Appendix 3

ECO EDUCATION & PLAY CENTRE

LORDSHIP RECREATION GROUND
TOTTENHAM, LONDON N17

DESIGN BRIEF

Introduction

Haringey Recreation Services is to undertake a major social and environmental regeneration programme to Lordship Recreation Ground. Located in West Green ward its catchment as a district park is up to 1.2 kilometres. This catchment area encompasses the majority of wards in the east of the Borough.

The quality of facilities provided has deteriorated significantly during the last 20 – 30 years as overall reductions in the availability of funding for local government led to a lack of investment in Lordship Recreation Ground.

Recently, the Atkins study[1] identified Lordship Recreation Ground as significantly under resourced and given the local catchment is a deficient key open space. The key issue to emerge from the study was that concerns over personal safety and security were preventing local people from using Lordship.

Via a partnership, Haringey Council and Lordship Recreation User Forum & Network (LRUF) set out to establish a number of key objectives to address the health and safety issues so that the park would become regularly used as it once was.

A process of participation to achieve community ownership to increase both usage and natural surveillance would be accomplished through the delivery of formal and informal recreational and educational activities. It was on this basis that the partnership felt that the principles of social and environmental sustainability could be achieved as identified in the document prepared by the LRUF[2].

Background

The existing building

[1] Atkins Report 2003 for L B Haringey Parks Service
[2] 'Improvements Strategy and Mission Statement 'Our Vision for Lordship Recreation Ground'

The existing Mother and Toddler building is located in the centre of Lordship Recreation Ground, near to the Model Traffic Area, the paddling pool and south of the River Moselle and the lake. Its location is central to a number of key park activities. Use by the Mother and Toddler group and by the community for a range of activities for over ten years has demonstrated an overwhelming community need for a fit for purpose multi use building within the park.

The original design and construction is of a poor standard, and deteriorating year on year: it is proving financially unviable to manage, and also it offers no revenue opportunities. On the basis that the building needs structural improvements, feasibility studies by L B Haringey have indicated that the cost of a basic refurbishment of the existing building would be approximately £120,000[3]. This figure is not considered value for money because the range of services a refurbished building could support would continue to be limited and inadequate and it would continue not to meet the desired objectives of the community.

Community consultation over the last four years[4] has identified the key required outcomes from a building in this location. The Lordship Rec Users Forum in 2004 identified the need for a children's area and for the building to act as a focal point for this area.

Design Process

Consultation

Public consultation workshops on 10 February and 11 February 2006 identified key requirements for the building in the Rec and since then individual potential users have also been interviewed to clarify their requirements. Regular users of the proposed Centre include:

- Friends of Lordship Rec volunteers
- BTCV volunteers
- Teachers and pupils, especially from local primary schools
- The current users of the Mother & Toddler Centre
- Parents & carers with under 5s, and groups representing them
- In the future, Centre office and kiosk volunteers
- Family groups
- Older people
- Young people

[3] L B Haringey costs based on architects drawings

[4] The Lordship Rec Users Forum was set up in October 2002, and the Friends of Lordship Red had its first meeting in June 2001 and through the Winter of 2002-3 several meetings were held to draft a Strategy for Lordship Rec. Meetings are held regularly: a monthly Friends drop-in at the building, monthly Users Forum meetings, annual days to volunteer for clean-up tasks in the Rec. In 2005 Haringey Play Association organised consultation on children's play.

With a special needs school for children with complex needs located only a few metres from one of the Ground's entrances, designing good disabled access and facilities in and around the Centre is important.

Key groups have already been consulted in order to determine the space requirements for the Centre. These, together with a wider range of local community and special interest groups who might be potential users, as well as relevant statutory organisations, will be involved in the design process.

Space requirements

These have been identified as follows:

Multi-use room similar in size to the existing one, as a base for: BTCV to offer eco education programmes and for volunteers (when carrying out work in the park or learning about the new developments such as the river restoration project) and as space to hire by other groups.

Storage and a BTCV office base for two/three people with access to kitchenette and toilets. Storage is required for equipment used by BTCV or others delivering the education programmes.

Mother and Toddler Groups need a child-friendly room with clear space sufficient for young children to play in and access to protected outdoor space.

Local schools have expressed interest in using an Eco education centre in the Rec. Visiting school groups need a space in which to gather before visiting parts of the park, toilet facilities for the children (including a disabled children's changing table and space around it for wheelchair access), and shelter when the weather is bad.

Toilets in the building for users, fully disability - accessible

Public toilets accessible when the building is closed

A location from which drinks and snacks can be purchased

Stakeholders and principle user groups

The intended users for the Eco Education & Play Centre are being identified and Recreation Services would seek to involve them in the design process. The following groups have been involved to date:

Mother & Toddler Group
BTCV
Moselle School
Downhills Primary School
William Harvey School
Broad Water Farm Primary School
Broad Water Farm Nursery

Broad Water Farm Community Centre
Lordship Recreation Ground User Forum & Network
Haringey Play Association

Objectives

The vision is for a multi use community building within the park, an Eco Education and Play Centre offering existing and new services to a wider audience.

The following objectives for the building have been identified during consultation:

a. To provide a major focal point in the centre of the Recreation Ground (Rec) to help increase usage of the Rec generally.
b. To help build safety and security for all users of the Rec
c. To provide certain extra facilities needed in the Rec :such as public toilets including full DDA-compliant toilet access, kiosk, meeting space, and shelter
d. To provide a venue from which to promote Rec-related play activities, educational facilities and activities for park users. Focus will be on the interpretation to both adults and children of the park's ecology, wildlife, history and ongoing programme of improvements, with emphasis on young children's play and understanding of natural environments Also to enable effective on-site interpretation of current and future projects.
e. To facilitate volunteer activities relating to the Rec
f. To demonstrate aspects of best practice as a sustainable low energy building in terms of materials used and energy conservation.

Space requirements as follows arise from consultation and these objectives.

Design / spatial requirements	**Size M^2**
Multi use community room	40.0
Toilet (public)	4.5
Storage	8.0
Plant	9.0
Access road for refuse vehicle (itemised in park plan)	
Office for up to 3 users, kitchenette and staff / disabled toilet	20.3
Kiosk (winter catering and possibly summer ice creams) with open terrace space for sitting out	4.0
Children's toilets (3 of which 1 to be disability-compliant)	20.8
Class area/ play area for 2-5 yrs and Play area for under 2s	44.4
Quiet space for under 2s	6.4
Internal store for children's play, interpretation areas, laundry	4.5
Total internal plus 10% for circulation	**176.4**
External store for conservation volunteers	4.5

External play space (half to be shaded under cover)	80.0
External sitting out area next to kiosk (say 32 m^2 at 1m^2 per person)	32.0
Note all external areas included in the overall park cost plan	**114.5**

Costs

Based on the information above we would anticipate the total build costs[5] to be made up by the following:

176.4 m^2 @ £2,000 per square metre	£352,800
On Costs @ 21%	£ 74,088
Provisional Sum @ 20%	£ 85,378
Demolition Costs	£ 35,000
Surveys and Services	£ 25,000
Sustainable technology	£120,000
Total estimated cost	**£692,266**

Timing

The main elements of the timetable are as follows:

Stage	**Date start**	**Date complete**
HLF stage 1 application	April 2006	
Other grant applications		
HLF stage 2 application	September 2006	
Planning approval	September 2006	April 2007
Briefs for consultants for further design work	September 2006	April 2007
HLF approval	September 2006	April 2007
Other grant approvals		April 2007
Tendering consultants	April 2007	
Commissioning consultants		
Design finalised, contractor tender preparation completed	July 2007	
Procurement of contractor		
Tender period		November 2007
Tender evaluation	December 2007	January 2008
Contract let Construction	Spring 2008	**Summer 2008**

Procurement

Choice of designer, contract method for construction, and procurement route are to be decided during the stage 2 HLF preparation, together with the management responsibility for designs being signed-off.

Local procurement is preferred wherever possible and Haringey would identify any local companies to be included in the supply chain. Volunteer activity

[5] LB Haringey Parks department estimate based on previous experience

would also be agreed on suitable self-contained items e.g. planting perimeter hedging, creating display panels.

A project manager will be appointed to take the project forward from approval of HLF stage 1.

Standards statement

The building should be oriented to take full advantage of solar passive gain, and enabled to take advantage now or in the future of solar technology to provide renewable energy. Other technologies that can provide renewable energy supply will need to be considered with costs in the development feasibility. Specialist input will be required so that sustainable technology is determined correctly in relation to the site's topography and natural characteristics.

The building should comply with current British codes and standards, in particular the new standards on Energy Efficiency (Building Regulations parts F ventilation and L Conservation of Fuel and Power are about to be released), fully meet the requirements of the Disability Discrimination Act 1995 (DDA), materials to be eco-friendly and where possible locally sourced. The building is to achieve the best possible BREEAM rating.

Use of materials

- Natural paint products should be specified e.g. low VOC water based emulsion
- Natural or recycled products should be specified for insulation e.g. sheep wool and newspaper

If Haringey's wood resource is used in construction or fit-out, cost of selection, felling and preparing for construction will be advised.

Lifelong maintenance costs of materials are to be considered so that the initial cost and cost in use are both considered. Materials are to be easily recyclable at the end of their life.

Planning

The Centre will comply with the L B Haringey's Supplementary Planning Guidance 'Sustainability Statement – Including Checklist' so that the very minimum requirements are met.

The requirement is for a community building that represents innovative and potentially award winning architecture, complimenting the enhancement to the park's landscape and ecology.

These factors will need to be reflected in the selection of materials. Natural materials such as wood, earth mounding, recycled materials should be considered. The visual aesthetic is to be sympathetic to the overall landscape and enhance the park's rejuvenated natural identity. Where carbon neutral technologies make visual representations they should enhance and compliment the overall desired vision and also encourage park users to get useful information relating to sustainable development.

Security

Due to the building's location, security issues are to be fully addressed. The design will need to take into account possible vandalism as an integral component to the design specification. Where children, especially ones who have special care needs, will use areas of the building, care is to be taken to ensure the access and exit route is safe and secure, and that children are easily supervised (using adult height locks for example). Special equipment needs are to be taken into account e.g. provision on site of a hoist.

When not in use the building is likely to need to be shuttered. However natural background ventilation should be retained at all times.

Heating ventilation and insulation

High insulation standards should be specified for walls and roofs e.g. zero ODP (ozone depleting potential) insulates
Double or triple glazing, anti-bandit glass, solar-sensitive glass to be specified where required

Heat recovery systems are to be investigated. To be heated if practicable by state of the art wood chip burner technology, and where able, to harvest wood chip provided from the parks department's own wood resources.

Waste

The building is to comply with waste policy: reduce, reuse, recycle.
Composting of kitchen waste and methods of collection, sorting and recycling of waste are to be of demonstration project standards (to be advised by Haringey Policy Officer)

Access road to building should be from the nearest entrance, for vehicle 3 ton weight and minimum width and sweep.

Water

The building is to achieve a high standard of water efficiency, through use where advised of:

- Spray taps with sensors and low flush toilets
- High rated white goods

- Rainwater harvesting from roof to toilets is to be considered, or use of a green/brown roof (intensive or extensive, for at least 30 year life) meeting sustainable drainage standards

Flood risk

The existing building has problems of drainage from nearby springs, and this aspect will need to be addressed in the design solution.

Flexibility

The design will need to exploit opportunities within the public space and wider context and will need to consider future flexibility in use and changing needs and potential increase in user groups.