

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2023/0093

Ward: Tottenham Central

Address: College Of North East London Tottenham Centre, High Road, Tottenham, London, N15 4RU

Proposal: The proposal seeks permission for the construction of a five-storey new building to host the Construction and Engineering Centre of the College.

Applicant: Capital City College Group

Agent: Quadrant Town Planning

Ownership: Private

Case Officer Contact: John Kaimakamis

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee in April/May 2024. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The site forms part of the College of Haringey, Enfield and North East London, known as CONEL, and is located on High Road, Tottenham Green. The existing campus comprises approximately 19,930 square metres of education floorspace providing a range of different vocational courses.



Fig 1- College Campus outlined in red

- 3.2 The site is within an 'Area for Change' in the Tottenham Area Action Plan and is also located on the western extreme of Tottenham Green Conservation Area. The site sits behind the 1970s tower block of the College and is surrounded by listed buildings located immediately to the north of the site and by the locally listed MCC Tottenham Technical College.

Heritage Context

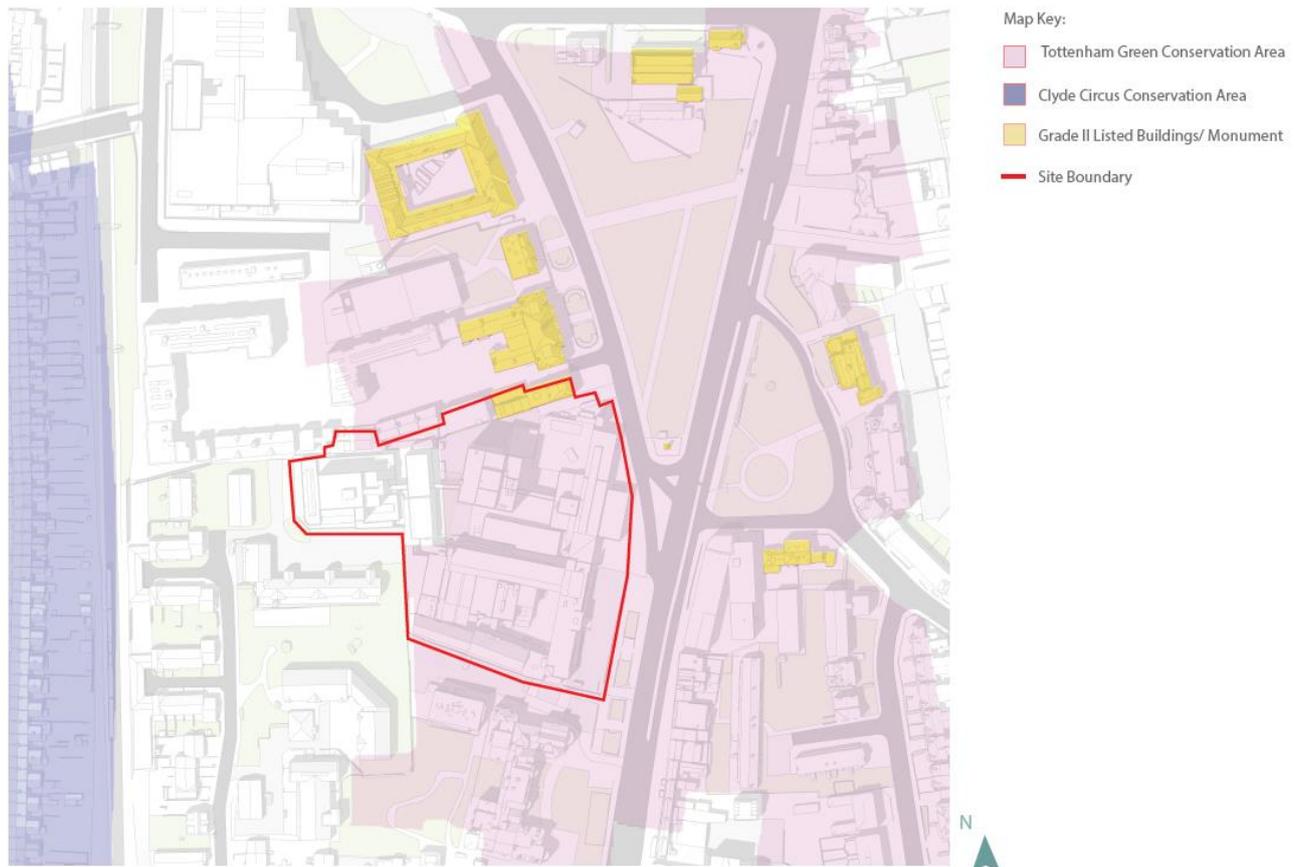


Fig 2: Heritage Context

- 3.3 The buildings surrounding the site range from the 2 storey cottages and the 3-storey listed old firemen's station to the north, the 8-storey tower block to the east, the 4-storey residential development to the south and west. The existing 8-storey tower Block of the college sits above the listed old Fire Station in eastward views along Townhall approach, as well as in northward views of the locally listed college building along the High Road.
- 3.5 The site has a PTAL value of 6a which is considered 'excellent' access to public transport services. There are several bus services accessible to the site, while Seven Sisters underground station is within walking distance of the college.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal seeks permission for the construction of a six-storey new building to host the Construction and Engineering Centre of the College as part of a master planning process. Further phases of the masterplan will restore the original quadrangle that shaped the development of the main 2005 building, and the proposed development of the Construction Centre is intended to improve and facilitate the reconfiguration of the campus and the activation of the courtyard space.
- 4.2. Specifically, the proposal comprises the following:
- Demolition of the 1,050 sq m existing gym/lecture theatre;
 - Construction of new 2,700 sq m building extending over 5 storeys (approximately 22.0 metres in height);
 - Creation of double height workshops on the ground and first floor accommodating bespoke construction trades – plumbing, plastering, electrical, brickwork; and

- Cantilevered upper floors providing classrooms and breakout areas for student collaboration

5. PLANNING HISTORY

- 5.1 None of the planning history is relevant to the current proposal.

6. CONSULTATION

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. However, the applicant has confirmed that they are currently undertaking their own engagement with the local community prior to submission.

6.3. Quality Review Panel

- 6.4. The proposal was presented to Haringey's Quality Review Panel (QRP) on 18 October 2023. Following the Quality Review Panel meeting, the Panel offered their support for the principle of the scheme and set out their recommendations to address relevant design considerations of the building. A summary of the Panel's response is as follows:

The panel supports the principle of a new college building on the proposed site, but makes comments on height, massing and architecture and the need for a wider masterplan for the college. A comprehensive masterplan is essential to ensure the building forms part of a longer-term plan, and does not constrain future options. The panel is concerned that the new building will make disposal of the existing Construction and Engineering Centre site for residential use difficult. It is also concerned that the proposed development will make future construction access to the southern quadrangle very difficult. The panel asks for a comprehensive masterplan to be submitted alongside an application for this building to address phasing, architectural approach and landscape design, including a brief showing how the Construction and Engineering Centre site could be developed. However, the panel questions whether disposing of land is the best plan for the college in the longer term, given the likelihood of future growth in demand for construction skills training.

The panel thinks that the proposed height of the new building will have a negative impact on the adjoining conservation area, in views from Tottenham Green and in particular from Isobel Place. It recommends the building is lowered by two storeys at the northern end. The architecture should be refined to reduce its visual impact and to create a clearer relationship with the Tower Building, for instance exploring the use of horizontal banding. The building should also have a clearer relationship to the existing college buildings, and more could be done to highlight the main entrance.

A landscape and public realm strategy should be produced, covering the future quadrangles, the boundary with the potential residential site, the access route to the north and the interface with Isobel Place among other areas. The panel endorses the potential of the new building to provide a learning tool for students, and asks for further work on sustainable material choices. Overshadowing of the Tower Building should be assessed, and measures taken to address overheating and run-off.

- 6.4 Following the Quality Review Panel meeting, Officers have met with the applicant to discuss revisions and to address the matters raised by the QRP. Revised plans have now been received.
- 6.5 The latest revised plans that are being presented to Committee Members were also presented to a QRP Chair's Review on Wednesday 17th January. The QRP advised that they were in support of the proposal and that the revisions had addressed the Panel's previous comments, although they acknowledged that further details would be submitted with any planning application. The Panel stated that they did not consider that the proposal required to be presented to them again. Whilst written comments have yet to be received at the time of writing of this report, should these comments be received prior to the Committee date they will be reported in an addendum.

(The QRP's full written response is included under Appendix 2)

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Council's initial views on the development proposals are outlined below:

Principle of Development

- 7.2. The principle of the re-provision of education floorspace on the campus in the form of new and upgraded facilities is acceptable and welcomed given the London Plan and Haringey Local Plan strategic policies promoting education and skills, whilst the site is also located in an 'Area of Change' within the Tottenham Area Action Plan (TAAP) which seeks to promote new infrastructure for education purposes.
- 7.3. Whilst there is not a specific site allocation for this site, the TAAP identifies the site as just on the edge of the 'Tottenham Green Sub Area'. The TAAP supports the area as the civic and cultural heart of Tottenham, and sets objectives including; the redevelopment of underused sites that detract from the significance of the conservation area and public realm enhancements between the buildings on the green to create more attractive and accessible public squares. Policy TG1 Tottenham Green's Civic Heart states that development which serves to consolidate and improve access to community facilities in the area will be supported.
- 7.4. With regard to education and skills, Objective 1 of the TAAP is "World class education and training" to enable Tottenham residents to access the full range of options available to them in London. Policy AAP4 "Employment" states that the Council will support local residents to access local and London-wide jobs and, where appropriate, may seek planning contributions towards employment initiatives in line with policies SP9 and DM48. Policy AAP11 "Infrastructure" states that the Council will actively seek to introduce tertiary education operators into the Tottenham area to ensure local residents have excellent options to gain skills to access the London jobs market. The proposal will require ongoing work to ensure and demonstrate that the education, training and skills benefits arising from it are maximised in accordance with these policies.
- 7.5. Therefore the principle of educational use on this site is considered acceptable but must comply with all other relevant considerations and planning policies as highlighted below.

Masterplanning

- 7.6. To facilitate this proposal, the existing building in the western corner of the campus that currently houses the Construction and Engineering Centre will be demolished and this parcel of land be made available for future redevelopment. Given the height of the proposed new building and running the length of the entire boundary of the adjacent parcel of land, the proposal must be designed with consideration to potential future development on this adjacent land.
- 7.7. The adjacent land can be accessed from the north at Isobel Place, and an indicative residential development has been provided that shows an appropriate separation between the new proposed block and this land. However the indicative proposals provided do not appear to optimise development whilst maintaining an appropriate separation from the east and avoiding north facing single aspect residential accommodation to the north.
- 7.8. The applicant must demonstrate that a realistic high quality residential proposal on this site can be accommodated and would not be prejudiced by the new Construction and Engineering Centre building.

Design, Conservation and Appearance

- 7.9 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.10 Policy DM1 of the Development Management Development Plan Document (DM DPD) requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 7.11 Policy DM6 of the DM DPD expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1 of the DM DPD. For buildings projecting above the prevailing height of the surrounding area it will be necessary to justify them in urban design terms, including being of a high design quality.
- 7.12 The site is on the western edge of Tottenham Green Conservation Area which is characterised as an established, spacious civic and educational space. The site sits behind the 1970s tower block of the College and is surrounded by listed buildings located immediately to the north of the site and by the locally listed MCC Tottenham Technical College. Policy HC1 of the London Plan, Policy ST12 of the Local Plan and Policy DM9 of the DM DPD collectively seek to protect conservation areas and heritage assets from inappropriate and harmful development and ensure that any potential harm caused is outweighed by the public benefit that the proposal would provide.
- 7.13 Within this context it is proposed, as part of a master planning process to develop a part four, part five-storey new building (approximately 22.0 metres in height) to host the Construction Centre of the College. The applicant has responded to concerns from officers and the Quality Review Panel and the proposal has been reduced in height from an initial six-storey new building (approximately 26.5 metres in height) . Further phases of the masterplan will restore the original quadrangle that shaped the development of the main 2005 building, and the proposed development of the Construction Centre is

intended to improve and facilitate the reconfiguration of the campus and the activation of the courtyard space.

- 7.14 The development site is constrained by its densely built immediate context set just behind the spacious historic frontage of the Conservation Area where the established group of listed buildings including the Old Fire Station, Tottenham Town Hall and the former County School have a consistent height, similar style and mutual generous gaps and uncluttered views into their rear that characterise the civic space of the Conservation Area.
- 7.15 The buildings surrounding the proposed development range from the 2 storey cottages and the 3-storey listed old firemen's station to the north, the 8-storey tower block to the east, the 4-storey residential development to the south and west. The existing 8-storey tower Block of the college sits above the listed old Fire Station in eastward views along Town Hall approach, as well as in northward views of the locally listed college building along the High Road. The existing 8 storey tower Block is considered to detract from the character and appearance of the Conservation Area primarily because of its intrusive and distracting scale and height that dominate in views well above the established scale, height and roofline provided by the listed and locally listed buildings forming the historic frontage of the area.
- 7.16 As part of the pre-application process, the proposed scheme has been tested in agreed views of the heritage buildings and the Conservation Area as part of the heritage impact assessment of the proposal. As set out above, following discussions with officers and feedback from the QRP, the applicant has reduced the proposed building by a whole floor and setback some of the massing to the northern boundary of the site.
- 7.17 Officers consider that the amendments to the proposals have mitigated some the potential harm to the heritage assets and that any resultant harm can be outweighed by the level of public benefits that would be derived from the scheme subject to a clear and convincing justification outlining the full extent and level of these public benefits.
- 7.18 Furthermore, officers agree with comments provided by the QRP that a further developed material strategy is required to ensure the proposed building relates to the existing college buildings, including the historic Tottenham Technical College building and the newer additions, as well as its impact on key views such as that from Tottenham Green. The material strategy should have regard to the contextual analysis conducted for the site as well as helping break up the impact of the northern part of the building. The applicant has provided further information in the form of three options with regard to the proposed material strategy that seek to address the above matters.
- 7.19 Further discussions around the detailed design, including elevation composition and detailed layout with Officers and the applicant are ongoing as part of the pre-application discussions. The applicant has been working on landscaping and architecture so to ensure these components of the scheme are well integrated.

Transportation and Parking

- 7.20 The site has a PTAL value of 6a, which is considered 'excellent' access to public transport services. There are several bus services accessible to the site, while Seven Sisters underground station is within walking distance of the college.

- 7.21 It is noted within the submitted information that a review of the disabled bays provided at the front of the college will be undertaken against the London Plan requirements to ensure there is sufficient provision. Further information is required to outline the location and dimensions of these disabled bays and whether they would be in compliance with the development plan.
- 7.22 Full details of existing and proposed cycle parking arrangements will be required to be provided. Whilst it is understood that there will not be an increase in staff or students, the proposal includes the removal of existing car parking spaces and as such this needs to be considered in the context of whether existing cycle space capacity is adequate for the purposes of redeveloping the site and a contribution to active travel infrastructure may be necessary.
- 7.23 Full details of the proposed servicing/delivery arrangements and trips that will be generated will need to be provided in a Delivery and Servicing Plan as part of the Transport Assessment. This will need to include the numbers of trips, types of vehicles, and the associated dwell times plus details of where service vehicles will stop and dwell.
- 7.24 A detailed draft of the Construction Logistics Plan for the site will be required at application stage, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document.

Impacts on Amenity of Surrounding Residents

- 7.25 The site is in relatively close proximity to a number of adjoining properties. Potential impacts on residential amenity comprises a range of issues which include daylight, sunlight, overlooking, overshadowing impacts, as well as sense of enclosure, a loss of outlook and noise.
- 7.26 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. Both the Haringey Local Plan and London Plan reference the Building Research Establishment (BRE), which provides guidance on site layout planning to achieve good sunlighting and daylighting. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs).
- 7.27 The applicant has provided a sunlight and daylight report with an assessment of the proposal in terms of its relationship with existing neighbouring buildings which surround the site. This shows some transgressions above the BRE guidelines, however officers consider that the impact on daylight would be that of a predominantly minor adverse impact. It should be noted that this limited impact does not apply across all of the tests above to individual properties but rather in some instances of one or two of the tests.
- 7.28 On the basis of the submitted report, officers consider that the overall impact of the proposals in terms of the above tests would be at levels that are considered acceptable for a scheme of this nature that seeks to bring forward the delivery of a land use that is in need within the borough. As such, and notwithstanding the outstanding information to be submitted, it is considered the predominantly minor impacts on daylight could be outweighed by the public benefits of the scheme.

Sustainability

- 7.29 In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy and discussions are ongoing on the overall energy strategy for the development. Officers are discussing with the Applicants proposals of how the development could connect to a Decentralised Energy Network (DEN) and the site's potential role in delivering a network within the local area.
- 7.30 A range of sustainability and carbon measures, including Urban Greening proposals will be required and these discussions are ongoing with the Carbon and Biodiversity Teams.

Appendix 1

PLANS AND IMAGES



Site Plan



Existing site plan

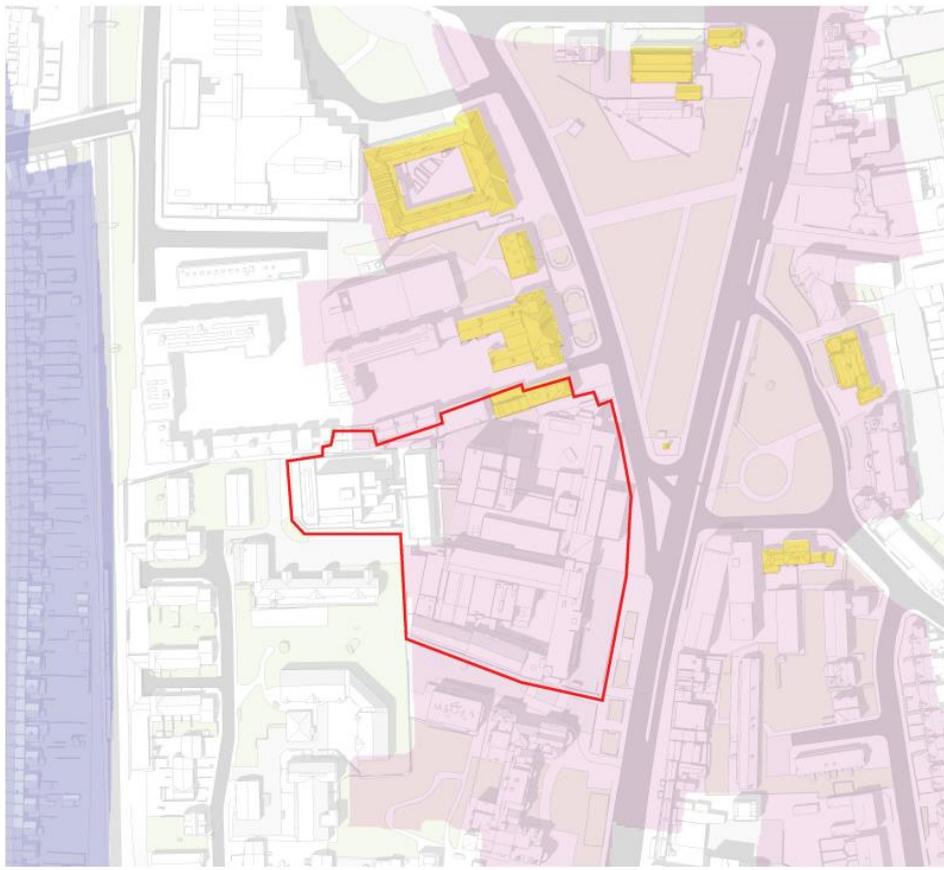


Proposed Option Perspective Views



- Map Key:
-  Grade II Listed Building
 -  Correlating Picture and View Direction
 -  Proposed Design
 -  Site Boundary

Heritage Context



Map Key:

- Tottenham Green Conservation Area
- Clyde Circus Conservation Area
- Grade II Listed Buildings/ Monument
- Site Boundary

Existing Related Site GIA = 19,932m² excluding Tottenham Green



Proposed New Massing Plan



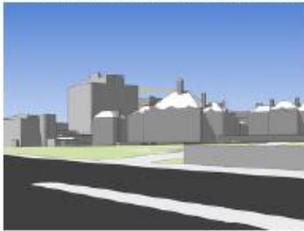
Proposed Key Perspective Views



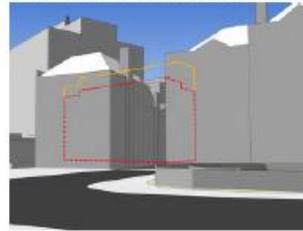
Pictures Key:

- ⋯ Proposed Design Outline (obscured by surrounding context)
- Proposed Design
- Outline of Original QPR Design

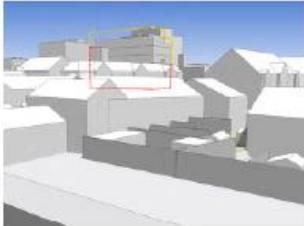
1 - Holy Trinity Church and Old Well and Well House



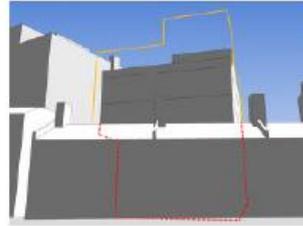
4 - Tottenham Town Hall and Former Fire Station



11 - View from the Railway



15 - View along Isobel Place behind the cottages.



Materiality Study: Approach 03 Elevations - Single colour/tone of brickwork with banding

In this approach a consistent colour and tone of brick is used, however a contrasting banding is introduced at each floor level. This references the detailing of the adjacent College tower as well as the nearby listed buildings, both of which adopt a red brick with a light tone stone/concrete banding. This adds a further level of richness to the facades in addition to the brick detailing at the expressed sections of the elevations. For consideration is whether this or the more recessive approach illustrated on pages 24 and 25 is more appropriate?



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

Materiality: Proposed Colour Palette on Site



Diagram of material palette on site and surrounding buildings with Proposed Elevation style 03



Reference images

Site-wide Landscape Masterplan

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.

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



Site-wide Concept Landscape Masterplan

Residential Development



Appendix 2 – QRP Response

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: College of Haringey Enfield and North East London

Wednesday 18 October 2023

College of Haringey Enfield and North East London (CONEL), Tottenham Centre,
High Road, London N15 4RU

Panel

Peter Studdert (chair)
Phil Armitage
Rosie Bard
James Halsall
David Ubaka

Attendees

John Kaimakamis	London Borough of Haringey
John McRory	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Tom Bolton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

College of Haringey Enfield and North East London (CONEL), Tottenham Centre, High Road, London N15 4RU

2. Presenting team

Ashley Furlong	Capital City College Group
Robin Hindley	Capital City College Group
Neil Scott	Capital City College Group
Linda Odiase	Atkins
John Ridgett	Atkins
Graham Day	Introba
Steven Bee	Urban Counsel
Mo Poswall	Peter Marsh Consulting
Louise Morton	Quadrant Town Planning

3. Planning authority briefing

The site forms part of the College of Haringey Enfield and North East London (CONEL) and is located on the High Road, on the western edge of Tottenham Green Conservation Area. The site sits behind the 1970s tower block of the college by the locally listed Tottenham Technical College and by statutorily listed buildings immediately to the north. The development site is constrained by its dense built context and the historic frontage of the conservation area, which includes an established group of listed buildings.

The existing campus comprises approximately 19,930 square metres of education floorspace providing a range of vocational courses. The proposal seeks permission for a six-storey new building to host the Construction and Engineering Centre of the college as part of a phased wider masterplan. The existing building in the western corner of the campus, which currently houses the Construction and Engineering Centre, does not form part of the application. Once vacated it will be demolished, and this parcel of land made available for a future residential redevelopment.

Officers are very supportive of the proposal in principle, asked for the panel's views on the relationship between the strategic objectives of the college masterplan and the proposals; the potential impact on the view from Tottenham Green and Isobel Place; on the height of the building; and on how the application affects the future disposal and development of the Construction and Engineering Centre site



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4. Quality Review Panel's views

Summary

The panel supports the principle of a new college building on the proposed site, but makes comments on height, massing and architecture and the need for a wider masterplan for the college. A comprehensive masterplan is essential to ensure the building forms part of a longer-term plan, and does not constrain future options. The panel is concerned that the new building will make disposal of the existing Construction and Engineering Centre site for residential use difficult. It is also concerned that the proposed development will make future construction access to the southern quadrangle very difficult. The panel asks for a comprehensive masterplan to be submitted alongside an application for this building to address phasing, architectural approach and landscape design, including a brief showing how the Construction and Engineering Centre site could be developed. However, the panel questions whether disposing of land is the best plan for the college in the longer term, given the likelihood of future growth in demand for construction skills training.

The panel thinks that the proposed height of the new building will have a negative impact on the adjoining conservation area, in views from Tottenham Green and in particular from Isobel Place. It recommends the building is lowered by two storeys at the northern end. The architecture should be refined to reduce its visual impact and to create a clearer relationship with the Tower Building, for instance exploring the use of horizontal banding. The building should also have a clearer relationship to the existing college buildings, and more could be done to highlight the main entrance.

A landscape and public realm strategy should be produced, covering the future quadrangles, the boundary with the potential residential site, the access route to the north and the interface with Isobel Place among other areas. The panel endorses the potential of the new building to provide a learning tool for students, and asks for further work on sustainable material choices. Overshadowing of the Tower Building should be assessed, and measures taken to address overheating and run-off.

These comments are expanded below.

Masterplan

- The panel is concerned that there is no comprehensive, effective masterplan in place for CONEL's Tottenham site and that, as a consequence, the proposals do not form part of a wider vision for the college. The lack of a masterplan means that the current proposals will generate substantial practical problems elsewhere on the site that could prevent CONEL from progressing its longer-term plans.
- The panel is not persuaded that residential development of the existing Construction and Engineering Centre site will be feasible if the scheme goes ahead as proposed. The suggested residential access to the site via the college's service route along the northern boundary of the site does not seem a convincing option.



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- The panel also questions whether the site could be successfully marketed with the western façade of the proposed building in such close proximity, incorporating a significant amount of glazing. These windows would require privacy treatment to avoid prejudicing future development on the adjacent plot.
- The panel also asks for greater clarity about the nature of the boundary with the future development site. More attention should be paid to the quality and condition of the boundary with the proposed building.
- The panel emphasises the need to develop a brief for the Construction and Engineering Centre site to demonstrate the nature of the development anticipated on the site. The brief should show how the proposals have been designed to enable a future development, including a viable access solution, greening proposals, and the envisaged approach to the architecture and materiality of buildings coming forward on the site. This should form part of a wider masterplan for the whole college site, which should be submitted alongside a planning application for the new building.
- The panel questions, however, whether selling part of the very constricted college site is the right approach in the longer term. The demand for green building skills taught at CONEL is likely to increase as part of the drive to achieve net zero carbon. The panel feels it could be counterproductive to reduce the college's long-term capacity to meet this demand.
- The panel is also concerned that delivery of the 'two quadrangle' strategy for the college will not be feasible if the proposals are permitted to landlock sites intended for future development. Construction access to the southern courtyard would be complicated and expensive, and could prejudice the existing Tottenham Technical College building. Strategic thinking is needed to ensure the current proposals do not prejudice wider ambitions for the college in meeting shorter-term needs. A manageable long-term strategy is needed for phasing development, as part of the college masterplan.

Height and massing

- The panel has mixed views on whether the proposed building will have a significant negative impact on the conservation area and listed buildings in views from Tottenham Green. Its massing will fill an area of currently open sky between the former Town Hall and the former Fire Station, which could create a negative impact unless the building is of a high design quality.
- The panel is more concerned that the building will have a negative impact on the conservation area and locally listed buildings in Isobel Place, immediately to the north of the site, as well as having an impact on the amenities of local residents. The height of the building next to two-storey houses, combined with its eight-storey blank northern elevation, mean that it will feel overbearing.
- The panel also questions whether the height of the building will be appropriate in the context of the 'two quadrangles' strategy. It will position height next to



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the northern quadrangle, potentially overshadowing it and reducing the quality of the space.

- The panel therefore thinks that the building is too tall for its setting and should be reduced in height by two storeys, at least at the northern end, to enable a more sympathetic relationship with its context.
- The panel is also concerned that the new building will have an uneasy relationship with the existing Tower Block, especially where upper storeys step nearer. One option would be to try to increase the gap between the two buildings, pushing the new building to the west, and give the new building a separate identity. An alternative approach would be to give the new building a similar character to the tower so that it reads as a single 'family' composition when viewed from a distance.
- The panel encourages the design team to explore post-occupancy studies of other relevant college buildings to learn lessons from previous projects.

Architecture

- The panel likes the proposed use of varied, textured brick in the new building. However, it thinks that the materiality should be reworked to help reduce its impact in key views, especially from Tottenham Green.
- A clearer architectural and material strategy is required to create a stronger, more defined relationship with the Tower Building, and also to ensure the building is clearly related to the existing college buildings, including the historic Tottenham Technical College building and the newer additions. The architecture should speak clearly to the context it will belong to.
- The panel also questions the use of plain brickwork without any banding for the new building. Contextual analysis identifies a strong architectural language in the area of red brick with horizontal stone banding. The panel suggests banding should be explored as part of the material strategy to help break down the impact of the north end of the building, alongside reducing its height.
- The panel also suggests that the building's entrance could be better defined for instance by using contrasting materials and would benefit from an overhanging element both to help define it and to provide shelter.
- The panel encourages the team to explore how the design of the two stair cores can be developed to create more dramatic architectural elements. They could perhaps have a greater presence in the building's façade, which would help to activate surrounding spaces as well as providing visual excitement.

Landscape and public realm

- The panel notes the importance of developing a landscape strategy to accompany the proposals. Landscape design, ecology and the contribution of

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the scheme to creating a high-quality urban realm are all crucial aspects of the proposals. The panel asks for more work to develop a detailed approach.

- The landscape approach should not be confined to the area within the red line boundary of the current application, but should encompass all the internal courtyards spaces. A wider vision is needed for landscape within the college that addresses how the 'two quadrangles' vision will be achieved, and how attractive, green internal spaces can be provided, and the role this project will play in achieving these longer-term aims. The quadrangle spaces will make an important contribution to student well-being, but will also be crucial to site drainage. A strategy is needed to address their full role as well as showing how the improvements might be phased.
- This work should include developing a clear vision for the character of the service route along the northern college boundary. If this is intended to provide a future gateway to a residential site to the west it will need to be treated in a way that can make this possible, including high quality landscaping.
- The panel also asks for more thinking on how cycling can be encouraged as a primary means of access to the college.

Sustainability

- The panel is excited by the building's potential to act as a tool for students who are learning construction disciplines. In particular, it could provide a beacon for the role of new construction skills in addressing the climate crisis, for example through green roof design.
- To help achieve this, the panel suggests more work is needed to ensure material choices for the building are as sustainable as possible, and that the chosen options are deliverable. For example, cement replacement supplies are limited and can be hard to source, so it may not be practical to use this approach. The possibility of reusing steel should also be explored.
- The panel thinks that the energy strategy for the building is well-considered. However, it suggests that the impact of the proposed building on daylight and sunlight within the Tower Block should be assessed. The amount of light reaching internal spaces may be significantly reduced, influencing energy management within the existing building and the way spaces can be used.
- The panel also asks for more detail on how the proposals will mitigate future climate change impacts, including overheating and storm water run-off. This should be fully described as part of the sustainability strategy.

Next steps

The panel is available to review the scheme again if required, once the applicant has had the opportunity to respond to its comments.

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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

