

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.

