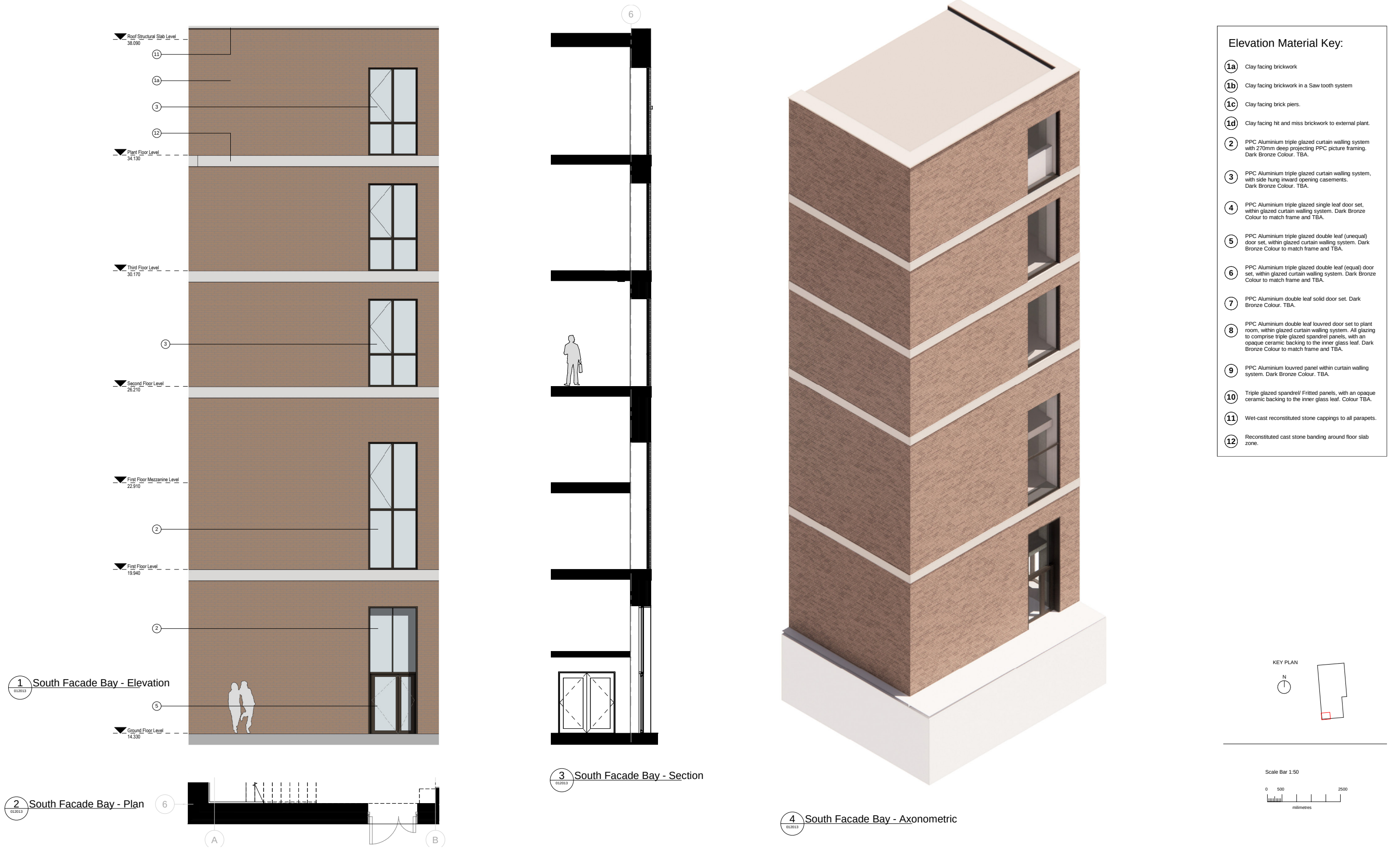


04.22 Facade Composition - Bay Study 04 (Typical Staircore)



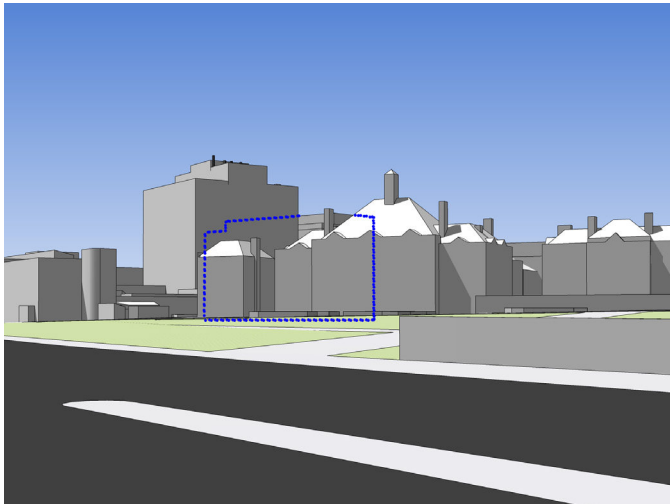
04.23 Perspective Views

Following a series of pre-application meetings with Haringey Council the project team produced a 3D model of the site with the proposed massing of the Construction and Engineering centre.

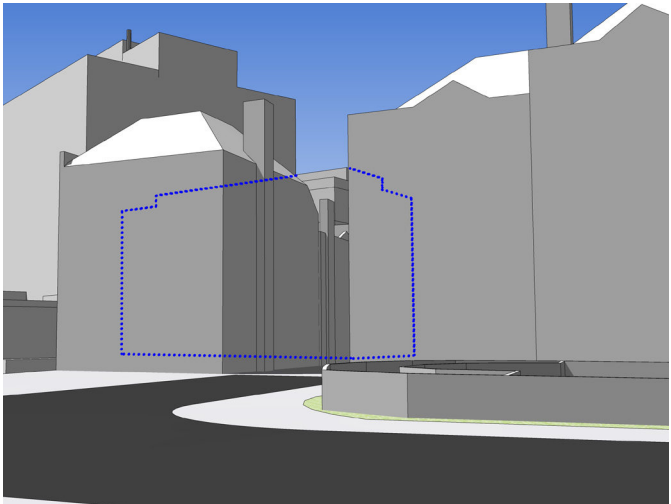
Perspective views were taken around the site from local listed buildings and key heritage areas and are illustrated here.



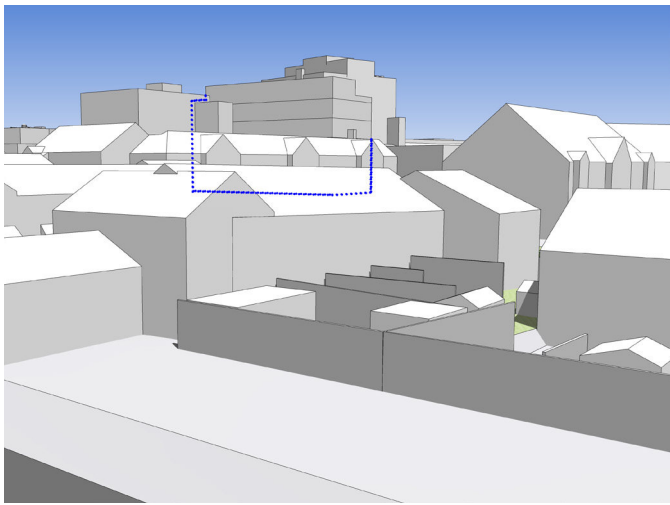
- Map Key:
- Grade II Listed Building
 - Correlating Picture and View Direction
 - Proposed Design
 - Site Boundary
- Pictures Key:
- Proposed Design Outline (obscured by surrounding context)



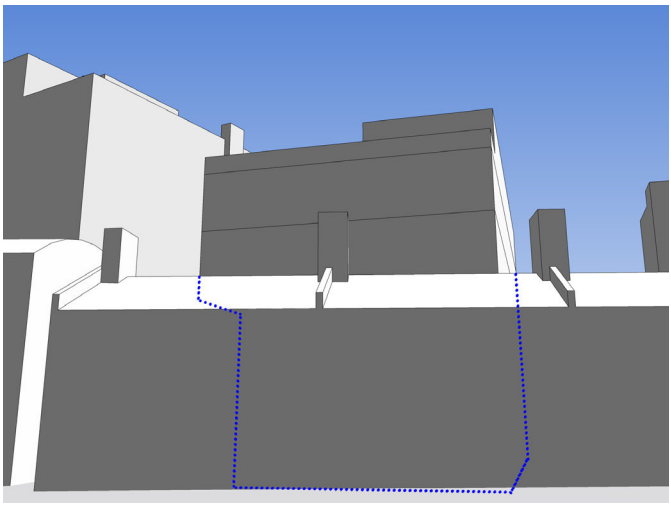
1 - Holy Trinity Church and Old Well and Well House



2 - Tottenham Town Hall and Former Fire Station



3 - View from the Railway



4 - View along Isobel Place behind the cottages.



04.24 Proposed Site Section



East Elevation



West Elevation

04.24 Proposed Site Section



North Elevation



South Elevation





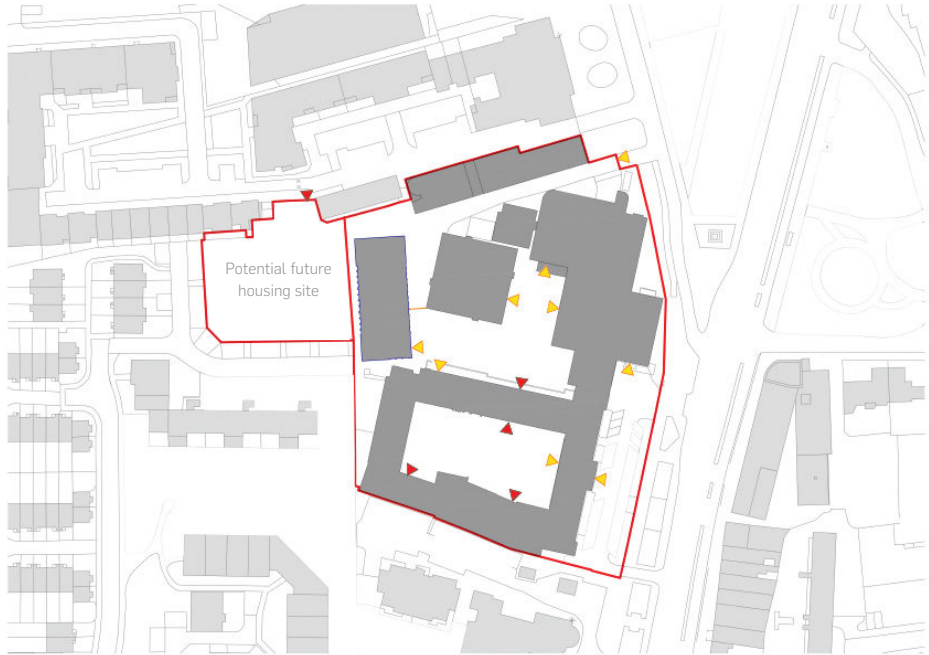
05

Illustrative Campus Masterplan

05.01 Illustrative Masterplan Site Analysis & Rationale

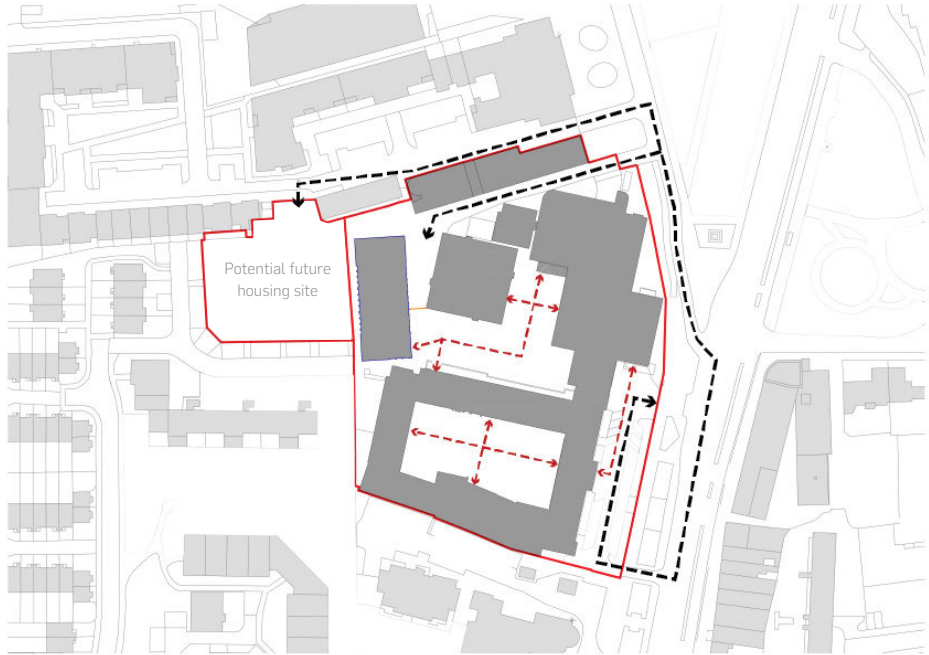
This section of the report considers an approach to the long term landscape masterplan strategy for the campus. As such the design considers the removal of certain existing buildings to create two distinct internal courtyards. This approach will provide greater clarity of circulation as well as enhancing the student and staff experience on campus. Consideration with regards the potential disposal of the current 'Building Block' is also explored.

In order to develop an appropriate landscape response it is important to understand the nature of the site and its surroundings. Here we have explored some of the key drivers which should inform any future proposal. We have considered key views, access points, vehicular and pedestrian circulation, site topography and the impact of the surrounding built form in relation to the sun path. By understanding how these elements interact and affect the space we are able to develop a framework from which an appropriate design can emerge.



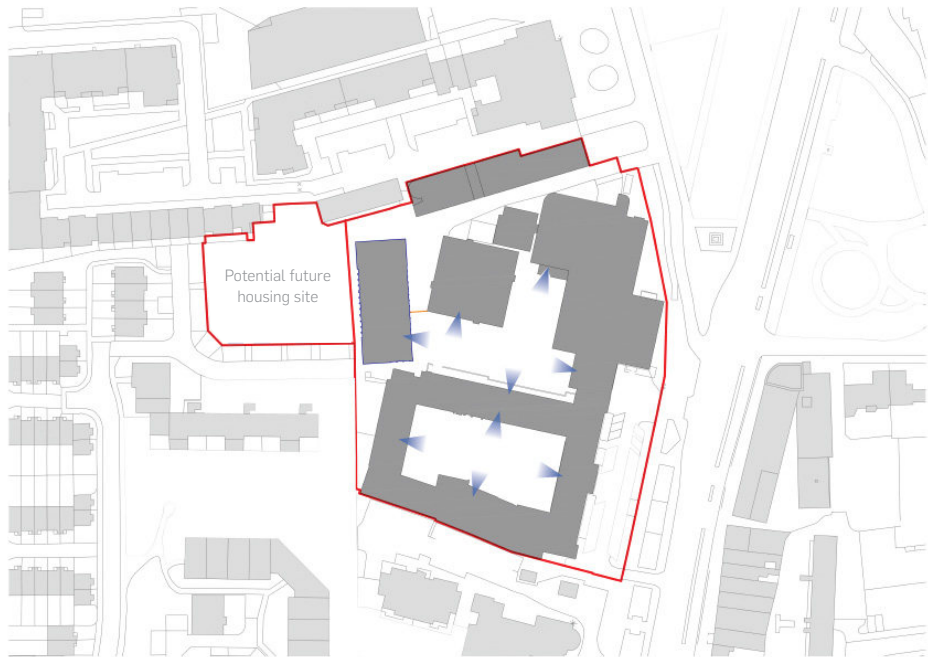
Access Points

- Desirable ▲
- Existing ▲



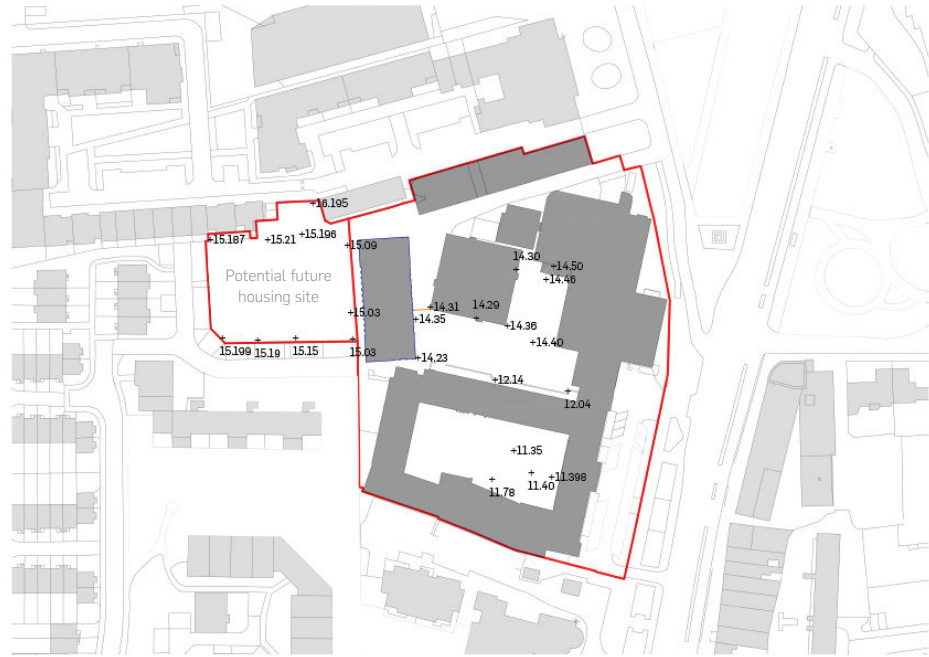
Circulation

- Vehicle ↔
- Pedestrian ↔



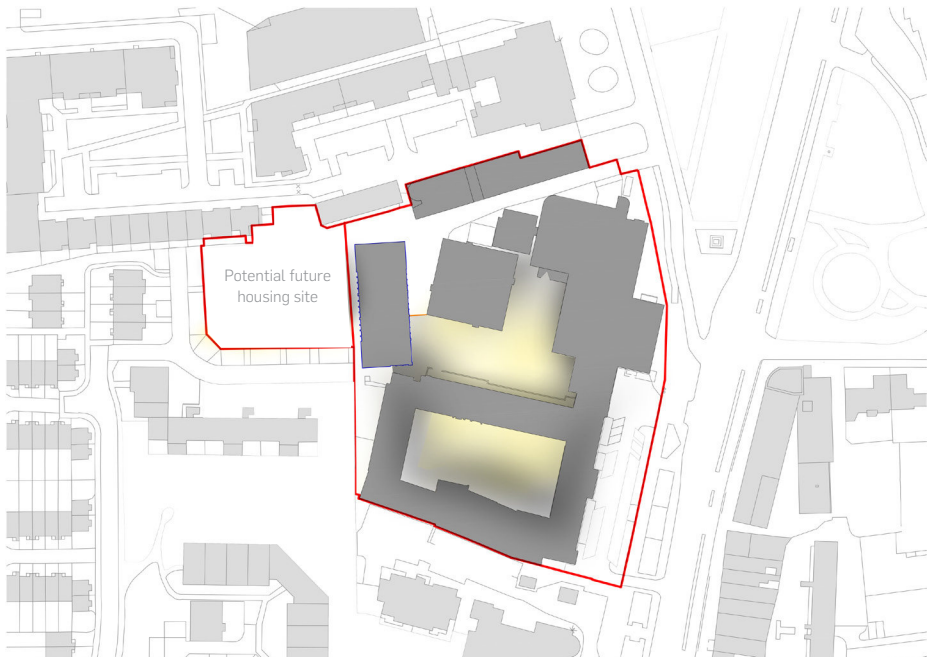
Key Views

Views across the site



Key levels

Existing +16.195



Sunlight & Shading study*

*This is not a scientific study and is only an assumption.

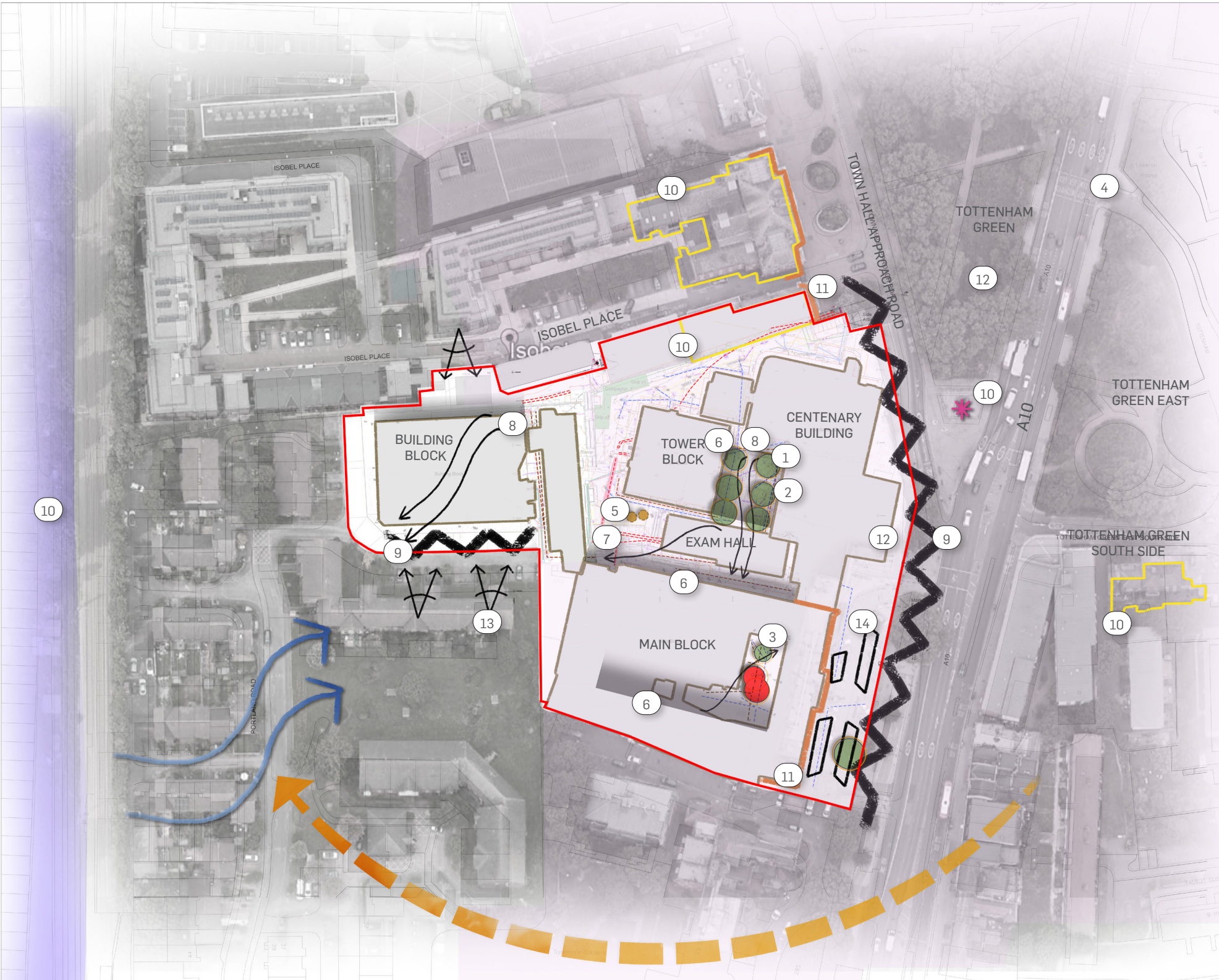
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05.02 Illustrative Masterplan Landscape Constraints Diagram

Here we identify a series of initial constraints which will need to be considered and where possibly addressed as part of the landscape proposals.

1. The Ecologists PEA has identified that there is a number of mature tree specimens located in the two courtyards. No information on existing root protection areas (RPA's) when this document was issued.
2. The existing tree species on site may have tree preservation orders due to their location being in a conservation area.
3. The Ecologists PEA has identified that the existing tree species could support nesting birds.
4. The Ecologists PEA has identified that the development is located in the Impact Risk Zone for Epping Forest Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).
5. The Ecologists PEA has identified three records of hedgehogs venturing into the site and other wild urban mammals such as foxes.
6. The nature of the existing development could create particular shading and daylighting issues.
7. The utility survey has identified existing services, which could come into conflict with the landscape proposal.
8. There is an approximately 1.3m fall northeast to southwest in the north-west area of the site. Secondly there is an approximately 0.9m fall located in the Centenary Courtyard.
9. There is possibility of noise pollution located east and west from the adjacent A10 road and nearby dwellings.
10. The site is situated to nearby listed assets, a conservation area and a memorial landmark.
11. The sites existing building includes a Grade II listed heritage frontage.
12. The site is located in the Tottenham Green Conservation Area.
13. There is a possibility of overlooking from neighbouring properties, north and south of the development.
14. The access to the main building from the A10 road is car dominant and pedestrian unfriendly.

The Constraints diagram refers to the Preliminary Ecological Appraisal project number: PRJ0009776.



Key:

- | | | | | | | | | | |
|-------------|-----------|--------------------|-----------|-----------------|-----------|-------------------|-----------|-------------------------|-----------|
| Electricity | — — — — — | Drainage water | — — — — — | Foul drainage | — — — — — | Combined drainage | — — — — — | Unknown pipe / services | — — — — — |
| Monument | ✱ | Development Access | ▲ | External Access | ↖ | Prevailing wind | ~ | Sun path | ⤵ |

05.03 Illustrative Masterplan Landscape Opportunities Diagram

Here we identify a series of initial opportunities which will need to be considered and where possibly addressed as part of the landscape proposals.

1. The Ecologists PEA has identified that there is a number of mature tree specimens.
2. The Ecologists PEA has identified that the existing tree species could support nesting birds.
3. There is an opportunity to remove two existing tree species and replace them with fruit bearing native species trees in appropriate locations.
4. The Ecologists PEA has identified that the existing site development is predominantly urban, with an opportunity to increase greening across the proposal.
5. The Ecologists PEA has identified that the existing site has low ecological value.
6. The Ecologists PEA has recommended the inclusion of green roofs, within the development.
7. The Ecologists PEA has identified the inclusion of under planting of any new shrub border enhancements.
8. The Ecologists PEA has recommended installing insect houses within ground level intensive planting and on intense green roofs.
9. There is an opportunity to create two courtyards.
10. There is an opportunity to create pop up areas in the two courtyard spaces.
11. The Ecologists PEA has recommended the installation of green walls, within the development to provide biodiversity enhancements within the urban environment.
12. There is an opportunity to provide a green amenity space to the proposed residential development, for increase user and ecological enhancement.
13. There is an opportunity to create improved views across and into the Main and Centenary Courtyards.
14. There is an opportunity to install native species hedgerows in the residential development.
15. There is an opportunity to install Sustainable Urban Drainage Systems where possible.
16. There is an opportunity to propose new seating arrangement.
17. There is an opportunity to respond to the existing Tottenham Conservation Green in any proposed planting.
18. There is an opportunity to increase planting and enhance pedestrian access to the car park adjacent to the main building.

The opportunities diagram refers to the Preliminary Ecological Appraisal project number: PRJ0009776.

