



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.

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1. Project name and site address

Northumberland Development Project, Plot 3, Park Lane, London N17 0HB

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.



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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.



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- 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.**



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- 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



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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.



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- 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.



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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

