

Reference No: PPA/2023/0093	Ward: Tottenham Central
Address: COLLEGE OF NORTH EAST LONDON TOTTENHAM CENTRE, HIGH ROAD, TOTTENHAM, N15	
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	

To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report

Appendix 2 – Additional Quality Review Panel comments

As referred to in paragraph 6.5 of the officer's report, the latest revised plans were also presented to a QRP Chair's Review on 17th January 2024. The QRP's written comments have now been received, **which is attached to this addendum report.**

In summary, the QRP have commented as follows:

"The Quality Review Panel welcomes the proposals for a new college on this site. This will be of strategic importance to the borough. It thinks that the project team has responded positively to the panel's previous comments.

The long-term masterplan is helpful to understand the wider ambitions for this site. The panel is now convinced that access issues have been resolved, enabling the future residential development in the western corner. The project team is encouraged to develop the detail of the masterplan, including a construction management plan that considers the potential impact on public transport services in the immediate area. The reduction in height and massing creates a more comfortable relationship with the scheme's context. While some heritage impact remains in views from Isobel Place, this is justified by the public benefits that the college will bring. The architecture has developed well since the previous review. The horizontal banding detail successfully references the surrounding context. The north elevation, seen from Isobel Place, should not distract from the local heritage assets.

The panel commends the project team's approach to sustainability but asks for further thought on the western elevation, as this must be designed to mitigate both overheating and overlooking. The drainage strategy should have the capacity to withstand one-in-one-hundred-year storms. The panel also suggests taking advantage of the Greater London Authority's sustainability reporting tools. The panel understands the challenge of delivering biodiversity and urban greening uplift on this part of the

site. It encourages the project team to develop the landscaping designs to ensure that this will be delivered in future phases, and to find opportunities such as on rooftops to increase provision wherever possible.”