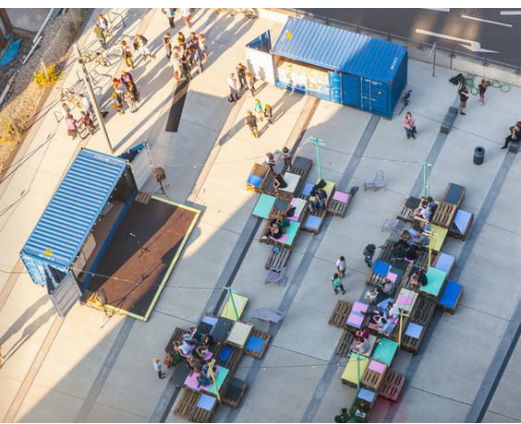
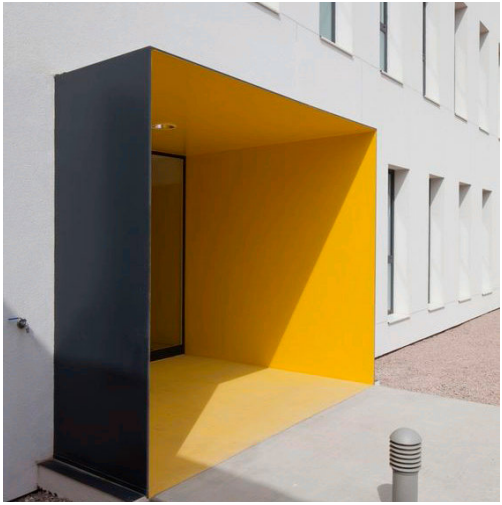
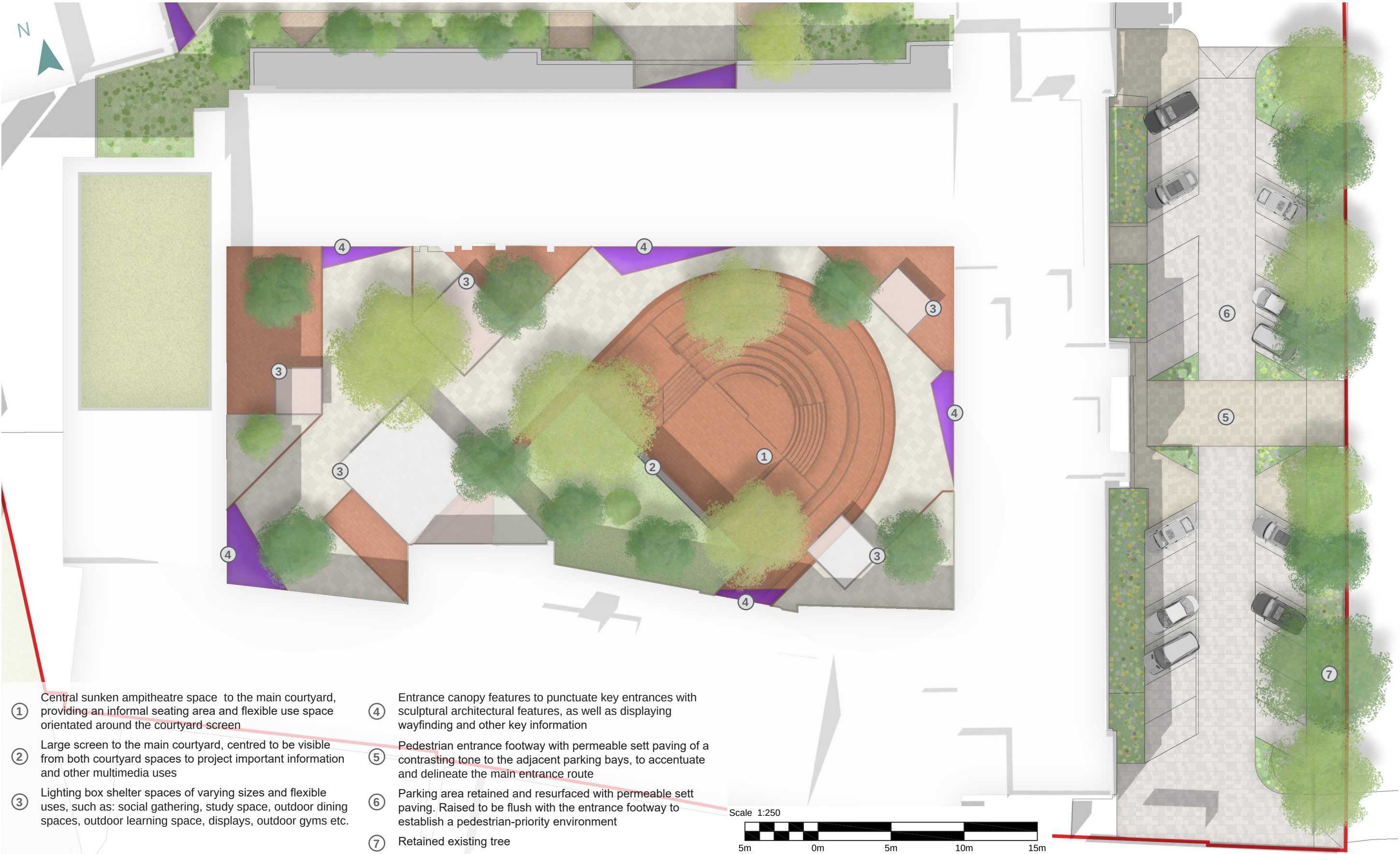


05.04 Main Courtyard and Entrance Area Concept

The main courtyard is seen as a working landscape, and predominantly hard in nature. The space aims to provide flexibility for its users, it can support a range of functions and can be adapted to suit a variety of needs. A series of pods are strategically placed within the space. These pods could support a range of functions and influence the use of the space surrounding them. Clear sightlines to proposed entrances to the building have also been proposed. This approach will improve wayfinding and legibility across the campus, with each entrance demarcating a particular department for example. How the space looks and feels at night has also been considered, as lighting could be used to punctuate particular features, providing an interesting visual display from the surrounding buildings.

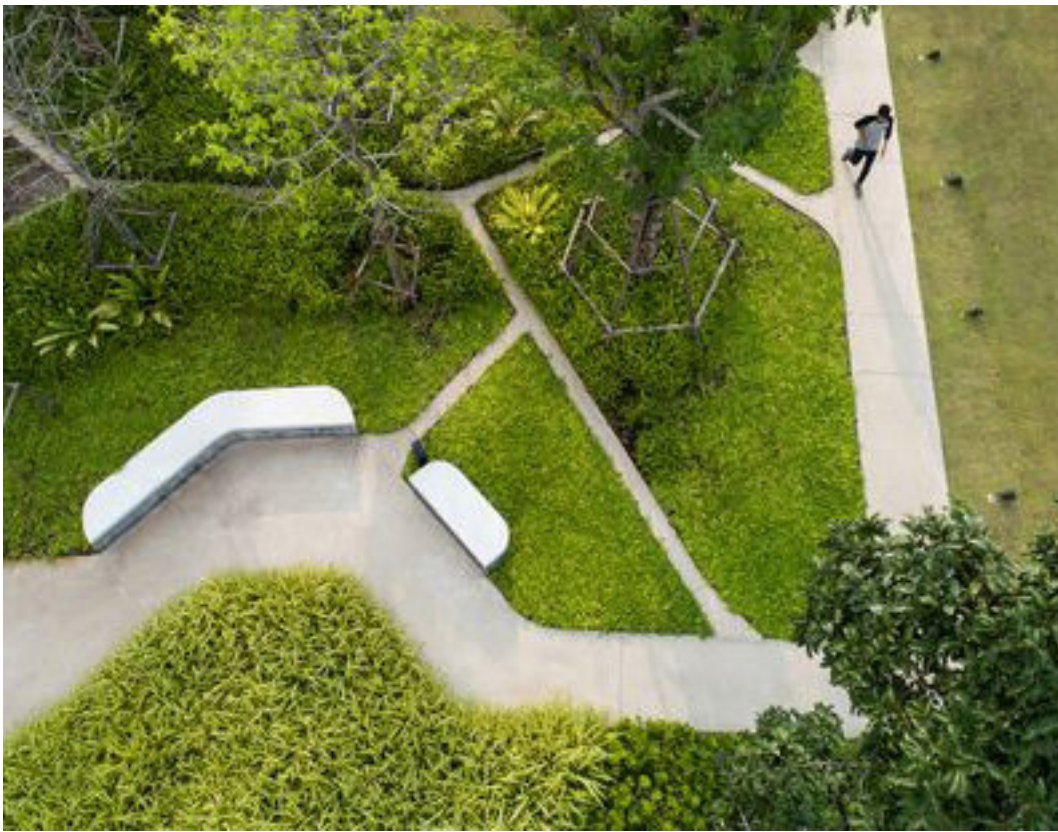


05.05 Main Courtyard and Entrance Area Proposal

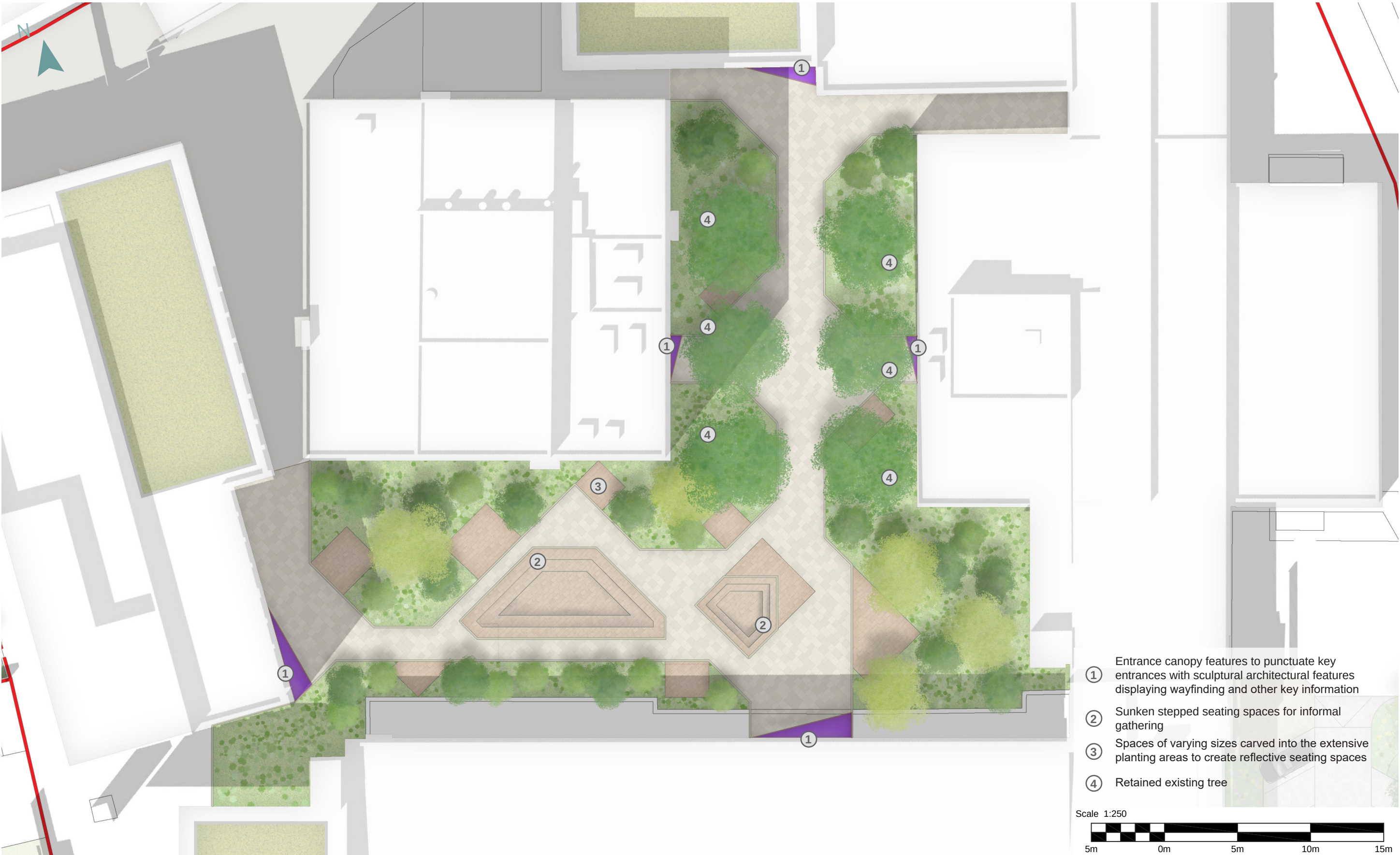


05.06 Centenary Courtyard Concept

By contrast the centenary courtyard is a tranquil, much softer landscape. It's secluded areas designed to offset the hard nature of the main courtyard. Pockets of space can support quiet contemplation, group work, and an environment which is conducive with reflective contemplation and learning. Key views to surrounding buildings again help improve the legibility of the campus. This space would be integrated with a sustainable urban drainage system and ecological enhancements.



05.07 Centenary Courtyard Proposal



05.08 Illustrative Campus Masterplan

The new Construction and Engineering Centre 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.

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 sett paving to entrance footways

Permeable sett paving to entrance car park

Red brick paving type 1

Red brick paving type 2

Loading area

Entrances

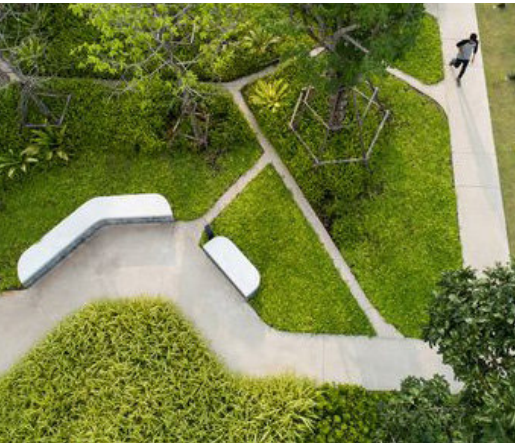
New entrance to college

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.



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06

Consultation and Engagement

06.01 Consultation and Public Engagement

Document Aims

A new Construction and Engineering Centre has been designed to a high standard. During the design process there have been multiple client and project team engagement meetings divided into five key aspects:

- Brief
- Design Team Meetings
- Stakeholder Meetings
- Design Team Workshops
- Heads of Department Workshops

This format has been crucial in ensuring that the client's needs are met and that the end users have a building that works for all staff and students.

in addition, there have had several pre-application meetings with Haringey planning team and Quality Review Panel meetings, dates listed below.

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

The project team have addressed items raised at the pre-application meetings in relation to the building mass, views towards the development, materiality and overall masterplan strategy.

Public Consultation

A public consultation event was held at the CCCG site in Tottenham for 2 full days on 10th and 11th January 2024. Residents, staff, students and local councillors attended the event

Please refer to the Planning Statement accompanying this application for more detail.



Photographs Taken at The Public Exhibition

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.

Programme Dates:
• Planning Application Submission - January/February 2024
• Demolition of Existing Building Complete - October 2024
• Main Construction works begin on site - November 2024
• Building Operation and in Use - October 2025

The specific curriculum to be delivered in the building are:

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

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 in 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



Existing Building Heights



Existing Building Chronology



Site Constraints and Opportunities



Heritage Context



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

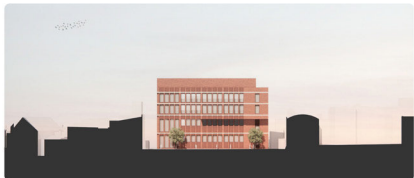
Proposed West Elevation



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 new Construction and Engineering Centre 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.

The existing courtyards will be opened up and new landscaping is 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.



PROPOSED FLOOR PLANS

Tottenham Campus



General Arrangement Plans



Reference Images of Internal Workshops and Learning Space

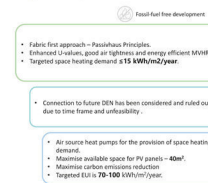


SUSTAINABILITY

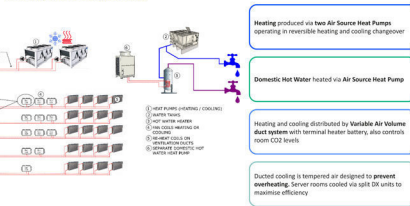
Tottenham Campus



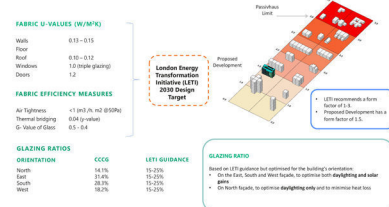
Energy Hierarchy



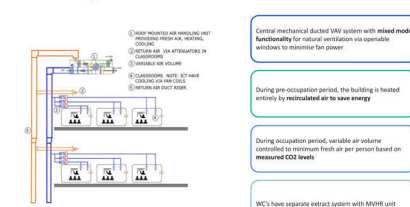
Heating and Cooling Strategy



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 low 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

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

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-ceiling heights will provide optimal daylight penetration for thermal stratification, and thus user comfort.

South-East

- 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

- The 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.

Lifespans

- 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.



Boards Presented at The Public Exhibition





07

Conclusion

07.01 Conclusion

This Design and Access Statement sets out a clear explanation of the design development and proposals for the Construction and Engineering Centre.

This Statement demonstrates the extensive consultation process and the collaboration with Haringey Council, Key Stakeholders, and the local community. The invaluable contribution made by these parties has informed the proposals for the College site and building.



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