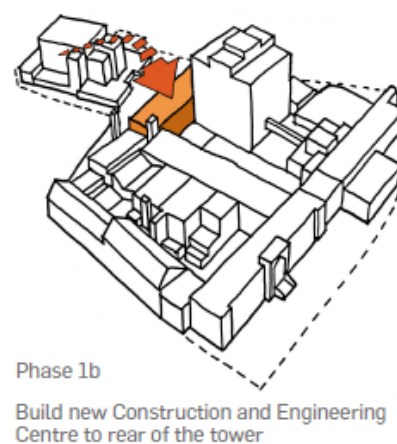
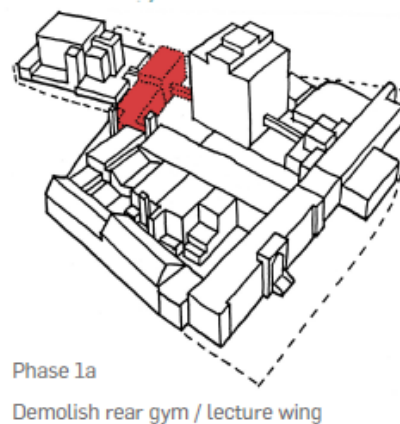


Tottenham Centre HGY/2024/464 Phase 2 Residential Options for Existing Building Block Site

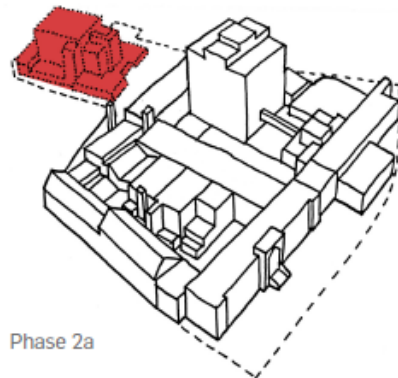
1. This Briefing Note sets out the approach to the potential of the existing Building Block site to accommodate residential development.
2. The **Planning Application** seeks consent for a new Construction and Engineering Centre, which represents **Phase 1** of the College's Masterplan for the campus. The plans indicate a 4 storey block located on the site of the gym/lecture theatre block which will be demolished.
3. The Proposed Site Plan indicates the existing Building Block retained. This site will come forward for redevelopment as part of **Phase 2** of the Masterplan in order to assist with funding further improvements at the campus. The Masterplan submitted with the planning application is for illustrative purposes only, but demonstrates the College's long term vision for the campus. In respect of the Phase 2 residential plot, it establishes the key principles of access and an appropriate landscape buffer between it and the proposed new Construction Centre. Detailed design will be brought forward as part of a subsequent planning application on that site and the Pre Application process (outlined below) has demonstrated that either an apartment or mews scheme could be achieved on the site.
4. The **Pre App Submission 01 dated 5.5.23** set out a phased approach to the rationalisation and upgrading of the campus, based on an Illustrative Masterplan (see page 21). This was to assist with providing context for the proposed new Construction and Engineering Centre. As stated above, **Phase 1** of the Masterplan comprises the demolition of the existing gym and lecture theatre and the construction of the new Construction and Engineering Centre.

Phasing Sketches

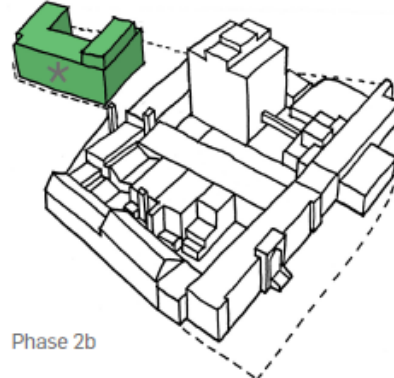


5. In respect of the existing Building Block, once the courses have been transferred into the new building, it would become redundant and **Phase 2** of the Masterplan therefore comprises the demolition of the Building Block and the release of the site as a potential disposal plot,

enabling it to assist with funding, alongside DfE funding, the implementation of further phases of the Masterplan.

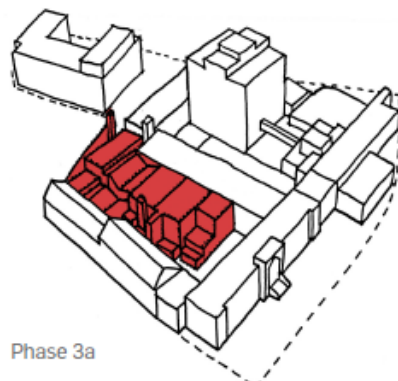


Decant and demolish existing construction / engineering block

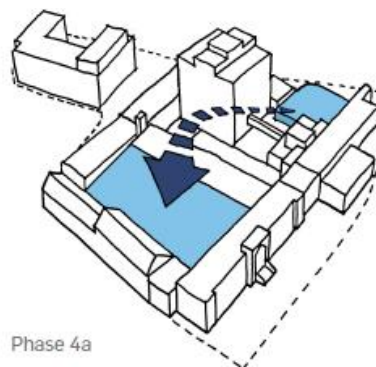
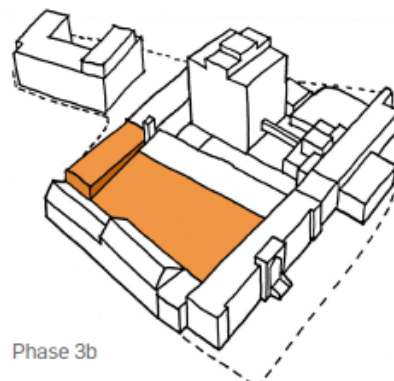


Sell off land at rear for residential development - capital receipt

6. **Phases 3, 4 and 5** propose the scooping out of the southern courtyard and part of the northern courtyard (the Tower remains), in order to open up the site and create a more logical layout to the campus.



Clear out courtyard and demolish rear block



Relocate catering facilities and learning resources to courtyard new rear wing to connect with tower

*

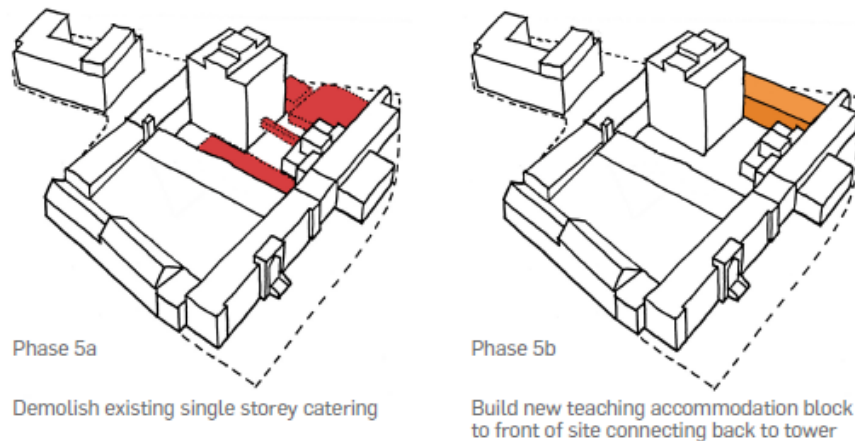
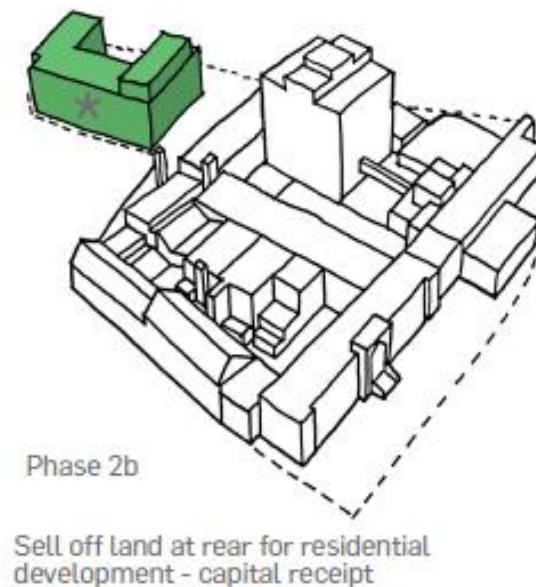


Figure 1: Phasing Sketches of Campus Masterplan (Pre App 01, Atkins)

7. The initial Pre App showed an indicative residential block on the site of the existing Building Block to be delivered as part of Phase 2. The proposed massing was similar in height to the existing Building Block (5-6 storeys) and the indicative plan showed a u-shaped apartment scheme.



8. The **Pre Application Submission 02 dated July 2023** responded to comments made by officers at the meeting held on 6th July 2023 concerning the potential proximity of the new residential block to the proposed new Construction Centre and indicated a stepped apartment block which included a setback at the upper levels to address residential amenity issues (page 28).

Campus Masterplan GIA: 18,780m²

New education accommodation GIA = 5,280m²

Potential residential use GIA = 2965m²

Options for the rationalisation and renewal of the campus have been reviewed and a long term vision for the site explored, resulting in a Campus Masterplan, within which individual proposals can come forward. The phasing of the Masterplan is set out on the opposite page.

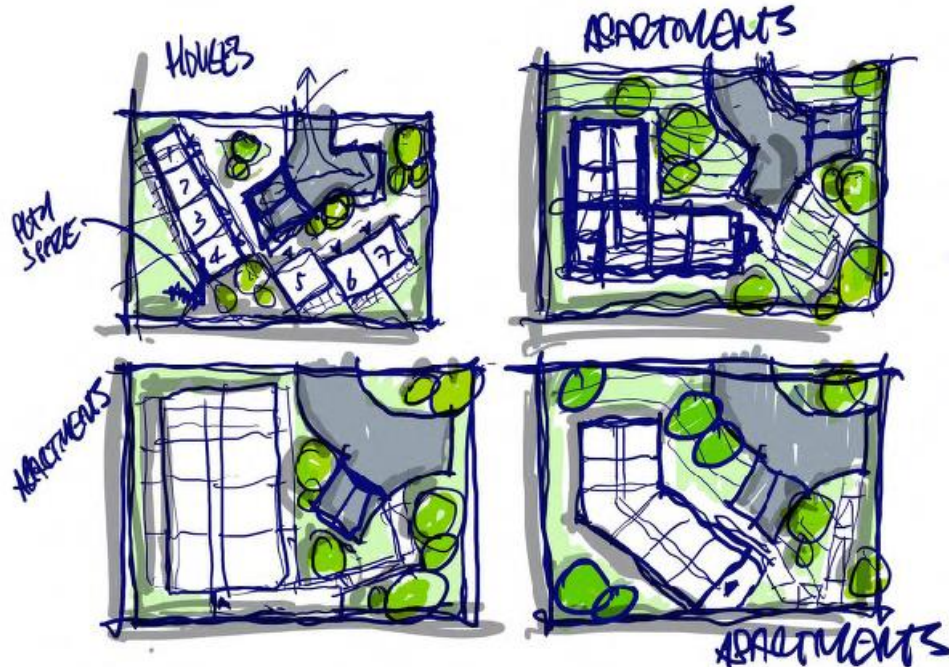


Figure 2: Illustrative Campus Masterplan (Pre App 02, Atkins)

9. The residential block was shown as part of the Illustrative Campus Masterplan to provide context for the proposed new Construction Centre and to share the College's long-term vision for the site.
10. The second Pre App also responded with detail on the proposed façade options for the new Construction and Engineering Centre.
11. The **Pre Application Submission 03 dated September 2023** focussed on perspective views around the site and was supported by a Heritage Statement.
12. The Illustrative Campus Masterplan shown at Pre App 02 was shared with the **QRP on 18th September 2023**. The Phase 2 residential was shown indicatively as a stepped apartment block with access via the College's service yard. In response, the QRP sought more detail on the Masterplan, particularly in respect of landscape and public realm and in respect of the potential residential plot, clarification on how it would be accessed, boundary treatment between it and the new Construction Centre and design principles.
13. The **Pre Application Submission 04 dated December 2023** proposed a number of changes to the scheme, specifically the reduction in height of the proposed Construction Centre through the removal of one floor of classrooms, in response to concerns regarding the potential impact

of the new building on neighbouring heritage assets, and details on the proposed Illustrative Campus Masterplan.

14. In respect of the Phase 2 residential plot, the submission explored a number of potential options.



15. It illustrated two alternatives for the plot, namely an apartment scheme, as previously shown, and an alternative mews scheme comprising 5 dwellings.

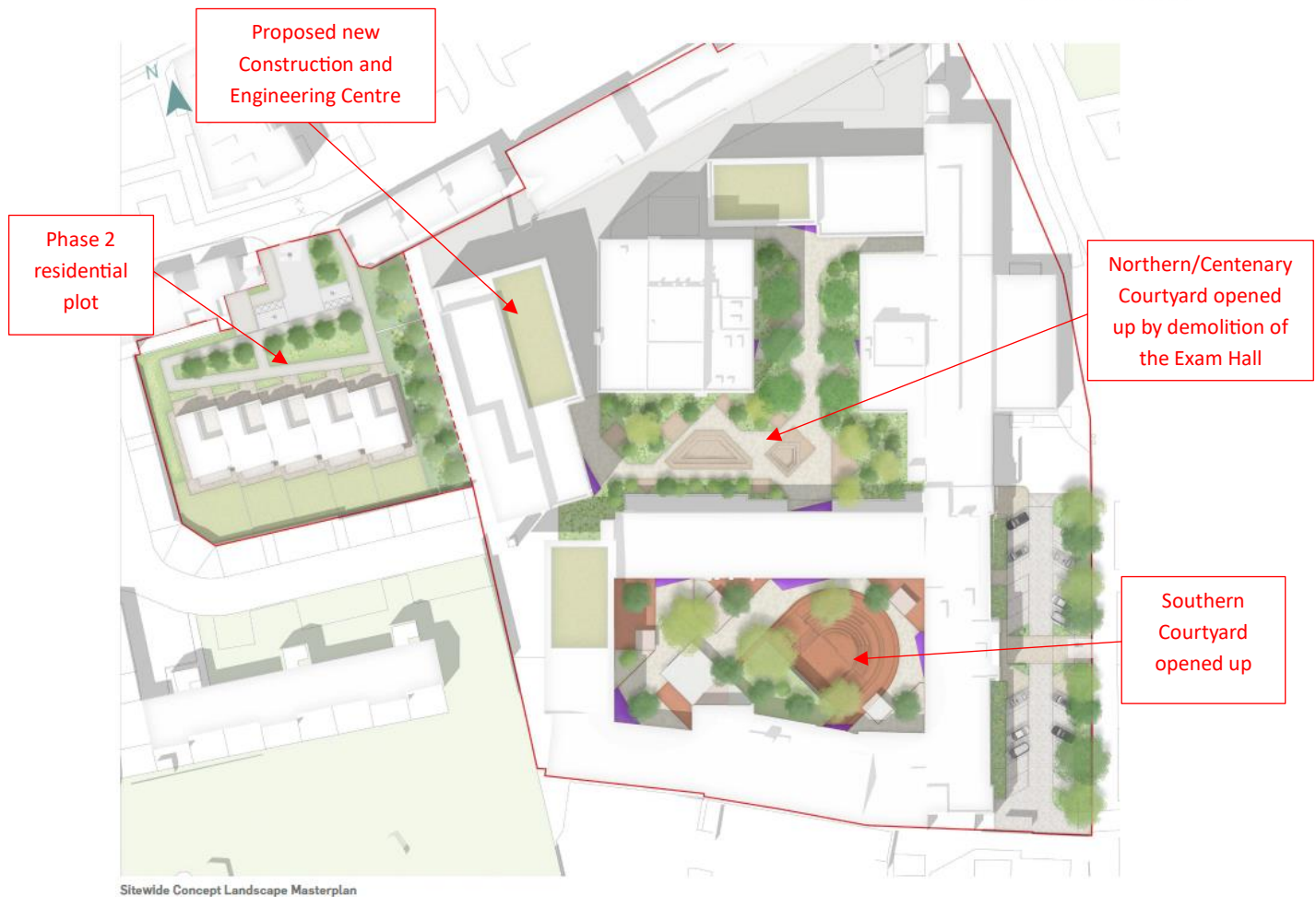
OPTION A

An apartment development, which it is anticipated would step at the upper levels. Further development of this approach would need to ensure no north facing single aspect units.

Access is via Isobel Place to the north where accessible parking is provided. The change in ground level is addressed via a gentle slope, ramp, landscape terracing and a small number of steps to the entrance.

There is the potential for additional amenity space as a terrace at an upper level of the apartment block, accessed from a taller section of the development.





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

Here we present the concept masterplan in its entirety, and demonstrate a cohesive interplay between the key spaces. We have considered the entrance experience, the relationship with the College to its surrounding context, the quality of the external environments within the site, how to improve legibility and enhance the unique identity of the college. We have looked to integrate planting, sustainable urban drainage solutions, and other ecological enhancements. The proposal seeks to rationalise the external spaces, creating a more cohesive and legible experience for staff and students. Two main courtyard spaces share some fundamental principles yet offer contrasting experiences for visitors. We have also looked to demonstrate how a residential development could comfortably sit within the wider master plan offering a high quality environment for future residents.

Figure 3: Extract from presentation to QRP Chair's Review 17.1.24 (Atkins)

21. The QRP welcomed the wider Masterplan and the detail of College's the long term ambition for the phased development of the campus and noted how the current application fitted in to this. Specifically in respect of the residential plot, the QRP supported the approach and in particular noted that appropriate access could be provided via Isobel Place.
22. In conclusion, the proposed Construction and Engineering Centre is shown within the context of the College's long term Masterplan for the campus. The release of the existing Building Block site will be brought forward in subsequent phases, with the most likely future use being residential. To test the delivery of residential on that site, a number of different options have been considered and the key parameters of access and buffer landscaping have been established at this stage. Detailed design will be brought forward as part of a subsequent planning application when the College is in a position to move forward with Phase 2, alongside a funding package to be agreed with the DfE.

Louise Morton
Quadrant Town Planning Ltd
15th August 2024