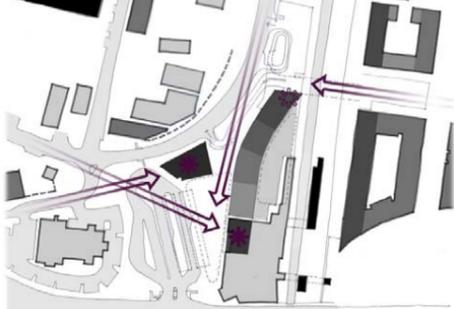
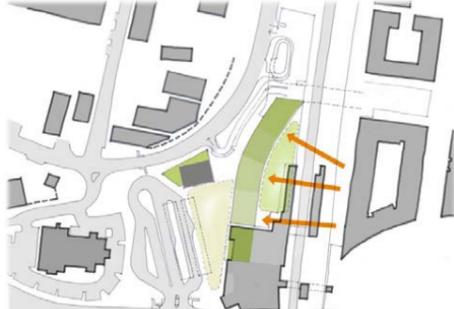


Enclosure of space



Response to vistas



Creation of a spatial hierarchy



Creation of a legible transport interchange



Massing development models



View of the interchange from Ferry Way



View from Watermead Way

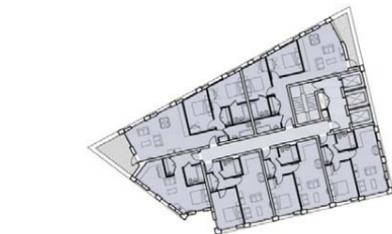
Holder Mathias were approached to bid to design the new over-station development (OSD) at Tottenham Hale.

The existing site is a busy transport interchange between the mainline railway from Liverpool Street, the Victoria Line London Underground Station and the newly re-planned local bus station. The brief required 200+ apartments as a PRS scheme with ground level retail. The scheme also had to fit in with the constraints of the proposed redevelopment of the train station.

The current site is extremely exposed and under-developed and lacks a both a sense of arrival and a sense of place. The team's response was to create a series of urban forms, tested through 3D physical modelling, which enclosed a more human-scaled space which could act as the transport interchange.

By breaking the development into blocks, the scheme became easier to deliver commercially as well as being more marketable - with individual blocks being tailored to meet the needs of different market sectors that existing within Tottenham's very diverse community - so it was proposed that the tall block was geared towards a younger professional market with rooftop amenity space and a gym, and the lower block more towards larger family units with larger outdoor amenity provision.

The height of the buildings were intended to sit within the wider emerging masterplan context of the area (by others), which has earmarked the area as one of London's significant growth centres in terms of population, density and height.



Typical tower floor plate



Above: Typical edge block floor plate
Right: Scheme overview



4126
Tottenham Hale OSD

Location
London

Sector
Residential

Description
Bid to create a residential-led over-station development to redefine the sense of place of this busy London transport interchange