



CCCG Tottenham Green Campus

Heritage Statement FINAL

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1. Introduction

- 1.1. This Heritage Statement informs proposals for the future development and adaptation of the Tottenham Green Campus of the Haringey, Enfield and North East London College. The campus has grown from that of the original Tottenham Technical College to cover a larger area (c. 20000m²) to serve a wider catchment and to meet changing educational needs and expectations. The current plans will address the aspirations of the College over the foreseeable future and address many of the challenges brought about by the incremental expansion and adaptation of the original buildings to meet changing educational practice and building standards.
- 1.2. This Statement specifically supports a planning application to LB Haringey submitted on behalf of Capital City College Group in respect of its Tottenham Centre which operates under the name of CONEL (College of Haringey, Enfield and North East London), for: *“Demolition of existing gym/lecture theatre block extending to 1,030 sq m and erection of a new part four/part five storey Construction and Engineering Centre extending to 2,625 sq m.”*
- 1.3. The current proposal has been the subject of extended pre-application discussions with LB Haringey officers, and two presentations to the Borough’s Quality Review Panel (QRP). These discussions addressed concerns expressed by Council officers in early informal discussions and were informed by an Initial Heritage Appraisal prepared by Steven Bee Urban Counsel. That described the local historic context to the proposals and explained how understanding the historic significance of the College, other buildings in the vicinity and the wider area had been addressed in the design of the proposal now submitted. It provided an objective basis for discussing with the Council and other interested parties the implications of the proposals for the historic significance of the College and its surroundings.

- 1.4. The Appraisal was informed by published sources, notably the Council’s *Tottenham Green Conservation Area Appraisal and Management Plan*, but also the Council’s Historic Environment Record; Historic England’s National Heritage List for England; policy and guidance documents published by LB Haringey and Central Government Departments, and documents associated with previous and current planning applications for the College site and other local developments .
- 1.5. The Tottenham Green CAA requires Heritage Statements accompanying a planning application to include:
 - an assessment of significance of any heritage assets which may be affected including their setting;
 - an assessment of the impact of the proposed development on the heritage asset(s) and their setting; and
 - an explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

The Appraisal incorporated these requirements in supporting further pre-application consultation and, in the light of further responses, these form the basis of this Heritage Statement.

The specification and design of the building have been changed in the course of pre-application discussions, in response to officer and QRP concerns regarding the impact of the development within the setting of nearby listed buildings. This Heritage Statement refers to the changes made since the Appraisal.

2. Historic context

- 2.1. The Tottenham Green Conservation Area Appraisal and Management Plan provides a helpful summary of the history and historic significance of the Conservation Area, notably *Area B* as defined in the appraisal, which includes the application site. It is not necessary to reproduce all of this here, but we use it to inform the elements of our assessment in response to the Council's criteria for Heritage Statements.



Fig 1 Extract from CA Appraisal showing Area B and location of site

- 2.2. The Appraisal identifies two primary features of the special interest of the Conservation Area: the historic open space of the Green, distinctive in the now continuously developed corridor of Tottenham High Road; and the unique concentration of public, civic and religious buildings and places of entertainment, of which the buildings on the west side of Tottenham Green, including the College campus, are the most important and impressive examples.

- 2.3. Tottenham Green straddles the A10, following the Line of the Roman Ermine Street that has been an important route into London from the north from at least that time. Tottenham Green was the location of a wayside cross and became a staging post on the route out of and into London. In the eighteenth and nineteenth centuries this part of the route became an attractive location for the out-of-town houses of the merchant and banking classes, and several fine houses were built, on the east side of the Green.
- 2.4. The properties on the west side of the Green were acquired in the late nineteenth century by the new municipal authorities of first Middlesex County Council (MCC), and later Tottenham Urban District Council (UDC). The Green was chosen as the civic centre for the new UDC and public buildings and amenities were established along the west side of the Green.
- 2.5. These included the MCC Grammar School, The UDC Town Hall, Fire Station and public baths, all now listed at Grade II. A hospital serving the Jewish community was established to the south at the turn of the C20 (now converted to private flats). In the inter-war period, the MCC Tottenham Technical College was built on a site to the north of the Hospital. Both buildings are now locally listed.
- 2.6. The civic importance of the location was reinforced by the erection of memorial to the fallen of the Great War, and subsequently to those of World War Two (now listed at Grade II).
- 2.7. The Technical College was extended across adjacent sites to the north incorporating the listed former fire station (now occupied by Tottenham Green Enterprise Centre). Subsequent additions include the 1970s eight-storey Tower Block and the 2005 Centenary Building, a new feature facing Tottenham Green. The CAA considers the tower detrimental to the character of the Conservation Area, while the Centenary Building it considers makes a "more positive contribution in a fully contemporary style with red terracotta and dark metal cladding and gives the college a more interesting and welcoming frontage to the High Road."

- 2.8. The former maintenance depot at the rear of the Town Hall, and the former baths buildings behind its façade have been redeveloped over the past 20 years to provide new business and residential development, a leisure centre and the Bernie Grant Arts Centre. These sustain the historic civic and public amenity function of the location, in more prosaic modern buildings.

3. Planning policy context

LB Haringey

3.1. LBH Policy SP12:

- *The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.*
- *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.*

- 3.2. The Local Plan identifies the *Tottenham High Road Historic Corridor* as one of two particularly important historic features within the Borough (the other being Highgate). While the character changes frequently along it, this north-south linear feature is designated as a continuous series of Conservation Areas. The Local Plan also identifies views into, within and from Conservation Areas as potentially contributing to an appreciation of their historic significance.

- 3.3. Policy DM9 of the 2017 LBH Development Management Development Plan Document: *Management of the Historic Environment*, sets out in more detail the ways in which the Council will manage change in and to historic places. Policy provisions of particular relevance to the current proposal are:

- A. *Development that conserves and enhances the significance of a heritage asset and its setting will be supported.*
- B. *Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.*

This Statement addresses the expectations of *Provision B* to meet *Provision A*.

- 3.4. Policy HC1 of the London Plan, Policy ST12 of the Local Plan and Policy DM9 of the DM DPD collectively seek to protect conservation areas and heritage assets from inappropriate and harmful development and ensure that any potential harm caused is outweighed by the public benefit that the proposal would provide. (para 7.12)
- 3.5. Para 7.14 of the DMDPD states: "The development site is constrained by its densely built immediate context set just behind the spacious historic frontage of the Conservation Area where the established group of listed buildings including the Old Fire Station, Tottenham Town Hall and the former County School have a consistent height, similar style and mutual generous gaps and uncluttered.

3.6. Policy AAP5 of the 2017 LBH Tottenham Area Action Plan: *Conservation and Heritage* aims to balance growth and regeneration with conservation and enhancement of its heritage assets, in particular through Conservation Area Appraisals and Management Plans. These are intended to ensure that new developments:

- *reflect, where available and relevant, character and heritage appraisals, statements and management plans for the area and/or heritage assets;*
- *identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal;*
- *maximise opportunities for integrating heritage assets within new development and enhance connectivity between them;*
- *put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible*

3.7. The Tottenham Green Heritage Appraisal and Management Plan was a primary source for our Appraisal and is referred to in the preceding and subsequent sections of this Statement.

3.8. The LBH Policy documents refer to relevant guidance provided by Historic England. Of particular relevance is its 2008 *Conservation Principles. Policies and Guidance* that, *inter alia*, advocates the 'heritage values' approach to evaluating historic significance. We have adopted this approach here, as elsewhere, to ensure objective analysis and presentation.

London Plan

3.9. The provisions of the London Plan are incorporated and/or reflected in the LBH Local Plan, but Policy HC1 *Heritage conservation and growth* emphasises at provision C:

- *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process*

National planning policies and guidance

3.10. Local Plan policies must be consistent with the National Planning Policy Framework (NPPF), most recently revised in December 2023. Changes in this latest update do not materially affect the consideration of this application. The National Design Guide (2021) identifies ten characteristics of well-designed places. The first two of these - 'Context' and 'Identity' - are particularly relevant to the Tottenham Campus. They assert that well-designed places are:

- *based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;*
- *integrated into their surroundings so they relate well to them;*
- *influenced by and influence their context positively; and*
- *responsive to local history, culture and heritage.*

and that they:

- *have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;*

- *have a character that suits the context, its history, how we live today and how we are likely to live in the future; and*
- *are visually attractive, to delight their occupants and other users.*

The design guide principles as a whole are addressed in the Design and Access Statement. This Heritage Statement focuses on the heritage contribution to context and identity.

Pre-application consultations with LB Haringey

- 3.11. The design team held initial discussions based on the draft design and access and planning statements submitted 'pre-application' in July 2023. Among the matters raised by officers were the height of the proposed building and its consequent visibility in views of the facades of the listed buildings in Town Hall Approach from the Green and views from the east. They also asked for an expansion of the contextual analysis to address the historic townscape and an explanation of how the design of the new building had been influenced by this understanding. The Heritage Appraisal used the additional views analysis provided by Atkins to respond to these matters.
- 3.12. The proposals were presented to the Council's Quality Review Panel (QRP) in October 2023. The panel endorsed officer opinions that the new building intruded into the setting of the Grade II listed Former Fire Station and the locally listed former firemen's cottages to an unacceptable degree.
- 3.13. The Council's response to the pre-application submission stated:

"The principle of new buildings located in the background of the civic Listed Buildings could be acceptable provided that they do not compete with or dwarf the specific height, proportions and architectural composition of the listed buildings and their immediate neighbours; they will also need not to obscure the historic roofscape of the civic buildings along the very institutional frontage of Townhall Approach. It is also considered that new development can be enabled through a heritage-context-sensitive and thoroughly informed design revision of the current scheme by addressing at both the heritage constraints surrounding the site

and the actual, although limited development opportunities available.

The applicant should explore alternative distributions of masses and heights with consideration of the higher sensitivity of the listed frontage of Town Hall Approach and the relatively low heritage sensitivity of the southern section of the development site along the High Road and focusing primarily on sensitive scale and height. Further discussion on the design quality of the proposed building will become relevant from the heritage conservation perspective once foundational issues related to scale and height are resolved, and acceptable configurations agreed.

It is noted that the existing campus has developed in an unsatisfactory piecemeal fashion leading to a compromised layout and quality of accommodation and further information with regard to a masterplanning exercise is required to ensure that the proposed new building would sit comfortably within this next phase of the evolution of the college campus, as well as not prejudicing the extent of any potential future redevelopment of the disposal plot of land."

- 3.14. Our Heritage Appraisal had challenged the conclusion that unacceptable harm would be caused to the significance of local heritage assets. It showed, using photographs and drawings prepared by Atkins, that the new building would be visible in only a few views of the listed buildings in Town Hall Approach and would in no cases obstruct views of them or 'dwarf their height proportions or composition.' The College has however reviewed the specification of the proposed building to explore opportunities to reduce this perceived intrusion. The proposal now submitted is reduced by a full storey and its upper floor set back in plan from the northern boundary.
- 3.15. This revision, with other measures in response to further concerns regarding the elevations and materials of the proposed building, were presented to Council Officers in December 2023 and to the QRP in January 2024.

- 3.16. In both cases, the opinions were that while the revised proposal would still cause some harm to historic significance, this would be reduced to a satisfactory level, given the accepted public benefit, and associative heritage value, of the enhancement of the College's education offer.

4. Heritage assets and historic significance

The former Technical College

- 4.1. The CCCG Campus makes intensive use of the former Technical College, and now accommodates a variety of structures, including the 'detrimental' Tower Building and the 'positive' Centenary Building. The locally listed College building was built in 1936-9 for the Tottenham Technical College founded in 1892. Its historic significance derives from the historic heritage value of its association with the emergence and expansion of technical further education in the early twentieth century, and the illustrative heritage value of the architectural style adopted by the young Middlesex County Council as an education authority.
- 4.2. Described in the CA Appraisal as *"stripped' classical style of the Middlesex County Council's education buildings of the inter-war years, in brick with stone dressings and a large pediment above the recessed central entrance,"* this adds aesthetic heritage value to the building's historic significance. This aesthetic value is sympathetic to the more florid 'Edwardian Baroque' of the public buildings to the north, using similar materials in the more restrained manner of inter-war period in neo-classical proportions.
- 4.3. The current proposal is the first stage of a master planning process that will not only provide the accommodation necessary for the development of educational facilities to meet future needs, expectations and standards, but also rationalise and enhance the accessibility and convenience of the Campus buildings and the attractiveness of their setting.

- 4.4. Ultimately, the earlier central courtyard of the original main building layout will be restored in part, and a further courtyard space created between the new building, the Tower Block and the Centenary Building. This internal enhancement will secure the future of the original and twenty first century east facades that are considered by the CA Appraisal to enhance the character of the Conservation Area.

The Fire Station

- 4.5. To the north of the development site is the Grade II listed Former Fire station. Its historic significance derives from historic association with the establishment of the Tottenham UDC, the aesthetic heritage value of its Edwardian Baroque architecture and decoration, and the communal heritage value of this symbol of the new municipality. It is the closest of the three public buildings designed as a group in the early twentieth century. It is now owned by the College and occupied by the Tottenham Green Enterprise Centre (TGEC) for local businesses, not only ensuring the stability and continued use of the listed structure, but also sustaining its public use and benefit. At the rear of the Former Fire Station is a modern three-storey extension and a short row of modest cottages, not listed but of historic significance as former firemen's accommodation. These are no longer in residential use but form part of the TGEC.



Listed Former Fire Station with former firemen's cottages behind and 1970s tower block beyond (to south) © Atkins

Tottenham Town Hall

- 4.6. The Town Hall is at the centre of the three municipal buildings of similar style in Town Hall Approach. Its status is represented in the grand and flamboyant Edwardian Baroque architecture with richly detailed brick and stone facades with pillars and pilasters, balconies, balustrades, tall arched windows, pediments, cornices, chimneys and steeply sloping slate-clad roofs capped with a clock and ventilation cupola. These not only enhance its aesthetic heritage value, but also demonstrate the associative historic and communal heritage value of what was at the time an important civic building for a new public authority.



Existing view of the Tower Block between Centenary Building and Town Hall ©Atkins

- 4.7. The Tottenham Green Conservation Area Appraisal refers to the negative impact of the College Tower Block within the setting of these buildings and on the character of the Conservation Area. Although the tower was built sometime in the 1970s, before the municipal buildings were listed in 1988, it is visible behind and between the Town Hall and Former Fire Station in limited views along Town Hall Approach Road. Longer views from the Green and further east are interrupted by mature trees, but the bulk of the Tower Block can still be picked out in some winter views. The red brick and white concrete elevations may have been considered a reasonable response to its historic setting at that time.
- 4.8. The former estates works yard at the rear of the Town Hall has been redeveloped with a four storey commercial and residential development without unacceptable harm to the listed building.



Four-storey development at rear of listed Town Hall with Bernie Grant Arts Centre beyond and Tottenham College and application site in red in foreground.(Google Earth)



Longer, winter view of Town Hall group from Tottenham High Road (StreetView)

- 4.9. To the north of the Town Hall is the frontage building of the former public baths, built at the same time as the adjacent Town Hall and Fire Station, to designs by the same architects. It was similarly listed at Grade II, in part for its group value, in 1988. Built in similar materials and to mixed neoclassical orders it is closer to the Fire Station than the Town Hall in detailing. Its setting is not compromised by the College's Tower Block and the proposed building will be unseen in views of the Baths' frontage from the east and north. The communal heritage value of its original purpose has changed but is not lost – it remains a public building.
- 4.10. The rear of the original building that accommodated two pools (one later converted to a community hall, was redeveloped in 2007 to accommodate the Bernie Grant Arts Centre. The new building adjoins the listed building and is of a contrasting modern design, clad in dark aluminium distinctly different from the red brick and limestone of the frontage.



Bernie Grant Arts Centre on site of former baths ©Atkins

Former County School

This building, now owned and occupied by the CCCG College, was listed along with its neighbours in 1988. Although of a similar style, it was built around 10 years later and designed by a different architect for the Middlesex County Council. The materials are also similar, but with a higher proportion of stone, of a more golden tone, and subtly different. Like its neighbours, the former school has associative and illustrative heritage value and communal heritage value in its creation and original purpose, and aesthetic heritage value in its design and materials. The two storey rear classroom blocks with more restrained elevations survive and beyond these is now the Marcus Garvey library and leisure centre, that the LBH Conservation Area Appraisal generously describes as 'undistinguished'



Former MCC County School façade (Streetview)



Marcus Garvey Library and leisure centre to rear of former County School (Streetview)

Tottenham Green

- 4.11. The open space at the heart of the Conservation Area, after which it is named, is today dominated by the five lanes of traffic carried by the A10 along its eastern side. To the east of the A10 is Tottenham Green East, a more protected and intimate space than that to the west, now incorporating a fenced children's play space. Around this space are a number of late eighteenth century, early nineteenth century houses that are illustrative of the earlier period of gentrification. The four-storey former Prince of Wales Hospital is a characterful building now converted to flats that complements the public buildings opposite.



Former Prince of Wales Hospital with children's play space on Green to left (Streetview)

- 4.12. The marked difference between this part of the Conservation Area and that to the west is noted in the CA Appraisal that puts it in a separate character area. It is from the southern end of this space that a panorama of the college buildings and its neighbours can be appreciated best.

- 4.13. The Conservation Area is a heritage asset in its own right. The existing building on the development site sits just outside the Conservation Area boundary, but the new building will extend into it.



Winter panorama of College and listed buildings to north from west side of Tottenham Green (Streetview 2019)

- 4.14. The LBH Conservation Area Appraisal summarises the character of this part of the Conservation Area as: *"retaining the character established by the municipal and educational developments of the early 20th century that derives from the scale and architectural style of the buildings complemented by the generous areas of public realm and open space. The mature plane trees of the Green are a major feature of the conservation area. The wide pavement alongside the High Road to the south of the Green, together with the mature trees, is also a positive benefit to the area."*
- 4.15. The associative and illustrative heritage values of the group of former municipal buildings can still be appreciated, even though their sites have been redeveloped in part and they are now surrounded by later development. The College's continuing stewardship of two of the listed buildings, plus the locally listed original technical college, is helping to sustain this value.
- 4.16. The open space of the Green was no doubt selected as the appropriate location for these buildings as their presence and purpose could be appreciated from the public routes around and through it, emphasised by the broad pavement in front of them. This civic investment helped to strengthen the associative and communal heritage value of the Green as an established focus of public activity, exemplified by the church and schools along its north

side, the safe water supply from the public well, and the public amenity of the space at the heart of an increasingly dense suburb of London.

- 4.17. As the landscape and tree planting of the Green has matured, distant views of the civic buildings have been screened to varying degrees, and they are now best seen as a group from within the western part of the Green and from the broad pavement of Town Hall Approach. Council officers' opinion is that the spaces between the civic buildings is an important aspect of the significance, but in close views, and most longer views, their neighbours are hidden behind the Edwardian facades, other than in glimpses between them that now give views of later development behind.



*View of richly detailed listed municipal buildings from Town Hall Approach
©Atkins*



View from within Tottenham Green ©Atkins

- 4.18. The aesthetic heritage value of this group of buildings lies mainly in the detailing of their facades. This is best appreciated close-up, where the presence of other buildings has insignificant impact.
- 4.19. The aesthetic heritage value of the Green has grown over time as the planted plane trees have matured. This is particularly important in the sequence of views passing through the Green along Tottenham High Road.



Conservation area (pink) and GII listed buildings (yellow) ©Atkins

5. Heritage impact of proposed development

- 5.1. The impact of the proposed replacement building has been reduced through the pre-application sequence, following concerns expressed by Council officers and members of the Quality Review Panel. The originally six-storey building has been reduced to part four/part five storeys, and the top storey stepped back on its north elevation by terminating the service core at the floor below.
- 5.2. The articulation of the elevations and the detailing of the brickwork are explained in Atkins' DAS. These improvements will enhance the appearance of the building as a component of the College's evolving campus masterplan. This in turn will have a modest beneficial effect on the adjacent Conservation Area. The elevations are only visible in long views this detailing will not be appreciable in most public views from the Conservation Area.

College Main Building

- 5.3. The revised part four/part five storey Construction Centre will not be visible in views of the original technical college building from the south, where it will be hidden behind the main façade of the locally listed building. From the east, in views from the Conservation Area, it will be hidden by the Tower Block – itself screened in most street views by the more recent Centenary Building.
- 5.4. Subsequent phases of the masterplan will allow the restoration of a larger part of the original quadrangle around which Main Building was shaped and improve accessibility throughout the campus. The amount of floorspace proposed in the new building will facilitate the opening up of the campus and the creation of courtyard space.
- 5.5. This will secure the future of the college's historic further education purpose and contribute to the historic community and commercial status of the Tottenham Green Conservation Area.

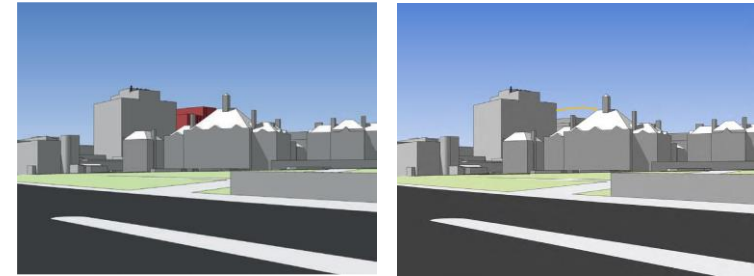


Indicative masterplan from Atkins DAS

Town Hall Approach group of civic buildings

- 5.6. These are understandably the Council's expressed main area of heritage concern. The Grade II listed group was a historic statement of civic pride and municipal function. The frontages are in good, fairly original condition, and although some of the later redevelopment at the rear is undistinguished, other parts are of distinctive style and all reinforce the public and civic function of the west side of the Green.
- 5.7. Immediately adjacent to this group are the College's most recent buildings – the 1970s Tower Block and the 2005 Centenary Building. The former is considered by the Conservation Area Appraisal to detract from its character. Its eight storeys are conspicuous among its neighbours of up to four storeys, and behind the listed buildings in views from the east. It is of a distinctly different style from its more exuberant Edwardian neighbours, but is a simple form, constructed and faced in red brick and fair-faced concrete – materials that are similar to those of the listed buildings. The simple and horizontal banding of brick walls and glazing does not compete with the intricate detailing of the Edwardian Baroque architecture.
- 5.8. Immediate ground levels views of the Tower Block are screened by the more recent Centenary Block, considered by the Council's Appraisal to be a positive contributor to the Conservation Area. Although it is more assertively modern in its use of extensive areas of solid brick and tile-clad walls with a projecting steel-framed pavilion with full-height glazing, it reflects the evolving character of the setting of the Edwardian civic buildings. Together these buildings form part of the contemporary setting of the listed group within the Conservation Area
- 5.9. The new Construction Centre will be screened by these existing buildings in the background of the listed Edwardian Buildings. The views analysis undertaken by Atkins shows the extent of its visibility. While it is higher than the building on whose footprint it will stand, it will be lower than the Tower Block, which will remain dominant in some views.

- 5.10. The only view in which the new building will be, theoretically, visible behind the listed Town Hall is from the north-west corner of the Green, but established tree cover effectively screens this view already, even in winter, and at this distance the aesthetic heritage value of the buildings is difficult to appreciate. It will not be visible in views of the former Baths and Grammar School. Their historic and communal heritage value will be unaffected.



Theoretical visibility of new building behind Town Hall (effectively hidden by trees). Earlier proposal on left, revised outline on right ©Atkins

- 5.11. There are no particular static viewpoints in the vicinity, and appreciation of the relationship between the new and existing buildings will be in the dynamic views for people passing through the scene. Atkins' views analysis included a view of the site from along Tottenham High Road on the east side of Tottenham Green, showing the extremely limited visibility of the new building along this view corridor.

Former fire station

- 5.12. This is the closest building to the development site, but still at least 40m distant. While the new building will be outside the curtilage of the listed building, it will be within its wider setting. The new building will be higher than the existing building on the site, but the additional height will not compromise appreciation of the listed building's historic associative or aesthetic heritage value.

- 5.13. The new building will be less conspicuous than the Tower Block in most views, demonstrating the logic of locating the taller element of the masterplan adjacent to the existing tall feature, avoiding the need to locate it in a more conspicuous location on the campus. The reduced height of the revised proposal further reduces its intrusion into the setting of the listed buildings in the main view from Town hall Approach resulting in a negligible impact on their historic significance.

Firemen's Cottages

- 5.14. The Quality Review Panel was concerned at the possible impact of the proposal within the setting of the undesignated former firemen's cottages behind the listed Former Fire Station, now part of the Enterprise Centre.
- 5.15. The setting of these buildings is already much altered by the recent development of the former yard behind the Town Hall and by the College's Tower Block. The reduction in the height of the proposed building by one storey, and the truncation of the northern service core on the floor below, in the revised scheme, reduces this impact, as shown in the visualisation below right. The QRP's follow-up review acknowledged this as an appropriate response.



View of former firemen's cottages from Isobel Place with (on right) proposed building beyond with outline of previous, higher, proposal

6. Summary

- 6.1. The Tottenham Green Conservation Area Appraisal and national policies and guidance are now supplemented by the National Model Design Code that aims to ensure that best practice is followed consistently in all circumstances. While the College site is self-contained, the design team's progress has been evaluated against the criteria set out for new development of this type in the prevailing environmental conditions to ensure that all aspects to be assessed through the planning process have been given appropriate attention and emphasis.
- 6.2. The proposed Construction Centre will be located on the western periphery of the Conservation Area and separated from nearby listed buildings by intervening buildings. The Atkins views appraisal has identified 'worst case' viewpoints with and without intervening vegetation to demonstrate the minimal visibility of the new building within these views.
- 6.3. The historic significance of the heritage assets lies primarily in their historic, aesthetic and communal heritage value. Their historic value will not be harmed by the proposed building. In reinforcing the educational offer of the College, it will extend the civic communal heritage value introduced by the listed municipal buildings and the unlisted Technical College.
- 6.4. The character of the Conservation Area and the settings of the listed buildings within it will be only marginally affected by the visibility of the new building in some limited views from street level. Given the nature of their historic significance, explained in terms of their heritage value above, any perceived harm to their significance will be negligible. Council officers have accepted that any residual harm discernible will be more than outweighed by the substantial improvement in the public benefit of the enhanced education opportunities to be provided by the development.

- 6.5. The new building presents an articulated, brick façade in all views, in keeping with the predominant local materials, and incorporates light-coloured storey-band details that reflect details of both the listed Edwardian buildings and the adjacent Tower Block. The articulation of the elevations will enhance their thermal performance as well their contribution to views from within and beyond the College campus. They will be constructed in traditionally laid brick, consistent not only with the earlier neighbours, but with the proposed use of the building for the education of future builders in traditional and modern skills.
- 6.6. The views analysis shows that it will be most conspicuous in views from the railway to the west, but the elevation visible in this view will be a more interesting marker for the Conservation Area beyond than the west elevation of the Tower Block, and more appropriate to its setting.