encourage a return to different geometry and materials at lower levels as previously proposed.
- The external visuals of the scheme are crisp and attractive in the sunshine, but the panel is concerned that the powder coated metal and glass fibre reinforced concrete proposed will appear flat and grey on a normal cloudy day.
- The cast iron cladding of the Tottenham Experience building on the High Road is successful and the panel would encourage exploration of alternative materials with similar warmth. This could also help to tie the scheme into its surrounding context.
- In general, the panel encourages the project team to choose materials that feel more tactile and approachable.
- The National Theatre refurbishment in 2015 by Haworth Tompkins could be a useful precedent. The painted external frame has panels that reflect light and capture a sense of graininess and movement.
- The panel welcomes the idea of greening the façade, but questions how easy this will be to achieve, if it relies on residents to maintain planting on balconies.

- A lighting strategy should be developed to accentuate the strip element of the façade, especially at night and on the north and south elevations. This could help to highlight the gardens that the management team can control.

Internal layout

- Further work is needed on the internal layout, especially to develop detail on the circulation.
- The project team should carry out 'day in the life' studies of different users (such as a hotel guest, a local resident and a member of staff) to think through all arrival sequences and journeys through the building.
- The panel is concerned about long internal corridors. These have little or no natural light or views out, which can be very disorientating.
- It suggests finding opportunities to add more openings, such as in the far south-eastern corner on the typical hotel floor plans, and through the side of the external stair to the hotel lobby at ground floor level.

Next steps

The panel would welcome an opportunity to review the scheme again at the next stage of design development. It would be helpful if the proposals could be seen alongside plans for the extreme sports centre to ensure that it works well with this important neighbouring context.

