

Capital City College Group
The College of Haringey, Enfield and North
East London

Tottenham Campus

Design & Access Statement

February 2024



Notice

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01

Introduction

01.01 Introduction & Project Summary

Document Aims

This document has been prepared by AtkinsRealis in cooperation with the wider project team. This document describes Phase 1 of the wider masterplan for the Tottenham centre,

AtkinsRealis have been appointed by Capital City College Group to design a new 2600m2 State-of-the-art Construction and Engineering Centre at their Tottenham campus.

This document forms part of the the planning application for the demolition and development works at the aforementioned site. It is intended to supplement the information required by the Planning Authority by summarising the functional requirements of the brief, together with the architects' interpretation of the site context and the response to it.

This document shall be read alongside the heritage report and other supporting planning application documentation.

The key purpose of the Design and Access Statement is to demonstrate;

- Good design
- Thoughtful design processes have been applied.
- A sustainable approach has been adopted
- The analysis which underpins the design
- Stakeholder engagement undertaken

Project Summary

The purpose of this document is to summarise the design work completed to-date for the replacement of the existing Building Block on the College of Haringey, Enfield and Northeast London Tottenham site, part of the Capital City College Group (CCCG) with a new Construction and Engineering Centre.

A Strategic Estates review was carried out by Peter Marsh Consulting (PMc) between 2017 - 2020, which considered the whole Tottenham campus. This was later followed by a Masterplan collaboration piece carried out by AtkinsRealis,

Miltiadou Cook Mitzman architects (MCMa), alongside PMc in February 2021. A scope and brief were developed to assess options and priorities to improve the condition, functionality and performance of the existing estates, across all 11 sites of the college group.

The existing Building Block was identified as being of poor condition and no longer fit for purpose. The form, existing layout and location on the site make it poorly suited for a refurbishment. The Strategic Estate review recommended that the Building Block be replaced with a new purpose-built construction training and teaching building at the Tottenham Campus.

The college have been awarded Department of Education (DfE) funding to invest in its Tottenham centre and the grant along with match funding from the college will fund a new 2600m2 Construction and Engineering Centre.

Project Context

The new Construction and Engineering Centre represents Phase 1 of a Masterplan for the Tottenham Centre which will see the whole campus renewed.

The specific curriculum to be delivered in the building are:

- Brick Laying
- Electrical Installations
- Plumbing & Heating Installations
- Environmental Technologies
- Engineering Labs
- Robotics Lab
- Supported General and IT Classrooms

Pre- Application

Pre-application meetings have been conducted with Haringey Council, during which principles of scale, massing, heritage, materiality, views and wider master plan were discussed.

- 6th July 2023 – Pre application meeting 01
- 25th July 2023 - Pre application meeting 02
- 19th September 2023 – Pre application meeting 03
- 18h October 2023 - QRP meeting 01
- 7th December 2023 – Pre application meeting 04
- 17th January 2024 – QRP meeting 02

Public Consultation

Public consultation was undertaken in January 2024. The feedback was positive. Please refer to the Planning Statement accompanying this application for more detail.

Project Team

- Architect: AtkinsRealis
- Project Management: Peter Marsh Consulting Ltd
- Cost Consultant: Ridge and Partners LLP
- Structural/Civil Engineers: AtkinsRealis
- Mechanical & Electrical Engineers: Introba
- Planning Consultant – Quadrant Town Planning Ltd
- Transport Consultant – Ardent Consulting Engineers

01.02 Site Location

The application boundary for the New Construction and Engineering Centre sits within the ownership site boundary of Capital City College Group Tottenham campus. It is located along High Road, London N15 4RU, in the London Borough of Haringey.



The College of Haringey, Tottenham site Ownership Boundary Line

01.03 Estates Review (Peter Marsh Consulting)

Summary

This section includes extracts from the Estates Strategy Update February 2021 carried out by Peter Marsh Consulting in collaboration with CCCG. These extracts relate to the Tottenham Campus in general and the existing construction workshop, known as the ‘Building Block’ in particular and its fitness-for-purpose.

As can be noted in the extracts from the strategy included here, the replacement of the Building Block with a new purpose-built construction training and teaching building is a key recommendation for the Tottenham Campus.



View of Building Block from Tower

Extract form Estates Strategy Update 4th February 2021

Site	Category	Key Conclusions	Recommendations & Next Steps
	Keep and remodel (C)	This site has some of the worst buildings of the Group's estate. The wholesale development of the site has been rejected. A phased plan for redevelopment to replace the worst buildings, refurbish buildings that are in condition C and to improve ground floor circulation space needs to be developed and then funded over a 5-10 year period. We set out the key components of the plan below and estimate that circa £20m of investment will be required to realises those plans (N.B. substantially more could be spent depending on scope of the refurbishment plans which need to be developed).	In discussion with the leadership team we have identified four key potential components of a future estates plan for this site: 07.1. removal of the existing poor quality c.1,050m² three storey building at the rear of the Tower and replacement with a new purpose-built construction training and teaching block c.2,620m²; 07.2. subsequent demolition of the existing poor quality construction workshop and teaching block c.3,587m² at the rear of the site and disposal of the land it sits on for residential use in order to generate funding for the project; 07.3. opening up ground floor circulation from the front to the rear of the site through the removal of the current modular exams hall building c.350m² (with the old performing arts hall potentially being repurposed for exams) some re-design of the café/reception and entrance spaces and the creation of high quality open/enclosed connecting spaces between the reception, café, tower, and other teaching spaces c.980m²; and, 07.4. a programme of phased refurbishment, rationalisation and rezoning of teaching and learning spaces in the other existing buildings

01.03 Estates Review (Peter Marsh Consulting)

PMc CCCG Tottenham Campus Condition and Utilisation Assessment (Extract)



Perimeter of Building Block

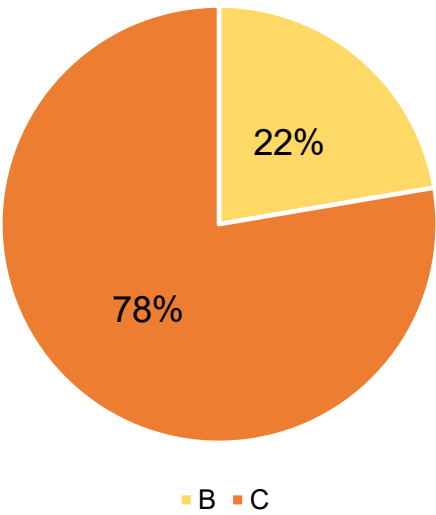
Building Name	Room Number	Category of the Room	Condition Rating	Utility Rating
Building Block Ground Floor	C	Training Facility - Drylining	C	3
	BG-001	Training Facility - Electrotechnical	C	2
	B0-001A - B0-001C	Training Facility - Brickwork Outdoor	C	3
	BG-002	Training Facility - Plumbing	C	2
	BG-003	Training Facility - Plumbing	B	1
		Technician's room	B	3
Building Block Third Floor	B3-006	Classroom	C	2
Building Block Fourth Floor	B4-001 - B4-005	Classroom	C	2

Overall Tottenham Campus Summary

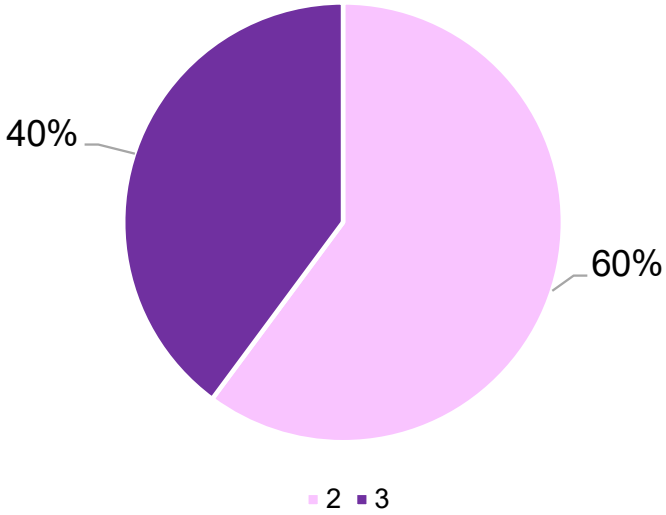


Perimeter of Building Block

Tottenham A-D Condition



Tottenham 1-4 Functionality

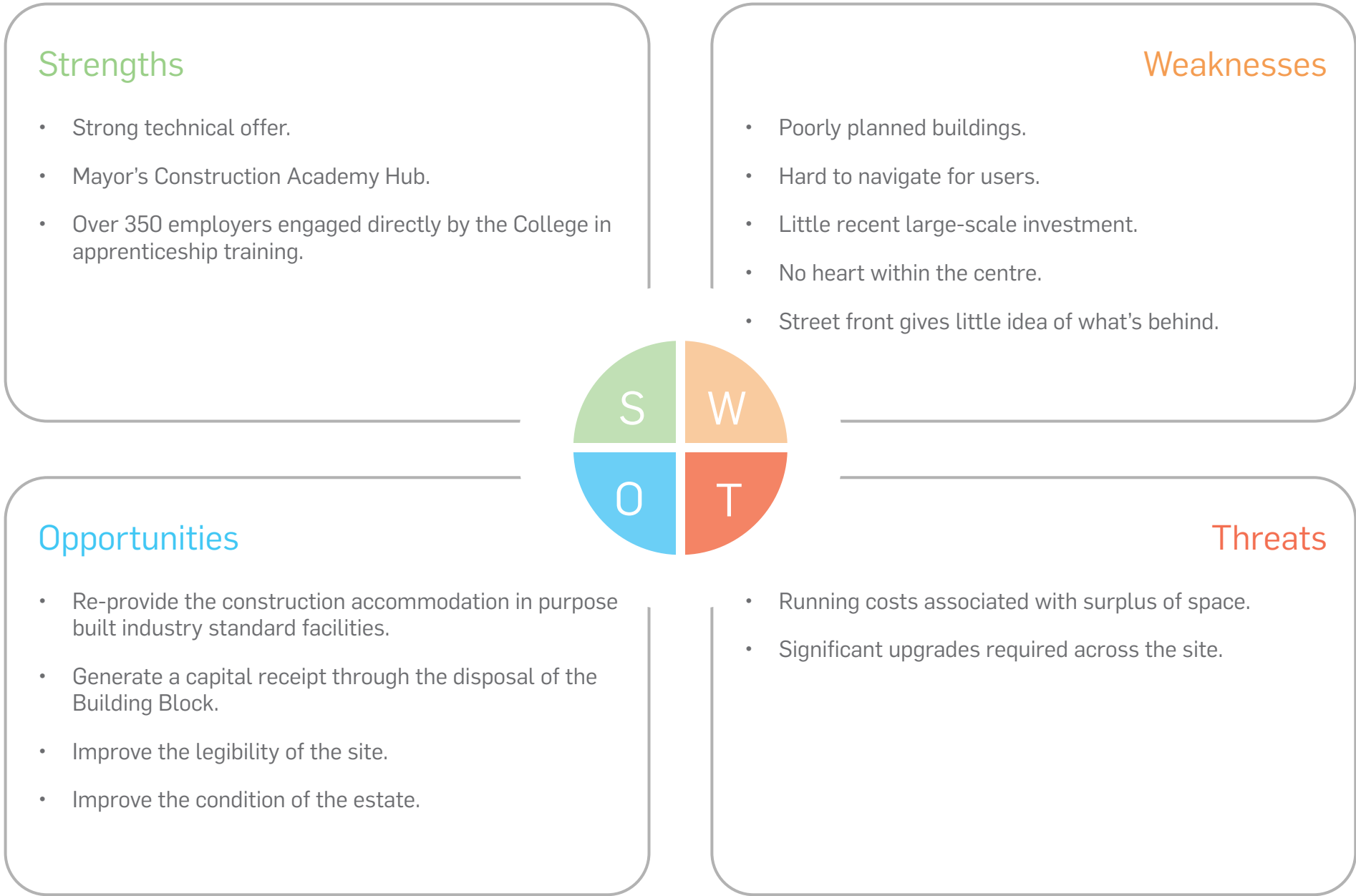


PLEASE NOTE:

The information included here is a brief summary. A complete Independent Condition Report dated Sept-2021 can be provided upon request.



01.04 Tottenham Centre SWOT Analysis



01.05 Site Photos of Enfield Campus Workshops

Reference images

These site photos below are taken at the CCCG Enfield campus, which provide similar facilities to those at the Tottenham campus. These spaces are modern and fit for purpose for the students and staffs need.



01.06 Design Code and Regulatory Plan Design Code Compliance

This scheme has been designed to comply with the following design code and regulatory planning guides:

- The London Plan
- National Design Guide
- Haringey Local Plan
- Designing Out Crime

Project Drivers: Warehouse for Learning

- Efficiency
- Flexibility
- Independence
- Orientation
- Community

Sustainability

Key sustainability themes identified as being specific to this project:

- Suitability for Modern methods of Construction (MMC)
- Low Energy/Low Carbon
- On site generation of electricity
- Minimise overheating risk through passive measures.
- Biodiverse roof

01.07 A well-designed place (National Design Guide)



In this section, we explain how the design of the new construction centre aligns with the National Design Guide, as stipulated in the National Planning Policy Framework.

Context

Enhances the surroundings

Within this document and the accompanying heritage appraisal, the project's context has undergone thorough exploration. This encompassed an examination of the historical context, including references to site history, the identification of buildings and monuments of local historic significance, the development chronology, surrounding building heights and massing, and the consideration of important vistas. These factors have informed the placement of the building within the College campus, as well as its height, form, and material choices. These aspects are further elaborated upon in this document. We have strived to craft a scheme that harmoniously integrates with its environment.

Identity

Attractive and distinctive

The design of the new construction centre has been carefully developed to strengthen the identity and distinctiveness of the campus. Its form, detailing and materials demonstrate a respect for the historic context of the Tottenham Green Conservation Area, and the setting of adjacent and nearby listed buildings while also effectively conveying and celebrating its primary educational purpose. The incorporation of articulated brick facades relates to the building's function echoes, in a modern idiom, the surrounding context and its historic significance. The building will be both simple and visually appealing, with the aim of delighting both its occupants and visitors.

Built form

A coherent pattern of development

The new construction centre will be the first phase of a, long-term development plan for the College campus. This will organise existing and new structures on the campus to create spaces between them that evoke a strong sense of place. The vision for the future is of compact building forms allowing open courtyards at the core of the campus. This will reverse the previous development patterns that in-filled these courtyards making the campus more comprehensible and accessible. As well as improving the utility and efficiency of the College campus, this will foster inclusivity and unity among its community. This forward-looking perspective will enhance the campus experience and reinforce the historic civic and social purpose of the location.

Movement

Accessible and easy to move around

The existing campus is densely developed with minimal open space. Navigating the continuous interconnection of buildings, has become a disorienting and challenging experience. The College campus is in a well-connected location with excellent access to public transport. This project will replace an existing facility and will therefore not increase student numbers. The primary aim is thus to enhance accessibility and ease of movement through the campus and improve connections with the surrounding areas.

Nature

Enhanced and optimised

The densely developed College campus has few natural features. The long-term development plan aims to create additional open spaces that will provide opportunities for new planting. The campus already benefits from its proximity to the mature landscape of and high quality open space of Tottenham Green. Within the confines of the development site, biodiversity will be enhanced by incorporating a green roof within the constraints of mechanical plant and photovoltaic panels.

Public spaces

Safe, social and inclusive

The proposal is situated within the confines of the College's campus and, as such, is not accessible for general public use. The building will however play a crucial role in educating both young and mature students in the field of construction, thus exerting an indirect positive impact on the broader public sphere. This specific proposal does not establish new or enhanced public spaces, but it will facilitate the creation of new courtyard spaces to serve the College community. These spaces, while primarily educational in purpose, can still contribute positively to the wider urban environment.

Uses

Mixed and integrated

The brief for the new construction centre is specific, so a mixed-use development is not appropriate. Its primary educational purpose contributes to the mixed educational purpose of the campus that, in turn, contributes to the mix of community and social uses of the Tottenham Green area.

Homes and Buildings

Functional, healthy and sustainable

The design for the construction centre aims to create a high-quality internal environment that will enhance the well-being of students and staff. Floor-to-floor heights will provide optimal daylight penetration for thermal stratification, and thus user comfort. Extensive consultation with existing staff and students has been a pivotal aspect of this process, ensuring that the spaces will not only serve their intended purposes but also be adaptable to evolving pedagogy and educational programmes. This collaborative engagement has assisted the design team's understanding and the integration of operational and servicing requirements, within the campus as a whole.

Resources

Efficient and resilient

The multi-disciplinary design approach includes addressing the implications of climate change by prioritising energy efficiency and minimising operational and embodied carbon. The facade design balances adequate daylighting and heat retention, and the external envelope adheres to passive house principles. A mixed-mode ventilation strategy will minimise heat loss during winter and intermediate seasons, with heating provided by air source heat pumps. Materials have been selected to minimise embodied carbon, such as self-finish internal materials. This holistic design approach aims to incorporate the construction centre buildings as an integral part of the education for students studying construction.

Lifespan

Made to last

The design of the construction centre emphasises quality and simplicity, adhering to a long-life - loose-fit strategy. Cores are located at each end of the floorplate and the structural grid has been optimised for flexibility as well as minimising embodied carbon. Internal and external materials have been chosen for their durability and ease of maintenance. The use of brick for the external facades serves a dual purpose, referencing both the historic building context and the teaching of bricklaying within the building. This will also ensure that the building will age gracefully over time.