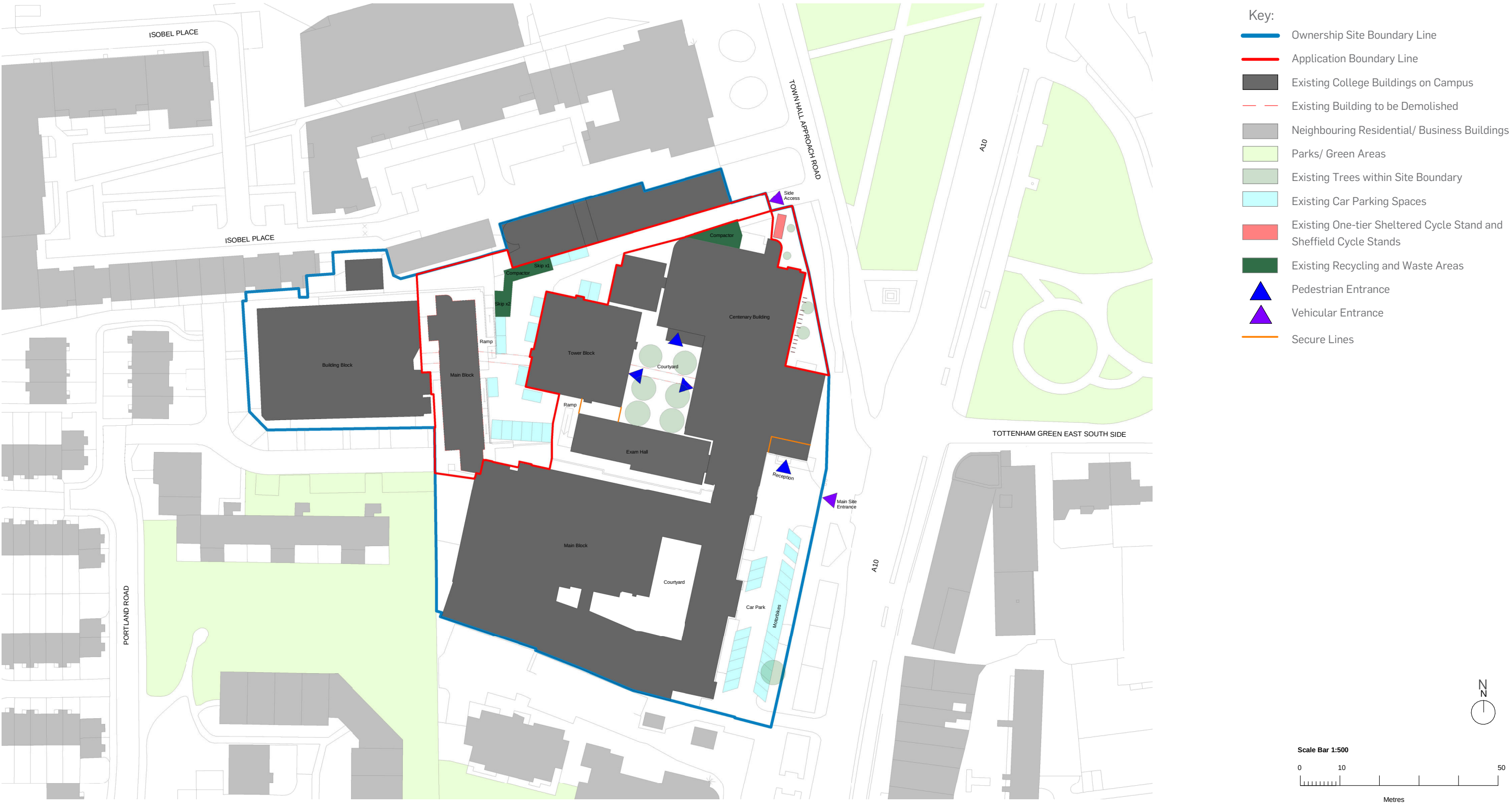


02.05 Existing Site Plan

The application boundary is located within the north of the Tottenham campus centre. Vehicle access into the site for services and staff parking is via the north. This area is gated and has access control measures in place.

Pedestrian access for staff, student and visitors is via the Centenary building block reception area. This is also an access-controlled area, where visitors are required to sign in and pass through security gates,



02.06 Site Photos/ Photomontage



01. Street View Along High Road- Vehicle Access Gate



02. Access Gate



03. Vehicle access road



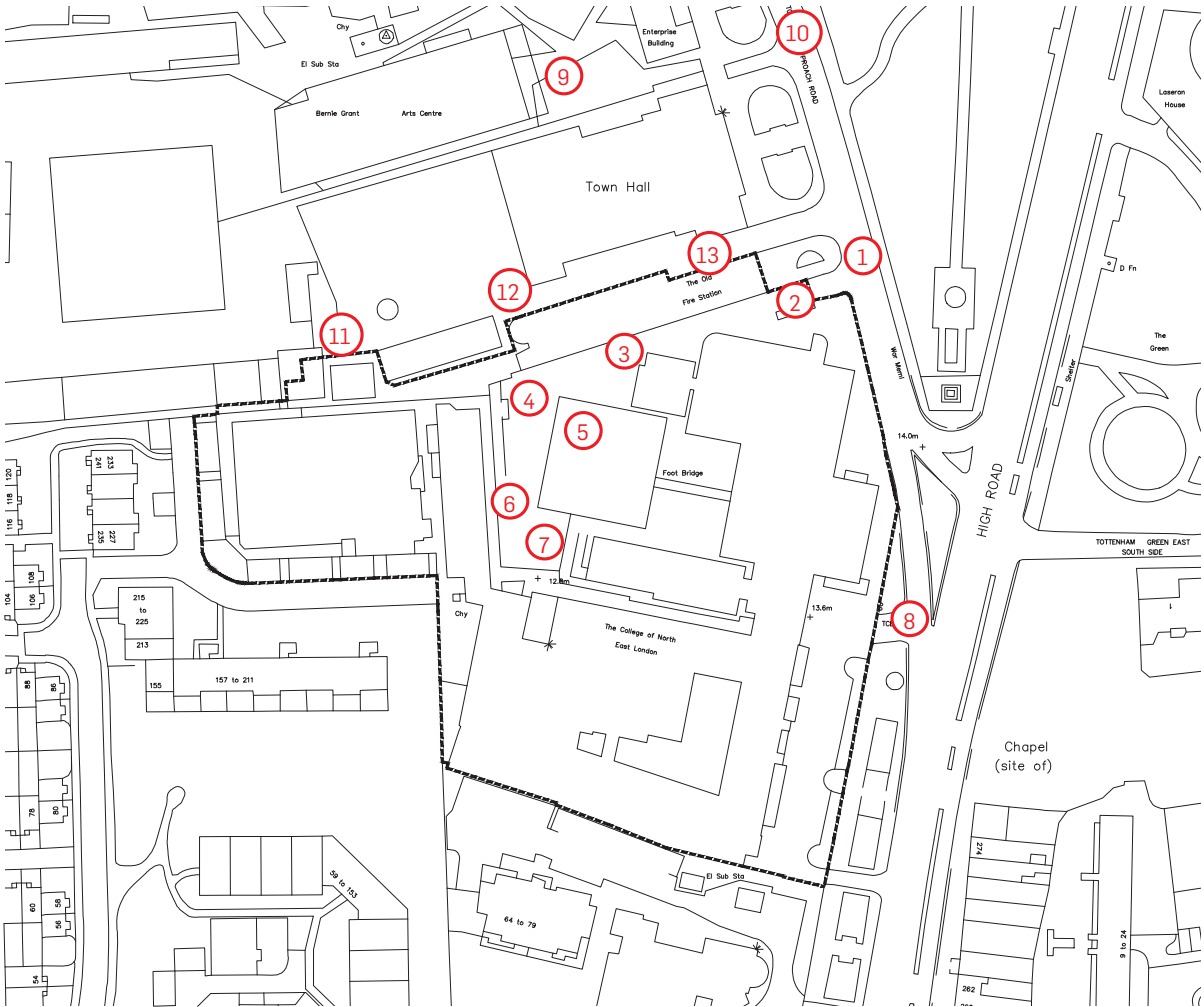
04. Vehicle access road and storage



05. Tower Building



Site Plan



02.06 Site Photos/ Photomontage



08. Street View Along High Road - Main Entrance for College.



09. Bernie Grant Arts Centre



06. Existing Building to be demolished and link



10. Street View Along Town Hall Approach Road



11. View from Isobel Place into the Site



07. 360 View of the site



12. View Along Isobel Place

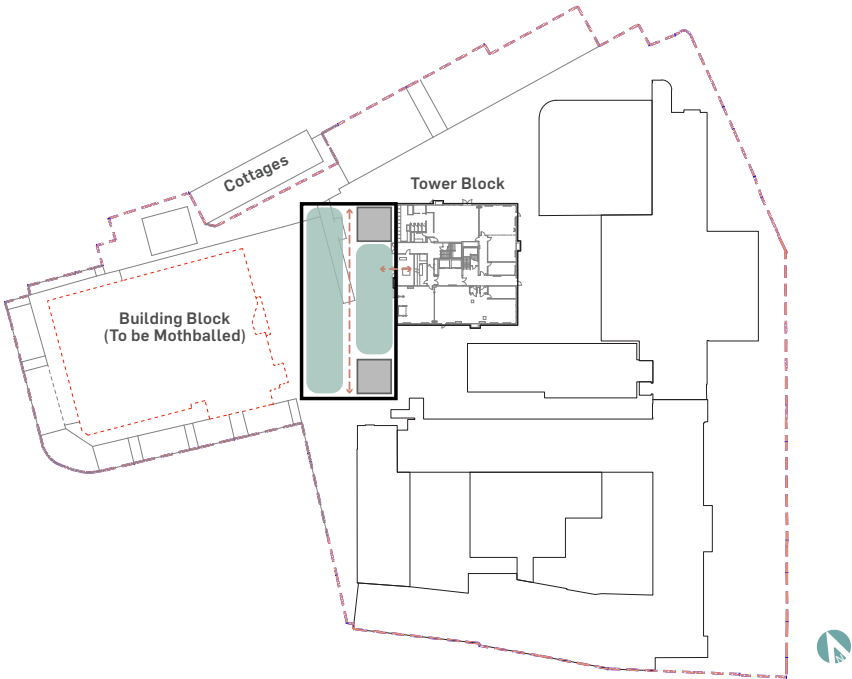


13. View Along Isobel Place

02.07 Site Option Analysis

Option A1 - Simple Block

GIA: 3,100m2



Ground Floor Plan

Option B1

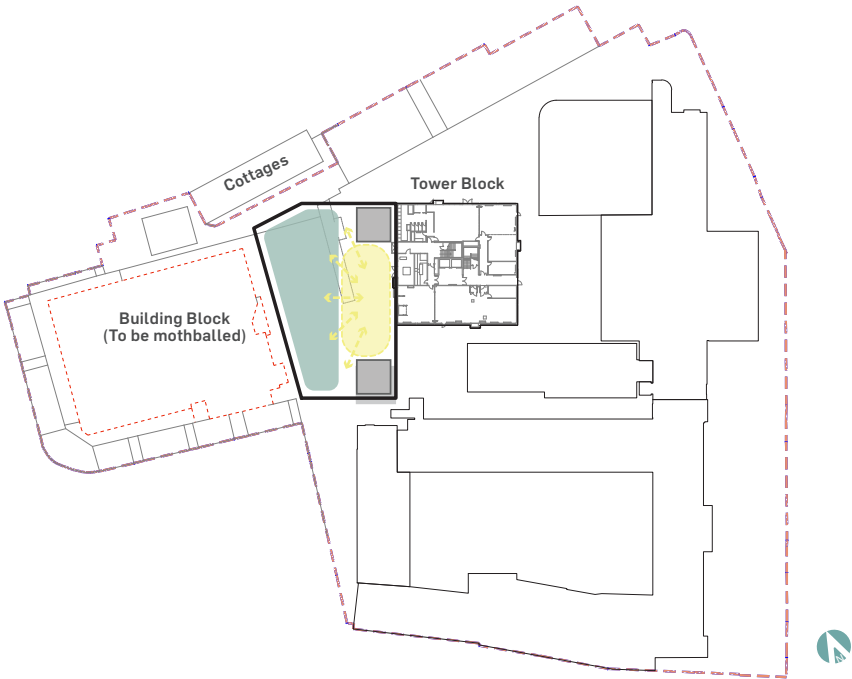
GIA: 1,821m2



Ground Floor and 1st Floor Plan

Option A2 - Wedge Block

GIA: 3,161m2



Ground Floor Plan

Option B2

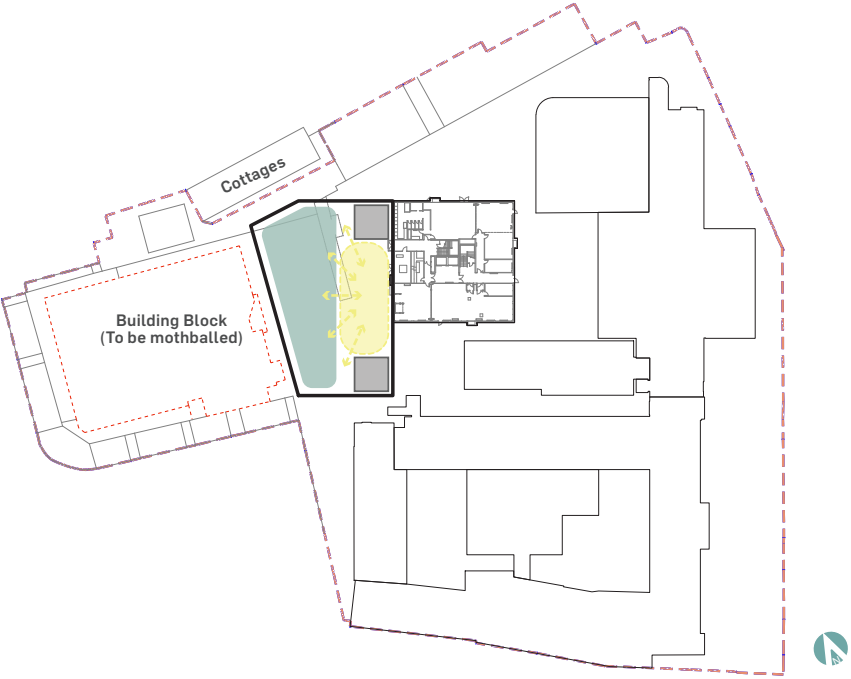
GIA: 2,374m2



Ground Floor and 1st Floor Plan

Option A3 - Hybrid

GIA: 3,199m2



Ground Floor Plan

Preferred Option Summary

The plans opposite and above show the initial site analysis study that was carried out to determine the best location within the campus to place the new Construction and Engineering Centre. Two sites were identified for Phase 1 of the Masterplan.

- On the footprint of the main building, lecture theatre area
- On the footprint of the current food hall block in the Centenary building.

Due to the site constraints and available areas some of the options provide GIA's that were considerably lower than the college required for the new building.

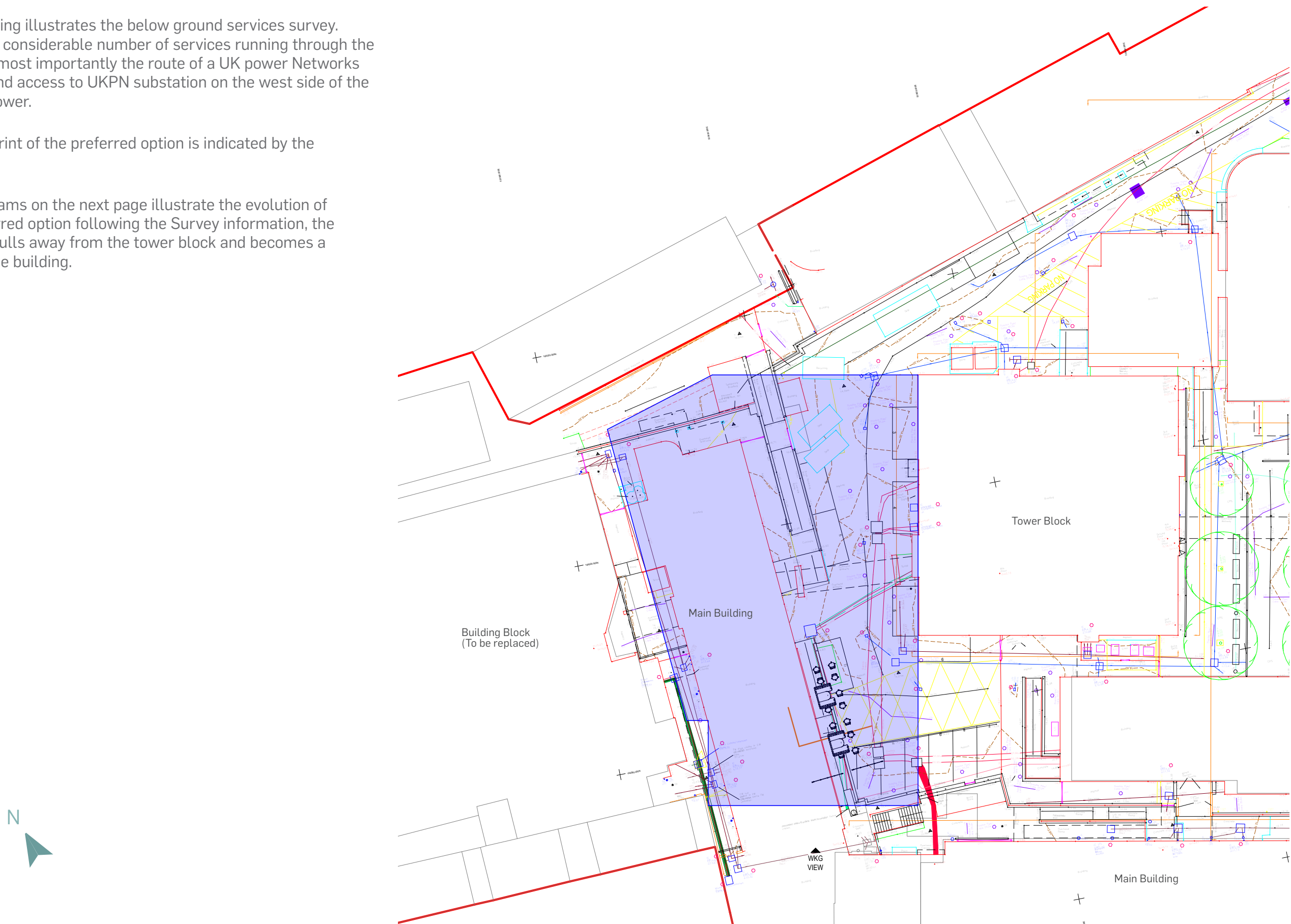
Option A3 was the preferred location, it is a hybrid between Option A1 and A2, and provided the biggest GIA.

02.08 Existing Utilities Plan and Preferred Option Footprint

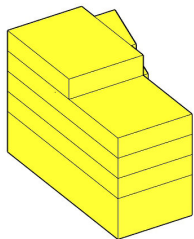
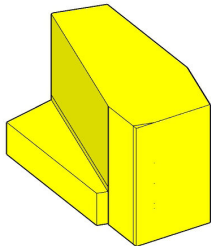
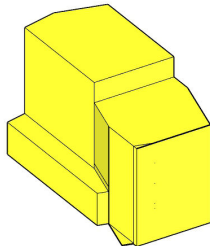
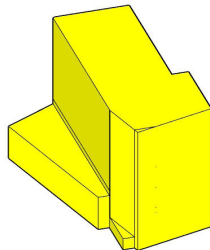
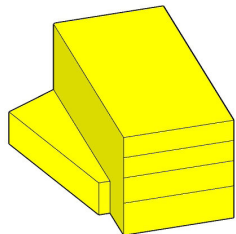
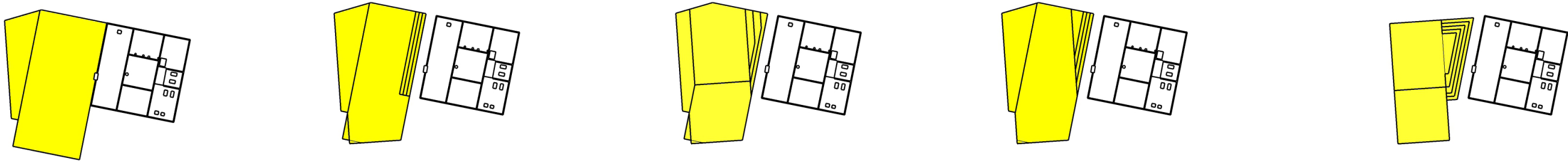
This drawing illustrates the below ground services survey. There are considerable number of services running through the area and most importantly the route of a UK power Networks ducting and access to UKPN substation on the west side of the existing tower.

The footprint of the preferred option is indicated by the blue tone.

The diagrams on the next page illustrate the evolution of the preferred option following the Survey information, the scheme pulls away from the tower block and becomes a standalone building.



02.09 Site Analysis - Evolution of the Preferred Option

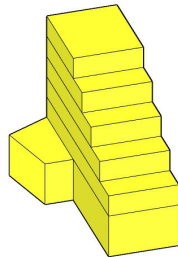
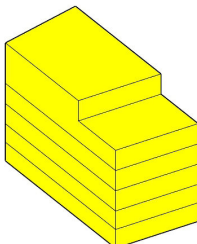
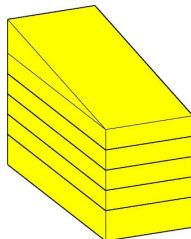
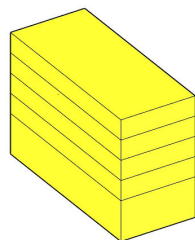
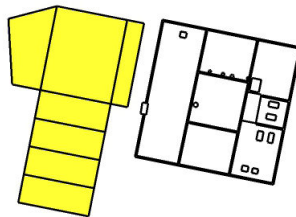
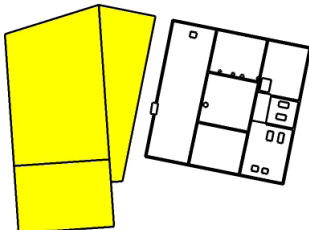
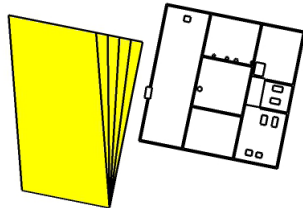
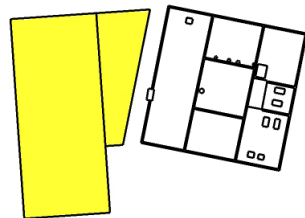


Option 1

Option 2

Option 3

Option 4



Option 5

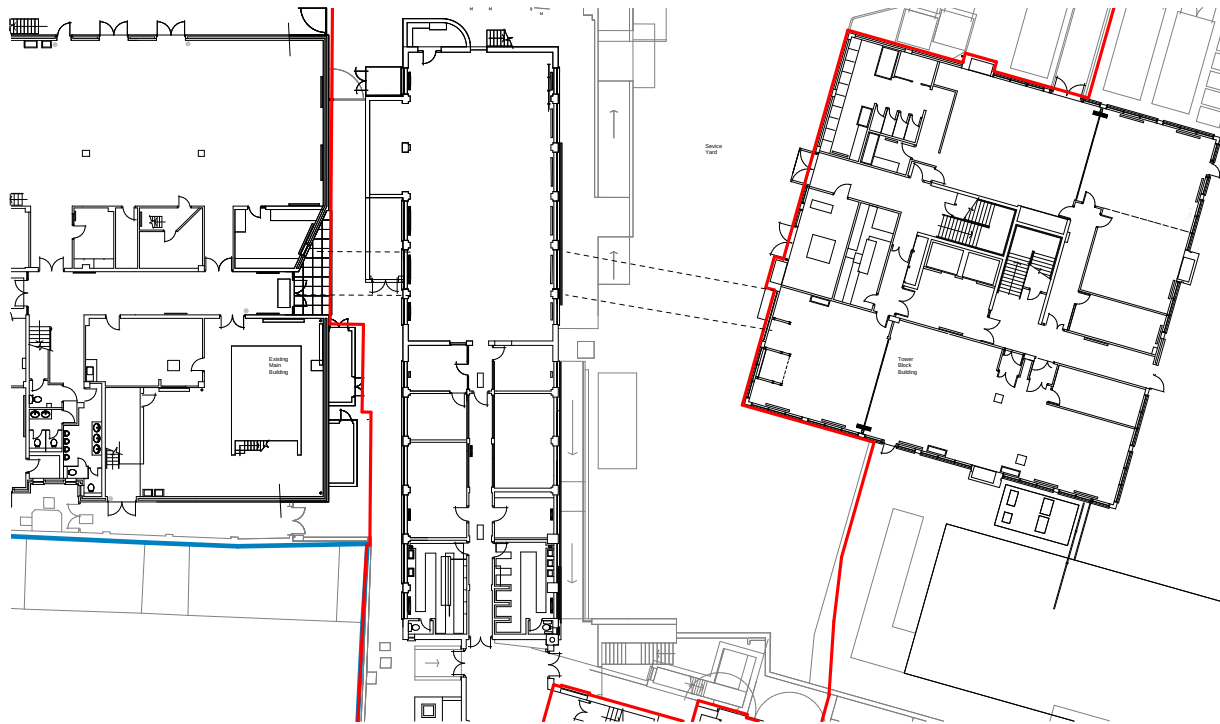
Option 6

Option 7

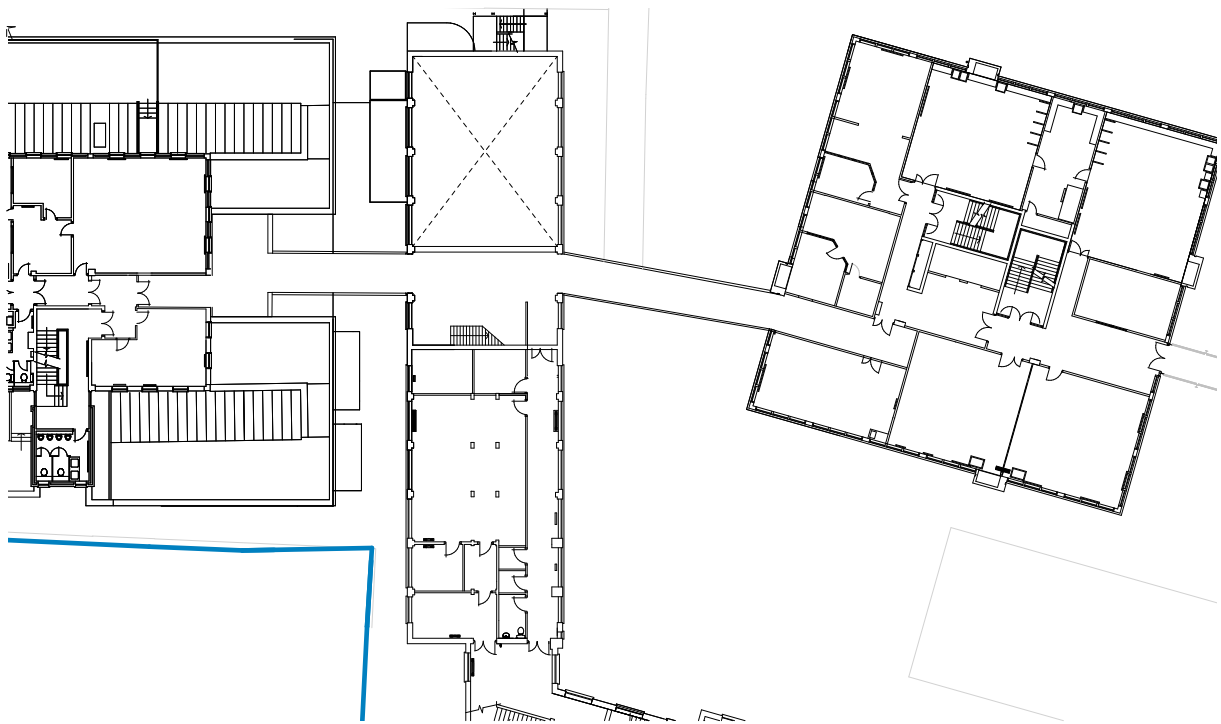
Option 8

Final Massing : Option 9

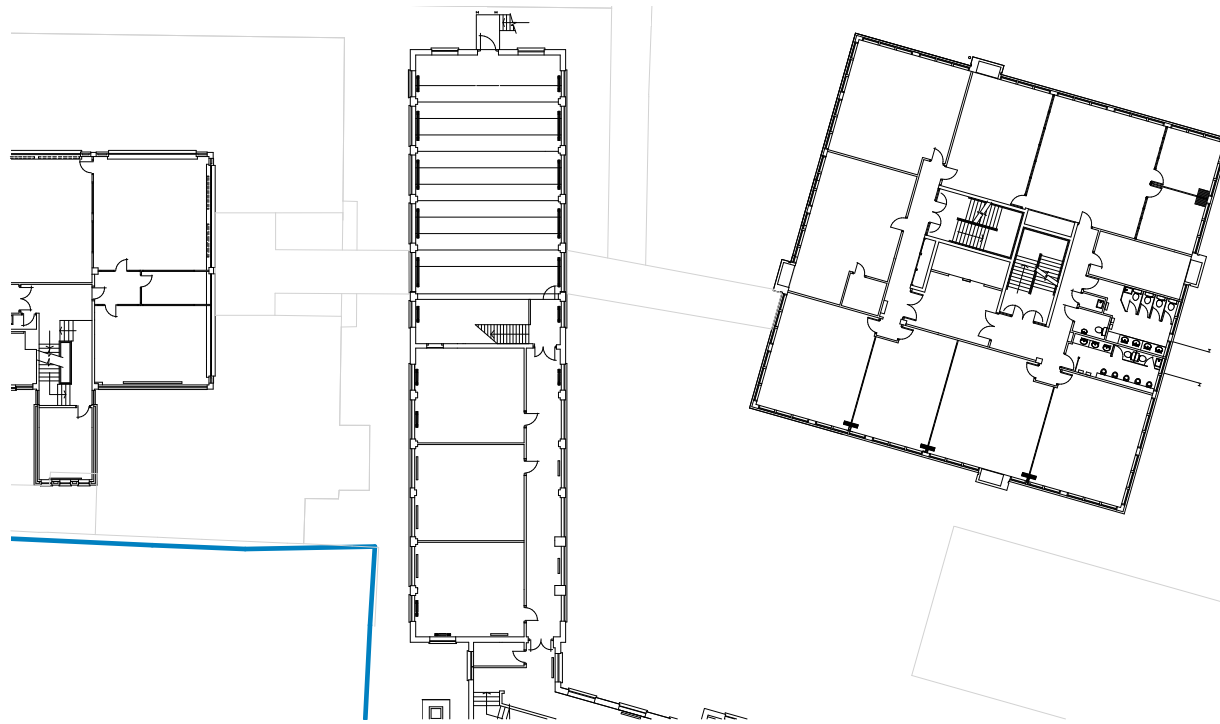
02.10 Existing Plans



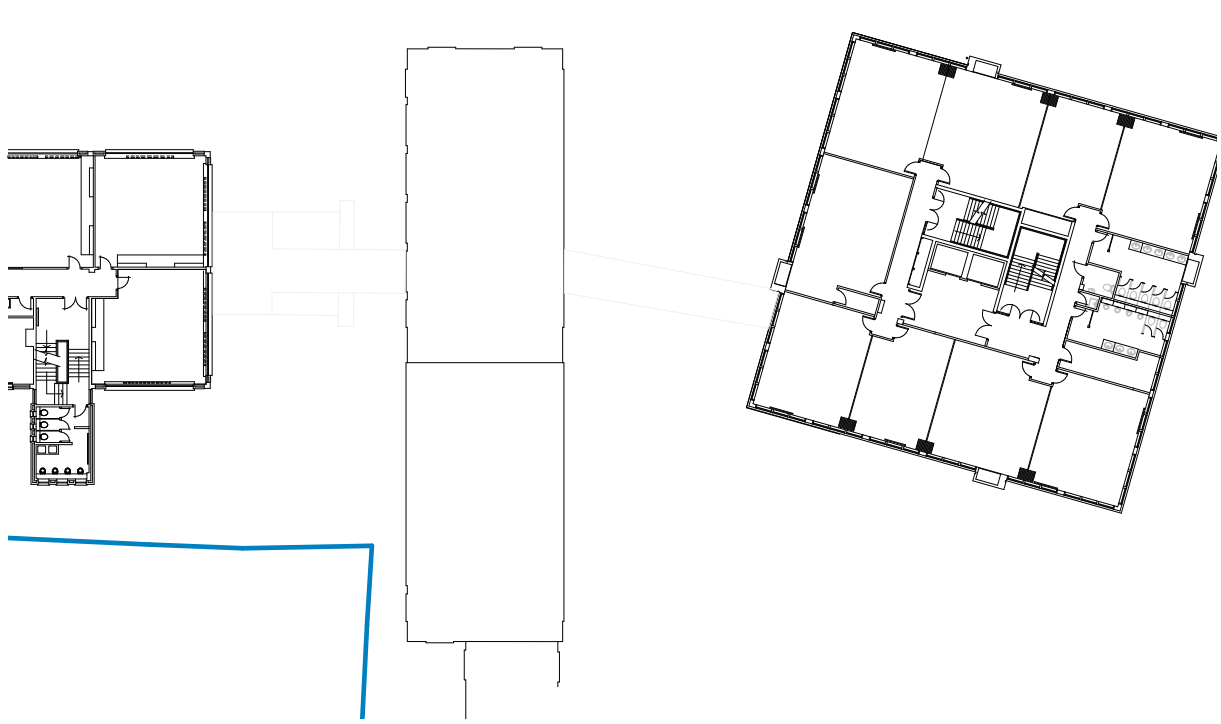
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

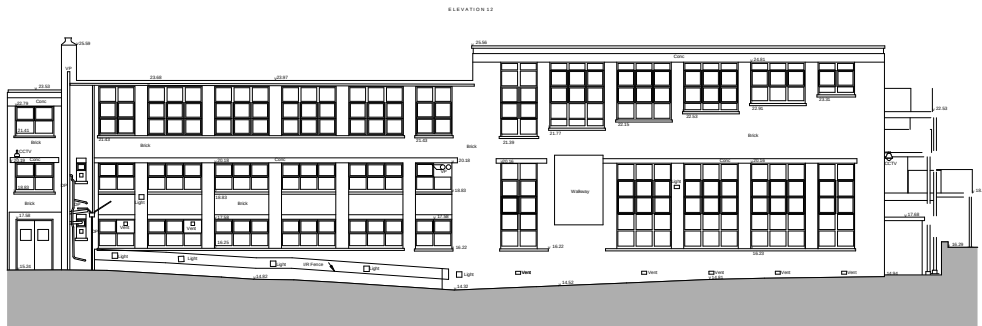


Existing Roof Plan

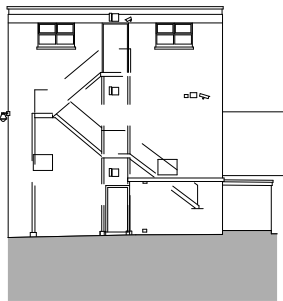
Key Plan



02.11 Existing Elevations



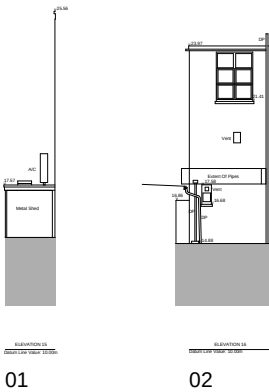
Existing East Elevation



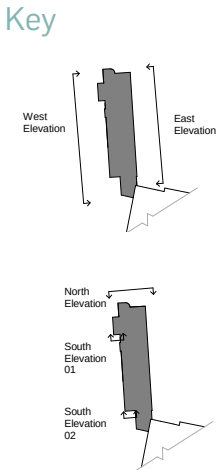
Existing North Elevation



Existing West Elevation

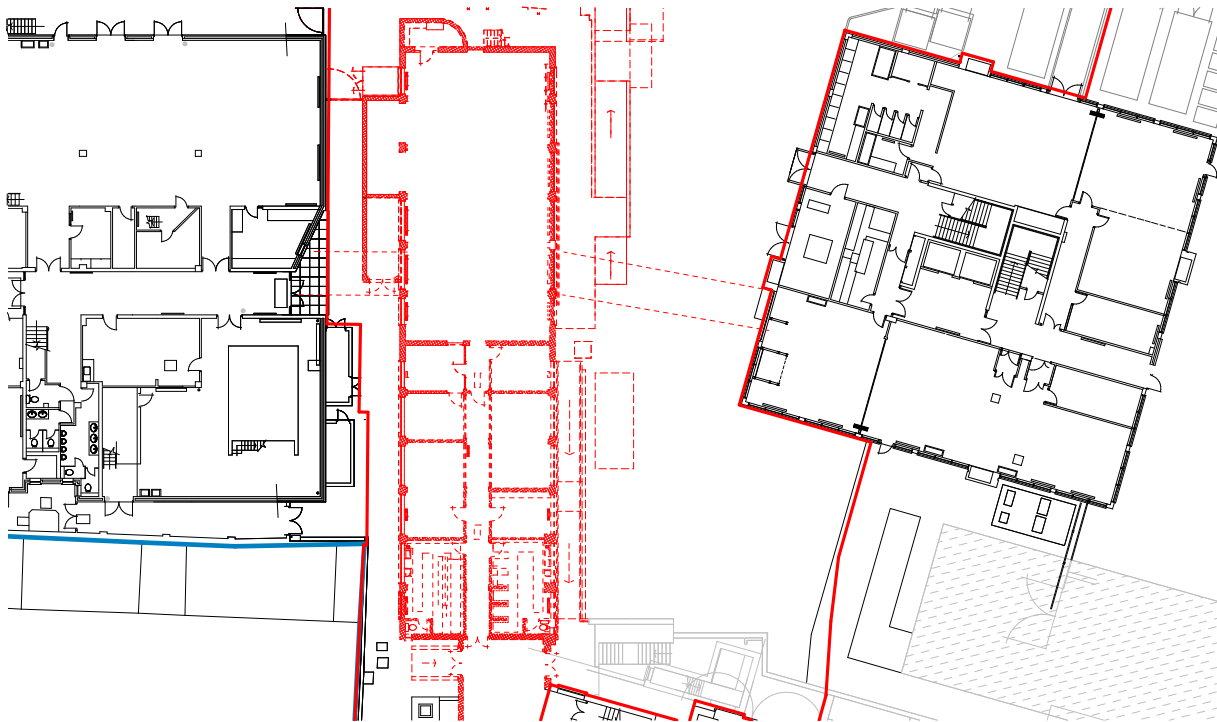


Existing South Elevation

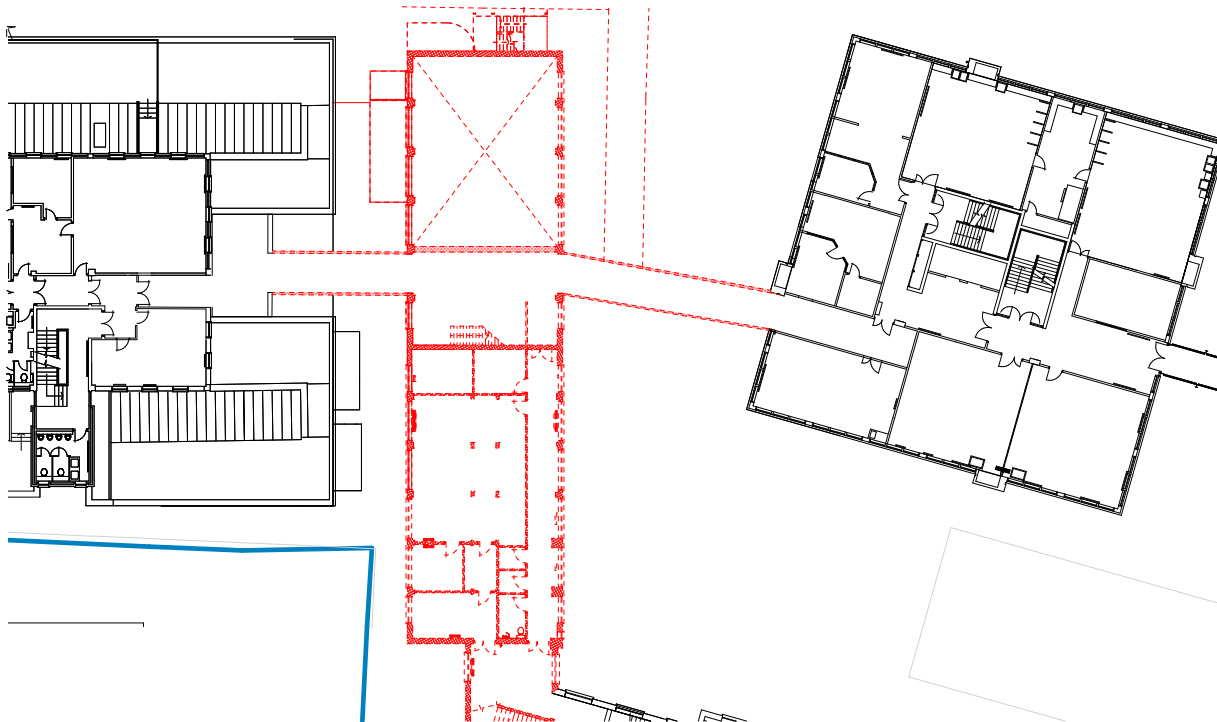


Site photos of existing building to be demolished

02.12 Demolition Plans



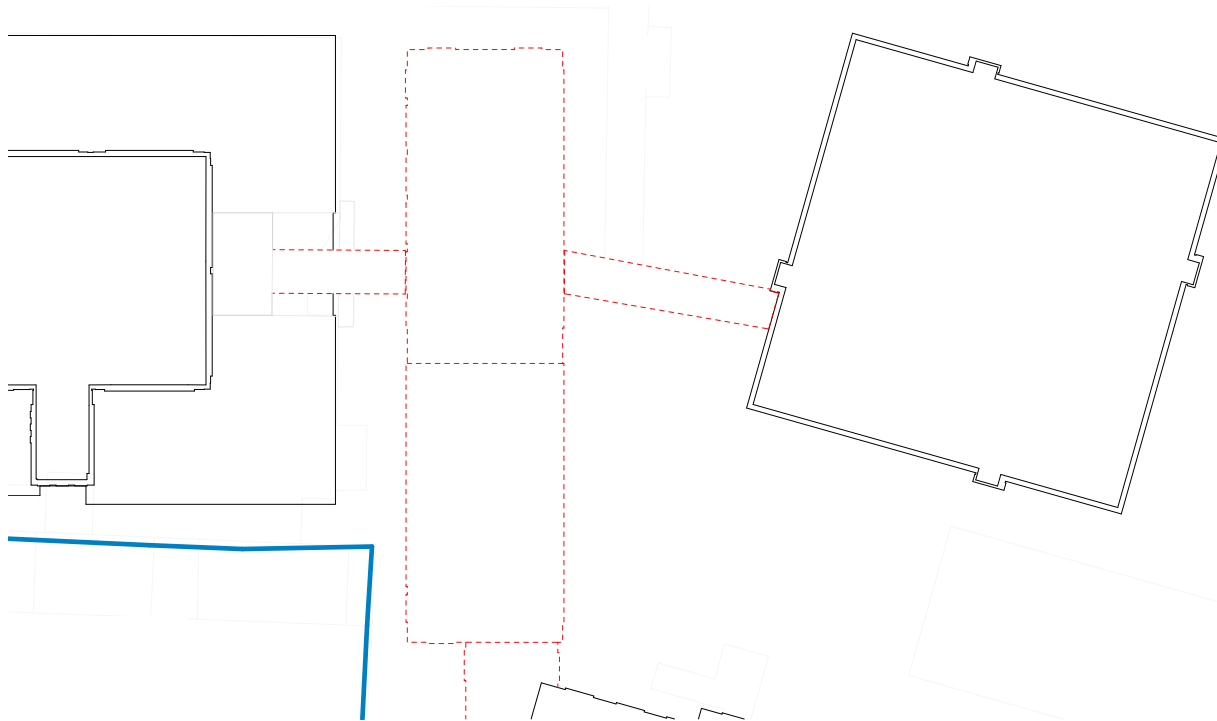
Proposed Ground Floor Demolition Plan



Proposed First Floor Demolition Plan



Proposed Second Floor Demolition Plan



Proposed Roof Demolition Plan

Demolition Key

- Site ownership boundary
- Application boundary
- Line denotes extent of demolition
- Existing walls
- Hatch area denotes area to be demolished

Key Plan



Page Not Used