

Thornwood Group - Haringey Sixth Form College

KDE/DGW/5338 – Sep 2022

¹⁸⁹²
**Tooley
Foster**



3D view

**Planning
Submission**

Contents

Title Page	1
Contents page	2
Introduction	3
Site Location	4
Site Context	5
Site Photos	6
Building	7
Materials	8
Accessability	9
Fire Strategy	10
Transport	11
Ecology - See separate report. Prepared by A Lyne	
Energy - See separate report. Prepared by NRG	
Drawings - See separate appendix,	
Back Page	12

An architectural rendering of a proposed building for Haringey 6th Form College. The image shows a modern structure with a dark, vertically-slatted wooden upper facade and large glass windows. The interior is visible through the glass, showing a bright, minimalist room with light wood flooring, several white tables on casters, and white chairs. A small garden area with green grass is visible in the foreground on the left, adjacent to a paved courtyard area. A large yellow circle is overlaid on the right side of the image, containing the title text.

Haringey 6th Form College

Haringey 6th Form College has identified a need for additional accommodation to provide somewhere to support both students and parents away from the main building. The college has limited opportunities within the existing site to locate a new building.

They have identified the old wildlife garden as an ideal site location as it has been unused for several years and allows a building to be 'discrete' but accessible from the central courtyard.

This building will provide a couple of classrooms and some tutorial rooms together with a small garden area which can be used for a horticultural course that is being planned for 15-20 students.

The college have appointed Thornwood group to act as the turnkey partner to work with them to deliver this new accommodation.

Site Location

The area identified for the new building is an unused wildlife garden which has been locked and unused for many years.

To the south and west is an existing wall approx. 3.1m high which encloses the site on two sides.

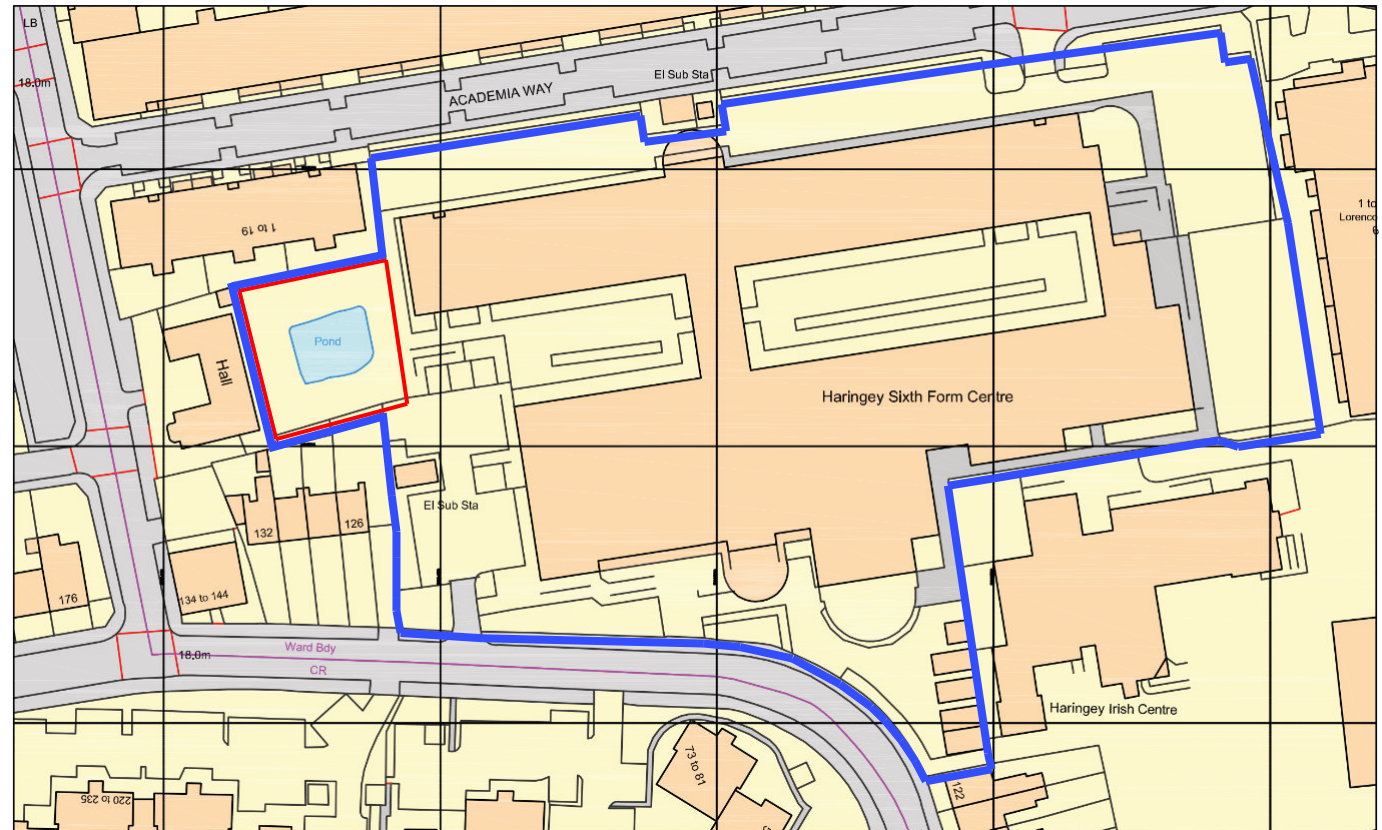
On the west a church sits close to this boundary wall with one high level window. To the North is a 3-storey block of flats with a boundary fence of galv steel palisade fencing which has been painted white.

The eastern boundary is fenced but is part of the overall college campus.

This area was designed with an area of bog planting to a man made pond which is now overgrown.

Soil was moved around within this area to create this habitat.

The site is fairly level along the northern and eastern boundaries and then slopes down to the east with the pond and bog garden area raised above the natural ground level.



Site Context

The site of Haringey 6th form college was developed originally in the 1870's as a teacher training college.

The housing to the south and west of the site appear in the historic maps of the late 19th Century

The new college building including the housing to the north and Academia way were constructed in the early 2000's.

From the historic maps the proposed area for development has never been built on.



Map c. 1937

Site Photos



Boundary wall to the church on Queen Street and housing to the rear of Academia Way



Internal school boundary fence



Boundary wall to the housing on White hart Lane.



Existing steps and ramp to site



Housing to the North overlooking the site.

Building

The design of the building seeks to minimise its impact on the existing site, sitting below the existing boundary wall it will have minimal impact to the houses to the south on White Hart Lane and the church on Queens Street.

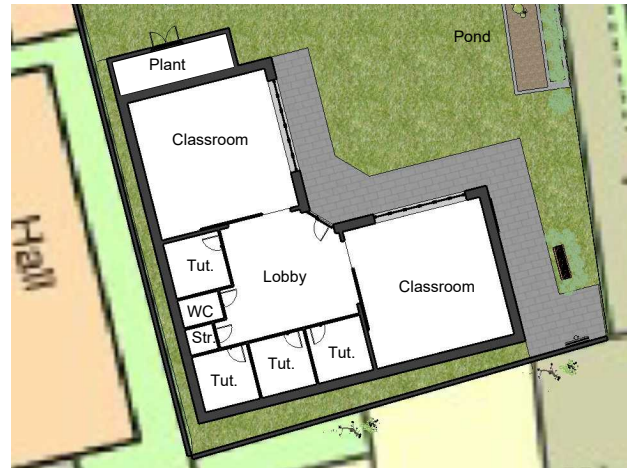
The new building is set well away from the flats that back onto the college which face Academia Way. The building has two classrooms and four tutorial rooms which are accessed from a communal entrance core.

This single storey L shaped building is designed to be as light and airy as possible with exposed roof slopes internally. They also provide the roof to the covered walkway to the north and east elevations.

Each classroom has a wall of bi-fold doors so that the spaces can be opened into the garden area.

The building is being designed to have minimal energy use and have a limited impact on the ecology of the site as possible.

We are proposing an extensive green roof to the main pitch with PV panels on the southern slope with some additional PV panels on the eastern slope



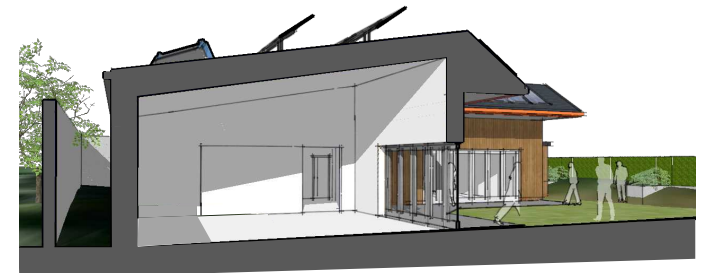
Ground Floor Plan - 1:200



We are minimising any changes in level as this will then link into the existing access point to the current garden space. This allows wheelchair access from both the rear car park and the ground level of the college.



External View 2



Section Through Main Classroom



Materials

The building will be clad in a larch cladding with some Cor-ten panels which pick up on the college's graphics.

Bi fold aluminium double glazed doors and windows are provided throughout.

The roof will have an extensive green roof system with PV panels to the shallow pitch and the steeper pitch will be clad in artificial slate with PV panels

Landscape/Garden

We are proposing to maintain all the current walls and fences and repair or repaint as necessary.

The Palisade fencing to the north will have a new timber boarded fence located in front to hide the palisade fencing.

New raised planters are provided along this boundary, the extent of planters over and above what is shown, will be subject to further agreement with the school

Additional raised planters are to be provided for use by students and the area will have a mixture of hard and soft planting.

The existing man-made pond will be relocated into the north-east corner of the site. Its exact form will be subject to further discussion and will be fenced to protect vulnerable students.



Energy

The building is to be designed to achieve net zero, with air source heat pumps and solar panels.

Accessibility

The new classrooms and tutorial rooms will be fully compliant with M4(3). A disabled WC is provided within the new building and additional toilet facilities are provided within the main college building.

All Students access the college through the main building. Access to the new building is from the college's central atrium, into the western courtyard.

At the end of this courtyard is a flight of steps and a wheelchair accessible ramp which takes you to the level of the south-western car park and the entrance to the site of the new building. All ramps and footpaths to the building are part M compliant.



Fire Strategy Plan

The building is a single storey timber clad building, with a green roof.

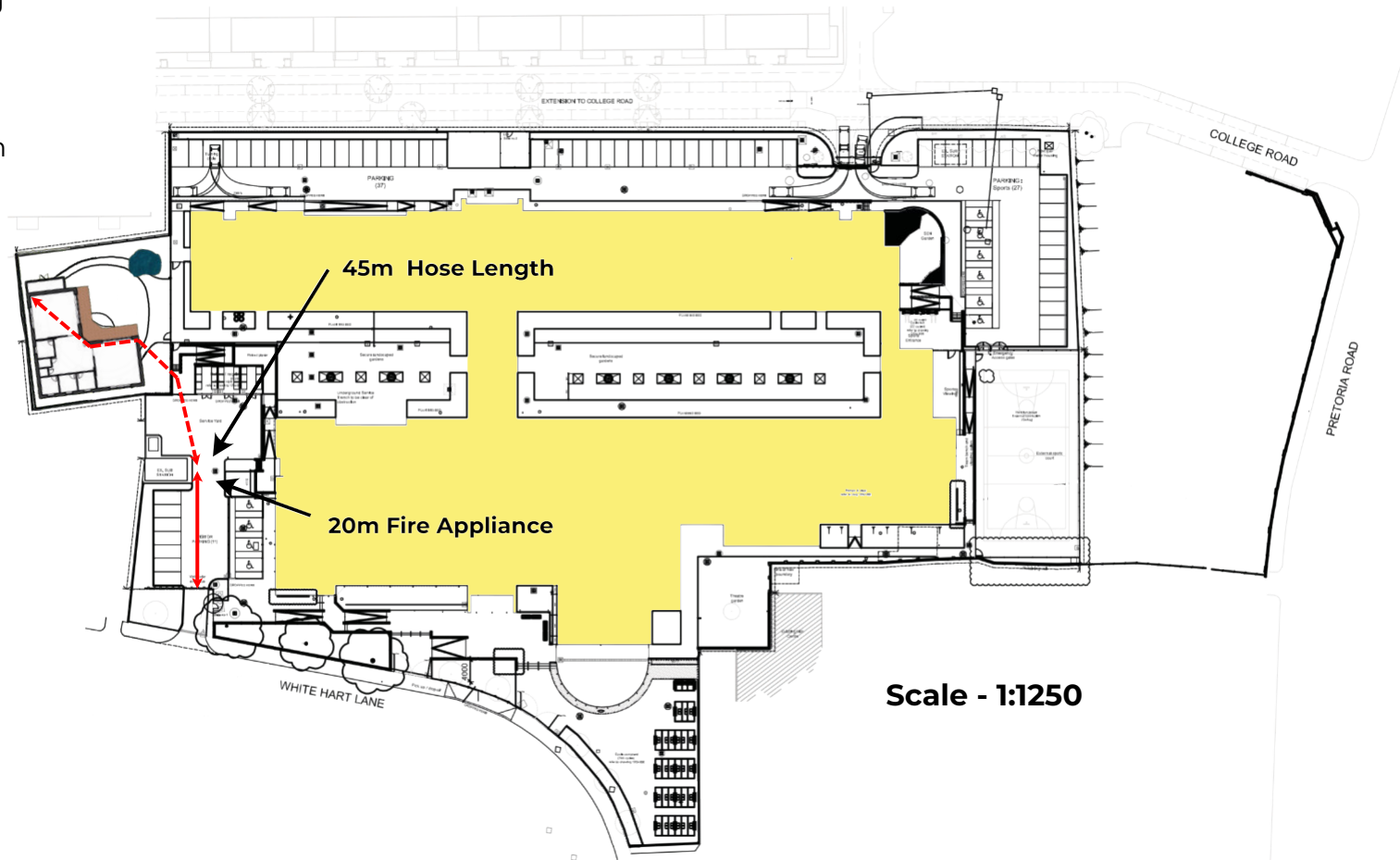
In accordance with ADB the cladding needs to achieve a B-s3-d2 and the roof needs to comply with Broof4.

To avoid any fire risk, the windows have been omitted and replaced with roof lights which will provide good levels of natural light and ventilation.

Internally the building will be designed to achieve 30 min fire resistance.

Fire brigade access to the building is via the car park on White Hart Lane.

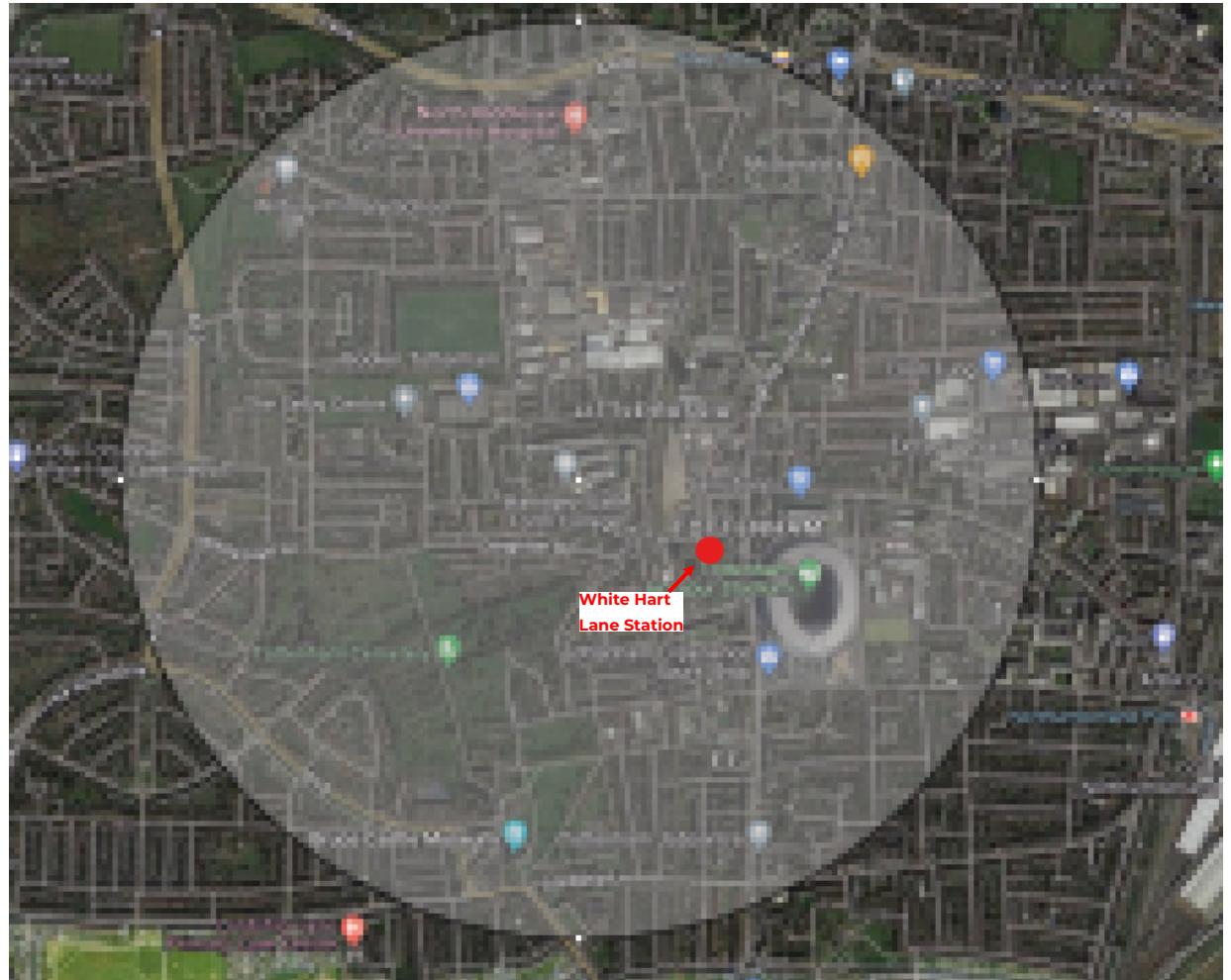
The building will have its own independent fire alarm system but will be linked back to the colleges overall management systems.



Transport

The new development is to support students and parents and therefore it is anticipated that there will be little increase in transport need.

Please refer to the transport statement prepared by Transport Consultants Ver. 001



020 8504 9711

architects@tooleyfoster.com

Warwick House
116 Palmerston Road
Buckhurst Hill
Essex
IG9 5LQ

www.tooleyfoster.com

**Tooley¹⁸⁹²
Foster**