

PLANNING STATEMENT

**Proposed New
Construction and Engineering Centre**

**CONEL
TOTTENHAM CENTRE
HIGH ROAD
TOTTENHAM
N15 4RU**

Capital City College Group

9th February 2024



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Reference	CCCG, Tottenham Centre
Date	9.2.24
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1.0 Introduction

- 1.1 This Planning Statement is 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), in support of a planning application 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”

- 1.5 The planning application is supported by the following documents:

1. Planning application forms and Certificate A
2. Plans prepared by AtkinsRealis, as follows:

Plan Name	Plan Reference
Location Block Plan	5219901/ATK/01/ZZ/D/A/021000 P1
Existing Site Plan	5219901/ATK/01/00/D/A/021001 P1
Existing Ground Floor Plan	5219901/ATK/01/00/D/A/081001 P1
Existing First Floor Plan	5219901/ATK/01/01/D/A/081002 P1
Existing Second Floor Plan	5219901/ATK/01/02/D/A/081003 P1
Existing Roof Plan	5219901/ATK/01/RF/D/A/081004 P1
Existing East and West Elevations	5219901/ATK/01/ZZ/D/A/082001 P1
Existing North and South Elevations	5219901/ATK/01/ZZ/D/A/082002 P1
Ground Floor Demolition Plan	5219901/ATK/01/00/D/A/091001 P1
First Floor Demolition Plan	5219901/ATK/01/01/D/A/091002 P1
Second Floor Demolition Plan	5219901/ATK/01/02/D/A/091003 P1
Roof Demolition Plan	5219901/ATK/01/RF/D/A/091004 P1
Proposed Site Plan	5219901/ATK/01/00/D/A/021003 P1
Proposed Ground Floor Plan	5219901/ATK/01/00/D/A/011001 P1
Proposed First Floor Plan	5219901/ATK/01/01/D/A/011002 P1
Proposed First Floor Mezzanine Plan	5219901/ATK/01/M1/D/A/011003 P1
Proposed Second Floor Plan	5219901/ATK/01/02/D/A/011004 P1
Proposed Third Floor Plan	5219901/ATK/01/03/D/A/011005 P1
Proposed Plant Level Floor Plan	5219901/ATK/01/04/D/A/011006 P1
Proposed External Finishes Plan	5219901/ATK/01/00/D/A/021004 P1
Proposed Roof Plan	5219901/ATK/01/05/D/A/011007 P1
Proposed East Elevation	5219901/ATK/01/ZZ/D/A/012001 P1
Proposed North Elevation	5219901/ATK/01/ZZ/D/A/012002 P1
Proposed West Elevation	5219901/ATK/01/ZZ/D/A/012003 P1
Proposed South Elevation	5219901/ATK/01/ZZ/D/A/012004 P1
Proposed Façade Studies Sheet 1	5219901/ATK/01/ZZ/D/A/012010 P1
Proposed Façade Studies Sheet 2	5219901/ATK/01/ZZ/D/A/012011 P1
Proposed Façade Studies Sheet 3	5219901/ATK/01/ZZ/D/A/012012 P1
Proposed Façade Studies Sheet 4	5219901/ATK/01/ZZ/D/A/012013 P1
Proposed Sections Sheet 1	5219901/ATK/01/ZZ/D/A/013001 P1
Proposed Sections Sheet 2	5219901/ATK/01/ZZ/D/A/013002 P1
Proposed East and West Site Section	5219901/ATK/01/ZZ/D/A/014001 P1
Proposed North and South Site Section	5219901/ATK/01/ZZ/D/A/014002 P1

3. Design & Access Statement prepared by AtkinsRealis
 4. Heritage Statement prepared by Steven Bee Urban Counsel
 5. Archaeological Desk Based Assessment prepared by RPS
 6. Drainage Design Report prepared by Atkins
 7. Preliminary Ecological Appraisal prepared by Assystem, including:
 - a. Biodiversity Net Gain calculation
 8. Urban Greening Assessment prepared by Assystem
 9. Transport Assessment prepared by Ardent Consulting Engineers including:
 - a. Draft Travel Plan
 - b. Outline Construction Logistics Plan
 - c. Delivery and Servicing Management Plan
 10. Air Quality Assessment prepared by Redmore Environmental
 11. Noise Impact Assessment prepared by 24 Acoustics
 12. Daylight and Sunlight Report prepared by Right of Light
 13. Waste Management Plan prepared by KaNect
 14. Fire Statement prepared by Introba Fire, including:
 15. Energy Assessment Report prepared by Introba, including:
 - a. Overheating Assessment
 - b. GLA Carbon Emission Spreadsheet
 - c. Be Seen Assessment
 - d. BREEAM Report for Credits ENE01, ENE04, HEA01 and HEA04
 16. BREEAM Pre Assessment prepared by SRE
 17. Contaminated Land Assessment prepared by RSK
 18. Sustainable Design and Construction Statement, prepared by Introba
 19. Microclimate Analysis prepared by AtkinsRealis
 20. Planning Statement prepared by Quadrant Town Planning, including:
 - a. Statement of Community Involvement
 - b. Draft S106 Heads of Terms
- 1.6 The planning application follows a detailed Pre Application process which the College has undertaken with officers at Haringey and we trust the submission provides sufficient detail on the proposed development and meets with the Council's approval.
- 1.7 Should you require clarification on any matter, please contact Louise Morton on 01491 571 123 or lm@quadranttownplanning.com.

2.0 College of Haringey Enfield and North East London

- 2.1 Capital City College Group (CCCG) comprises three main colleges: City and Islington College, Westminster Kingsway College and the College of Haringey, Enfield and North East London, known as CONEL, alongside Capital City College Training.



- 2.2 CCCG has London's largest single Adult Education Budget, allocated to it from the GLA, of more than £32m, and a significant part of this is spent on delivering training in Haringey.
- 2.3 Of note, since 2017 CCCG has used changes in the funding rules to remove fees from most courses offered at its Colleges. Initially, this was only for courses offered at Level 2 and below, but now it covers nearly all Level 3 programmes and a growing number of professional Level 4 courses in areas such as Beauty Therapy, Accountancy and Teacher Training.
- 2.4 The College is proud that the vast majority of learners do very well on their programmes, with more than 92% achieving their qualifications.
- 2.5 In respect of CONEL, it has centres in Tottenham and Enfield which provide a range of courses for school leavers and adults, with a focus on vocational training and providing skills for employment.
- 2.6 At the Tottenham Centre courses include the following:
- Accountancy and Bookkeeping
 - Hairdressing and Beauty Therapy
 - Digital Photography
 - ICT Systems, Support and Work Skills
 - Music Performance and Production
 - Radio and Podcast Development
 - Creative Media, Production and Engineering
 - PGCE, Education and Training, and Early Years
 - Nursing
 - Web Design
 - Personal Training
 - Public Services
 - Business start-up programme
 - Functional Skills and GCSE in English and Maths
 - ESOL (English for Speakers of Other Languages)
 - Engineering
 - Construction Trades

- 2.7 Courses are offered at a variety of Levels, from Entry Level to Level 7, meeting the needs of students at different stages of their education and skills journey. The College also offers a range of free short courses in subjects such as Spreadsheet Design, MS Outlook, Web Design and HTML and CSS Basic Coding, enabling local people to upskill and increase their employment prospects.
- 2.8 The Tottenham Centre currently has some 8,305 full and part time students (2,893 FTE) and some 230 members of staff both full and part-time (200 FTE). The majority of learners are adults on part time courses seeking to upskill.
- 2.9 Within the Construction School at Tottenham, the focus of this application, there are some 890 students undertaking a wide range of courses, broken down as follows:

Age	Full Time	Part Time	Total	Full Time Equivalent
16-18s	92	47	139	133
Adults	36	716	752	321
Total	128	763	891	454

- 2.10 As can be seen, the majority of students undertaking courses in construction are adults studying on a part time basis. This might be on day release, or a short course of 3 or 4 hours/week over a term. The key is flexibility in course duration and intensity which enables adults to upskill around their existing employment or domestic commitments.
- 2.11 Construction Courses include the following:
- Heating and Plumbing
 - Electrical Installation
 - Carpentry and Joinery
 - Bricklaying
 - Plastering
 - Painting and Decorating
- 2.12 Alongside Construction Courses students are able to undertake courses in English and Maths, ICT and other areas to complement their education and skills journey.
- 2.13 Following completion of an Estates Strategy, (as detailed in Section 3 of this Statement), CONEL has been awarded Department for Education (DfE) funding from the Further Education Capital Transformation Fund to invest in its Tottenham Centre, to support the creation of a new Construction and Engineering Centre.
- 2.14 The total cost of the project is £18m and 50% of this will be funded by the DfE and 50% by the College through capital receipts. Match funding is a DfE requirement and the College has recently disposed of its Marlborough Building on Holloway Road within Islington Borough. There are various other conditions of the DfE funding relating to the curriculum, long term operational efficiency, sustainability and programme.
- 2.15 A key requirement is that the proposed new Construction and Engineering Centre is up and running by December 2025 and in order to achieve this the College is seeking planning approval in May 2024.

- 2.16 This significant joint investment between the DfE and the College will deliver the following benefits:
- Provision of bespoke floorspace for the teaching of traditional construction trades and new cutting edge technologies which support sustainable development and renewable energy.
 - New high quality space and an inspirational learning environment which will attract and retain students, particularly adult learners in the Borough, leading to a consequential reduction in NEETs (individuals Not in Employment, Education or Training).
 - Provision of industry standard facilities for the teaching of digital skills and STEM subjects (Science, Technology, Engineering and Maths), which lag far behind other subjects in most schools.
 - Significantly improve the College's ability to deliver outputs as one of the Mayor's Construction Academy hubs and directly address the skills shortage in construction and engineering in London.
 - Increase collaboration with industry through the recognition of the College due to the provision of fit for purpose facilities which will deliver high value vocational qualifications in construction and engineering.
 - A more efficient estate through the rationalisation of floorspace and the creation of energy efficient buildings.
- 2.17 The DfE's support for the scheme demonstrates a clear acknowledgement of the importance of the project to improving construction skills in this part of London. It recognises CONEL's role within the sector and its expertise in delivering Construction Courses which meet this need.

3.0 Site and Surroundings

- 3.1 The Tottenham Centre is located on High Road (the A10) some 300m north of Seven Sisters underground station. It has a Public Transport Accessibility Level (PTAL) of 6a reflecting the highly sustainable nature of the location.
- 3.2 The campus extends to approximately 1 ha and comprises some 19,930 sq m of education floorspace.
- 3.3 To the south, High Road comprises a mix of retail and residential uses, with immediate neighbours of the campus being residential at Sycamore Gardens and Portland Road. To the north of the campus, High Road gives way to Tottenham Green and a cluster of large scale civic buildings along Town Hall Approach Road, and immediately adjacent to the campus, workshop units in the former Fire Station and Fireman's Cottages and residential development at Isobel Place.
- 3.4 The campus itself has developed on an ad hoc basis over the years since its origins as Tottenham Polytechnic in 1897 and then Tottenham Technical College in 1939. Further development followed in the 1950s and 70s and the newest building at the campus, the Centenary Building, was constructed in 2005.



Figure 1: Centenary Building fronting High Road



Figure 2: The campus is tightly developed with little space for new buildings

- 3.5 Whilst the Centenary Building provides a positive street frontage, the rest of the campus has had little investment and many buildings are in poor condition and suffer from poor functional suitability. It is also a very densely developed campus with little opportunity for new buildings without first demolishing existing buildings.
- 3.6 CCCG has recently undertaken an **Estate Strategy Review** with the assistance of Peter Marsh Consulting in order to assess the condition and functional suitability of each campus to deliver the required curriculum. In respect of the Tottenham Centre, the review concluded that:
- A large proportion of the buildings at the campus require upgrading
 - Poor functional suitability i.e. spaces have been adapted and extended from their original use, resulting in a mismatch between space and function
 - A need to improve ground floor circulation across the campus
 - A need for rationalisation of space, repurposing of some areas and upgrading others
 - Excess space and consequently low space utilisation
 - Potential for disposal of surplus space
- 3.7 The physical condition of buildings at the Tottenham Centre was assessed as being, as follows:

Tottenham A-D Condition

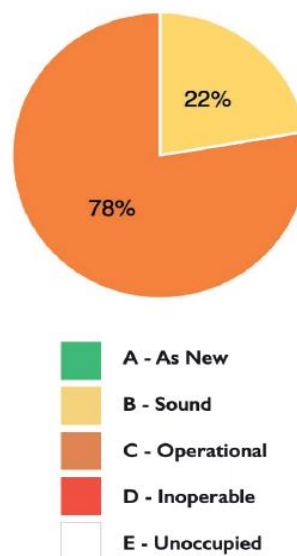


Figure 3: Extract from CCCG Estates Strategy

- 3.8 A large proportion are classified as 'Operational' which means that whilst they are functional, they suffer from building envelope issues (single glazed windows and/or leaking roofs, for example), outdated building services (inefficient boilers and chillers etc), poor structural or statutory compliance issues. No RAAC has been identified at the campus.
- 3.9 Specifically, in respect of the existing Building Block which houses the College's Construction Courses and was built in the 1950s, there are a number of issues, including:
- The concrete façade of the external envelope is leaking
 - The windows are all original single glazed windows, some are leaking and they are no longer replaceable

- The external envelope has very poor thermal performance
 - The MEP systems are antiquated
 - Water is penetrating at roof level
 - WCs are in poor condition
 - Ceilings and floors are damaged in a number of areas
- 3.10 The campus buildings are operational, but are poorly planned due to the piecemeal construction of various blocks. Generous courtyards and outdoor spaces have been filled in over the years to provide much needed teaching, examination and administration accommodation, resulting in confusing circulation routes around the site and limited opportunities for social breakout areas, either internally or externally.
- 3.11 Following on from the recommendations of the College's Estate Strategy, an illustrative site wide **Campus Masterplan** has been developed for the Tottenham Centre indicating a phased approach to the rationalisation and upgrading of the campus. It seeks to address the excess space at the campus, whilst tackling the condition and functional suitability of the buildings. Details of the Masterplan are set out in the Design and Access Statement submitted in support of the planning application. The overall aim of the Masterplan is to retain and refurbish where possible, but some parts of the campus need a more radical approach, specifically the Building Block, as noted above.
- 3.12 The **Constraints and Opportunities** of the site and surroundings are outlined in the Design and Access Statement, including existing heights within and around the site. The site of the proposed Construction and Engineering Centre currently comprises a 3 storey building, with the existing Building Block extending to 5 storeys and the adjacent 1970s Tower Block to 8 storeys. To the north Isobel Place rises from 2 to 5 storeys and to the south residential development on Portland Road is 2 and 3 storeys.
- 3.13 The Heritage Statement highlights the **heritage designations** around the site. None of the buildings on the campus is statutorily listed, but there are a number of listed buildings closeby, notably the civic core to the north comprising the Town Hall, former Public Baths, former Fire Station and former County School. Main Building, which fronts High Road on the southern part of the campus is locally listed, along with the former fireman's cottages to the rear of the Fire Station.

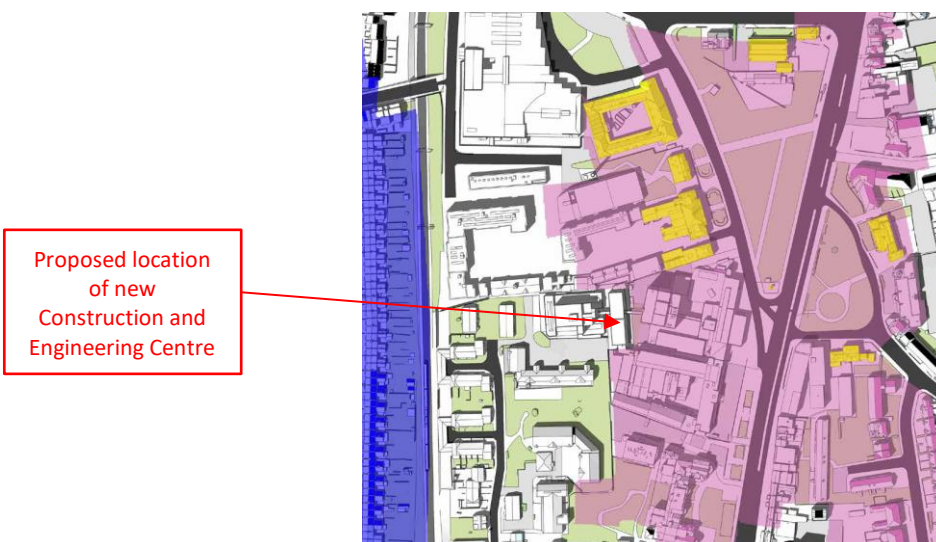


Figure 4: Tottenham Green Conservation Area (pink) and listed buildings (yellow)

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- 3.14 The Tottenham Green Conservation Area washes over the frontage of the campus, with the site of the proposed new Construction and Engineering Centre being located on the edge of this area, as noted above.

4.0 Proposed Development

- 4.1 The proposed development comprises the erection of a new Construction and Engineering Centre extending to 2,625 sq m GIA over 4 floors, with rooftop plant.



Figure 5: Proposed Site Layout (Atkins)

- 4.2 The proposed development is set out in detail in the submitted plans and in the Design & Access Statement. It will provide bespoke double height workshops on the Ground and First Floor accommodating construction trades, including:
- Plumbing and Heating
 - Electrical Installation
 - Bricklaying
 - Plastering
 - Painting and Decorating
- 4.3 The Second and Third Floors will provide classrooms and engineering and technology labs. The new classrooms will accommodate STEM (Science Technology Engineering and Maths), but be designed flexibly to enable floorspace to respond to changing curriculum needs.
- 4.4 The proposed floorspace of the new Construction and Engineering Centre is as follows:
- | | |
|--------------|-------------------|
| Ground Floor | 551 sq m |
| First Floor | 550 sq m |
| Mezzanine | 216 sq m |
| Second Floor | 609 sq m |
| Third Floor | 609 sq m |
| Plant Level | 90 sq m |
| TOTAL | 2,625 sq m |
- 4.5 The rooftop level will house mechanical plant, an array of photovoltaic panels extending to 216 sq m and a green roof extending to 273 sq m.

- 4.6 The building will be serviced by stairs and a lift and be fully DDA compliant.
- 4.7 The new Construction Centre will be located to the rear (west) of the 1970's Tower on a plot which is currently occupied by a 3 storey building which houses a gym, lecture theatre and classrooms. This building extends to 1,030 sq m and will be demolished.



Figure 6: Existing gym/lecture theatre and connecting walkways to be demolished

- 4.8 The new Construction and Engineering Centre will replace the curriculum and facilities contained within the existing Building Block. At some future point, the Building Block will be demolished and any new development on that site, for education or other uses, potentially residential, will be the subject of a separate planning application at the appropriate time. The future of that site does not form part of the consideration of this planning application.
- 4.9 The new Construction and Engineering Centre will be smaller than the existing Building Block, but it will be designed to accommodate the same number of students due to its bespoke design and efficient layout.
- 4.10 In terms of materiality, a number of options have been considered for the external appearance of the new Centre, including brick and cladding options and these have been tested with the Design and Conservation Officers at Haringey and with Haringey's Quality Review Panel. It is proposed that the

external material will be predominantly brick, with horizontal cream banding of reconstituted cast stone. The brick colour proposed is a soft brown.



Figure 7: Proposed east elevation (Atkins)



Figure 8: Proposed north elevations (Atkins)

- 4.11 The elevations of the building are articulated with different textures, such as sawtooth brickwork, above and below the windows, and hit and miss brickwork around the roof top plant area, providing interest and relief to the facades.
- 4.12 The proposed Construction and Engineering Centre represents the first phase of a longer term renewal of the campus. As noted above, an indicative site wide **Campus Masterplan** has been developed in order to demonstrate the deliverability of the College's Estate Strategy for the

Tottenham Centre, which seeks to create a smaller, more efficient campus, which will offer high quality education provision within high quality buildings.



Figure 9: Illustrative Campus Masterplan (Atkins)

- 4.13 Further details on the Masterplan are provided in the Design and Access Statement prepared by Atkins. They demonstrate how the campus might be developed in the future and are predicated on opening up the northern and southern courtyards, creating space within the campus for students and staff and providing clarity on wayfinding throughout the campus.
- 4.14 The Masterplan also identifies the existing Building Block as a plot which could potentially be sold off in the future, in order to fund the Masterplan proposals. It provides parameters in respect of this plot, specifically:
- Identification of vehicular and pedestrian access via Isobel Place
 - Creation of a landscaped buffer strip between the site and the proposed Construction and Engineering Centre
- 4.15 To clarify, the Masterplan proposals are shown for illustrative purposes only. They do not form part of this planning application, but they provide context for the proposed Construction and Engineering Centre.

5.0 Pre Application Engagement

- 5.1 The NPPF promotes early and proactive engagement between public service providers and local planning authorities to ensure appropriate provision of infrastructure, such as further education colleges. Paragraph 100 of the NPPF states as follows:

100. To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

- 5.2 Accordingly, the College and its consultant team has engaged in Pre Application discussions with the London Borough of Haringey over the last 9 months, following submission of an initial Pre Application inquiry on 5th May 2023.
- 5.3 Four Pre Application meetings were held with **Officers at Haringey**, on the following dates:
- 6th July 2023
 - 25th July 2023
 - 19th September 2023
 - 7th December 2023
- 5.4 The aim of the discussions was to share information with regard to the proposed development including design approach, sustainability, amenity and highways matters and seek the views of Officers prior to submitting a formal planning application.
- 5.5 The initial scheme presented to Officers proposed a Construction and Engineering Centre which extended to 3,300 sq m over 5 floors, plus rooftop plant.
- 5.6 Written Pre Application advice from Haringey was received on 6th December 2023, which highlighted the following issues:
- **Principle of the development:** overall support for the reprovision of education floorspace on the campus in the form of new and upgraded facilities, which aligns with strategic and local plan policies in respect of education and skills.
 - **Scale and height:** concern was expressed that the overall scale and height of the building was too great, specifically in relation to the potential impact on neighbouring heritage assets, undermining views from the Conservation Area and civic buildings on Town Hall Approach Road, and further afield.
 - **Masterplan:** a need for the proposed new building to be placed within the context of a site wide Campus Masterplan which included the site of the existing Building Block which may come forward for development at a later stage.
 - **Sustainability:** clarification on the energy and sustainability requirements to support a planning application in accordance with the London Plan's 'be lean, be clean, be green, be seen' hierarchy, including Passivhaus design principles, reduction in carbon emissions, overheating, BREEAM and potential connection into Haringey's decentralised energy network.

- **Ecology:** a requirement for the scheme to address biodiversity net gain and the London Plan's urban greening factor.
 - **Drainage and flooding:** clarification was provided on the expected approach to drainage and water management at the site in order to minimise surface water run-off.
 - **Impact on neighbouring amenity:** based on daylight and sunlight information submitted with the Pre Application, the view was expressed that the proposed development would not impact on neighbouring residential amenity and that any minor transgressions from the BRE Guidance would be outweighed by the public benefits of the scheme.
 - **Highways and transportation:** clarification was provided on the need for a Transport Statement, including a Delivery and Servicing Management Plan, Construction Logistics Plan and Travel Plan to be submitted with the planning application. Having regard to the site's high PTAL, car free development was considered to be acceptable, although appropriate cycle parking and active travel measures would need to be addressed.
 - **Air quality:** advice that the development should be designed to improve and mitigate the impact on air quality for occupiers of the building and in the wider context of the Borough.
 - **Waste and recycling:** advice that the development should provide adequate refuse and recycling storage in accordance with Haringey's Sustainable Design and Construction SBD.
 - **Fire safety:** the requirement for an independent Fire Strategy to be submitted with the planning application.
 - **CIL/S106:** an indication of matters which would potentially need to be included within a legal agreement.
- 5.7 Following receipt of Haringey's Pre Application advice, the College's team undertook a review of the scheme, specifically in respect of height and massing, which ultimately led to a reduction in height of the building by one storey.
- 5.8 The College also sought advice from **Haringey's Quality Review Panel (QRP)** in order to secure independent design advice on the proposed scheme. The QRP is an independent impartial panel of built environment experts who assess the design of development proposals, with the aim of improving the quality of buildings and places as part of Haringey's planning process.
- 5.9 The scheme was presented to the QRP on the following dates:
- 18th October 2023
 - 17th January 2024
- 5.10 Feedback from the QRP after the first review meeting included the following:
- **Principle of the development:** overall support for the principle of a new college building on the site.
 - **Scale and height:** based on the initial scheme presented to the QRP – 5 storeys, plus rooftop plant – concern was expressed about the scale and height of the building when viewed from the listed buildings on Tottenham Green and from the locally listed former Fireman's Cottages on Isobel Place.
 - **Masterplan:** the Panel sought further information on the College's wider Masterplan for the campus in order to ensure that the proposed Construction and Engineering Centre formed part of a longer term plan and would not constrain future options at the campus, including in respect of construction of future plots.
 - **Design:** a recommendation that the architecture should be refined to reduce the visual impact of the proposed building and to provide a clearer relationship with the Tower, perhaps by introducing horizontal banding, and to highlight the main entrance.

- **Landscape strategy:** connected to the Masterplan, the Panel requested a landscape and public realm strategy be developed for the campus, which should identify future access routes in and around the campus.
 - **Sustainability:** the Panel supported the energy strategy for the building and asked for further information with regard to sustainable material choices of the proposed building.
- 5.11 Following receipt of the Panel's advice after the initial meeting, and in light of comments made by Haringey's Officers, as noted above, the College undertook a review of the scheme, specifically in respect of height. A revised scheme, which was one floor lower, was presented to the QRP on 17th January 2024 and the feedback was positive and it is this revised scheme which forms the basis of the planning application.
- 5.12 Finally, on 5th February 2024 the scheme was presented to **Haringey's Planning Sub Committee** ahead of submission of the planning application in order to seek the views of Members. The College's team provided background context to the scheme and shared the proposed plans.
- 5.13 Members sought clarification on the following issues:
- **Materials** and the relationship of the new building with the Centenary Building at the front which has terracotta cladding
 - **Public consultation** and the feedback on the College's public exhibition
 - **Existing Building Block** and why it was not suitable for refurbishment
 - **Student numbers** and whether they would increase as a result of the scheme
 - **Funding** and the timescales for delivering the new development having regard to DfE obligations
- 5.14 The College provided clarification on the above matters, including confirmation that the existing Building Block was not suitable for refurbishment given that it was more than 60 years old and had a restrictive layout for construction trades as it was not originally designed for that purpose. The College confirmed that student numbers would not increase as a result of the proposed development as it the replacement of an existing facility and courses would transfer from one building to another, and that funding from the DfE was time limited.

6.0 Statement of Community Involvement

- 6.1 In accordance with paragraph 137 of the NPPF, the College has shared its proposals with the local community prior to submitting this planning application.
- 6.2 The format of the consultation was via a Public Exhibition which took place over two days in January 2024, as follows:
- Wednesday 10th January 10am – 7pm
 - Thursday 11th January 10am – 4pm
- 6.3 Invitations were sent to both local stakeholders, residents and community organisations in the area, as follows (see detail in **Appendix 1**):
- **Email to stakeholders:** including Haringey Councillors in Tottenham Central Ward and neighbouring wards including Bruce Castle, Tottenham Hale, South Tottenham, Seven Sisters, St Ann's and West Green, Members of the Strategic Planning Committee and Planning Sub Committee, Leader of the Council, Cabinet Members, Members of the Housing, Planning and Development Scrutiny Panel, Tottenham Conservation Advisory Committee, Haringey Planning, Conservation, Sustainability and Highways Officers, David Lammy MP, Haringey Mayor Cllr Lester Buxton and Haringey Council SMT.
 - **Hand delivered letter:** to 1,000 local residents and neighbouring businesses covering a 300m radius around the site inviting them to the public exhibition.
- 6.4 A series of information boards were on display setting out the background to the College and the proposed development, including Site Context, Heritage Constraints, Proposed Site Plans, Illustrative Elevations, Sustainability and Campus-Wide Masterplan Proposals.

SITE CONTEXT

Tottenham Campus

Aerial View of Tottenham Campus



Site Constraints and Opportunities



Existing Building Heights



Existing Building Chronology



Heritage Context



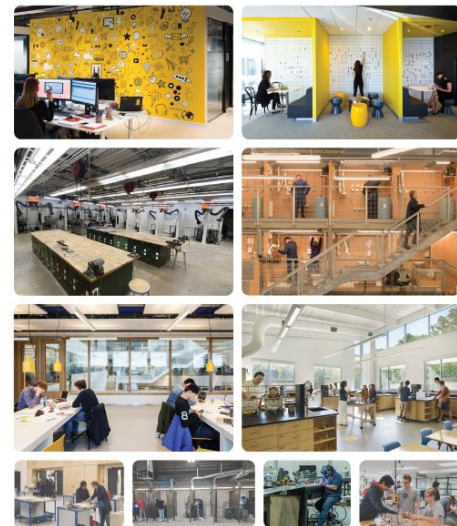
PROPOSED FLOOR PLANS

Tottenham Campus

General Arrangement Plans



Reference Images of Internal Workshops and Learning Space

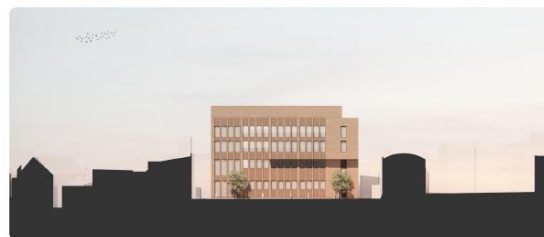


EXTERNAL FACADE OPTIONS

Tottenham Campus

A number of options have been considered for the external appearance of the proposed new building. Brick is the preferred material and we are testing the colour palette along with the potential use of banding.

Option 1



Proposed East Elevation



Proposed North Elevation



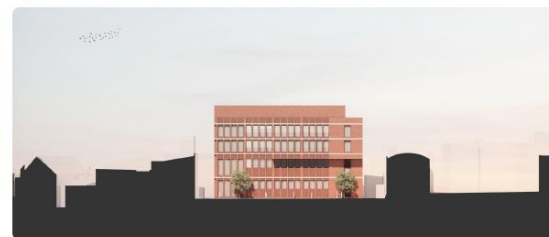
Proposed South Elevation



Proposed West Elevation



Option 2



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation



Figure 10: Some of the boards displayed at the Public Exhibition (full set contained in Appendix 1)

6.5 Attendees at the Public Exhibition were able to provide feedback on the proposed development in a number of ways:

- To a member of the College's team at the exhibition
- Via a Feedback Form at the exhibition
- Via a QR Code on the boards
- Via email to the College: pcfeedback@conel.ac.uk

- 6.6 A total of 12 local residents, 10 members of staff and 1 Councillor attended the exhibition providing a variety of comments, as follows:
- Overall support the College and the courses it offers, particularly part time courses
 - Clarification sought on the timescale for development and the potential impact of construction noise (Isobel Place resident)
 - Support the need for a new building to deliver the growing demand for construction courses
 - The design of the building is not important as it will hardly be seen by the general public
 - Confirmation sought that the prayer room in the existing gym/lecture theatre building – to be demolished – would be relocated (Staff)
 - The open spaces in the Masterplan are good
 - The design of the building should reflect the views of staff and students
 - Confirmation sought that the wall which forms the mutual boundary between Portland Road and the College would not be affected (Portland Road resident)
 - The Masterplan proposals are great, but would the landscaped courtyards be open to the public? (Bernie Grant Centre)
 - The design needs to blend in with existing buildings
 - Climate change needs to be considered as it is a densely populated area
 - An energy efficient building is imperative
 - An interesting scheme
 - Need to consider noise levels and working times for local residents
 - Clarification sought on the need for a new Construction and Engineering Centre given the facility at Meridian Water (Councillor)
- 6.7 Feedback provided by all stakeholders has been taken into account in finalising the planning application.
- 6.8 The exhibition boards have been retained at the College for continued feedback from staff and students.



Figure 11: Photos of the public exhibition held at the College

7.0 Planning Policy Compliance

- 7.1 In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be considered having regard to the Development Plan. The Development Plan for the site comprises the London Plan 2021, the Haringey Local Plan Strategic Policies 2013 with Alterations 2017, Haringey Development Management Policies 2017 and the Tottenham Area Action Plan 2017.
- 7.2 This section of the Planning Statement considers the issues raised by the proposed development and assesses compliance against the Development Plan and where appropriate gives consideration to other material factors.

Principle of the Proposed Development

- 7.3 The application proposes the replacement and enhancement of education floorspace within an established Further Education campus. The principle of the proposed development is supported at both strategic and local plan levels.
- 7.4 The **London Plan** supports new education provision within the capital (**Policy S3 Education and childcare facilities**) and promotes opportunities for skills and training (**Policy E11 Skills and opportunities for all**) particularly within the construction sector. Furthermore, the London Plan recognises that skills are key to economic growth and **Policy GG5 Growing a good economy** acknowledges that skills help people into work and enable businesses to thrive, underpinning personal and economic growth.
- 7.5 This approach is carried through in the **Haringey Local Plan Strategic Policies** where **Policy SP9 Improving skills and training to support access to jobs and community cohesion and inclusion** promotes education and skills in order to address inequalities and deprivation in the Borough.
- 7.6 The proposed development meets the terms of these education policies, specifically the detailed criteria in London Plan Policy S3B with regard to the site being in a highly accessible location and therefore an appropriate location for improved education provision.
- 7.7 The London Plan recognises that there are construction skill shortages within the Capital and specifically supports new proposals to address this. The proposed development is in full accord with this aim.
- 7.8 Construction courses at the College are currently oversubscribed – some 900 students each year undertake a construction course at the Tottenham Centre, the majority from Haringey – and there is a need to provide fit for purpose facilities to deliver courses in an efficient manner.
- 7.9 The provision within the current Building Block unfortunately falls short of industry standards, due to the poor physical condition of the building and inappropriate layout, which was never designed to house the Construction School of the College. Furthermore, whilst construction traditionally means bricks and mortar and these are important aspects, there is a need for the College to provide courses in Modern Methods of Construction in a building which has been designed to accommodate the demands of these courses in terms of height and space.

- 7.10 The campus falls within an Area of Change in the **Tottenham Area Action Plan (TAAP)**. Objective 1 of the TAAP is the creation of World Class Education and Training and **Policy AAP11** promotes new infrastructure particularly tertiary education in order to improve skill levels within the local area.

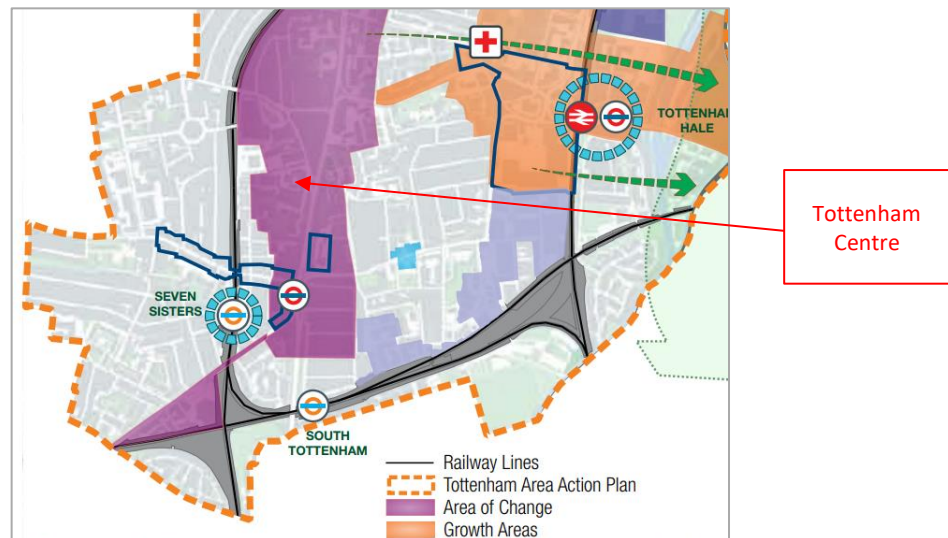


Figure 8: Extract from Tottenham Area Action Plan

- 7.11 The response to the public consultation undertaken prior to the submission of the planning application acknowledged the importance of the College to local people. The extensive working groups at the College which have been undertaken as part of the preparation of the scheme have highlighted the need for improved facilities for the Construction School.
- 7.12 In respect of Vistry at Meridian Water, this construction skills centre is operated by Capital City College Group to support the residential development at Meridian Water, which is estimated to take more than 10 years to complete. CCCG has been awarded the contract to deliver courses for the first 5 years, after which the location of the construction hub will move to support the next phase of development and the contract will be re-tendered. The skills centre at Meridian Water fulfils a very specific need in addition to the Construction Centre at Tottenham, which is principally the replacement of an existing aged Building Block at the campus.
- 7.13 Finally, it is important to note that the new Construction and Engineering Centre will start the implementation of the Campus Masterplan which will lead to the rationalisation of the campus and the very best in modern education facilities.
- 7.14 In summary, the proposed development will make a direct contribution towards improving skills and education within Haringey and goes to the heart of strategic and local policy objectives referred to above.

Scale and Massing

- 7.15 At the outset an **Option Appraisal** was undertaken by Atkins, as outlined in the submitted Design & Access Statement, to explore the most appropriate location for the new Construction and Engineering Centre and the preferred location was identified as being between the 8 storey Tower and 5 storey Building Block, responding to the concentration of height in this location.

- 7.16 The issue of scale and massing has been an integral part of the Pre Application process and the College's team has responded to comments raised by Haringey Officers and the QRP with regard to height and its potential impact on the civic core of Tottenham Green.
- 7.17 The submitted scheme is now a floor lower than the scheme proposed at the outset of the Pre Application process. The eastern side of the building is 4 storeys. A stair core extends up to the fifth storey on the western side of the building along with the plant enclosure. The northernmost part of the building is 4 storeys reflecting a setback at roof level.
- 7.18 It is considered that the proposed scale and massing of the new Construction and Engineering Centre is appropriate having regard to its location within the campus and context of the site. The building will sit alongside the existing 8 storey Tower within the centre of the site, some 80 metres back from Town Hall Approach Road. This view is shared by the QRP which stated in its response dated 17th January 2024, as follows:

"The combined reduction in height and setback of the top floor constitutes a significant improvement. While this has resulted in a small loss of classrooms, the scheme is now hardly visible from the High Road and has a more comfortable, subservient relationship with the College's 1970s tower block"

- 7.19 London Plan **Policy D9 Tall Buildings** encourages local authorities to define what is considered to be a tall building for specific localities, with reference to the number of storeys (no less than 6) or height (measured from the ground to the floor level of the uppermost storey).
- 7.20 The proposed new Construction Centre is part 4/part 5 storeys. Its height from the ground to the floor level of the uppermost storey is 15.8m and 19.8m from the ground to the floor level of the plant level.
- 7.21 Haringey's policies pre date the London Plan. Nonetheless, **Policy DM6 Building Heights** advises that building heights should respond positively to a site's context and proposals should be of a high standard of architectural design.
- 7.22 Careful consideration has been given to the issue of height, how the building relates to the neighbouring heritage assets and the wider Tottenham Green area. This has been undertaken through a detailed **Views Analysis** undertaken by Atkins alongside input from Steven Bee, a specialist heritage consultant. The Views Analysis has informed the height and massing of the proposed new building.
- 7.23 It is considered that the revised scheme meets the terms of Policy D9, as follows:

(1) Visual impacts

- a) **Views:** the visibility of the proposed building from immediate, mid-range and long-range views is acceptable, as demonstrated by the Views Analysis. The only potential view of the new building from Town Hall Approach Road will be between the former Fire Station and Town Hall (View 2), but scale and distance temper this view so as to make the building almost imperceptible. From Isobel Place (View 4) the new building will be visible in the background, but sit alongside the Tower and Building Block as a group. In more distant views from Holy Trinity Church and Old Well the building will not be visible (View 1). From the west, the building will be visible as part of the College's campus (View 3) and is considered appropriate.

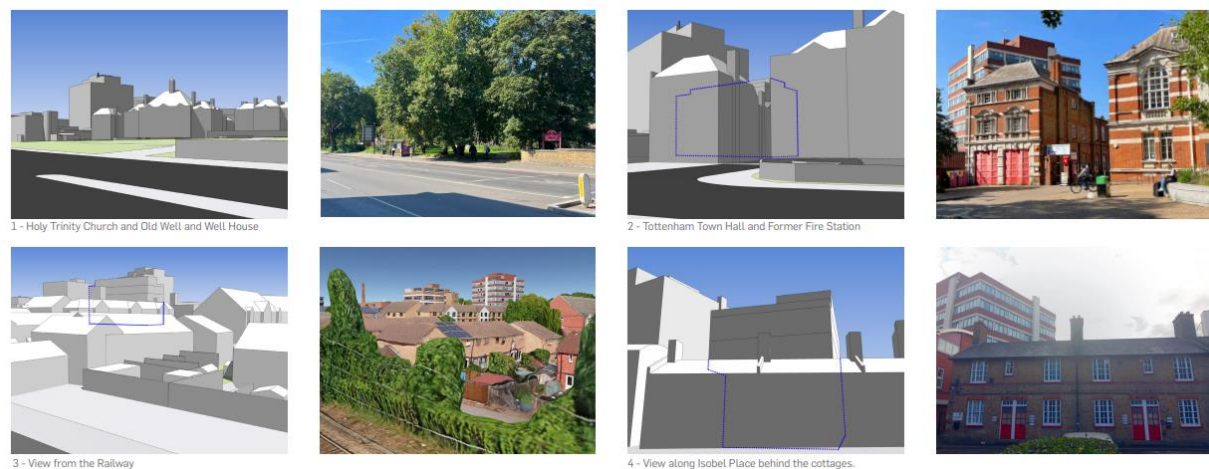


Figure 12: Extract from Design and Access Statement (Atkins)

- b) **Grouping:** the conclusions of the Option Analysis and Heritage Statement support the clustering of height on the campus.
- c) **Architectural quality:** the architectural approach to the building is considered to be exemplary, being based on articulated brick with stone banding, with form reflecting function, which roots the building within its immediate campus context and wider civic context.
- d) **Heritage:** the building respects the heritage context of the site, as elaborated below.
- e) **World Heritage Sites:** the site is not located within a WHS.
- f) **River Thames:** the building is not within the River Thames corridor.
- g) **Reflected glare:** having regard to the proposed materials the building will not result in reflected glare.
- h) **Light pollution:** the building will not cause significant light pollution given its location within the College's campus and its use during College hours.

(2) Functional impact

- a) **Safety:** the building has been designed to meet relevant fire safety standards as detailed in the submitted **Fire Strategy**.
- b) **Impact on public realm:** a **Delivery and Servicing Management Plan** is submitted which demonstrates that the building can be appropriately serviced without detriment to the highway network or public realm outside the campus.
- c) **Entrance operation:** the building is for education purposes and secure access is in place within the Centenary Building for all students and staff. This controlled point of access restricts access to the rest of the campus and access to the new Construction Centre will therefore be managed. There is no public access to the building.
- d) **Public transport capacity:** the site has a PTAL of 6a and is highly sustainable and occupants of the new building will therefore benefit from this, significantly reducing or eliminating car use.
- e) **Regeneration potential:** the building represents the first phase of a long term Campus Masterplan and will facilitate the rationalisation and improvement of campus as a whole.
- f) **Impact on infrastructure:** the new building will not interfere with aviation, navigation, telecommunication or solar energy generation on neighbouring buildings.

(3) Environmental impact

- a) **Wind, daylight, sunlight penetration and temperature conditions:** these factors have been assessed in the **Microclimate Analysis** submitted with the planning application. Wind levels

around the immediate vicinity of the proposed Construction Centre are principally as a result of the existing Tower and will not change significantly with the new building. In future phases of the Masterplan, with the opening up of the northern courtyard through the removal of the existing Exam Hall building and additional tree planting, wind levels will reduce significantly. The daylight and sunlight penetration levels around the building are commensurate with its location within a campus environment, with sunlight levels varying from 1 hour in December to 5 hours in June. Finally, with regard to temperature conditions, the report demonstrates that there is no thermal stress in the summer and in the winter there is some cold stress, due principally to the existing Tower. The shading provided by the Tower, which controls summer temperatures, also impacts on winter temperatures.

- b) **Air movement:** will not adversely affect street-level conditions given the location of the building within the heart of the campus.
- c) **Noise:** the submitted **Noise Report** demonstrates that the operation of the building in terms of mechanical plant and potential noise breakout from the construction workshops will not cause harm. All plant will operate 5 dBA below the existing measured background noise level and windows in the workshops will be kept closed and mechanical ventilation used to maintain internal comfort levels.

- 7.24 Local Plan **Policy SP11 Design** and **Policy DM6 Building Heights** refer to the need for buildings to relate positively to their locality in respect of, inter alia, height. Having regard to the visual, functional and environmental factors outlined above, it is considered that the height of the building responds well to its location within the campus, and is appropriate in the backdrop to the neighbouring civic core, as discussed below.

Heritage Impact

- 7.25 The Tottenham Centre is in a sensitive location in heritage terms, as part of the campus falls within the Tottenham Green Conservation Area and there are a number of listed buildings close by, including the former Fire Station and Town Hall, which are both statutorily listed Grade II, and buildings further afield around Tottenham Green. The proposed site falls beyond the immediate curtilage, but within the wider setting, of the listed buildings identified.
- 7.26 To clarify, the site of the proposed Construction and Engineering Centre falls on the very edge of the Conservation Area. The existing gym/lecture theatre block building falls outside the Conservation Area, but the new building has a slightly wider footprint which takes it over the boundary into the Conservation Area. It is acknowledged that views from the Conservation Area of the proposed development are important.
- 7.27 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires proposals that affect listed buildings to *have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest (Section 66)*, and those which affect conservation areas to *preserve or enhance the character or appearance of that area (Section 72)*.
- 7.28 Paragraph 190 of the NPPF states that when determining planning applications, Local Planning Authorities should take account of the desirability of sustaining a heritage asset and the desirability of new development making a positive contribution to local character and distinctiveness. Conserving and enhancing the historic environment is a key planning principle of the NPPF which advises that consideration should be given to heritage assets and their setting.

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- 7.29 Paragraphs 201 and 202 of the Framework require consideration of development which causes ‘*substantial harm*’ or ‘*less than substantial harm*’ to heritage assets and in these circumstances the weighing up of the public benefits of the proposed development.
- 7.30 At the strategic level, the **London Plan Policy HC1 Heritage conservation and growth** states that:
- Development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the asset’s significance and appreciation within their surroundings*
- 7.31 Local Plan **Policy SP12 Conservation** and **Policy DM9 Management of the Historic Environment** seek to protect Haringey’s heritage assets and their context.
- 7.32 The planning application is supported by a **Heritage Statement** prepared by Steven Bee and **Views Analysis** contained within the Design and Access Statement prepared by Atkins.
- 7.33 The impact of the proposed new Construction and Engineering Centre on neighbouring heritage assets has been integral to the Pre Application process and input has been received from Haringey’s Design and Conservation Officers and the QRP on how the scheme – specifically the original 6 storey building – would appear alongside such assets.
- 7.34 Original concerns regarding scale and height of the proposed building and the impact on views from the Conservation Area and through gaps in between the listed buildings – in particular the former Fire Station and Town Hall – on Town Hall Approach Road, have been addressed through removing a floor from the building.
- 7.35 This has had a consequential impact on the education provision within the building and resulted in the loss of five classrooms, and options for relocation of these classrooms are being considered.
- 7.36 The Views Analysis tests short, medium and longer distance views of the proposed development from agreed vantage points and demonstrates that the Construction Centre will not be prominent in public views from within the Conservation Area on Town Hall Approach Road or further afield. The building falls within the wider setting of the listed former Fire Station and Town Hall, but given the distance from these buildings and gaps through which the proposed Construction Centre will be glimpsed being limited, it is considered that the new building will not harm the heritage assets identified.
- 7.37 The proposed building will be visible in the backdrop to the locally listed former Fireman’s Cottages on Isobel Place. As noted in the Heritage Statement, 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 and the QRP acknowledged that this was an appropriate response to their earlier concerns.
- 7.38 It is considered that the proposals do not cause harm to the Tottenham Green Conservation Area nor to neighbouring listed buildings. In the Pre Application meeting held with Officers at Haringey (December 2023) it is noted that Officers expressed the view that the proposed development would cause *less than substantial harm*. Such harm, in our view, is at the lower end of the spectrum.
- 7.39 Notwithstanding the very low level of *less than substantial harm*, the public benefits of the proposed development are undisputed, as outlined in Section 2 above. These relate to the overriding education
-

benefits of the proposed development, but there are also public benefits in terms of the College's role in reinforcing the civic core of Tottenham and the contribution which the College makes to the continued functioning of the area, bringing with it important wider regeneration benefits.

- 7.40 It is also relevant to note the sustainability benefits of the scheme in achieving a significant reduction in carbon emissions (as elaborated below) in comparison with the existing building on site, which will provide wider public benefits in improving air quality and environmental conditions in the locality.
- 7.41 Overall, on the question of balance, the public benefits of the scheme significantly outweigh the very low level of heritage harm identified.

Design Considerations

- 7.42 The NPPF, December 2023, promotes high quality design and 'beautiful' buildings.
- 7.43 The design approach of the new building is referenced in the **Design and Access Statement**. It is predicated on fixed and flexible spaces within the building with the staircores being fixed and the workshops and classrooms being flexible, facilitating a scheme which responds to the needs of the College whilst setting the design of the external envelope.
- 7.44 The internal spaces have been designed to meet the needs of the College with double height spaces on the Ground and First Floors meeting the specific requirements of the Construction School. The building cantilevers out at Second and Third Floor levels providing appropriately sized classrooms. The east/west orientation of the building maximises natural daylighting in the classrooms, accepting that daylight levels are impacted upon due to the presence of the Tower. The design incorporates brick reveals on the west elevation to control solar gain, which also serve to provide a level of privacy.
- 7.45 Reflecting the proposed use of the building as a Construction and Engineering Centre, alongside a requirement that the scheme should be robust and sustainable, the material of choice is brick. The architects have reviewed a number of options and the planning application is based on a medium brown brick with cream stone banding. The brick colour is closer to the brown brick of Main Building (the locally listed former Tottenham Technical College Building which fronts High Road), than the red brick of the civic buildings around Tottenham Green, and this gives the new building a relationship with the rest of the campus whilst echoing elements of the banding on the Tower, the Town Hall and Fire Station. The brown colour makes it recessive in views from the front of the campus and gives it a subservient relationship with the Tower.
- 7.46 London Plan **Policy D3 Optimising site capacity through the design-led approach** and **Policy D4 Delivering good design** and Local Plan **Policy DM1 Delivering high quality design** emphasise the need for new buildings to be of a high standard of design. The proposed new Construction and Engineering Centre has been scrutinised through a robust Pre Application process with Officers at Haringey and the QRP. The College's team has responded to this feedback and revised the scheme, not only in respect of scale and massing, as noted above, but in respect of materials.
- 7.47 The QRP's comments in response to the College's presentation on 17th January 2024 state:
- "The panel supports the idea of using brickwork with a lighter tone horizontal stone or concrete banding. The solution successfully references the banding of both the adjacent 1970s Tower and the statutorily listed buildings of the conservation area to create a family of buildings."*

- 7.48 In respect of inclusive design, as set out in London Plan **Policy D5 Inclusive design** and **Policy S3 Education** the proposed new Construction Centre will be fully DDA compliant with a lift to all floors and accessible toilets.

Amenity Impact

- 7.49 The location and orientation of the new Construction Centre have had regard to issues in respect of privacy and overlooking in respect of existing and proposed neighbours. Within the campus itself, the relationship of the new building with the Tower has been considered and reviewed following feedback from the QRP, with revised plans pulling the cantilever back to provide greater space between the two buildings.
- 7.50 In respect of neighbouring residential properties to the north on Isobel Place and south on Portland Road, there will be little opportunity for overlooking from the new building. The nearest properties on Isobel Place are some 30m northwards from the northern staircore of the building; whilst views south westwards towards Portland Road from classrooms on the upper storeys will be partially obscured by the existing Building Block and will be some 30m away. In both cases, distance and the indirect angle of the views will mean that the new building will not impact on neighbouring residential privacy.
- 7.51 The planning application is supported by a **Daylight and Sunlight Assessment** prepared by Right of Light Consulting which assesses the building against the Building Research Establishment (BRE) Guidance in respect of Vertical Sky Component (VSC), No Sky Line (NSL) and overshadowing. The report demonstrates that the proposed building scores well against these tests. Whilst there are some losses in daylight in respect of the former Fireman's Cottages to the north, these do not relate to habitable rooms. Neighbouring residential properties on Isobel Place and Portland Road meet the VSC, with the exception of one bedroom which scores 0.76 against a BRE target of 0.8, and this is considered to be marginal in the overall context of the scheme.
- 7.52 There are some losses in daylight in respect of the neighbouring Tower, but these are to non-habitable rooms. Nonetheless, a review of spaces has been undertaken by the College and losses either relate to classrooms which are served by more than one window, or to spaces which do not require continuous high levels of daylight, such as the print room or corridors.
- 7.53 Having regard to the Building Block the levels of daylight will remain good, with only one room – a network lab – falling below the required VSC. Any potential disposal of this site to a residential developer in the future will need to consider the relationship between the new Construction Centre and a proposed residential scheme and will be independently tested against the BRE as part of any future planning application on that site. The Masterplan includes an appropriate separation – a 6m landscaped buffer – between the proposed Construction Centre and any future residential development on that site, which will assist in ensuring daylight and sunlight levels are at an appropriate level.
- 7.54 Furthermore, in respect of the Building Block plot, the new Construction Centre has been designed to reduce the potential for overlooking, through the use of deep window reveals which will restrict views westwards.
- 7.55 Careful consideration has been given to potential noise breakout from the proposed construction workshops and proposed rooftop plant. Noise from the existing Building Block is not controlled and there is an opportunity to address this in the new scheme. The planning application is supported by

a **Noise Assessment** prepared by 24 Acoustics, which assesses noise breakout from the workshops contained within the new Construction and Engineering Centre and noise from rooftop plant.

- 7.56 The Ground Floor and First Floor workshops – engineering, bricklaying, electrical installation and heating and plumbing – will contain noise generating equipment and machinery. In order to control noise breakout from these areas all windows and external doors will be kept closed whilst machinery is in use and a mechanical ventilation strategy is proposed.
- 7.57 Rooftop plant – air source heat pumps, air handling units and extract fans for local exhaust ventilation – will operate at 5 dBA below the prevailing background noise level at the nearest noise sensitive windows, as set out below, in line with Haringey’s requirements.

Typical Background Noise Level		
Daytime (07:00 – 19:00)	Evening (19:00 – 23:00)	Night-time (23:00 – 07:00)
45 dB LA90, 1 hour	44 dB LA90, 1 hour	40 dB LA90, 15 min

Maximum External Plant Noise Rating Level		
Daytime (07:00 – 19:00)	Evening (19:00 – 23:00)	Night-time (23:00 – 07:00)
40 dB LAeq, 1 hour	39 dB LAeq, 1 hour	35 dB LAeq, 15 min

Figure 13: Extract from Noise Assessment (24 Acoustics)

- 7.58 Accordingly, the proposed development will not harm the amenity of neighbouring residential properties and comply with London Plan **Policies D13 Agent of change** and **D14 Noise**.

Biodiversity and Ecology

- 7.59 London Plan **Policy G6 Biodiversity and access to nature** and Local Plan **Policy DM21 Sustainable Design, Layout and Construction** require new developments to address the potential impact on biodiversity and seek to introduce measures to create a BNG.
- 7.60 The planning application is supported by a **Preliminary Ecological Appraisal** (PEA) prepared by Assystem, including a **Biodiversity Net Gain (BNG)** calculation. The PEA assesses the campus as a whole, with recommendations in respect of the proposed new Construction and Engineering Centre.
- 7.61 London Plan **Policy G5 Urban greening** introduces a quantitative approach to assessing the ‘greenness’ of a scheme and recommends a target of 0.3 for commercial developments. There is no target score for educational uses. The policy advises that the target should be applied having regard to local circumstances.
- 7.62 It must be acknowledged that it is a tightly constrained campus with limited opportunity for increasing biodiversity or greening. The proposed new Construction and Engineering Centre will replace an existing building within the heart of the campus between two existing education buildings and the

tightness of the plot means that the scheme is not able to introduce significant biodiversity enhancement or greening measures.

- 7.63 Notwithstanding these constraints, the PEA identifies a couple of measures to enhance biodiversity in respect of the new building, specifically the introduction of a green roof, which would provide an area of 273 sq m of native planting, including grasses and flowering plants, which would provide suitable habitat for birds and invertebrates. The **Urban Greening Factor** assessment submitted with the planning application confirms that the London Plan target of 0.3 can be achieved with the proposed green roof.
- 7.64 The sustainability requirements of the building and the BREEAM target of 'excellent' mean that the green roof will need to operate in conjunction with the proposed photovoltaic panels. This dual arrangement does not undermine the function of either the green roof or the panels and the two can co-exist alongside each other.



Figure 14: Green roofs can operate in conjunction with photovoltaic panels

- 7.65 Bird boxes and insect houses are proposed around the new building and swift boxes are recommended close to roof level, reflecting the flight characteristics of these birds. Bat boxes are not proposed given the limited potential of the site, and the campus as a whole, to support bats.
- 7.66 The measures outlined will achieve a BNG in accordance with the policy recommendations and meet the terms of the Environment Act 2021.
- 7.67 The restrictions of the constrained planning application site were acknowledged by the QRP which suggested the introduction of a green wall on the northern elevation. However, due to long term maintenance and cost reasons, this is not included within the scheme.
- 7.68 Whilst not part of this planning application, it is relevant to note the indicative site wide Campus Masterplan proposals which are predicated on opening up the courtyards and introducing a green heart to the campus. Only by delivering the new floorspace within the Construction and Engineering Centre as a first phase, can the Masterplan proposals be brought forward in subsequent phases and a broader package of biodiversity and greening measures achieved at the site.

Highways and Transportation

- 7.69 The planning application is supported by a **Transport Statement, Draft Travel Plan, Outline Construction Logistics Plan** and a **Delivery and Servicing Management Plan** prepared by Ardent Consulting Engineers.
- 7.70 The proposed new Construction and Engineering Centre will replace an existing facility at the College. Accordingly, student and staff numbers will remain the same. The external area around the proposed building will be reorganised in respect of refuse and recycling facilities and existing car parking spaces will be removed, thereby creating improved circulation for servicing and access.



Figure 15: Existing vehicular access to/from Town Hall Approach Road will be retained

- 7.71 Tracking plans are submitted to demonstrate service routes to / from Town Hall Approach Road for refuse and service vehicles. The Delivery and Servicing Management Plan demonstrates that the proposed development can be appropriately serviced without detriment to existing users on the public highway. It should be noted that Town Hall Approach Road is a bus and cycle only route.
- 7.72 Given the high PTAL of the site, new development could be car free in accordance with **Policy DM32 Parking**. The loss of 17 staff car parking spaces is therefore acceptable in principle and would not lead to overflow car parking within neighbouring streets due to the presence of existing parking restrictions within those streets.
- 7.73 The majority of students travel to the College by public transport or walk. A small number cycle and some are dropped off by parents/carers. To compensate for the loss of 17 car parking spaces, the proposal includes an enhancement of the existing cycle parking facilities at the campus, specifically the provision of a new double stacked cycle rack (covered) adjacent to the service entrance on Town Hall Approach Road and additional cycle parking hoops (uncovered) in this area. This would create an additional 20 spaces at the College. Whilst this falls short of the London Plan requirement set out in **Table 10.2** the constraints on the site mean further spaces cannot be accommodated as part of this application.

- 7.74 It should be noted that from a practical point of view, cycle parking cannot be accommodated within the interior of the campus as bikes cannot be taken through the security turnstiles at the entrance to the campus within the Centenary Building. All cycle parking therefore needs to be located outside of this secure line. CCTV is in place for monitoring the existing cycle parking.
- 7.75 The submitted Outline Construction Logistics Plan indicates how the scheme will be built out in a satisfactory manner in respect of highway capacity and safety. The potential impact of construction was raised as an issue by local residents at the Public Exhibition. The Plan identifies predicted vehicle movements for construction waste and materials, crane locations and how the construction will be undertaken alongside the continued operation of the College. These matters will be finalised in conjunction with the appointed contractor in due course, but the Plan sets out the proposed principles based on discussions to date with a contractor.
- 7.76 The draft Travel Plan seeks to encourage sustainable travel modes, but given the current travel pattern of most students and staff, it is not anticipated that this will change significantly. Against this background, it is noted that Haringey Highways Officers have requested a contribution towards Active Travel infrastructure and facilities in the locality and further clarification on this is requested.
- 7.77 In summary, the proposed new Construction and Engineering Centre will not fundamentally alter the existing approach to access and servicing at the College and will not therefore impact on the capacity or safety of the highway network. Appropriate measures can be put in place in respect of servicing and construction management.

Energy

- 7.78 The planning application is supported by an **Energy Assessment Report, GLA Carbon Reporting Spreadsheet** and **Be Seen energy report** prepared by Introba.
- 7.79 Haringey's ambition to become carbon neutral by 2030 aligns with the College's and this has underpinned the energy strategy for the proposed new building.
- 7.80 The policy framework is set out in the London Plan **Policy GG6 Increasing efficiency and resilience, Policy SI2 Minimising greenhouse gas emissions, Policy SI3 Energy infrastructure** and **Policy SI4 Managing heat risk**, and Local Plan **Policy SP4 Working towards a Low Carbon Haringey** and **Policy DM21 Sustainable Design, Layout and Construction**. The Development Plan reflects the Climate Change advice contained within the NPPF.
- 7.81 The energy strategy for the building reflects the '*be lean, be clean, be green, be seen*' hierarchy as promoted by the London Plan. It is based on Passivhaus principles including a fabric first approach to the building, high air tightness and appropriate glazing ratios to control solar gain. These measures achieve a 3% reduction in carbon (*be lean*).
- 7.82 This primary approach is supported by '*be green*' measures, such as carbon neutral heating and cooling mechanisms based on Air Source Heat Pumps (ASHP) and photovoltaics, alongside operational measures such as LED movement sensor lighting, which cumulatively achieve a 33% reduction in carbon emissions.
- 7.83 The energy package for the new Construction and Engineering Centre therefore achieves a carbon reduction against Part L of the Building Regulations of 36% on site. The balance will be achieved through a financial contribution towards Haringey's Carbon Offset Fund, estimated to be £23,146.

- 7.84 In respect of '*be clean*', the College has explored local energy resources. A meeting took place on 11th January 2024 with Haringey's DEN team to ascertain whether this could be a potential source of energy to support the new Construction and Engineering Centre. The current extent of the network and programme for extending towards Tottenham Green do not align with the College's requirement for the new building to be operational by December 2025. However, there may be the opportunity of connecting the building at a future date, and provision has been made to accommodate a connection should that be feasible at the appropriate time.
- 7.85 In the longer term, the College has indicated its willingness to explore how the Campus Masterplan could connect into the DEN network.
- 7.86 Overheating is a risk particularly in education buildings, where there are extensive amounts of glazing to provide natural daylight to classrooms, ICT classrooms which generate large amounts of heat and high occupancy levels. These matters have been addressed in the first instance through design, with west facing windows sitting within deep brick reveals, east facing windows facing the Tower and limiting classroom windows on the southern elevation. The glazing ratio and U values have been adjusted in order to control solar gain. The modelling undertaken in the BREEAM Report (Introba) in respect of HEA04 Thermal Comfort demonstrates that appropriate levels can be achieved for the proposed use at day one and in respect of future use taking into account climate change.
- 7.87 A **BREEAM Pre Assessment** prepared by SRE is submitted with the planning application which demonstrates that the scheme currently achieves a score of 68.15% and is therefore on target to achieve '*very good*'. The scheme is seeking to achieve a target of '*excellent*' which requires a score of 70% and further work is being undertaken in this respect.

Drainage and Flooding

- 7.88 The application is supported by a **Drainage Design Report** prepared by Atkins which outlines the approach to sustainable drainage systems (SuDS) in accordance with the hierarchy adopted in London Plan **Policy SI3 Sustainable drainage** and Local Plan **Policy SP5 Water Management and Flooding**.
- 7.89 The proposed development incorporates sustainable drainage Systems (SuDS) measures in order to reduce the runoff rate to an acceptable level. These comprise a green roof and an underground attenuation tank for storage and management of surface water discharge into the drainage network. The tank will be located at the northeast corner of the building and will provide 36.5 cu m of storage.
- 7.90 The SuDS measures lead to a runoff rate of 2 litres/second which represents a significant betterment on the existing runoff rate of 8.2 l/s.
- 7.91 In accordance with Haringey's SuDS design guidance, all development must ensure that extreme flows i.e. rainfall in excess of a 1 in 100 year flood event, plus an allowance for climate change, are managed. The design of the Construction Centre and SuDS measures will ensure that no flooding will occur during an extreme event, with a 40% allowance for climate change.
- 7.92 Finally, in respect of the foul water network, the Drainage Design Report identifies the need for the existing network to be rerouted to avoid the footprint of the building which is slightly larger than the existing building on site. A new 150mm diameter drainage network will connect the new building into the rerouted system and Thames Water has confirmed adequate capacity exists within the system.

Air Quality

- 7.93 The planning application is supported by an **Air Quality Report** prepared by Redmore Environmental.
- 7.94 The whole of Haringey falls within an Air Quality Management Area (AQMA) for the pollutants of NO₂ (nitrogen dioxide) and PM10 particulates which are the most prominent air pollutants, principally derived from road transport and combustion plants.
- 7.95 London Plan **Policy SI1 Improving air quality** requires new development to minimise increased exposure to existing poor air quality and make provision to address existing air quality problems. Local Plan **Policy DM23 Environmental Protection** similarly seeks to improve air quality within the Borough, alongside the measures outlined in the Council's Air Quality Action Plan
- 7.96 The submitted report notes that during the construction phase there is the potential for air quality to be affected by fugitive dust emissions as a result of demolition, earthworks, construction and trackout activities. A number of site-specific control measures are identified in order to provide suitable mitigation for the development and these would reduce potential impacts to an acceptable level.
- 7.97 Operationally emissions from the development were assessed in order to determine compliance with the air quality neutral requirements of the London Plan. The energy strategy for the new building is based on Air Source Heat Pumps and Air Handling Units which do not produce emissions to atmosphere. As such, it is considered that the building is air quality neutral with respect to building emissions.
- 7.98 The development does not lead to an increase in vehicle movements as the scheme will result in the removal of 17 car parking spaces from the campus. As such, it is considered air quality neutral with respect to transport emissions. Based on the assessment results, the overall development is considered to be air quality neutral and therefore to accord with the policies referred to above.

Fire Safety

- 7.99 The application is supported by a **Fire Statement** prepared by Introba Fire. The requirement for the new Construction and Engineering Centre to be built to appropriate fire standards is a College, Planning and Building Regulations requirement. The London Plan contains a requirement in **Policy D12 Fire safety** that all development proposals should achieve the highest standards of fire safety.
- 7.100 The Fire Statement sets out the approach to the building fabric, layout and operation in order to minimise the risk of fire, having regard to Approved Document B Fire Safety. It assesses escape distances from each workshop/classroom of the new building to a final exit or protect stair route to ensure compliance, having regard to occupancy levels.
- 7.101 The report provides confirmation of appropriate compartmentation measures within the structure of the building to achieve 60 minutes fire resistance, and detailed matters of signage and emergency lighting. As the building is less than 30m in height sprinklers are not proposed.
- 7.102 Consideration is given to disabled evacuation to ensure consistency with London Plan **Policy D5 Design** and the need for inclusivity.

Archaeology

- 7.103 The planning application is supported by an **Archaeological Desk Based Assessment** prepared by RPS, which notes the location of the site within a Tier 2 Archaeological Priority Area of Tottenham Hale Medieval Settlement and is situated on the projected route of the Roman Road of Emine Street which follows High Road (A10).
- 7.104 Accordingly, there is a theoretical high archaeological potential for Post Medieval remains from the late 18th – 19th century buildings which previously stood on the campus. There is also a theoretical moderate archaeological potential for localised finds from the Late Bronze Age – Iron Age.
- 7.105 However, groundwork activity associated with multiple phases of demolition and development over the course of the 20th century, especially the erection of the College's buildings, is likely to have had both a cumulative and widespread impact on any potential underlying archaeological assets.
- 7.106 As a result, the site is considered to have limited archaeological potential and no further investigation or trial trenching is necessary.

Contamination

- 7.107 The planning application is supported by a **Contamination Report** prepared by RSK (Geo-environmental and Geotechnical Assessment), which assesses the potential of the site to be contaminated. Essentially, due to the historic use of the site for residential properties, before becoming a part of Tottenham College from circa 1950, there is limited risk of historic contamination.
- 7.108 Currently, the whole site is covered by buildings and hardstanding and there are no identified contamination risks.
- 7.109 Some potentially contaminative current and historical activities were identified in the surrounding area, including a storage tank adjacent to the south east, dry cleaning services 58m east, infilled pits 100m south and the railway line 100m west, but these sources are not considered to pose a risk.
- 7.110 Furthermore, in respect of geotechnical constraints, the report did not identify any significant barriers, although noted that there are existing foundations and services on the site and it is anticipated that made ground, associated with the previous site developments, is likely to be present.

Crime Prevention

- 7.111 Pre Application engagement has taken place with the Metropolitan Police to ascertain appropriate measures in respect of crime prevention and security in relation to the proposed new Construction and Engineering Centre.
- 7.112 The new building is located within the College's campus and robust security measures are already in place at CONEL to ensure the safety of students and staff, campus buildings and property. The College has a secure line – marked orange on the submitted Proposed Site Plan – at the entrance to the campus, which is located in the Centenary Building. This is a manned reception area with security personnel and turnstiles through which all students and staff pass in order to enter the campus.

- 7.113 Further secure gates – accessed by fob or via an intercom – are located adjacent to the Tower and these provide additional security within the campus to ensure access to the service yard and current staff car parking area is appropriately controlled.
- 7.114 In respect of service vehicles accessing the service yard, this is controlled by an intercom.

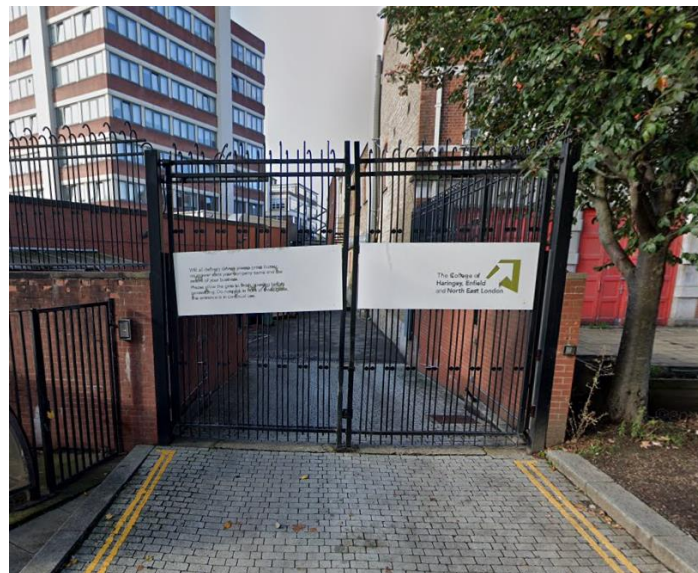


Figure 16: Access to the service yard is controlled

- 7.115 All other boundaries of the campus are secured by 1.8m brick walls or metal palisade fencing.

Waste Management

- 7.116 An **Outline Site Waste Management Plan (SWMP)** has been submitted in support of the planning application which has regard to the environmental objectives set out in the NPPF, National Planning Policy for Waste 2014 and the Waste Management Plan for England 2021.
- 7.117 The plan demonstrates how the proposed development will manage construction, demolition and excavation materials during the construction of the new building and the proposed strategy is based on the waste hierarchy of *'prevent, reduce, reuse, recycle, recover and disposal'*.
- 7.118 The proposed Construction and Engineering Centre will not have a basement and therefore significant excavation works will not be carried out, although there will be some waste and material generated due to piling works.
- 7.119 It is anticipated that construction activities will result in the generation of approximately 6,614 tonnes of materials and waste, based on 1,314 tonnes being generated during excavation works, 4,677 tonnes being generated during the demolition phase of the existing gym/lecture theatre and 623 tonnes being generated from construction of the new building.
- 7.120 In accordance with London Plan **Policy SI7 Reducing waste and supporting the circular economy** the principle aims of the SWMP will ensure best practice measures are in place to achieve at least 95% of non-hazardous construction and demolition waste is diverted from landfill. Furthermore there will be a requirement for the contractor to commit to a 20% target of reuse/recycle on site in respect of demolition materials in accordance with circular economy principles.

8.0 S106 Heads of Terms

- 8.1 Community Infrastructure Levy (CIL) payments are not required in respect of the proposed development as new education floorspace is zero rated for both Mayoral and Borough CIL.
- 8.2 In light of **Haringey's Planning Obligations SPD** and following feedback from Officers at the Pre Application stage, it is understood that financial contributions may be required and secured through a S106 Agreement, in respect of the following matters:
- Participation in employment initiative
 - Biodiversity enhancements
 - Improving accessibility and active travel connections to the wider area
 - Parking measures to mitigate impacts arising from the development
 - Sustainable transport measures
 - Carbon mitigation measures
- 8.3 The College recognises the need for the proposed development to be acceptable and would welcome further discussions with Officers at Haringey on the detailed aspects of each provision, alongside clarification on the financial sums involved.

9.0 Summary and Conclusions

- 9.1 The proposed development comprises the erection of a new part 4/part 5 storey Construction and Engineering Centre extending to 2,625 sq m.
- 9.2 The aim of the project is to provide a modern, fit for purpose facility to meet the needs of some 900 students, most of them adults, who currently undertake construction courses at CONEL each year. An Estate Strategy reviewed the condition and functional suitability of buildings at the Tottenham Centre and concluded that the existing Building Block in particular needed replacing. Many of the buildings are operational, but the campus is overdeveloped and once generous courtyards and outdoor spaces have been filled in over the years to provide much needed teaching space.
- 9.3 CONEL has been awarded Department for Education (DfE) funding from the Further Education Capital Transformation Fund to invest in the Tottenham Centre, to support the creation of a new Construction and Engineering Centre. The proposed development will make a significant contribution towards meeting the Development Plan's aims of improving the skills of local people, and therefore life chances of individuals, and directly contribute towards addressing the skills shortages in the Capital.
- 9.4 A key requirement of the DfE's funding is that the proposed new Construction and Engineering Centre is up and running by December 2025 and in order to achieve this the College is seeking planning approval in May 2024.
- 9.5 The proposed development has been designed to fit within the context of a site wide Campus Masterplan which is submitted with the planning application for illustrative purposes. It seeks to address the excess space at the campus, whilst tackling the condition and functional suitability of the buildings. The Campus Masterplan demonstrates a phased approach to the rationalisation and upgrading of the campus and highlights the site of the existing Building Block as a potential site for future alternative development.
- 9.6 The proposed development has been designed having regard to the constraints and opportunities of the site, particularly heritage designations, and has been the subject of extensive Pre Application engagement with officers at Haringey and the Haringey Quality Review Panel, which led to a reduction in the size of the building.
- 9.7 The application is supported by a Heritage Statement which demonstrates that the scheme will only marginally affect the wider setting of the Tottenham Green Conservation Area and the listed buildings around Tottenham Green. Given the nature of their historic significance, any perceived harm to their significance will be negligible and more than outweighed by the substantial improvement in the public benefit of the enhanced education opportunities to be provided by the development. The College's role in reinforcing the civic core of Tottenham and the contribution which the College makes to the continued functioning of the area are also significant public benefits.
- 9.8 The submitted Design and Access Statement demonstrates a high quality approach to the design of the building, based on articulated and textured brickwork, including contrasting horizontal banding, providing interest and relief to the facades. The result is a building which relates positively to its location in visual, functional and environmental terms.

- 9.9 The Energy Strategy for the building reflects the '*be lean, be clean, be green, be seen*' hierarchy as promoted by the London Plan. It is based on Passivhaus principles including a fabric first approach to the building, high air tightness and appropriate glazing ratios to control solar gain, alongside carbon neutral heating and cooling mechanisms based on Air Source Heat Pumps and photovoltaics, which cumulatively achieve a 36% reduction in carbon emissions.
- 9.10 The scheme includes a package of sustainability measures specifically in respect of drainage which will reduce surface water runoff through appropriate attenuation measures. The proposed development includes a green roof and will improve biodiversity on a relatively constrained site. In the longer term, more significant biodiversity improvements will be achieved through the implementation of the College's site wide Campus Masterplan.
- 9.11 In highways terms, the proposed development will not fundamentally alter the existing approach to access and servicing at the College and will not therefore impact on the capacity or safety of the highway network. Appropriate measures can be put in place in respect of servicing and construction management.
- 9.12 Other technical aspects of the new Construction and Engineering Centre have been assessed, including the potential impact on neighbouring amenity in terms of daylight and sunlight and noise and demonstrated to be acceptable.

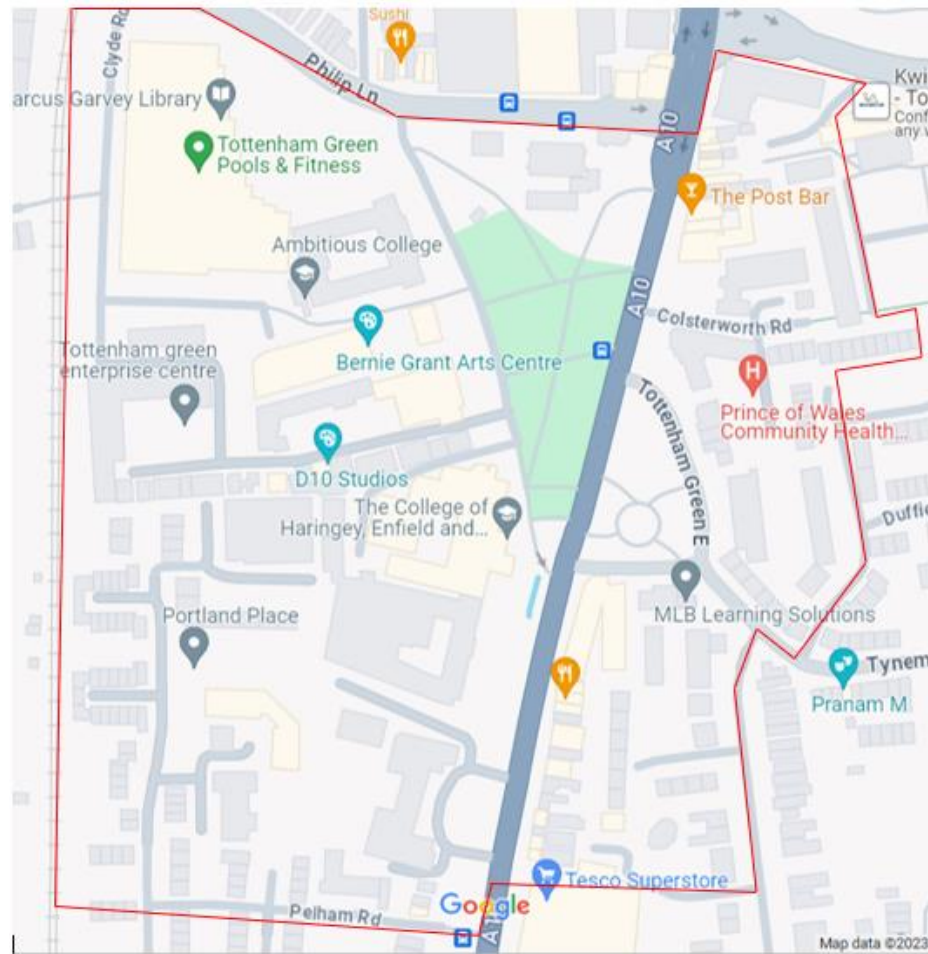
Louise Morton
Quadrant Town Planning Ltd
9th February 2024

APPENDIX 1

Community Consultation



Ward Councillors and neighbouring Ward Councillors were invited to the Public Exhibition



Residents and local business within the area outlined red were invited to the public exhibition

Dear Neighbour

PROPOSED NEW CONSTRUCTION AND ENGINEERING CENTRE AT CONEL
Invitation to Public Exhibition on 10/11th January 2024

I am writing to invite you to a public exhibition on 10th and 11th January 2024 about our plans to improve our centre. CONEL has been awarded Department for Education funding to invest in its Tottenham Centre.

The grant will fund a new 2,600 sq m Construction and Engineering Centre which will comprise construction workshops for brickwork, engineering, heating and plumbing, and the new workshops will be equipped with current industry-standard technology. The Centre will also have new engineering labs and ICT classrooms.

The project represents Phase 1 of a Masterplan for the Tottenham Centre which will see the whole campus renewed. The campus has grown on an ad hoc basis over the years and some of its existing buildings are no longer fit for purpose and this is impacting on the learner experience.

Construction courses at CONEL are currently oversubscribed and the College is turning people away due to lack of space and poor facilities.

The existing lecture hall and gym will be demolished to make way for the new 5 storey Construction and Engineering Centre. Service access for deliveries will remain as current from Town Hall Approach Road.



The new Construction and Engineering Centre is a significant investment for us and it will deliver benefits for our local community and beyond.

The College has been engaged in discussions with Planning and Design Officers at Haringey to progress the proposed scheme and is preparing a planning application for the new building.

Ahead of this we wanted to consult with key stakeholders and local residents to seek their views on the proposed development.

I hope that we will have the opportunity of sharing our plans with you at the forthcoming public exhibition, the details of which are provided below.

10th January 2024 10am – 7pm

11th January 2024 10am – 5pm

Tottenham Centre, entrance via the Centenary Building on High Road

If you are unable to attend or would like more information on our proposals, please do not hesitate to contact me.

Regards

Robin Hindley
Vice Principal



CONEL

New Construction and Engineering Centre

FEEDBACK

Thank you for visiting the exhibition today. We trust you found it informative. We would welcome your feedback on the proposed new building. You can do this by completing the form below, or hard copies are available if you ask a member of the College's team.

Do you consider there is a need for the new building which will provide courses in construction skills?

Various design approaches are being considered using different coloured bricks. Do you have a view on the design of the new building?

Do you have a view on the energy strategy for the new building, which is based on energy efficient air source heat pumps and photovoltaic panels on the roof?

The new building is the first phase of the College's wider masterplan for the campus which proposes to open up the courtyards. What are your views on the masterplan?

Please share any additional comments below

Name

Local Resident/Business/Councillor/CONEL Staff/Student (Please Circle) or Other (Please State)

.....

Contact Details (Email or Address) if you wish to be kept informed about the proposed development

.....

INTRODUCTION

Tottenham Campus

Welcome to The College of Haringey, Enfield & North East London

Thank you for Visiting CONEL today.

We wanted to share with you proposals for a new Construction and Engineering Centre at our Tottenham Campus.

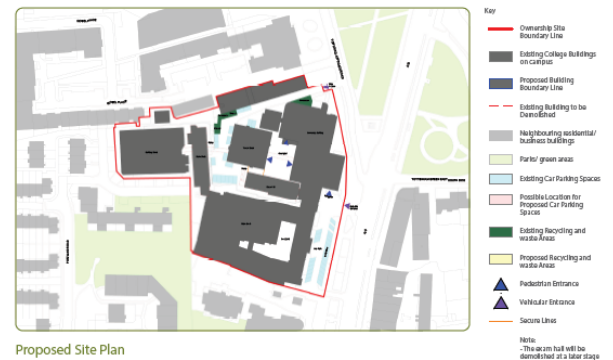
The College has been awarded Department for Education funding to invest in its Tottenham Centre and the grant, along with match funding from the College, will fund a new 2,600 sq m Construction and Engineering Centre.

The benefits of the new facility are as follows:

- Provision of bespoke floorspace for the teaching of traditional construction trades and new cutting edge technologies which support sustainable development and renewable energy
- New high quality space and an inspirational learning environment which will attract and retain students, particularly adult learners in the Borough, leading to a consequential reduction NEET (Individuals Not in Employment, Education or Training)
- Provision of industry standard facilities for the teaching of digital skills and STEM subjects (Science, Technology, Engineering and Maths), which lag far behind other subjects in most schools
- Significantly improve the College's ability to deliver outputs as one of the Mayor's Construction Academy hubs and directly address the skills shortage in construction and engineering in London
- Increase collaboration with industry through the recognition of the College due to the provision of fit for purpose facilities which will deliver high value vocational qualifications in construction and engineering
- A more efficient estate through the rationalisation of floorspace and the creation of energy efficient buildings

We welcome the opportunity of sharing our plans with you ahead of the submission of a planning application and hope that the information provided in this public exhibition is of assistance.

Existing Site Plan



Proposed Site Plan



SITE CONTEXT

Tottenham Campus

Aerial View of Tottenham Campus



Site Constraints and Opportunities



Existing Building Heights



Existing Building Chronology



Heritage Context



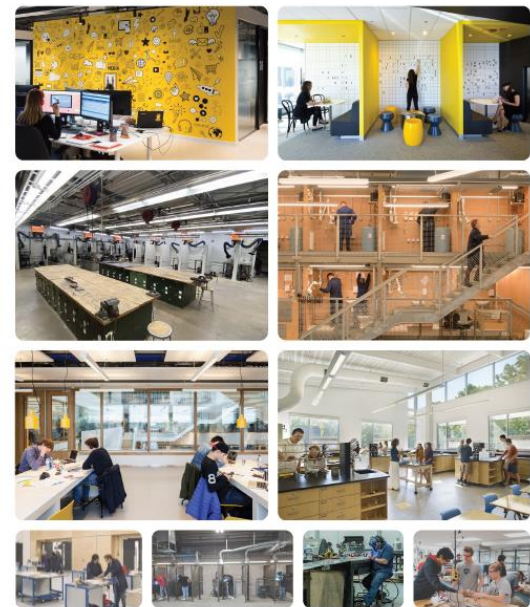
PROPOSED FLOOR PLANS

Tottenham Campus

General Arrangement Plans



Reference Images of Internal Workshops and Learning Space



EXTERNAL FACADE OPTIONS

Tottenham Campus

A number of options have been considered for the external appearance of the proposed new building. Brick is the preferred material and we are testing the colour palette along with the potential use of banding.

Option 1



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

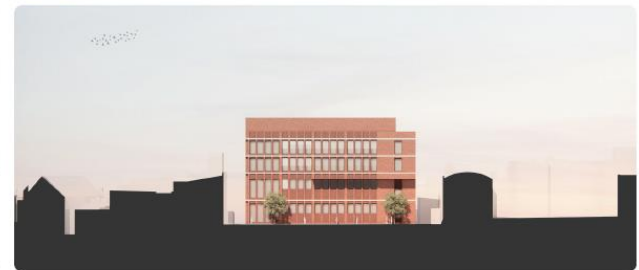


Reference images



Above: Image of red/brown brickwork on campus

Option 2



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation



Reference images



CAMPUS MASTERPLAN

Tottenham Campus

The College of
Haringey, Enfield
and North East London



AtkinsRéalis

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

The campus has grown on an ad hoc basis over the years and some of its existing buildings are no longer fit for purpose and this is impacting on the learner experience.

The existing courtyards will be opened and new landscaping will be proposed, creating a more legible campus.

The implementation of the Campus Masterplan is dependent on the receipt of further funding and the layout below is indicative at this stage.

KEY

Site Boundary

Soft Landscape

- Proposed mixed species tree canopies
- Ornamental woodland understorey planting
- Green roof
- Residential private amenity lawn

Hard Landscape

- Permeable flag paving
- Permeable seal paving to entrance footways
- Permeable seal paving to entrance car park
- Red brick paving type 1
- Red brick paving type 2
- Loading area

Entrances

- New entrance to college
- New entrance to residential plot
- Service entrance



Image is for illustrative purposes and part of the overall Campus Masterplan. It is not part of this Planning Application.



SUSTAINABILITY

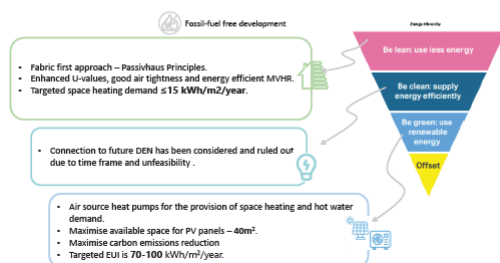
Tottenham Campus

The College of
Haringey, Enfield
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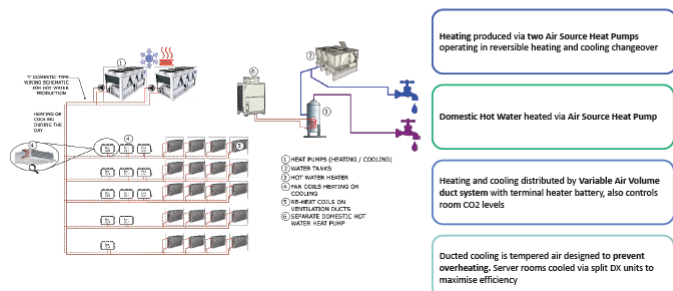


AtkinsRéalis

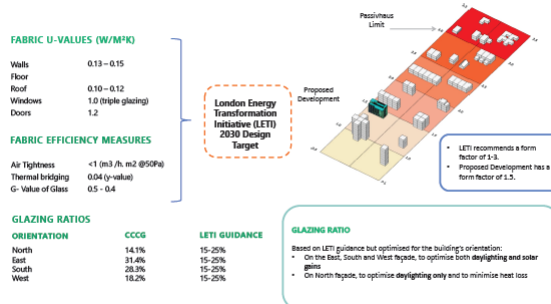
Energy Hierarchy



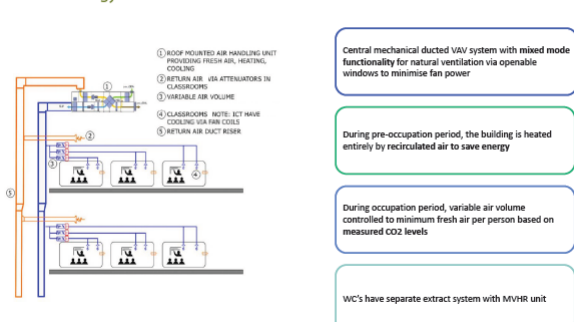
Heating and Cooling Strategy



Form, U-values and Glazing



Ventilation Strategy



FEEDBACK

Tottenham Campus

Executive Summary: A well-designed place (National Design Guide)



Nature

- 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.

Public spaces

- The proposal is situated within the confines of the College's campus and, as such, is not accessible for general public use. 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.

Identity

- The design of the new construction centre has been carefully developed to strengthen the identity and distinctiveness of the campus.
- The incorporation of articulated brick facades relates to the building's function echoes, in a modern idiom, the surrounding context and its historic significance.

Context

- 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.

Uses

- 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

- 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.

Built form

- The new construction centre will be the first phase of a long-term development plan for the College campus.
- 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.

Resources

- 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.

Movement

- 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.

Lifespan

- 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.

We would very much welcome your feedback on the proposals, either by scanning the QR code below or on the feedback sheet provided here today.





Quadrant Town Planning Ltd

Telephone: 01491 571 123

www.quadranttownplanning.com