



Bruce Grove Youth Space

001550 /01_05

Design & Access Statement

ADP London | March 2023



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00 — Introduction



00 Introduction
Bruce Grove Youth Space

Bruce Grove Youth Space is a facility for young people in Haringey who are aged between 11 and 19 (up to 25 years old where there is a specific additional need or disability). The centre makes use of a wide range of informal learning opportunities to enable young people to feel safe, to develop as individuals and to participate, and contribute, as valued members of our community.

As well as delivering key programmes and activities, the centre supports external and partnership projects to promote the same values and skills for young people. The centre offers a range of sports to encourage healthy lifestyles, specific activities targeting girls, new experiences, a focus on developing life skills and promoting inclusion of young people with SEND.

ADP were appointed as Lead Consultant in October 2021 by Haringey Youth Services to develop the design and delivery from RIBA Stages 0-6 for the refurbishment of Bruce Grove Youth Space.

The building was constructed in 2000 and sits within the large garden to the rear of no. 10 Bruce Grove. Along with the construction of the new Youth Space works in 2000 involved the upgrading of the outdoor MUGA sports pitch and kitchen refurbishment, however issues with cooling and ventilation are still evident. WIFI, CCTV, recording studio acoustics and aircon systems were upgraded and outdoor gym equipment was bought.

In 2020 a sketch study was put forward. This study proposed a new recording studio, kitchen enhancements, some internal layout changes. Externally the proposals included new vegetable raised beds, new sheds / workshops, enhanced landscaping, outdoor gym equipment and upgrade of the current tarmac hard play surface area which is in poor condition. Some of this work has already been carried out.

Image below_Photograph of no. 10 Bruce Grove (Youth Space behind)



Design Team	
Project Manager	Pulse
Architect	ADP
Principal Designer	Pulse
MEP Engineer	KJ Tait
Cost Consultant	Playle and Partners
Planning Consultant	Planning Potential

00 Introduction

Bruce Grove Youth Space

The Brief

The client engagement meetings, and specifically the resource brief, has established a list of 6 key objectives for the project.

- + WELCOMING ACCESS
- + IMPROVED CHARACTER & APPEARANCE
- + REFURBISH EXISTING INTERNAL FACILITIES
- + ANIMATED LANDSCAPE & EXTERNAL FACILITIES
- + WELLBEING
- + SUSTAINABLE

These key themes have been used to inform design development of the refurbishment proposals.

The Building

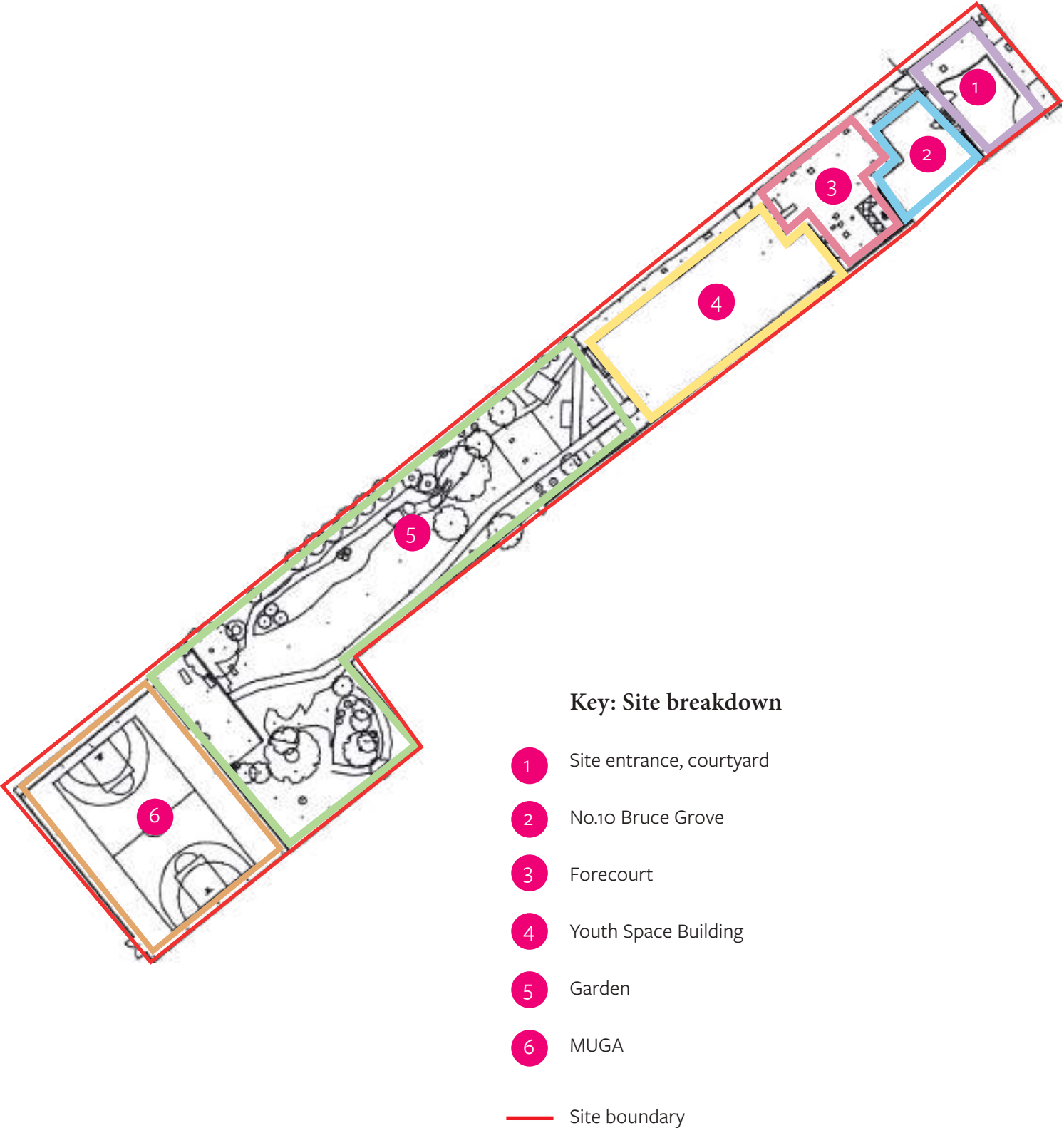
The Bruce Grove Youth Space is located to the rear of No.10 Bruce Grove, situated just off the High Road which runs north south from Fore Street, Edmonton to Stamford Hill.

Principal access to the Youth Space at the rear is via an uninviting, narrow covered side passage that runs alongside the building at No.10 Bruce Grove. A courtyard sits between the two separate buildings. The Bruce Grove Youth Space is now one of only two Council-operated youth centres (along with Rising Green) but is Haringey's only Council-owned youth centre. The building dates from early 2000 and is 2 stories.

No.10 Bruce Grove is a Grade II listed building which is owned by the council and sits within the Bruce Grove Conservation Area and Tottenham Heritage Action Zone (THAZ).

The building is currently vacant and is a heritage asset in need of investment.

Consideration must be given to the principles that are outlined in policy and guidance relating to the significance of these buildings within the framework. Bruce Grove Youth Space is situated on land within the curtilage of the listed building, however it is not curtilage listed due to its relatively recent construction.





00 Introduction
Bruce Grove Youth Space

Drawing List

Site Location Plan	A-0800	A1	1:1250	Proposed Section AA	A-1310	A1	1:25
Existing Site Plan	A-0900	A1	1:200	Proposed Section BB	A-1311	A1	1:25
Existing GF Plan	A-0901	A1	1:50	Proposed Section CC	A-1312	A1	1:50
Existing FF Plan	A-0902	A1	1:50	Proposed Section DD	A-1313	A1	1:50
Existing Roof Plan	A-0903	A1	1:50	Proposed Elevation Front	A-1205	A1	1:25
Existing Section AA	A-1300	A1	1:25	Proposed Elevation Front Return	A-1206	A1	1:25
Existing Section BB	A-1301	A1	1:25	Proposed Elevation Side 1	A-1207	A1	1:50
Existing Section CC	A-1302	A1	1:50	Proposed Elevation Side 2	A-1208	A1	1:50
Existing Section DD	A-1303	A1	1:50	Proposed Elevation Rear	A-1209	A1	1:25
Existing Elevation Front	A-1200	A1	1:25	GF Maintenance Plan	A-1360	A1	1:50
Existing Elevation Front Return	A-1201	A1	1:25	FF Maintenance Plan	A-1361	A1	1:50
Existing Elevation Side 1	A-1202	A1	1:50	GF Security/Access Plan	A-1380	A1	1:50
Existing Elevation Side 2	A-1203	A1	1:50	FF Security/Access Plan	A-1381	A1	1:50
Existing Elevation Rear	A-1204	A1	1:25	No. 10 Bruce Grove			
GF Plan Demolition	A-1000	A1	1:50	Existing Elevation	A-1219	A1	1:50
FF Plan Demolition	A-1001	A1	1:50	No. 10 Bruce Grove			
Proposed GF Plan	A-1050	A1	1:50	Condition Notes	A-1220	A1	1:50
Proposed FF Plan	A-1051	A1	1:50	No. 10 Bruce Grove			
Proposed Roof Plan	A-1052	A1	1:50	Proposed Front Elevation	A-1221	A1	1:50
				Existing Site Plan 1:500	A-0850	A1	1:500
				Proposed Site Plan 1:500	L-0855	A1	1:500
				Landscape GA Plan	L-1900	A1	1:200
				Hard Landscape Plan	L-1902	A1	1:200
				Soft Landscape Plan	L-1903	A1	1:200

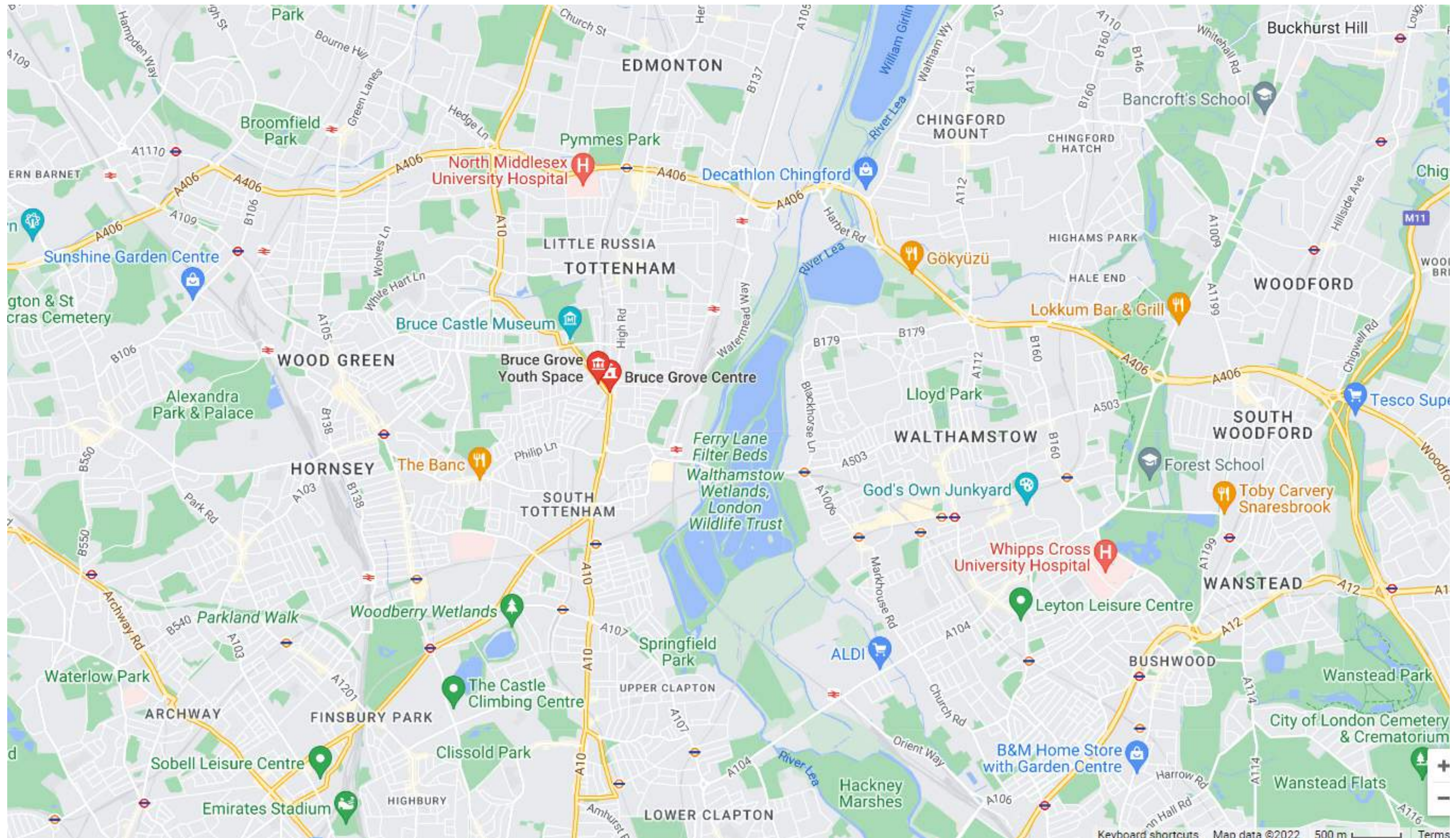


01 — The Site and Building

01 The Site and Building

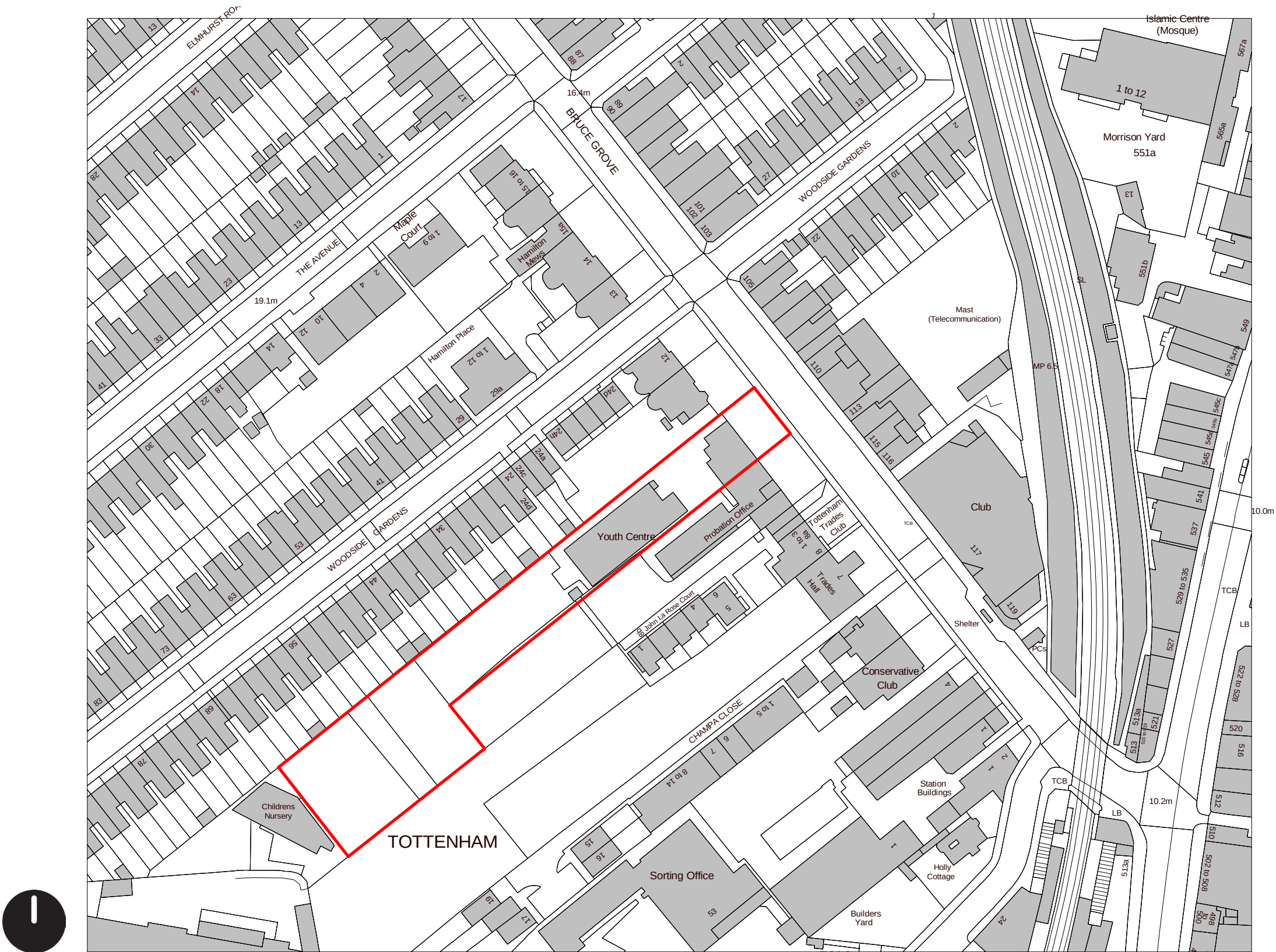
Bruce Grove Youth Space

Site Location





01 The Site and Building
Bruce Grove Youth Space
Site Location Plan



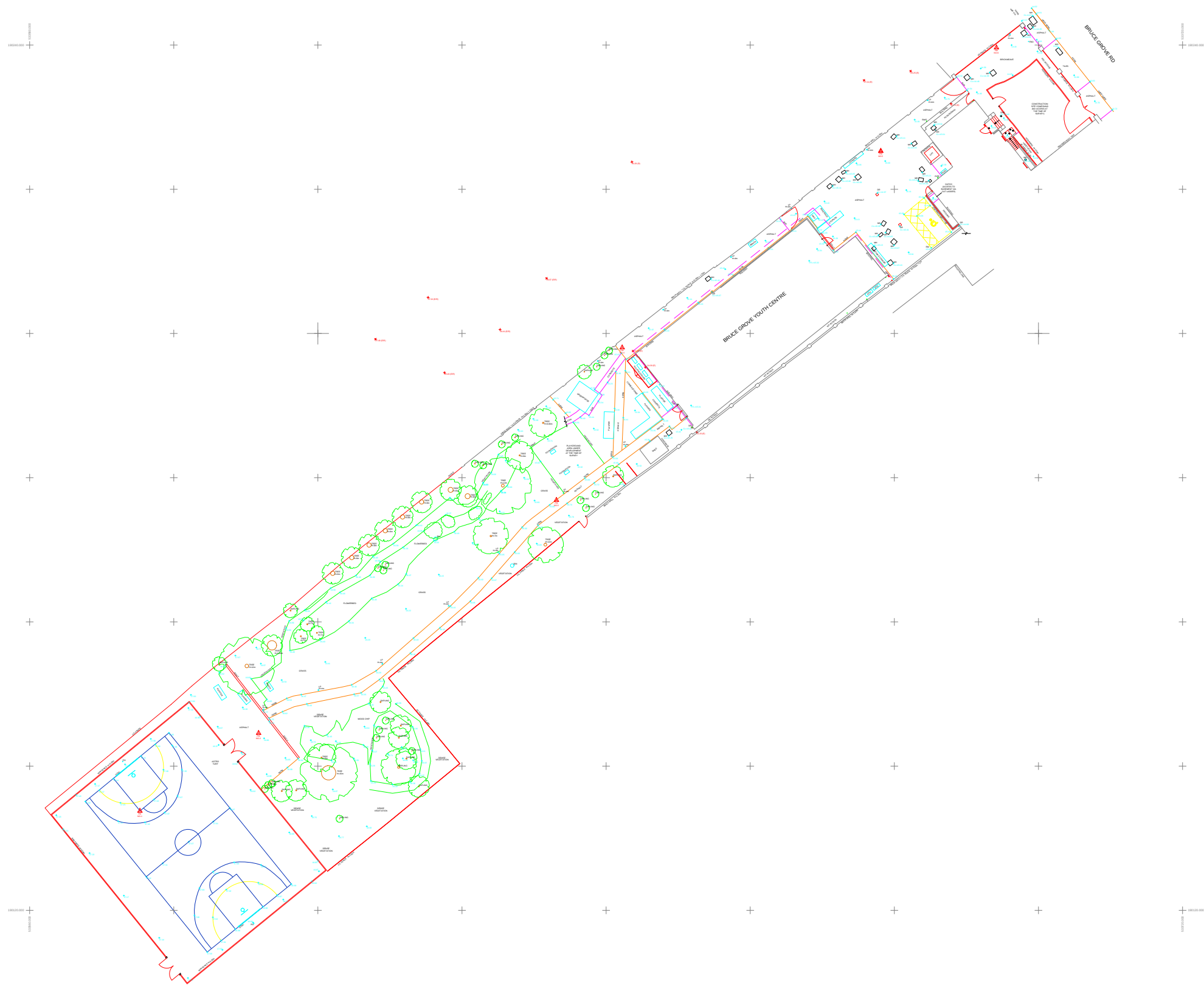


01 The Site and Building
Bruce Grove Youth Space
Existing Site Location Plan 1:500



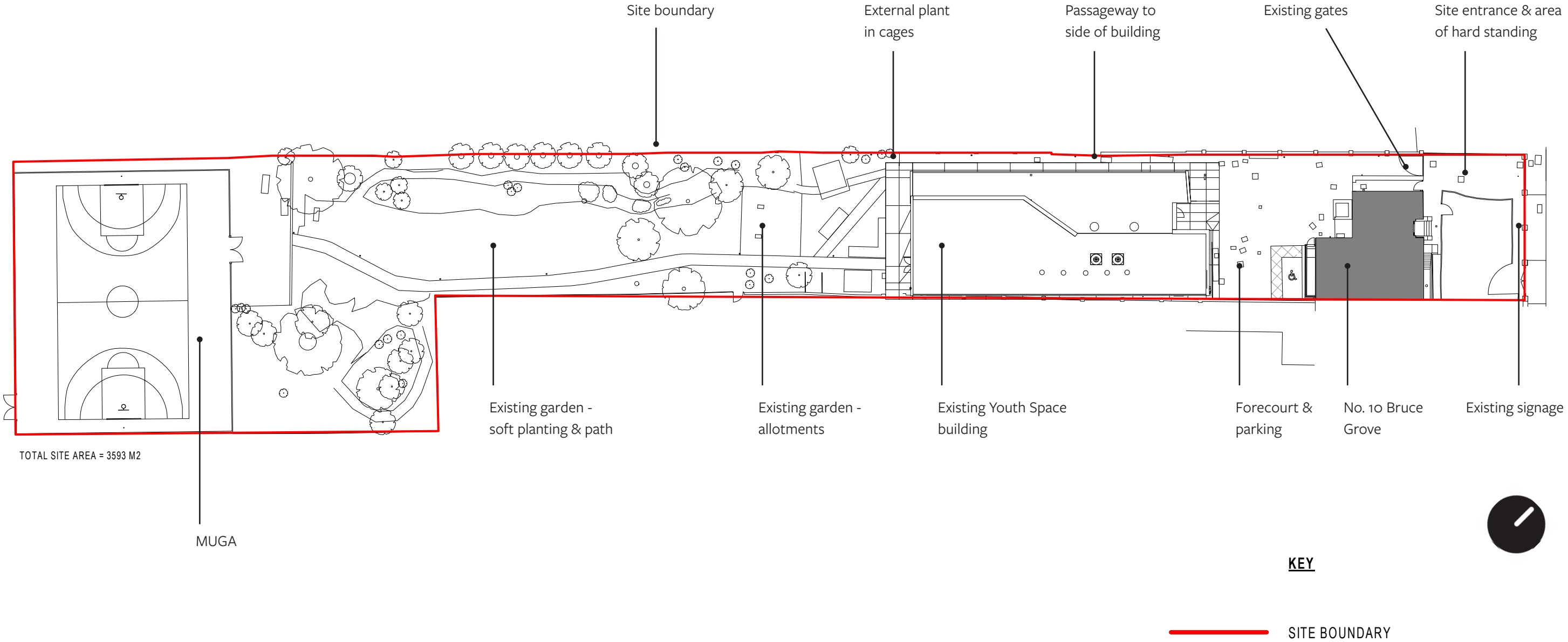


01 The Site and Building
Bruce Grove Youth Space
Existing Site Plan





01 The Site and Building
Bruce Grove Youth Space
Existing Site Plan



01 The Site and Building
Bruce Grove Youth Space
Historic Development

The historic development of the site, specifically No.10 Bruce Grove is analysed in detail in the Bruce Grove Conservation Area Appraisal and Management Plan.

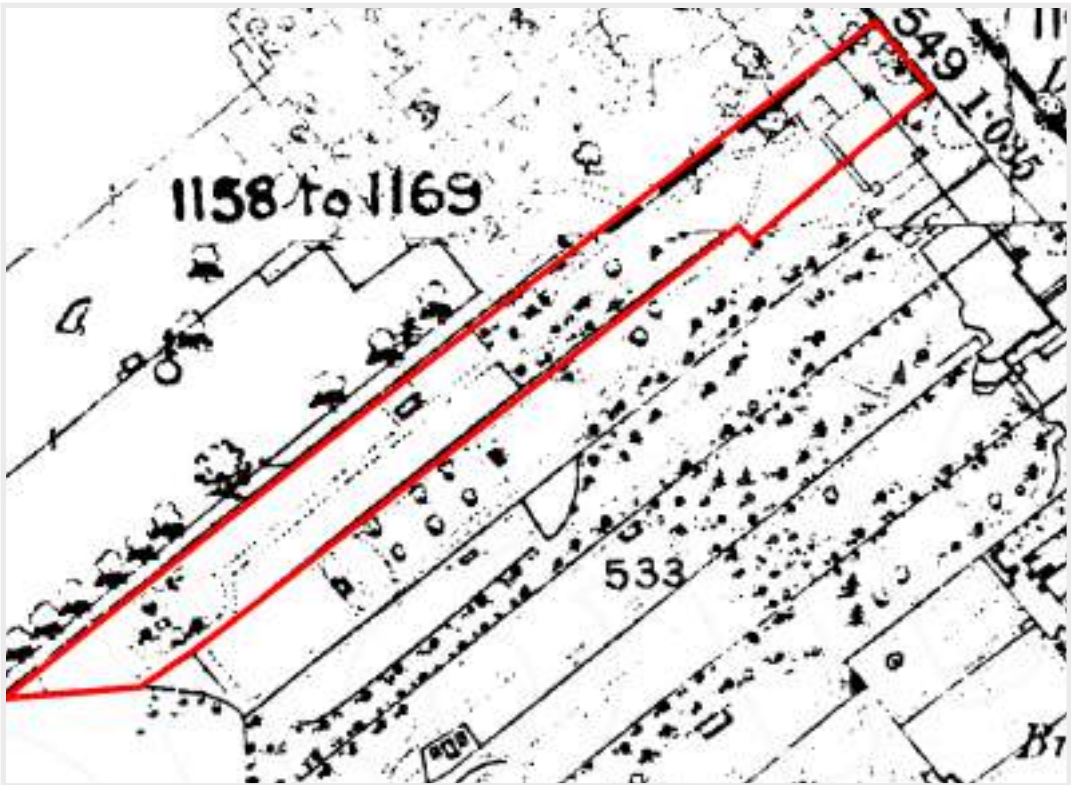
The development of Bruce Grove was enabled by the break-up of the Bruce manorial lands in 1789. Building commenced around 1795 on the south-west side near the junction with the High Road with a series of villas (Nos. 5-16), soon to be associated with wealthy Quaker families, which were completed by 1798. This row now comprises 9 no. Grade II statutory listings. Nos. 9-10 are a tall pair, each 3 storeys with a basement. Properties have been run together but No. 10 has a 2 storey extension with 3 windows, a bay and 2 entrance doors. This extension dates from the first half of the 19th century, as indicated by the historic mapping.

- + 1860 Map - Early building constructed in the early 19th century set back from the Bruce Grove street.
- + 1890 Map - Minimal alterations to existing building
- + 1930 Map - The extent of land on the site has been shortened. Buildings to the rear have since been demolished.
- + 1960 Map - No.10 began to be used as a 'Youth House'

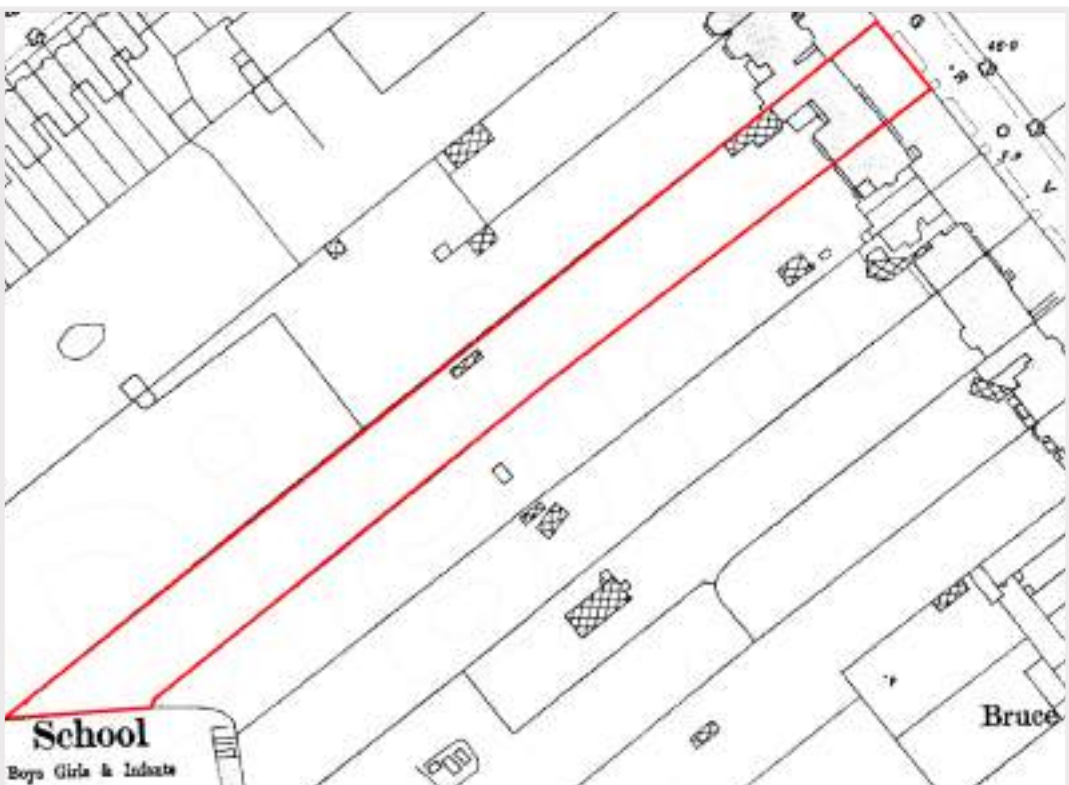
Key:

Site Boundary

Former site boundary



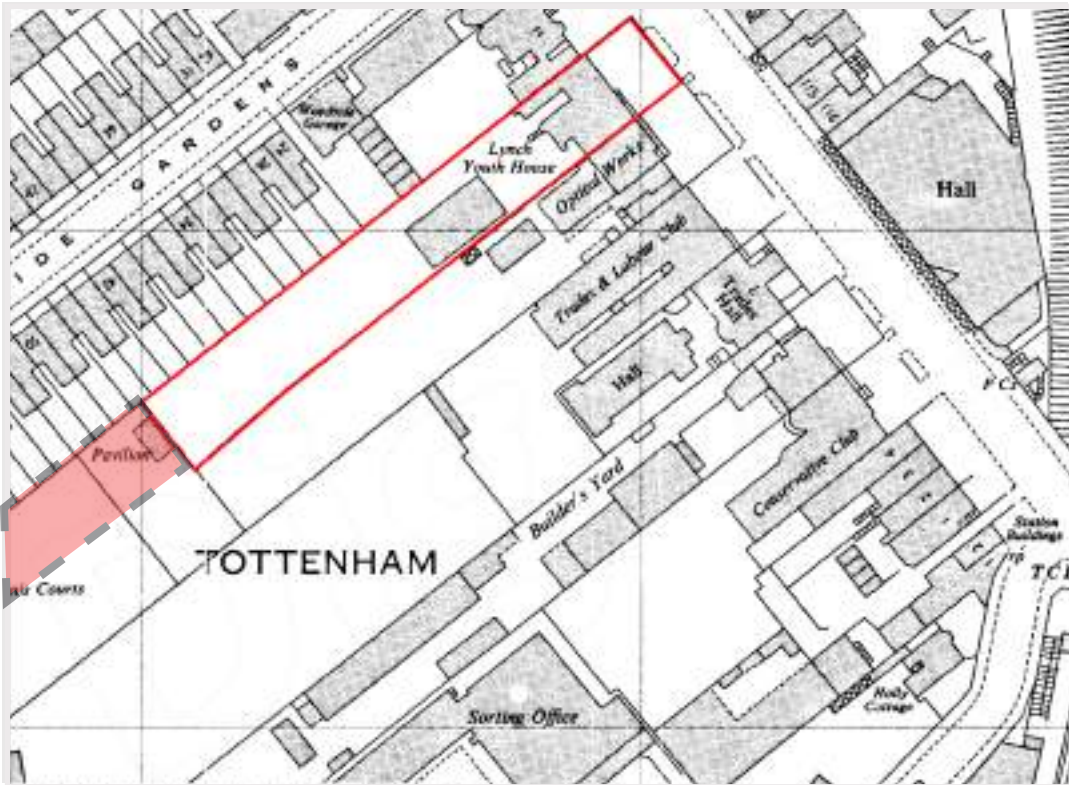
1860



1890



1930



1960



01 The Site and Building
Bruce Grove Youth Space
Historic Development

Bruce Grove Youth Space and grounds is located to the rear of the building at No. 10 Bruce Grove which is a Regency terrace that is Grade II listed. The building itself still has many of its original features, however its front facade has certain unsympathetic alterations that affect the character of the building, as well as its setting.

The small wing to the north of the building, adjacent to No. 11 was not part of the original building. This part of the building received planning permission in 2005 to be removed to create a new gated access to the rear of the site.

The rear facade of No. 10 has been extensively altered over the years. In 2005, planning permission was granted to remove what was the existing single storey extensions on the ground floor.

The rear grounds of the building extends over one hundred and fifty metres. Close to the main building was once a prefabricated single-storey temporary building that housed the Youth Centre games room. Behind this was a concrete portal frame in damaged slate that had previously housed a gym. Both of these buildings were also removed in 2005. The demolition of these buildings made space for the now existing Youth Space building.



Bruce Grove, 1892



No. 10 Bruce Grove prior to demolition of North wing, 2004



Bruce Grove, 1892



Rear of No. 10 Bruce Grove, 2004

01 The Site and Building
Bruce Grove Youth Space
Site Photos



Front access to No.10 Bruce Grove



Main entrance



Side passageway



Front access to No.10 Bruce Grove



Rear of No.10



Wall art

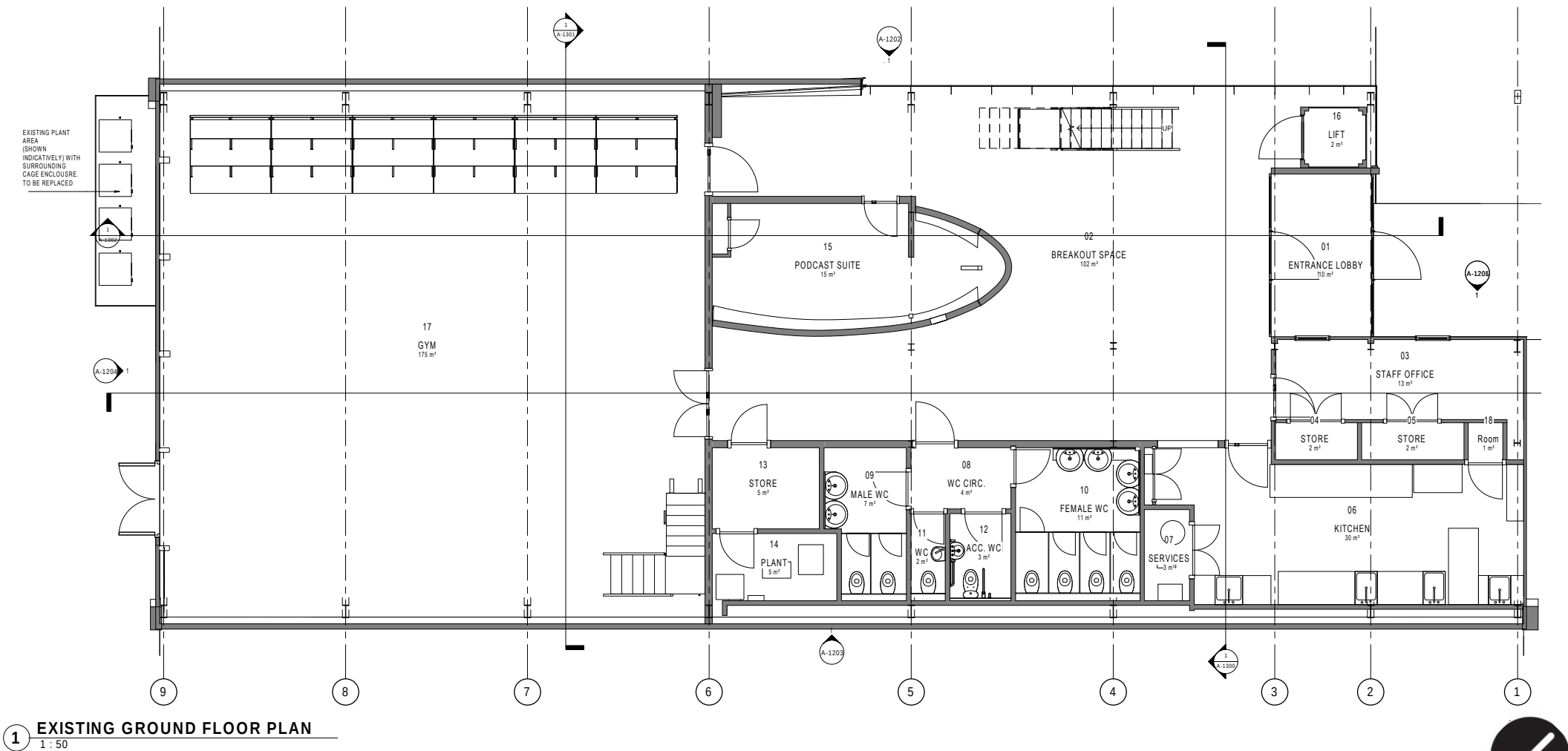
01 The Site and Building

Bruce Grove Youth Space

Existing Layout_ Floor Plans

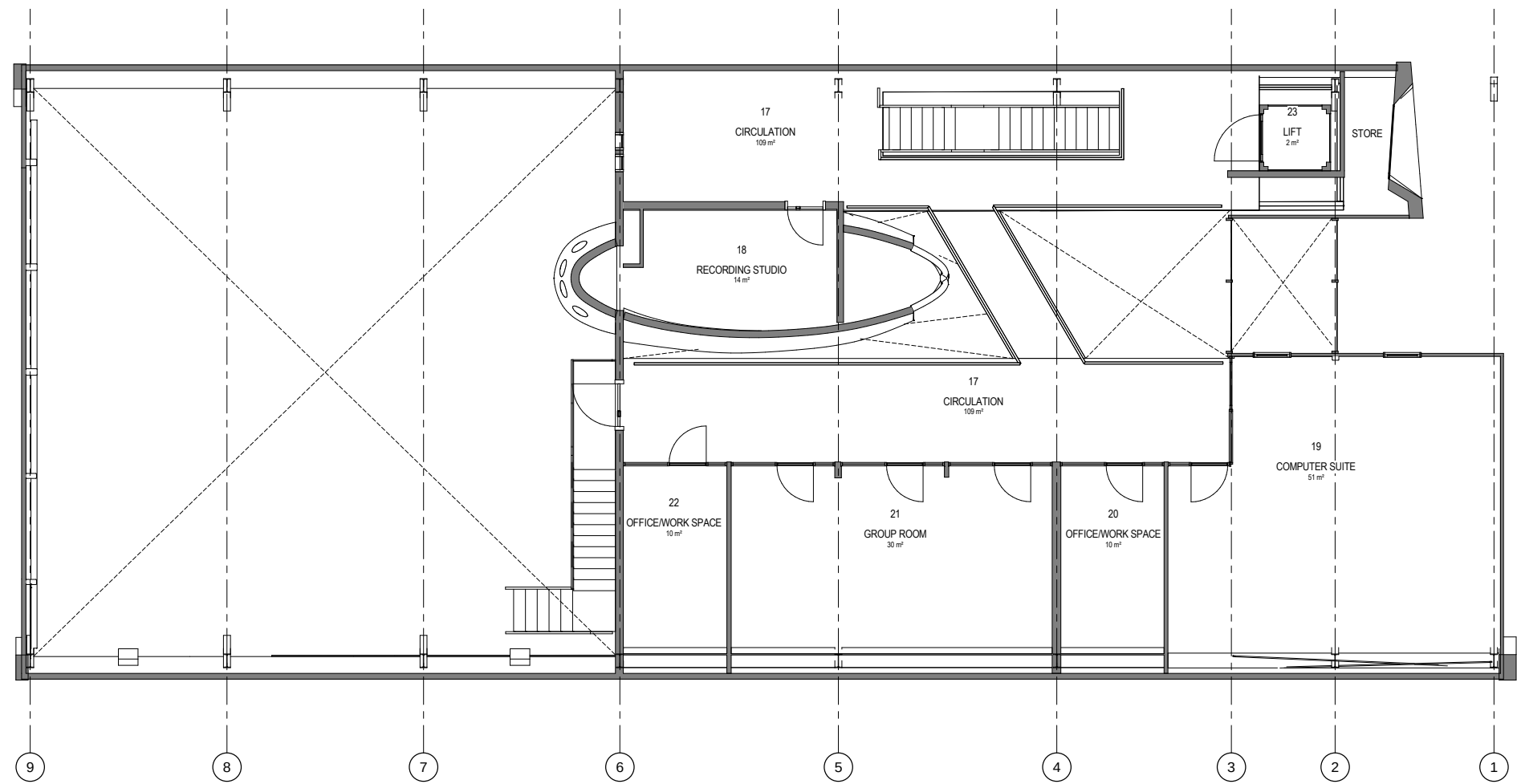
The following points below highlight initial observations that are seen as constraints on the current design of the building, based upon the information received from the brief, site visits and briefing meetings:

- + Lack of signage or indications that the building is a youth space from the approach to the building. The approach is also unwelcoming and uninviting from main street entrance and through to the Youth Space building.
- + Interior spaces are dark and could benefit from more natural light, particularly the Gym on the Ground Floor and the Offices and Group rooms on the First Floor.
- + M&E services generally throughout are in need of repair/upgrading as often do not work (for example during the summer the space can become very hot)
- + General finishes throughout are tired and in need of replacing. Creating a coherent aesthetic strategy would help to zone and arrange the spaces better.
- + Lack of storage and staff room areas
- + Disconnection of building from garden
- + Gym floor at time of site visit was in need of repair





01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Floor Plans

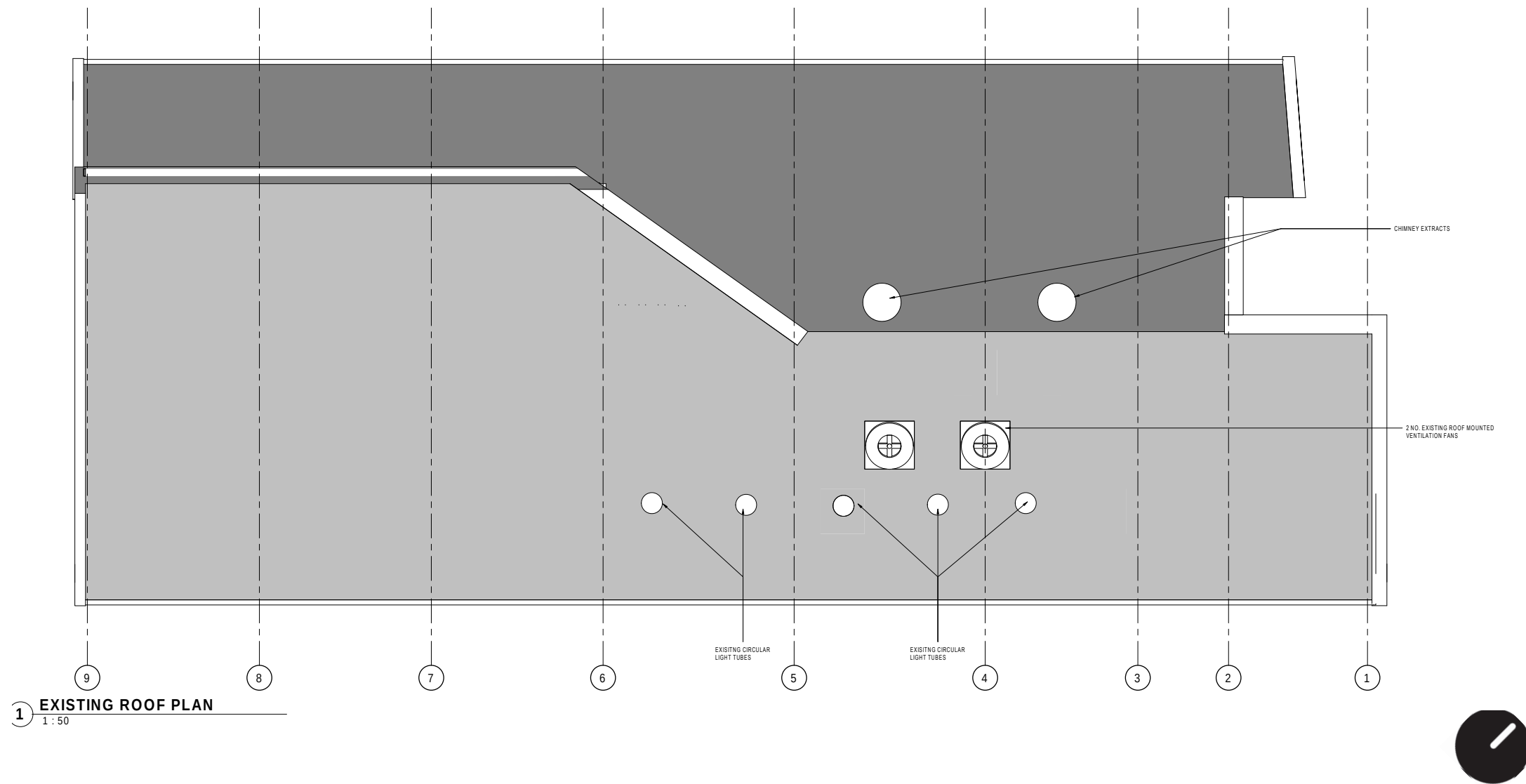


1 EXISTING FIRST FLOOR PLAN
1 : 50



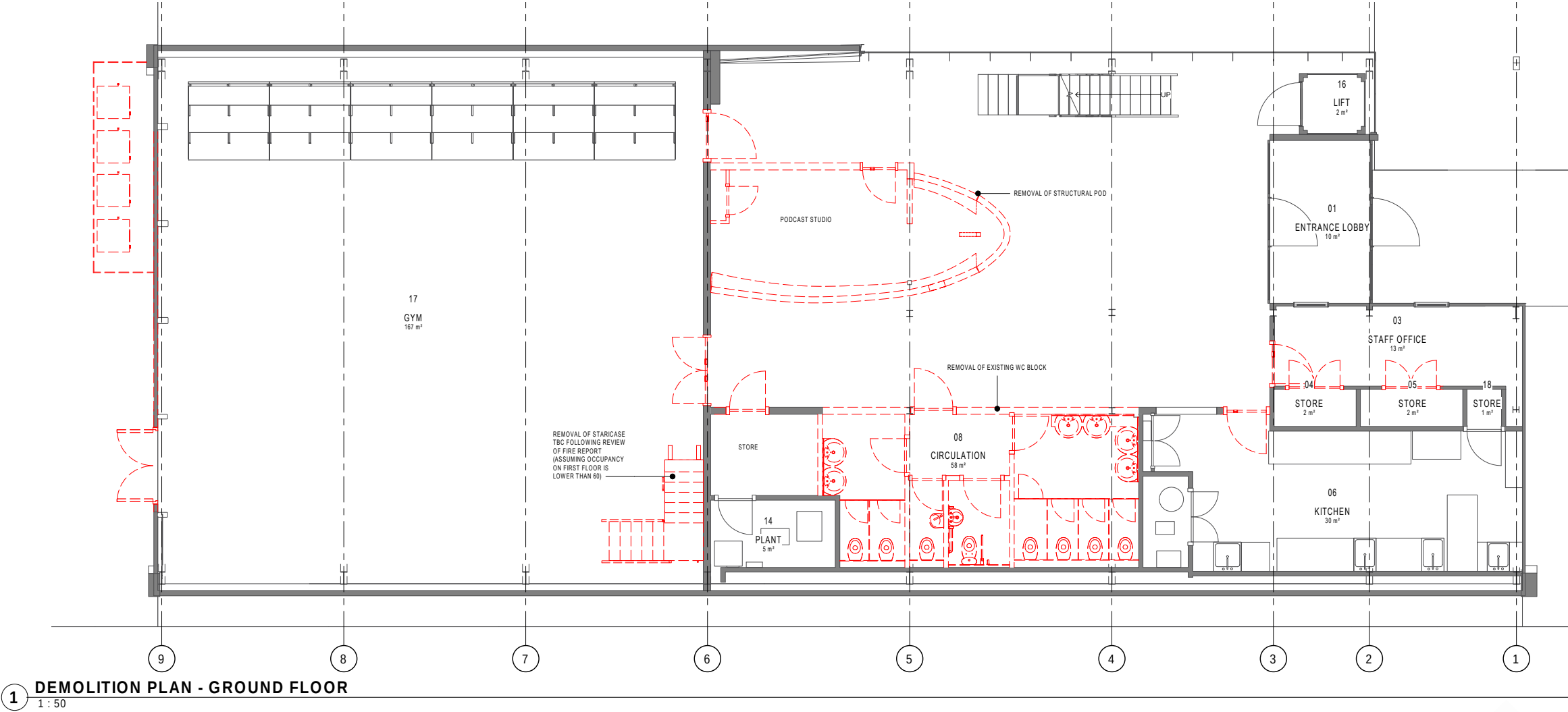


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Roof Plan



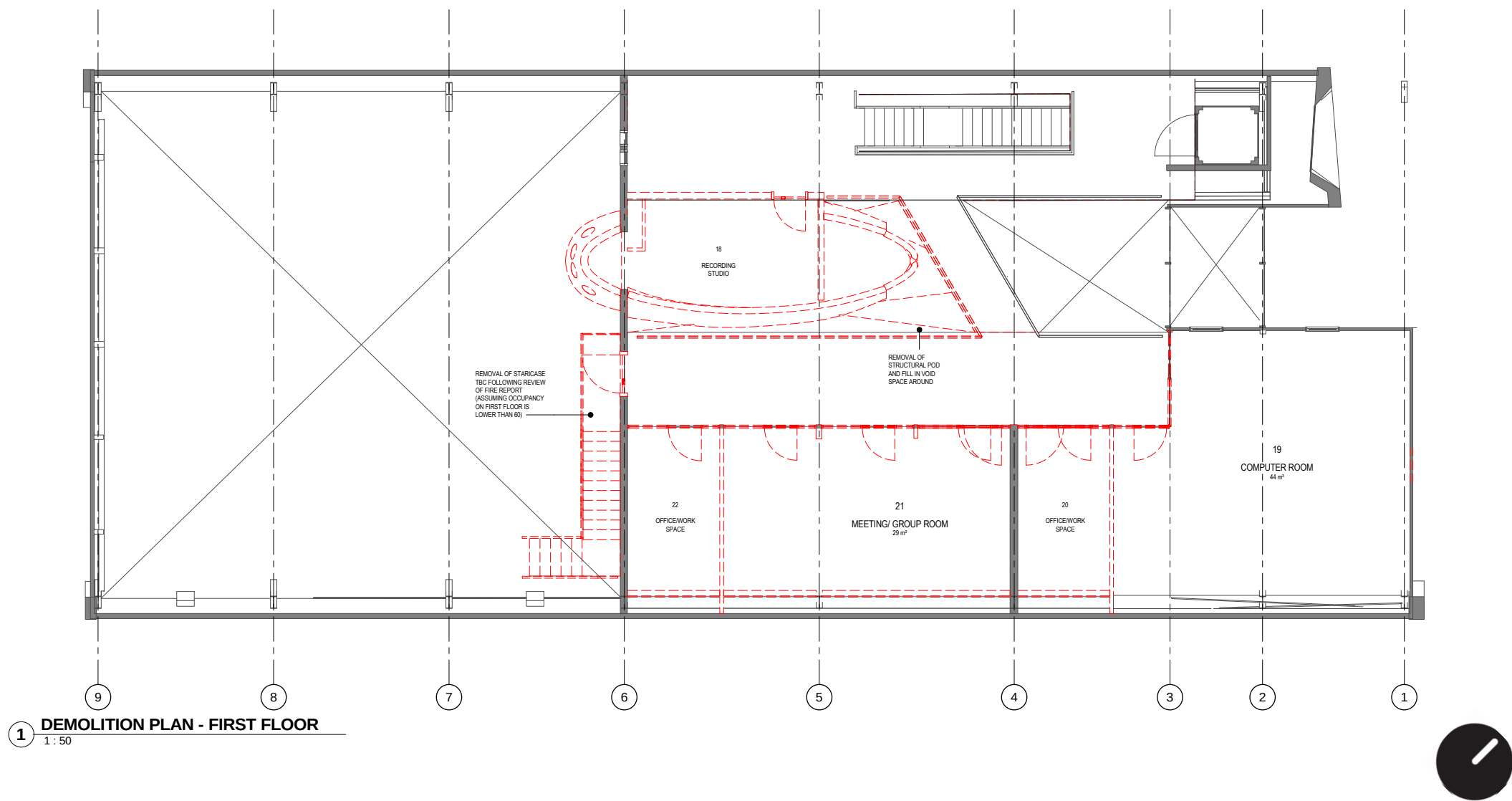


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Demolition Floor Plans



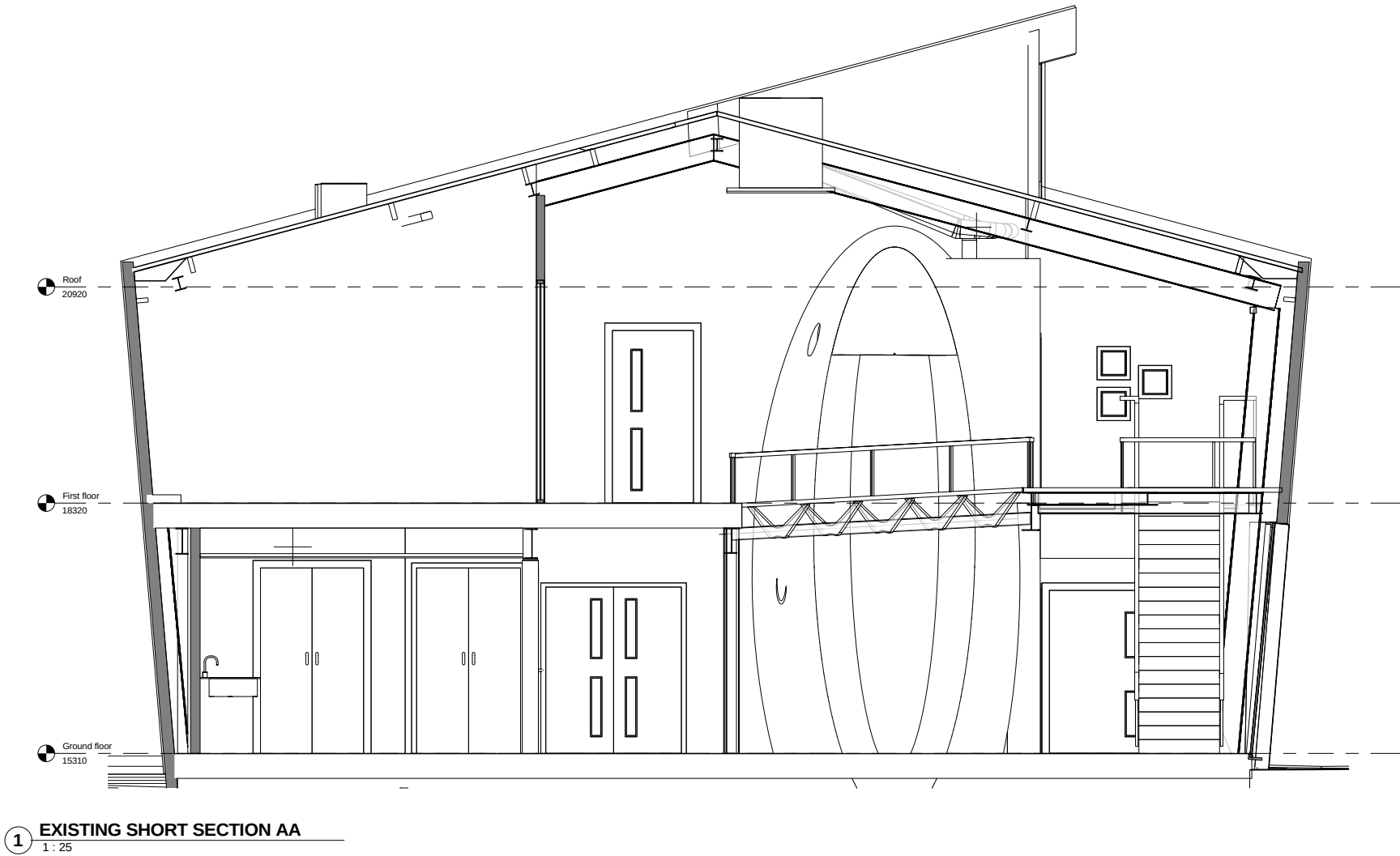


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Demolition Floor Plans



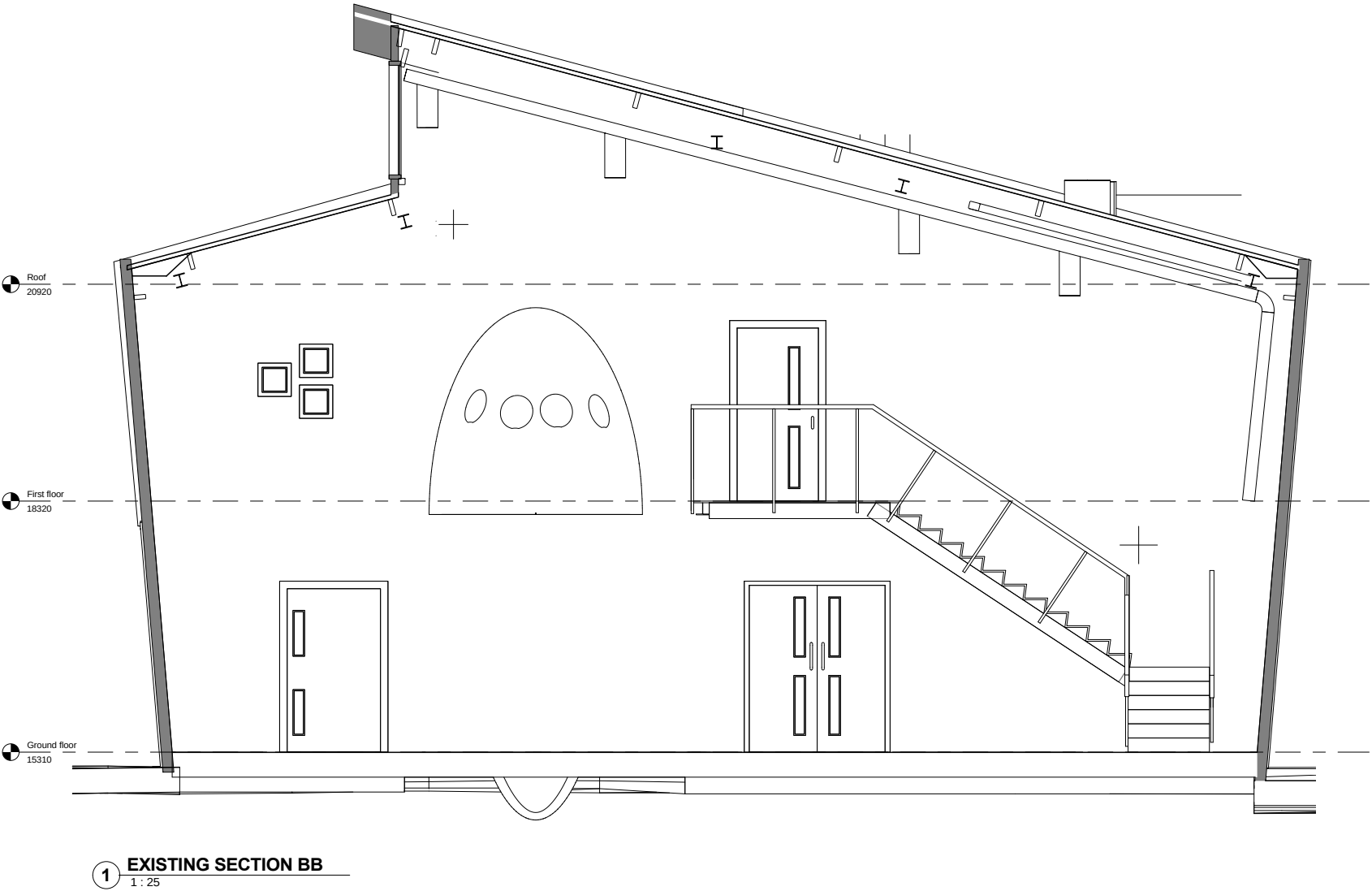


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Short Section

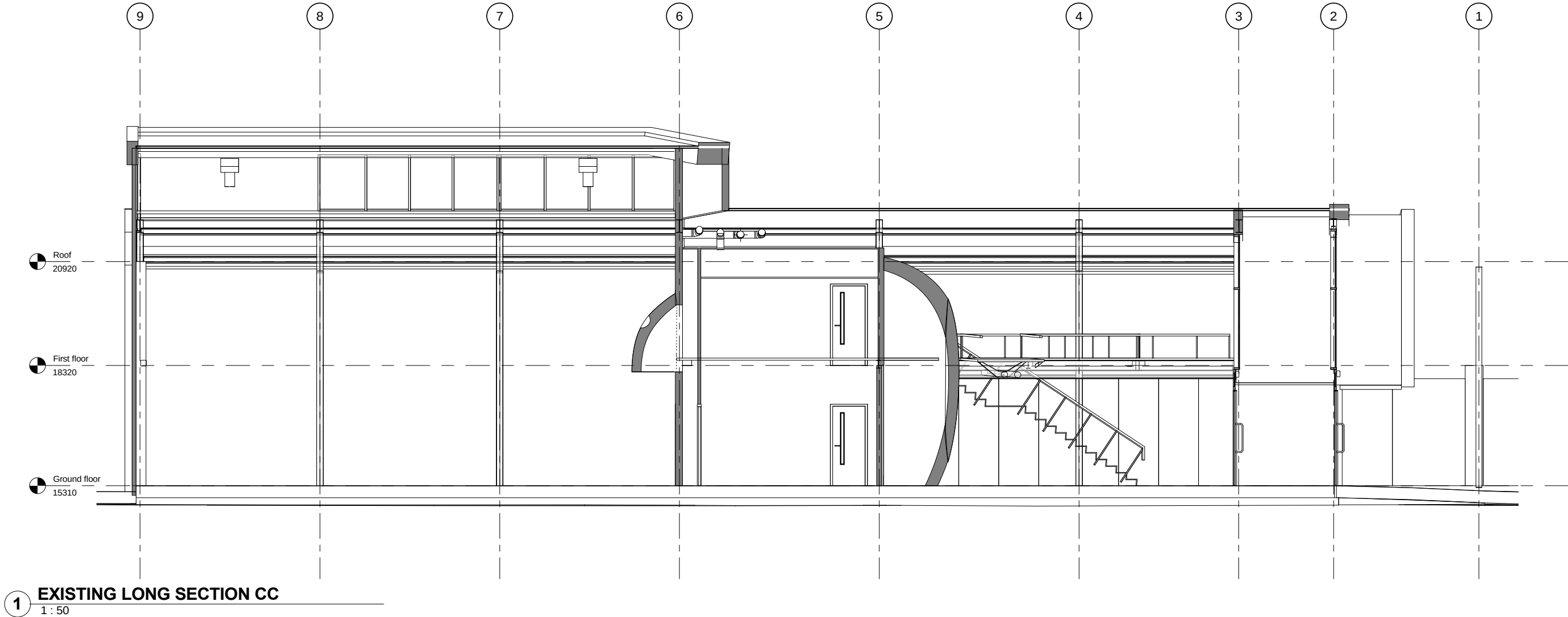




01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Short section

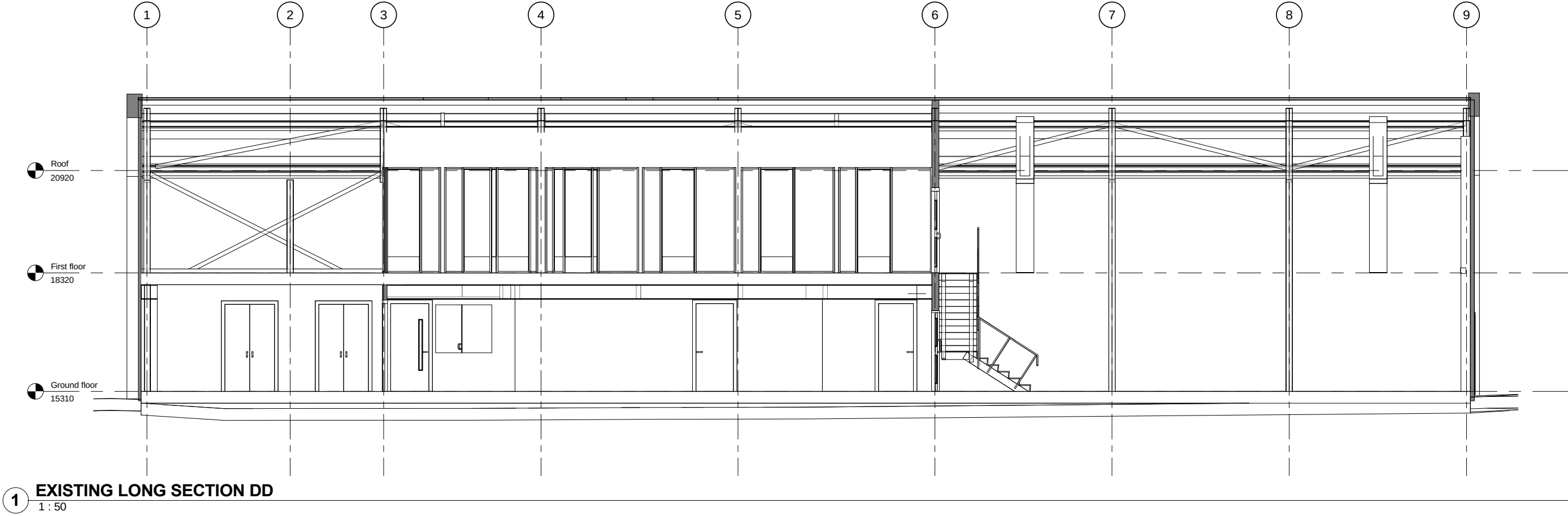


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Long section



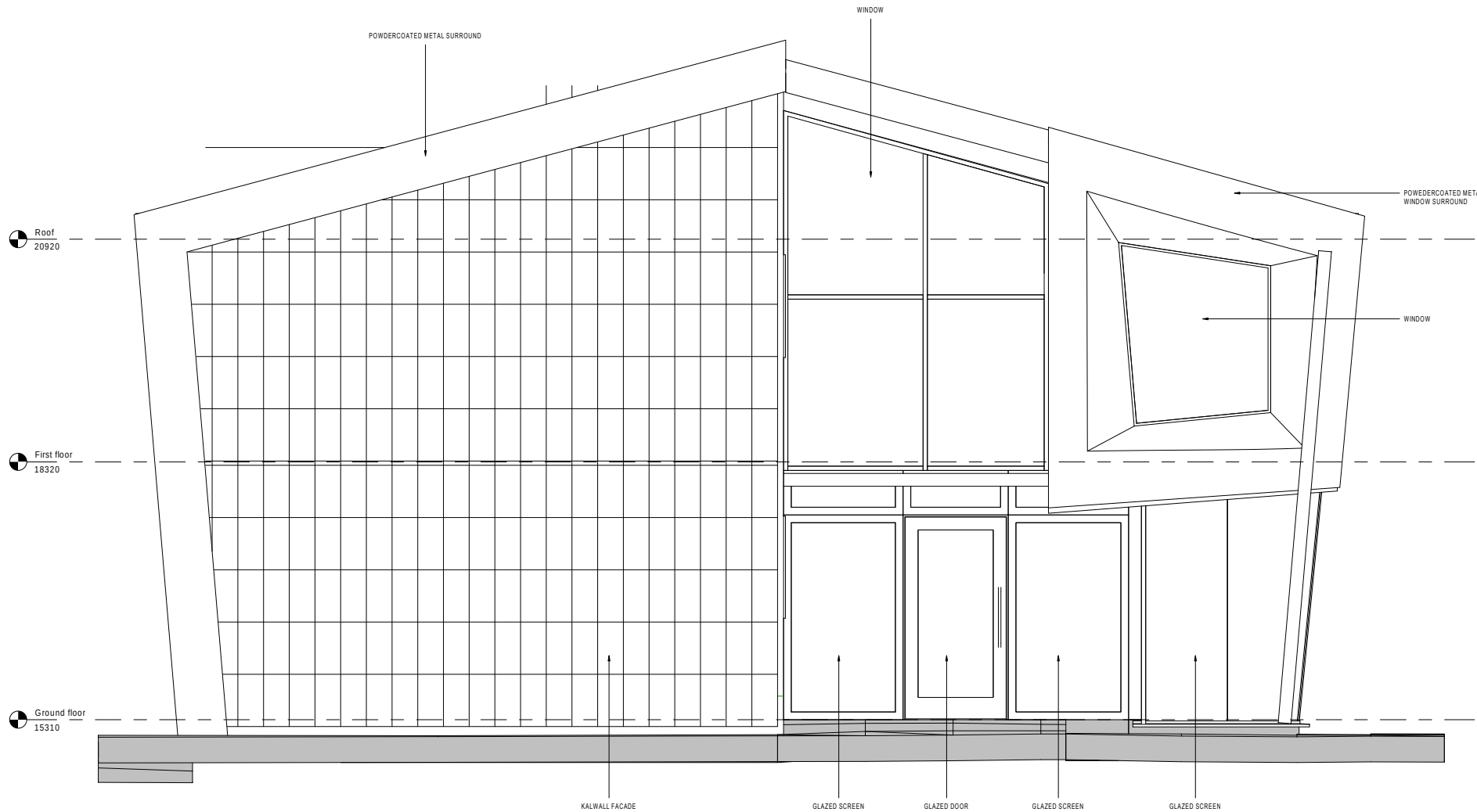


01 The Site and Building
Bruce Grove Youth Space
Existing Layout_ Long section





01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Elevations



1 EXISTING FRONT ELEVATION
1 : 25

Key plan:





01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Elevations

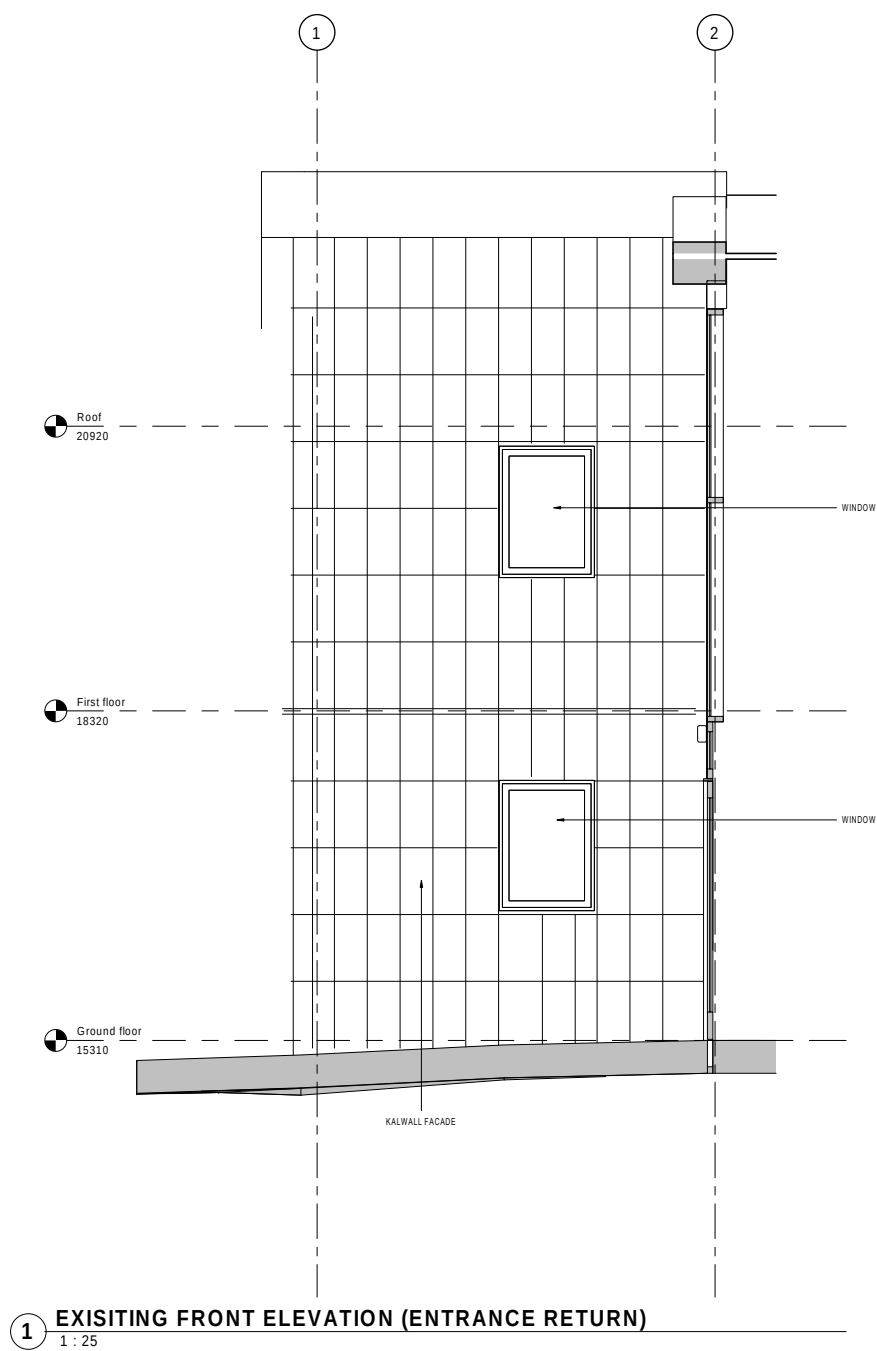
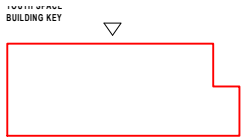


Image below_3D External view

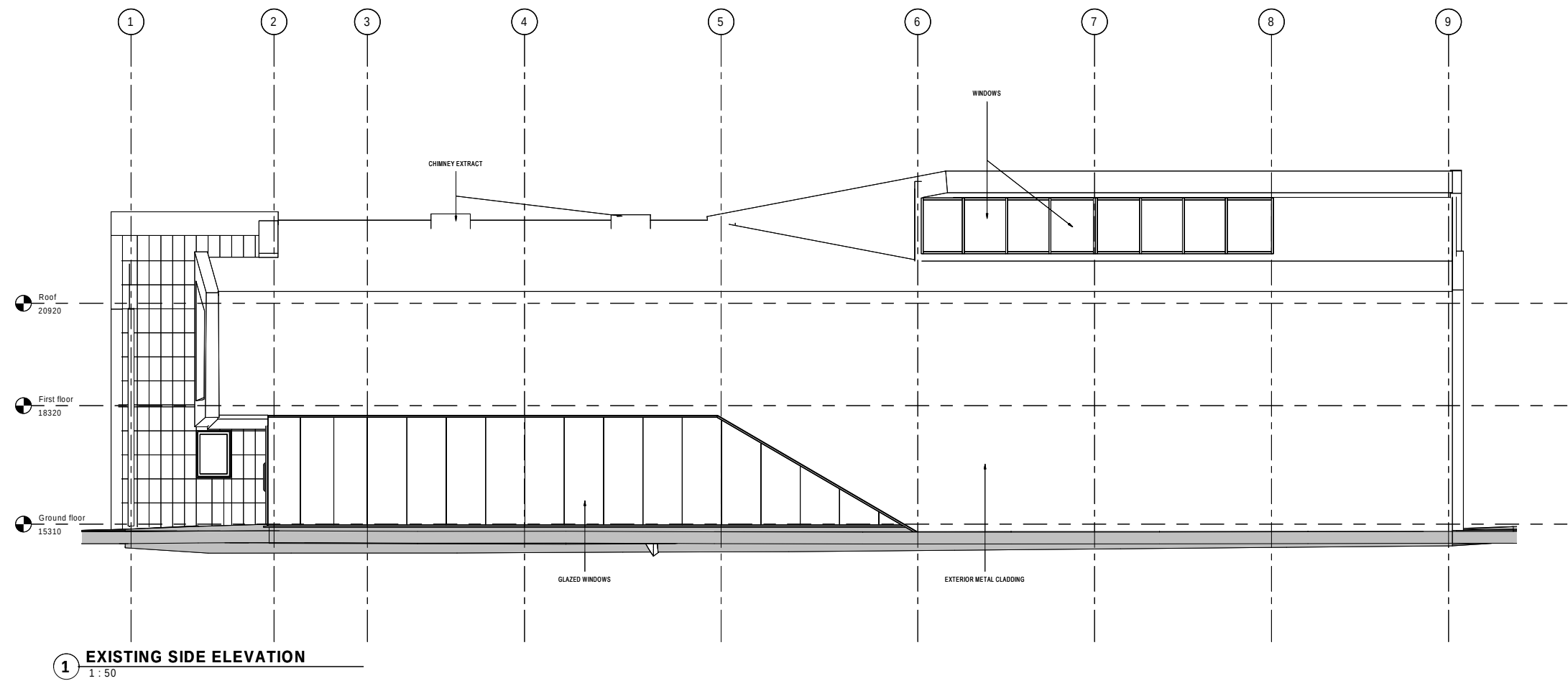


Key plan:





01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Elevations

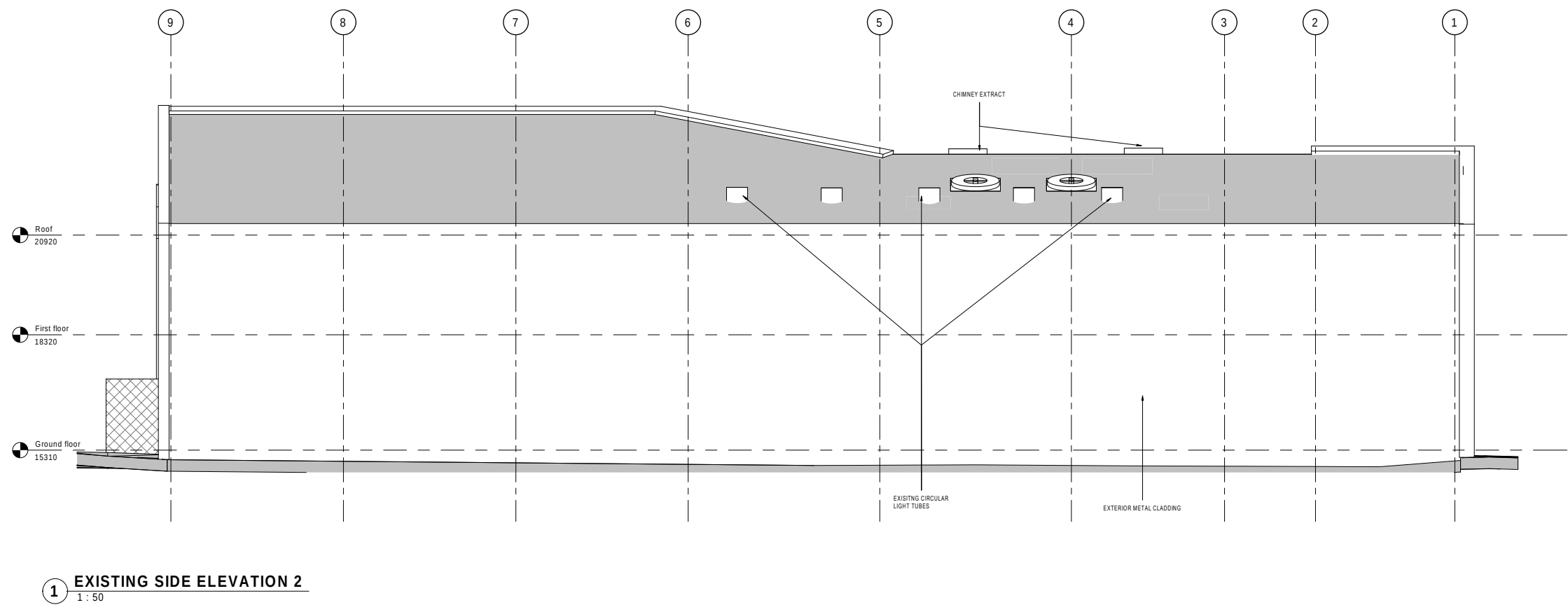


Key plan:

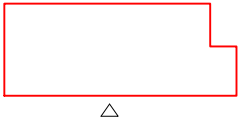




01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Elevations

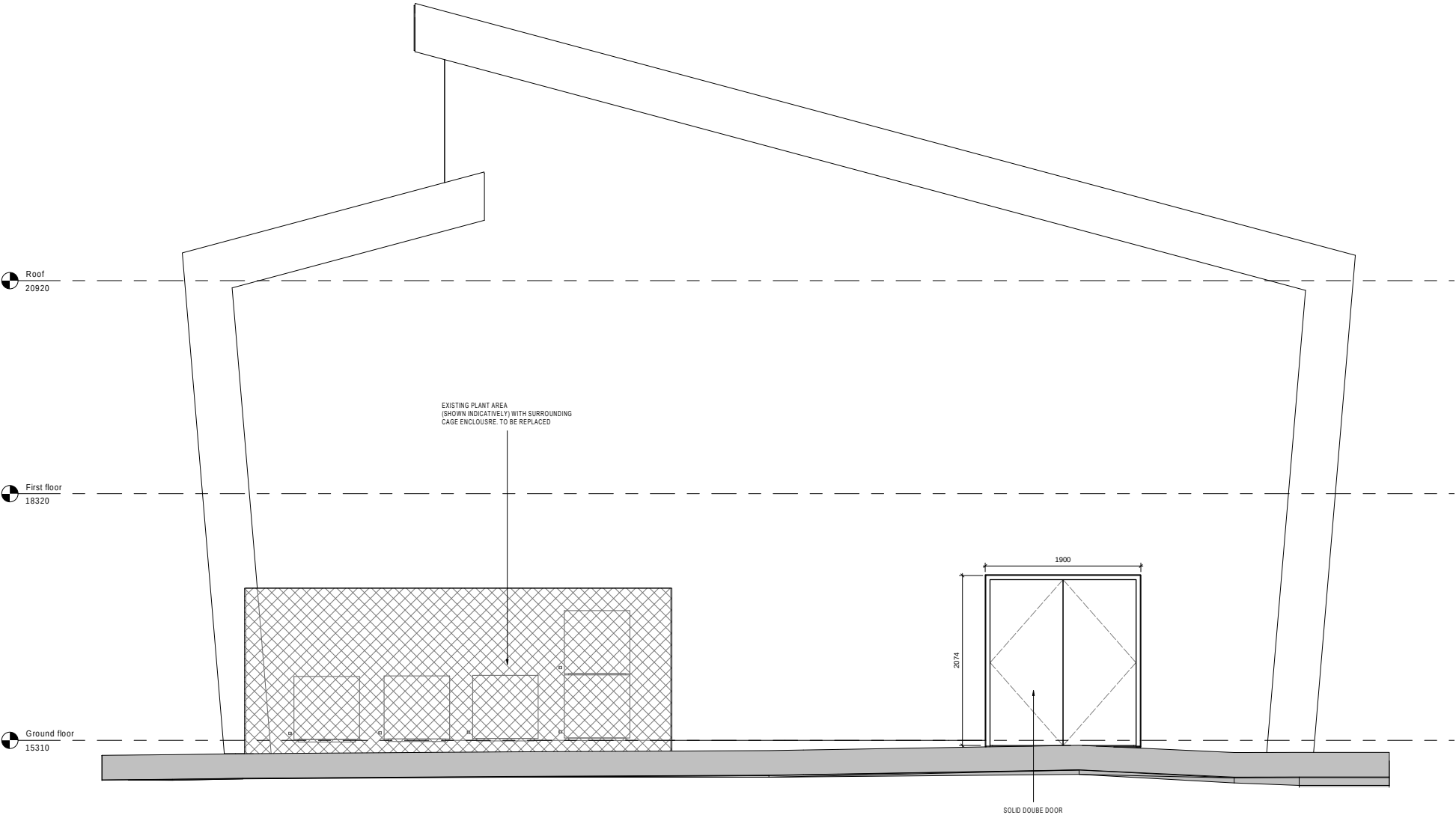


Key plan:





01 The Site and Building
Bruce Grove Youth Space
Existing Layout_Elevations



1 EXISTING ELEVATION - BACK
1 : 25

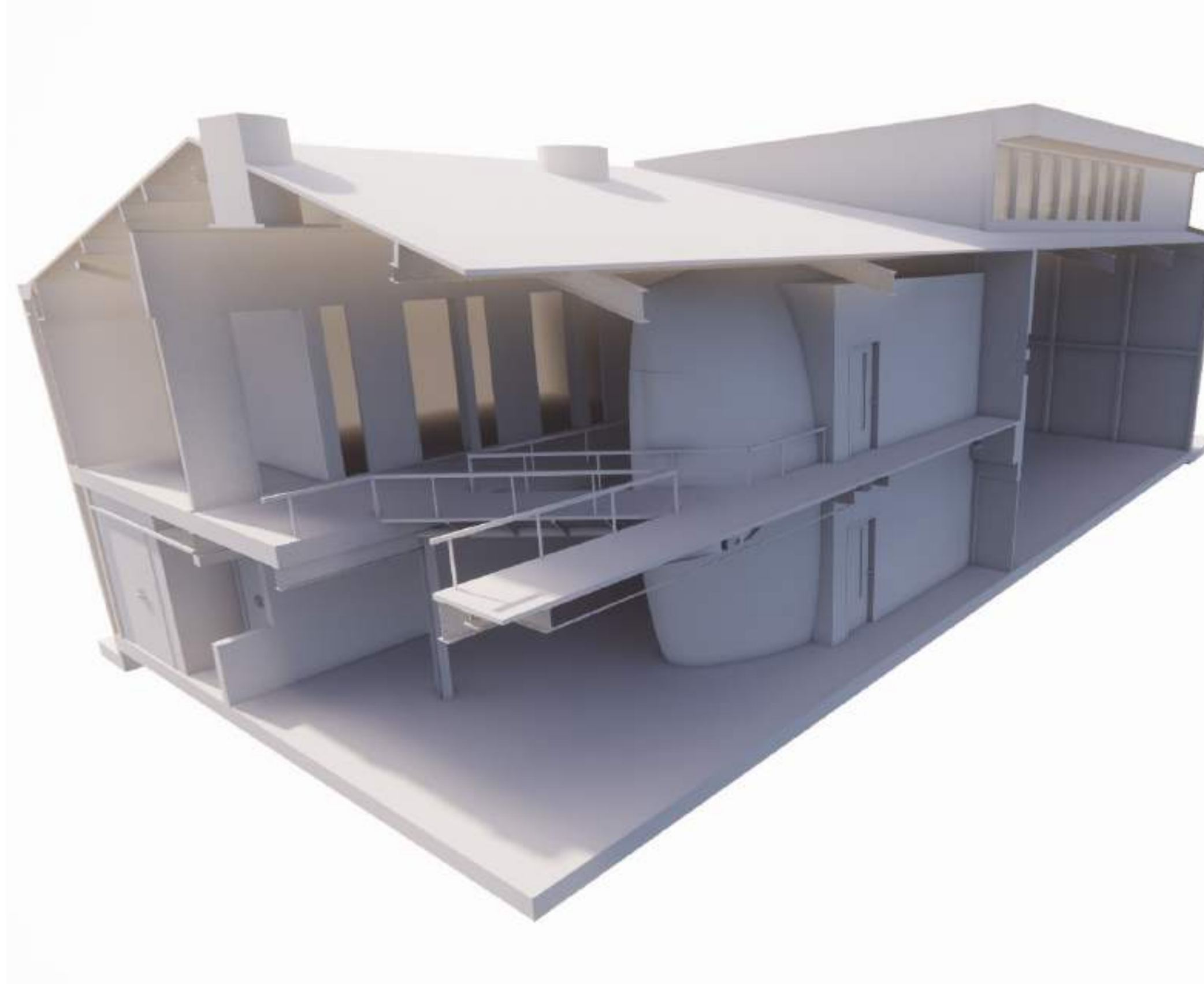
Key plan:



01 The Site and Building

Bruce Grove Youth Space

Existing Layout_ 3D View





02 — Proposed Design - Youth Space

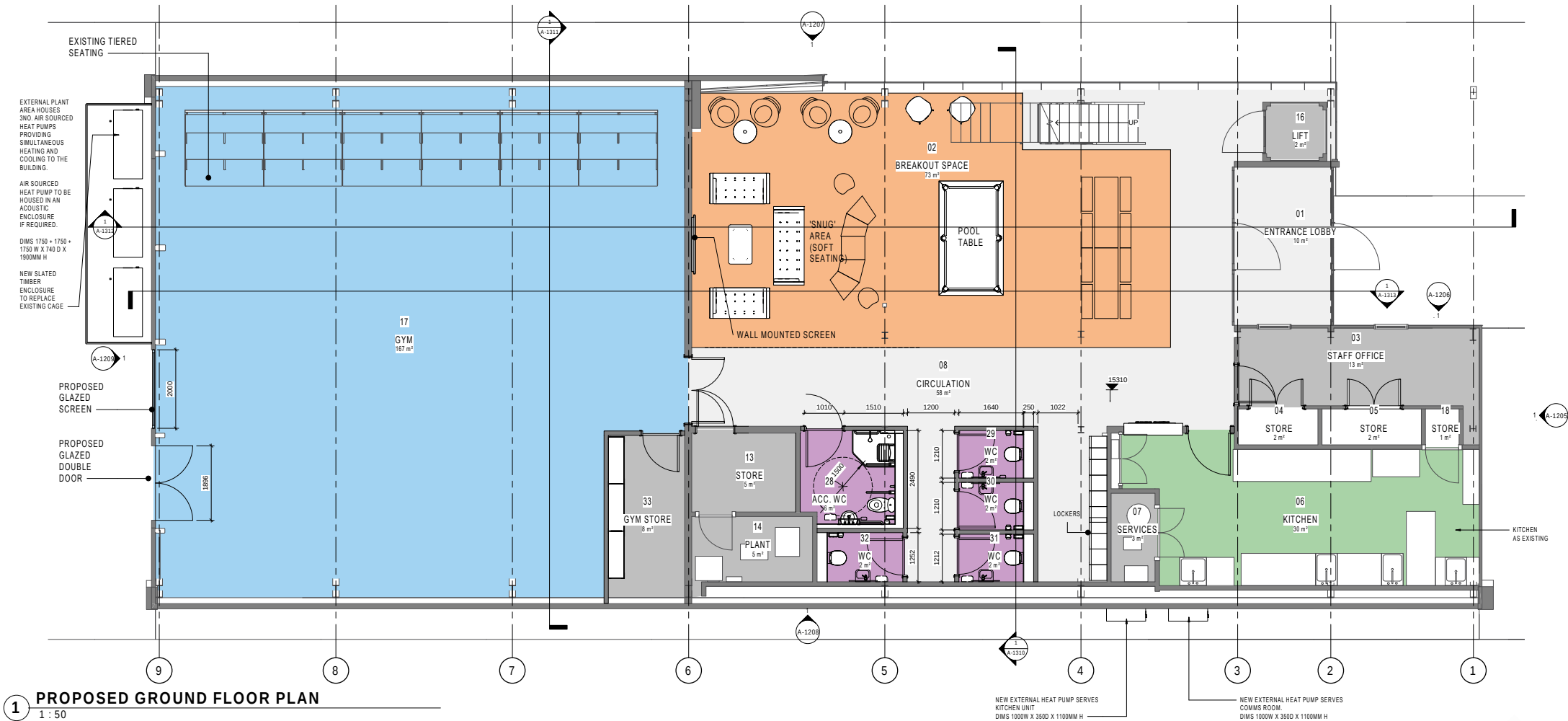
02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_Ground floor

Key proposals

- + Removing 'submarine' double height structure and open up the Ground Floor area as one large open plan space.
- + Ground Floor area becomes 'Hang Out' space for users with the proposal of subdividing space into a communal bench seating area, game zone for pool and a 'snug' area.
- + Replanning the existing WC block and creating a block of self contained unisex 'superloos'.
- + The replanning of the WC block creates additional space on the Ground Floor for proposed location of new lockers
- + General refurbishment of worn internal furniture and finishes such as floors, walls, doors and internal glazed screens. These new finishes would also further enhance the experience for the users and help establish an aesthetic strategy for the building.
- + Removal of fire escape staircase from the Gym to First Floor (refer to next page for more information)
- + Refurbish sports hall and introducing glazing and folding doors on the rear wall to allow the space to be opened up to the garden



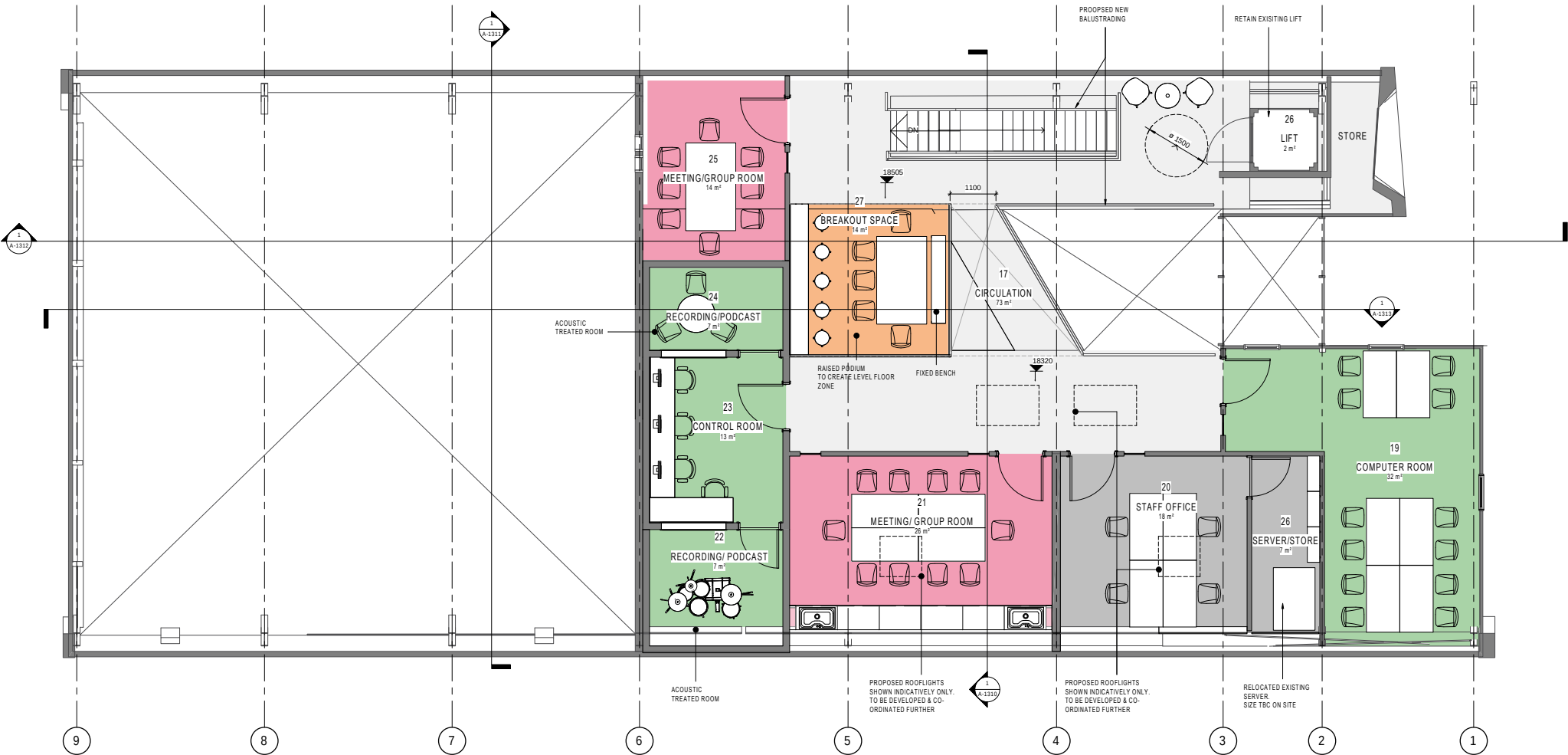
02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_First floor

Key proposals

- + Removing 'submarine' double height structure to allow replanning of rooms on First Floor around perimeter.
- + First Floor space proposed for more focused activities and providing spaces for studying, organised activities etc.
- + Filling in existing void around 'submarine' structure and creating zone for large collaborative table and touchdown bench. Note this is a raised podium to create level floor zone.
- + Relocation of Recording Rooms and Control Room following removal of 'submarine' structure and ensuring that rooms are located next to each other to allow easy access between them.
- + Additional Group room added whilst sinks added to existing group room to allow 'mess room' type activities to take place.
- + Removal of existing fire escape from Gym to First Floor circulation route. This allows for improved planning to perimeter rooms. Refer to Fire Engineer Review section for more information
- + Indicative proposed locations for roof lights highlighted
- + General refurbishment of worn internal furniture and finishes such as floors, walls, doors and internal glazed screens. These new finishes would also further enhance the experience for the users and help establish an aesthetic strategy for the building.





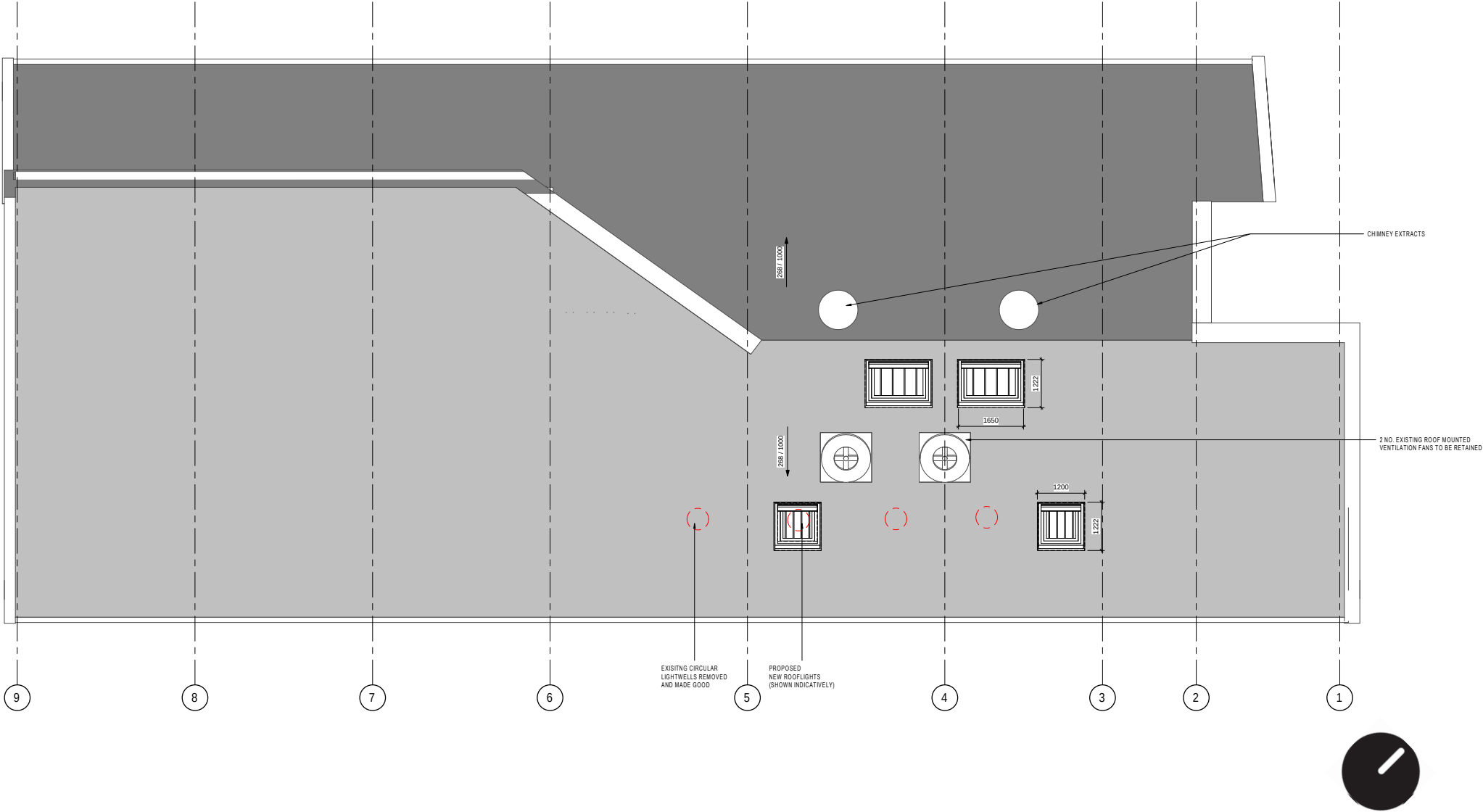
02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_Roof plan

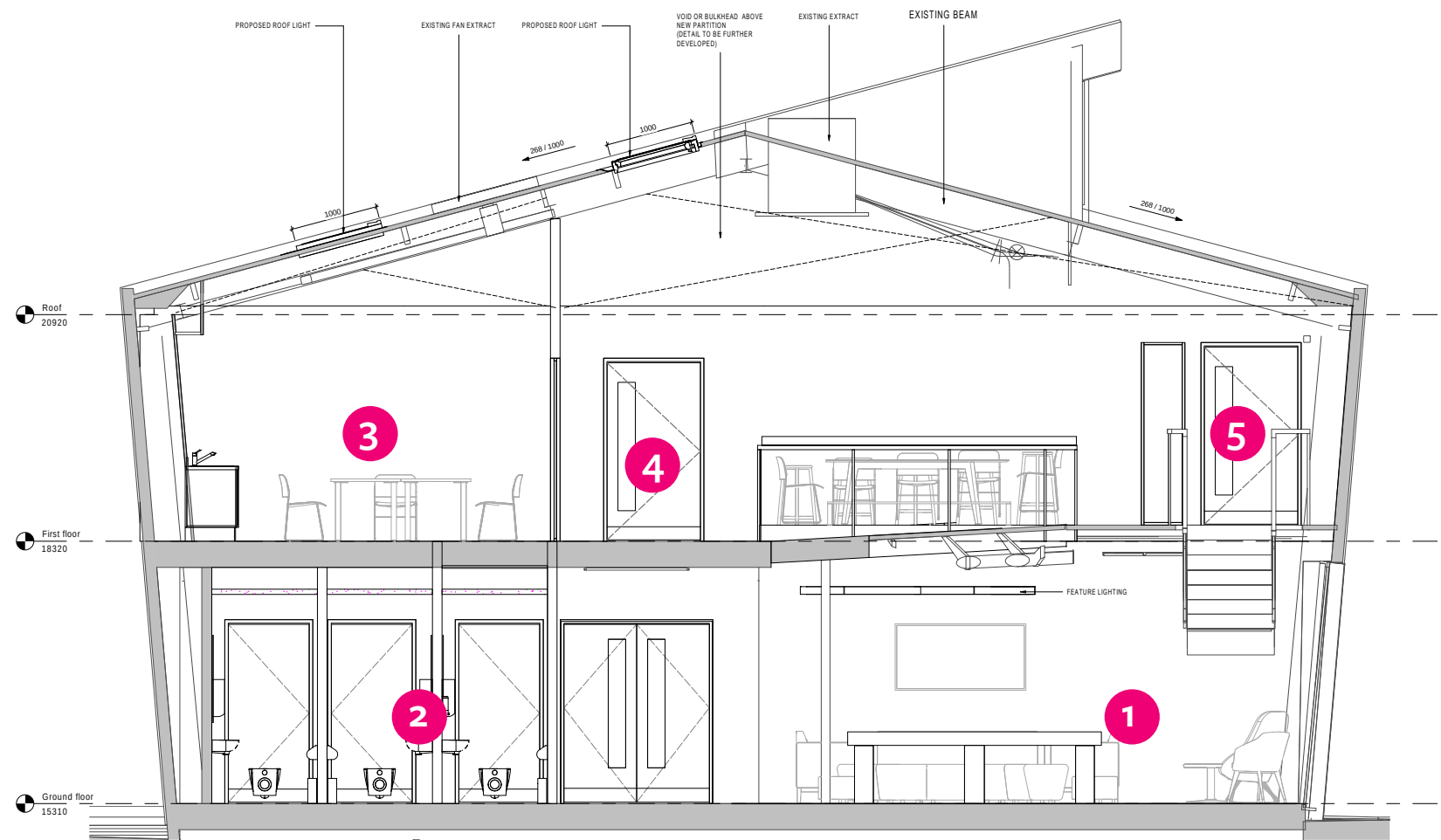
Key proposals

- + Replacement of roof lights to suit new internal layout



02 Proposed Design - Youth Space
Bruce Grove Youth Space
Proposed Short Section

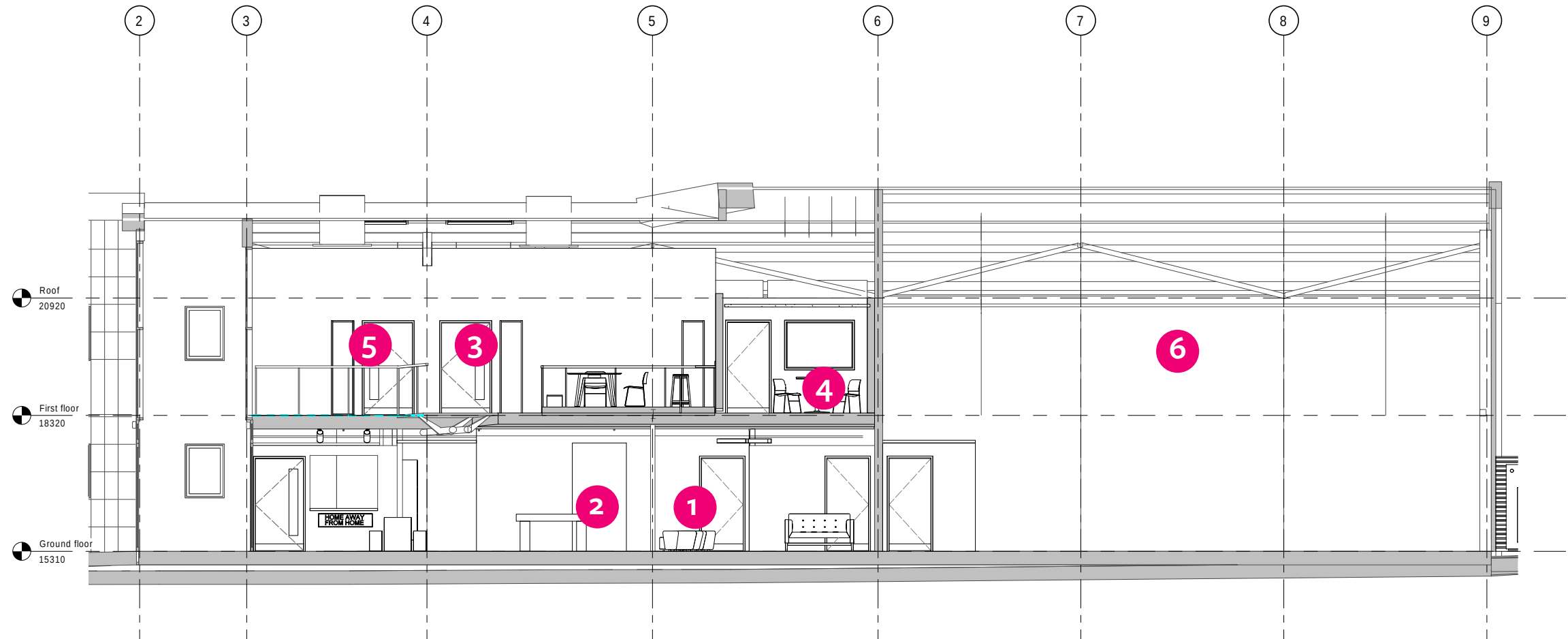
- 1 Open Plan 'Chillout' zone
- 2 'Superloo' toilet block
- 3 Meeting Group Room 01
- 4 Recording/Podcast
- 5 Meeting/Group Room 02





02 Proposed Design - Youth Space
Bruce Grove Youth Space
Proposed Long section

- 1 Open Plan 'Chillout' zone
- 2 'Superloo' toilet block
- 3 Meeting Group Room 01
- 4 Recording/Podcast
- 5 Staff Office
- 6 Gym

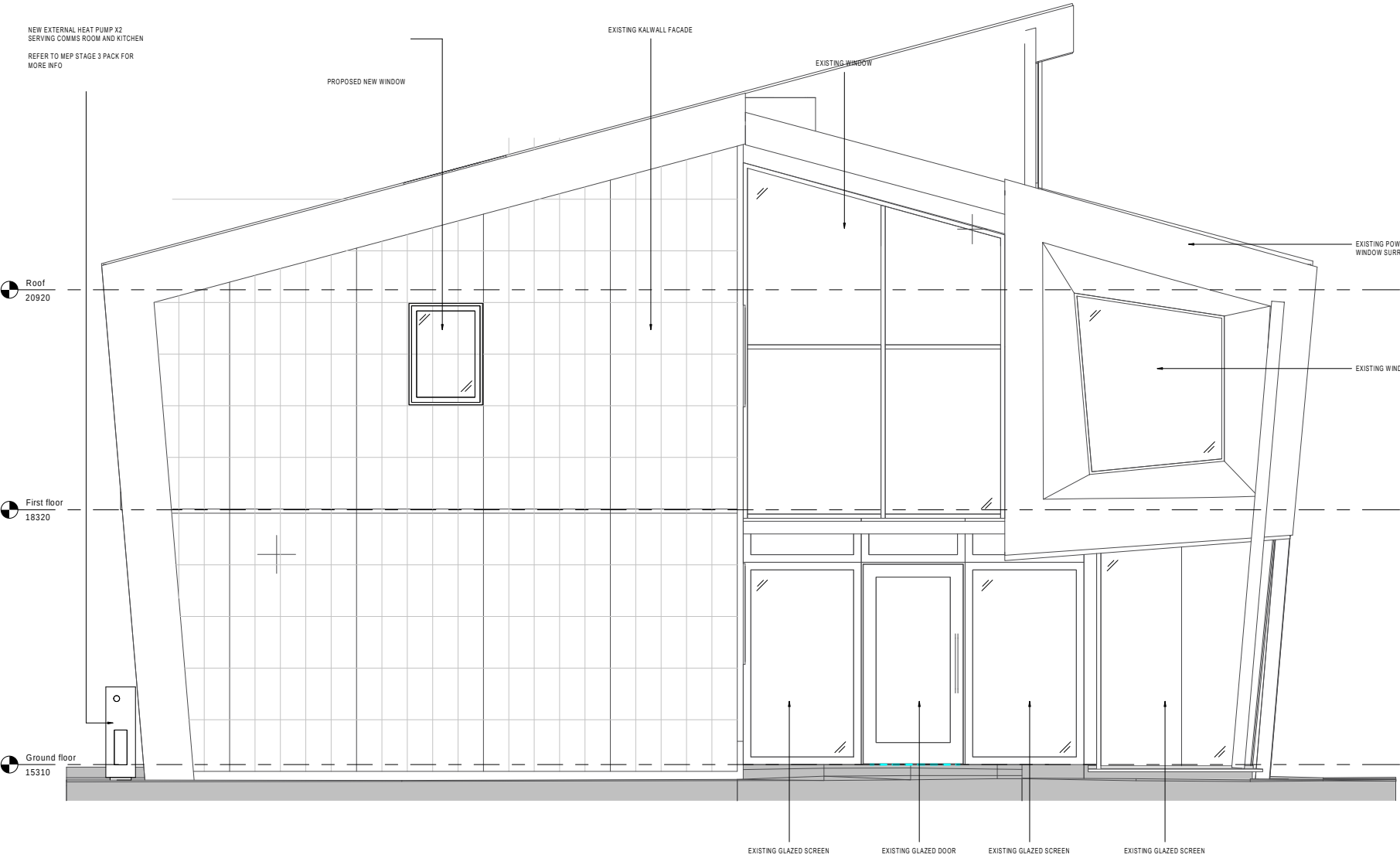




02 Proposed Design - Youth Space
Bruce Grove Youth Space
Proposed Layout_Elevations

Key proposals

- + New window within Kalwall facade to front elevation



1 PROPOSED FRONT ELEVATION
1 : 25

Key plan:

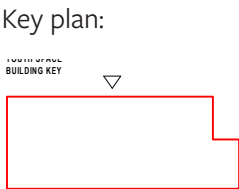
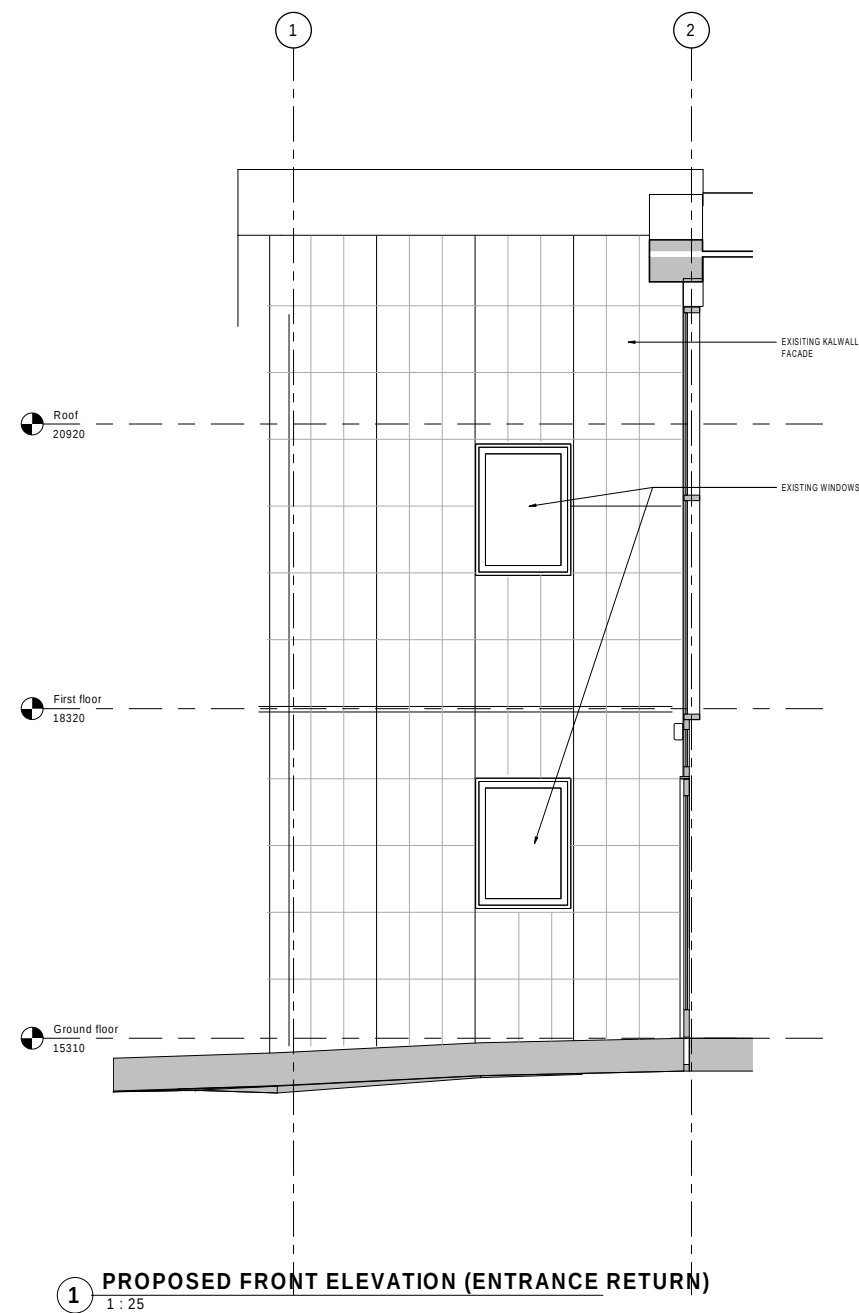




02 Proposed Design - Youth Space
Bruce Grove Youth Space
Proposed Layout_Elevations

Key proposals

+ No works proposed

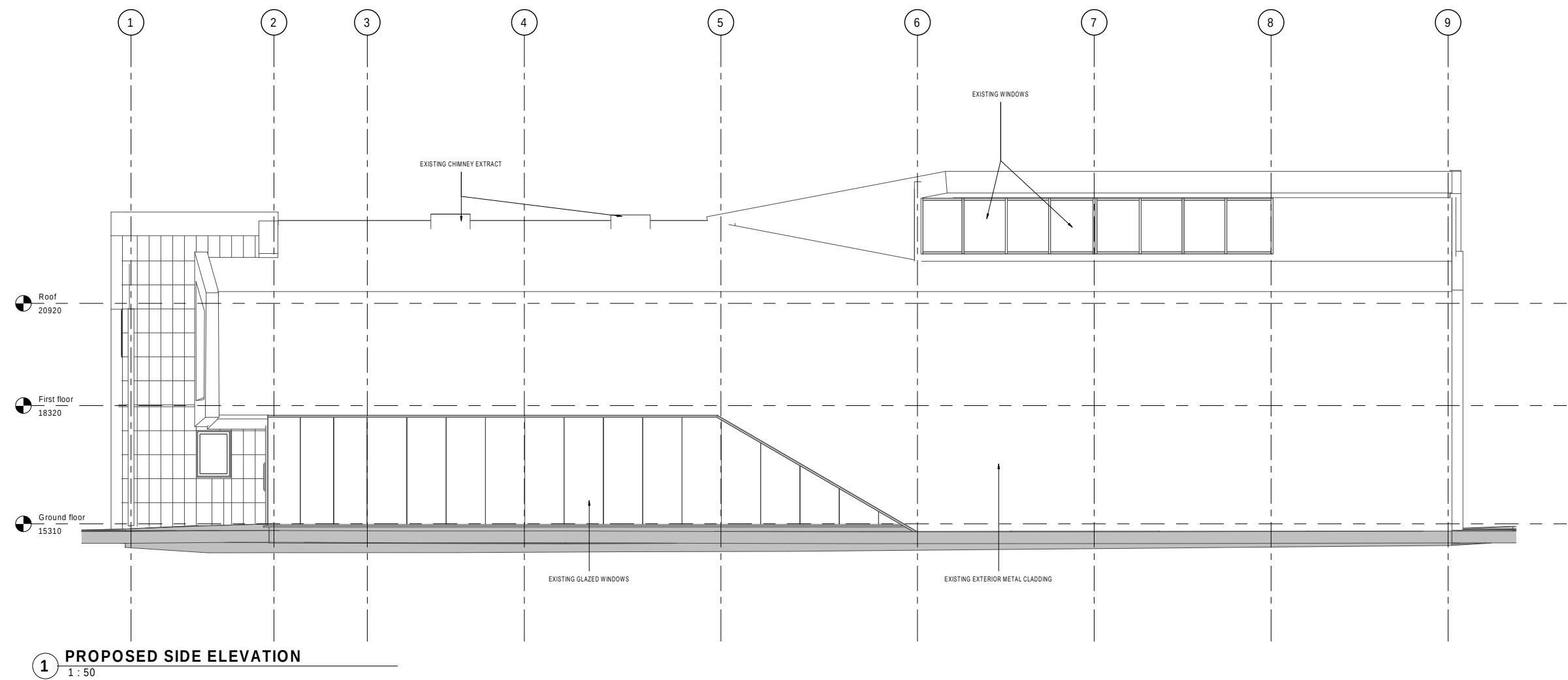




02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_Elevations



Key plan:





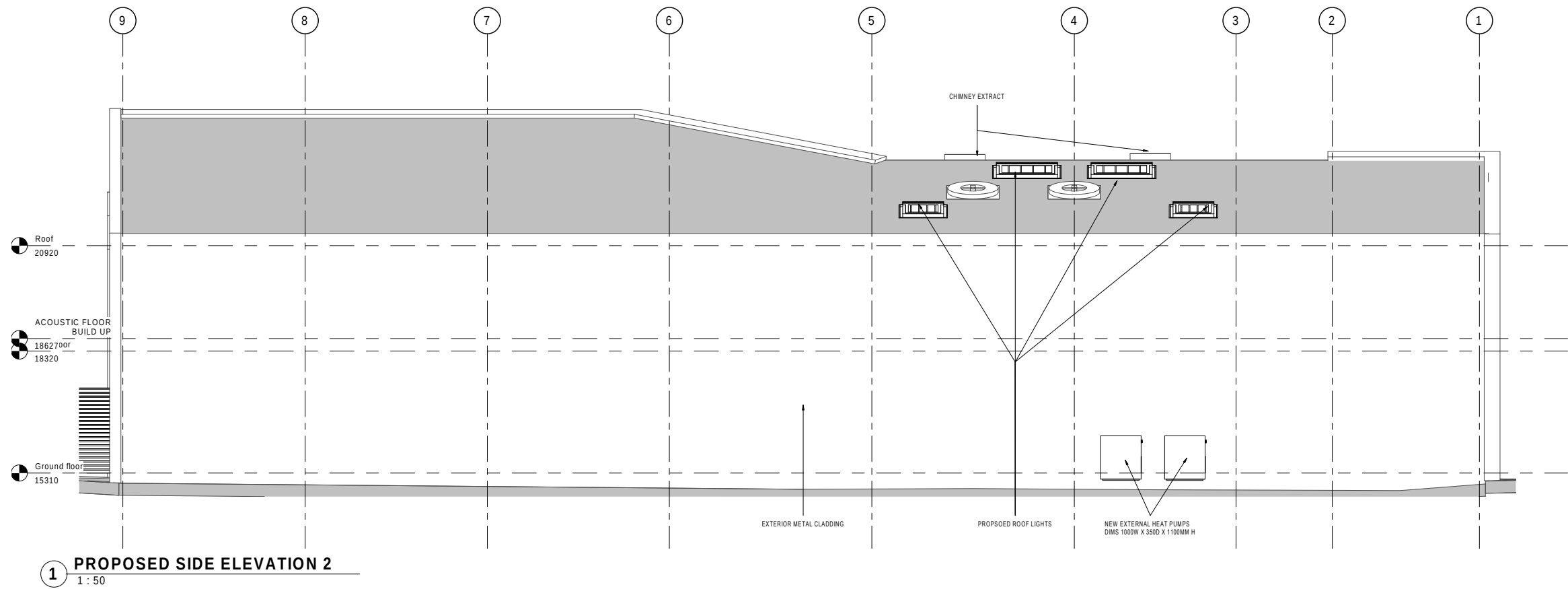
02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_Elevations

Key proposals

+ New MEP plant



Key plan:



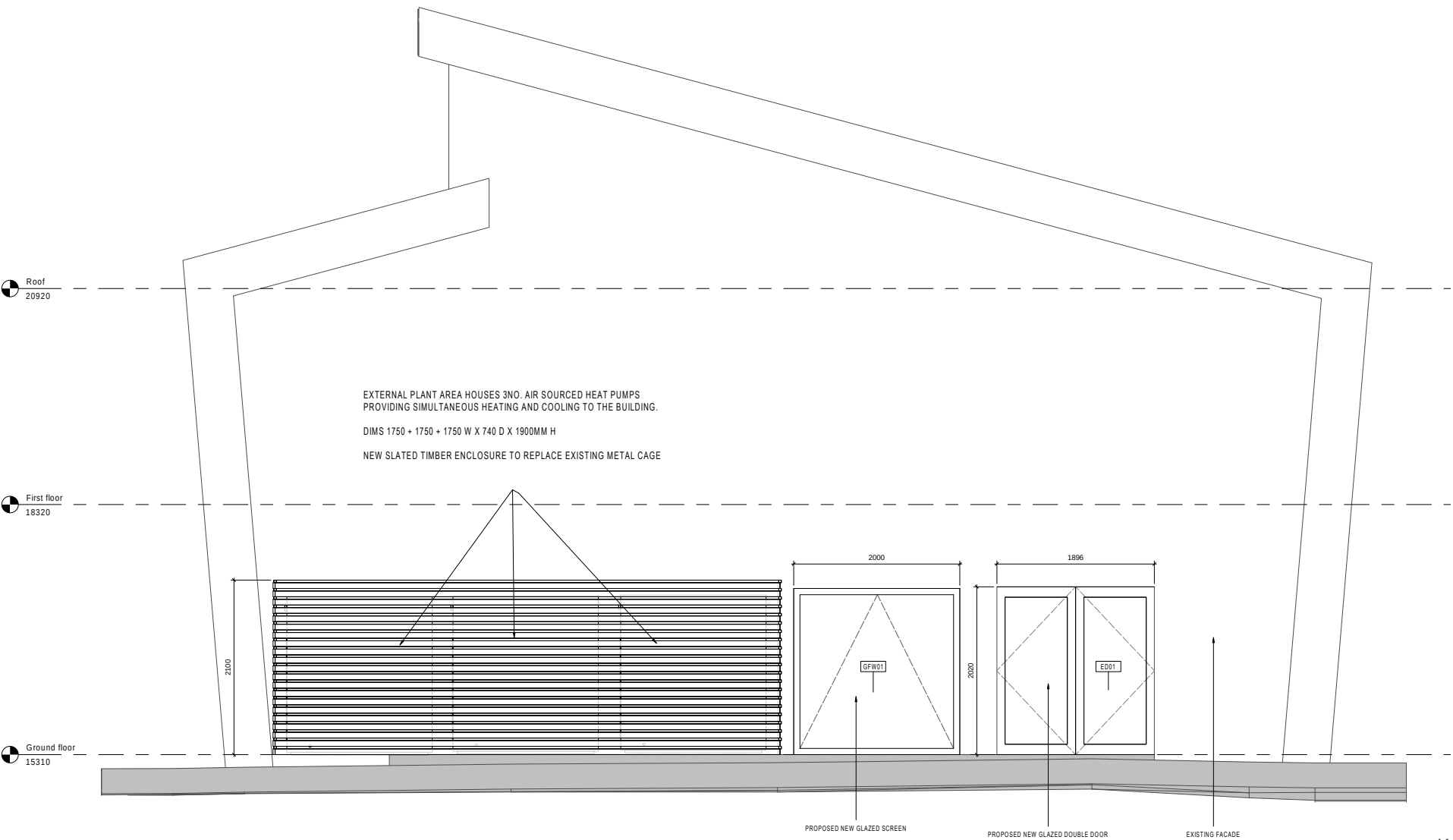
02 Proposed Design - Youth Space

Bruce Grove Youth Space

Proposed Layout_Elevations

Key proposals

- + Replacement of existing metal doors with glazed doors to gym
- + Addition of glazed screen to the side of the external doors
- + Replacement of existing plant and surrounding cage with new plant and timber enclosure



1 PROPOSED ELEVATION - BACK
1 : 25

Key plan:

YOUTH SPACE BUILDING KEY



02 Proposed Design - Youth Space
Bruce Grove Youth Space
No. 10 Bruce Grove

The following pages are related to the No. 10 Bruce Grove building that sits in front of the Youth Space, and adjacent to the main road. There are a number of opportunities identified that would help to improve the character and appearance of the building (thus ensuring No.10 Bruce Grove is more in-keeping with the character and heritage of the High Road) and creating a more welcoming entrance for the Youth Space. The building is not currently being used.

Drawing to right; existing front elevation



1 NO. 10 BRUCE GROVE EXISTING FRONT ELEVATION
1 : 50



02 Proposed Design - Youth Space
Bruce Grove Youth Space
No. 10 Bruce Grove

The elevation on the right highlights proposed areas for improvements, which include:

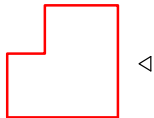
- + Replace side door that leads to Youth Space to create more welcoming entrance.
- + General repairs to brickwork (including repainting), removal of chain link and tidying of M+E equipment (following further review of services).
- + Refer to landscape section for courtyard proposals



1 NO. 10 BRUCE GROVE FRONT ELEVATION
1 : 50

Condition Notes			
Mark	Defect Description	Proposed Works	Purpose
C1	Pollution and algae on brickwork and mortar	Conservation clean front and rear elevations using Stonehealth 'Doff' system. Sample area to rear to be agreed with CA prior to clean of whole building removing harmful pollutants from brickwork.	Aesthetic / Environmental
C2	Decaying paintwork to stone/recon stone capitals	Clean paint from stone/ recon stone capitals to either side of front door	Aesthetic
C3	Poor condition of steps	Clean steps to entrance	Aesthetic
D1	Post and railing not in line with proposal	Remove posts and chain link rail to flat roof	Aesthetic
D2	Trailing cables	Remove trailing cables from front elevations	Aesthetic
D3	Light fitting not inline with proposal	Remove light fittings to either side of door and replace	Aesthetic
D4	Poor quality side door	Remove side door and frame from external side passage. Replace with new gate to allow visibility through	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
R2	Rotten areas of window frame	Cut out rotten timber to bottom rail of sash and scarf in new hardwood timber piece and decorate to match existing	Water ingress
R3	Door in poor condition	Prepare and redecorate front door. Colour TBC	Aesthetic
R4	Front door fan lights and sidelight frames in poor condition	Prepare and redecorate side lights and fanlight to front door	Aesthetic
R5	Poor quality glazing to door side lights and fan lights	Replace Georgian wired glass to side lights and fanlight with clear toughened glass	Aesthetic
R6	Blocked drainage on flat roof and vegetation growth	Clear and repair roof covering to flat roof. Clear outlet and add leaf guard.	Water ingress
R7	Water damaged soffit above front door	Prepare and redecorate soffit above front door where water damaged from blocked outlet to flat roof	Water ingress
R8	Unknown condition of RWP within side passage	Repair RWP within side passage as necessary	Drainage
R9	Stucco band at first floor in disrepair	Prepare and redecorate stucco band below first floor windows and coping stone to roof and lower ground external wall.	Aesthetic
R10	Cracked walls to side of entrance steps	Prepare and redecorate low walls to side of entrance steps	Aesthetic
R11	Letterbox in poor condition	Replace with new brass letterbox	Aesthetic

NO. 10 BUILDING KEY





02 Proposed Design - Youth Space

Bruce Grove Youth Space

New Gates

The elevation on the right highlights the proposals for the new side gate and side door at No. 10 Bruce Grove.

This includes replacing both the vehicle gate and side door that leads to the Youth Space in order to create a more welcoming entrance. Refer to precedent images on following page for indicative design intent.

- + Vehicle gate; black powdercoated galvanised steel. Flat plate individual uprights and lockable. Surrounding brickwork made good during removal of existing gate.
- + New side gate to match design of proposed main vehicle gate. Existing door frame removed and surrounding brickwork made good. Existing signage above door removed and surrounding brickwork made good. Void above gate.



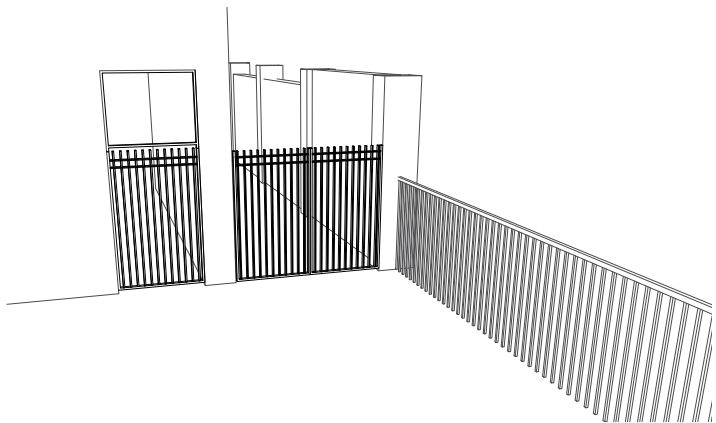
EXISTING PHOTOS OF BRUCE GROVE PROPERTIES HIGHLIGHTING GATES AND FENCES (INCLUDING 10 BRUCE GROVE)



1 NO. 10 BRUCE GROVE PROPOSED FRONT ELEVATION
1:50

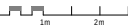
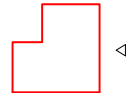


PRECEDANT IMAGES OF CAST IRON GATES



2 3D VIEW

NO. 10 BUILDING KEY

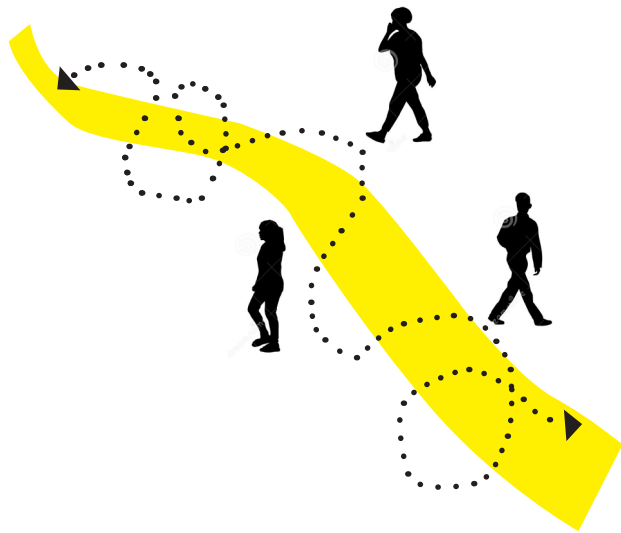




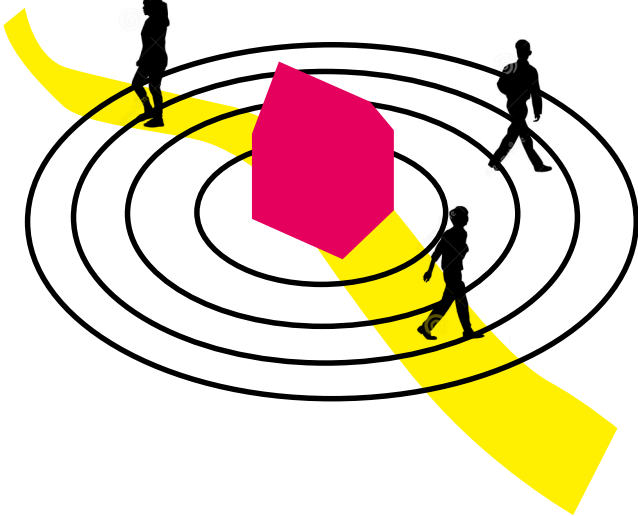
03 — Landscape



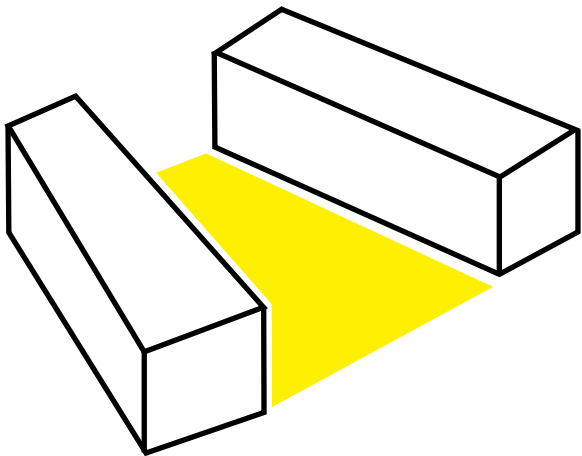
03 Landscape
Bruce Grove Youth Space
Design intent



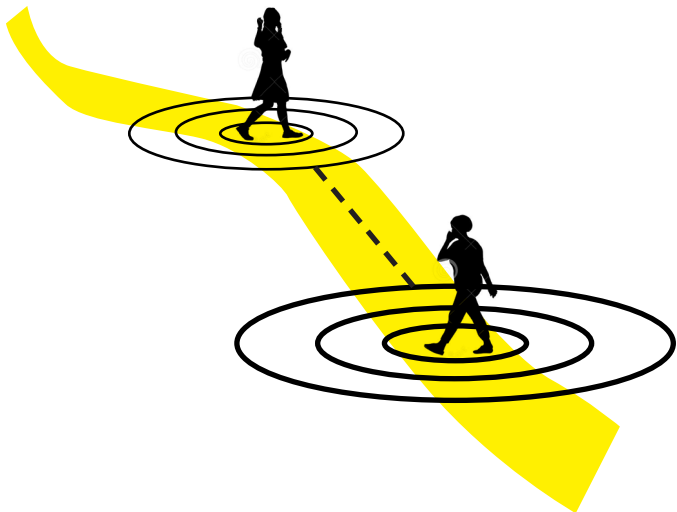
Connection
Strive to improve the pedestrian connectivity from wider Tottenham as well as increase the connectivity of people by providing a central hub that promotes engagement and active usage by local youths and the wider community.



Community
The Site to become embedded in the community - a central point for community groups and the public, with a focus on engagement for young adults. A safe and secure environment with clearly visible entrances.

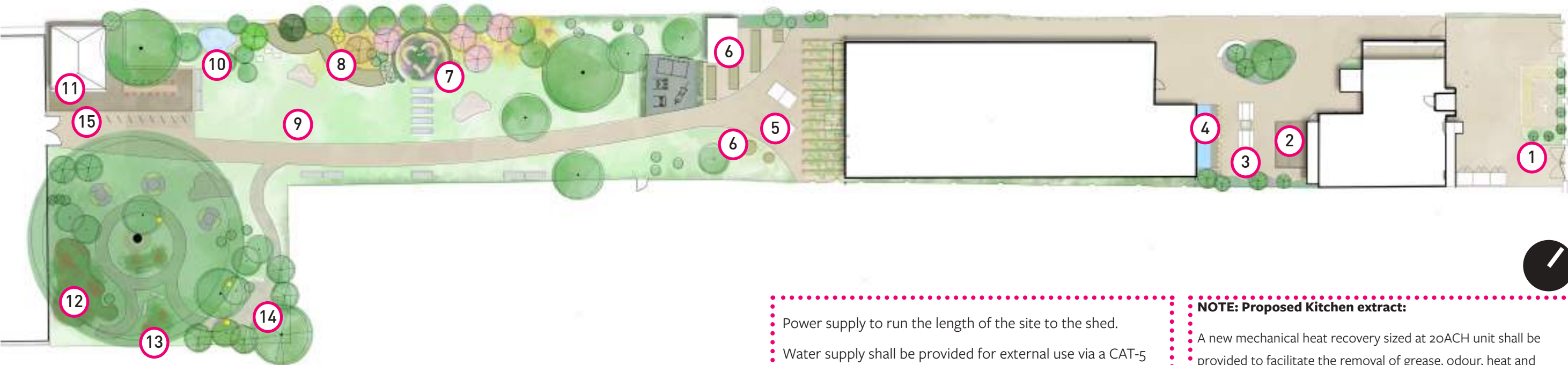


Security
Safe and secure accessibility to be a high priority to ensure the safety of users within the site, with passive supervision from the community.



Active and Inspiring
Outdoor and circulation spaces to become an environment to share resources and encourage learning opportunities. Site to become an hub for collaboration and social interaction. A vibrant inclusive centre that encourages aspiration.

03 Landscape
Bruce Grove Youth Space
Proposed Site Plan



1. Accessible car parking space and bin store. Resurfacing in resin bound gravel
2. Stage for outdoor performances, classes and events
3. 'Via' curved bench system by Vestre, curves for views of the stage and kitchen
4. Outdoor kitchen and dining area
5. 'Kick back area' with outdoor table tennis tables, and wall mounted timber pergola to provide shading from the sun
6. Grow zone - planter boxes forming a mini allotment, and 3x6m poly tunnel
7. Memorial area with water feature and blossoming trees to incorporate symbolism from youth centre users
8. Cloud shaped plant beds for more educational planting of seasonal veg/ plants
9. Open grass lawn for space to run around and other lawn activities with cloud shaped hardscape areas for sky gazing
10. Small pond, fenced, for fish and frogs. To be planted with marginal and aquatic species to increase biodiversity and encourage pollinators around grow zone and orchard trees
11. Supply Shed and outdoor Bike / messy workshop area
12. Orchard area to expand on already existing fruit trees
13. Foraging Trail, filled with wild edible planting, bug boxes and bird houses
14. Storytelling area with tree house style seating
15. 8 Short stay cycle racks

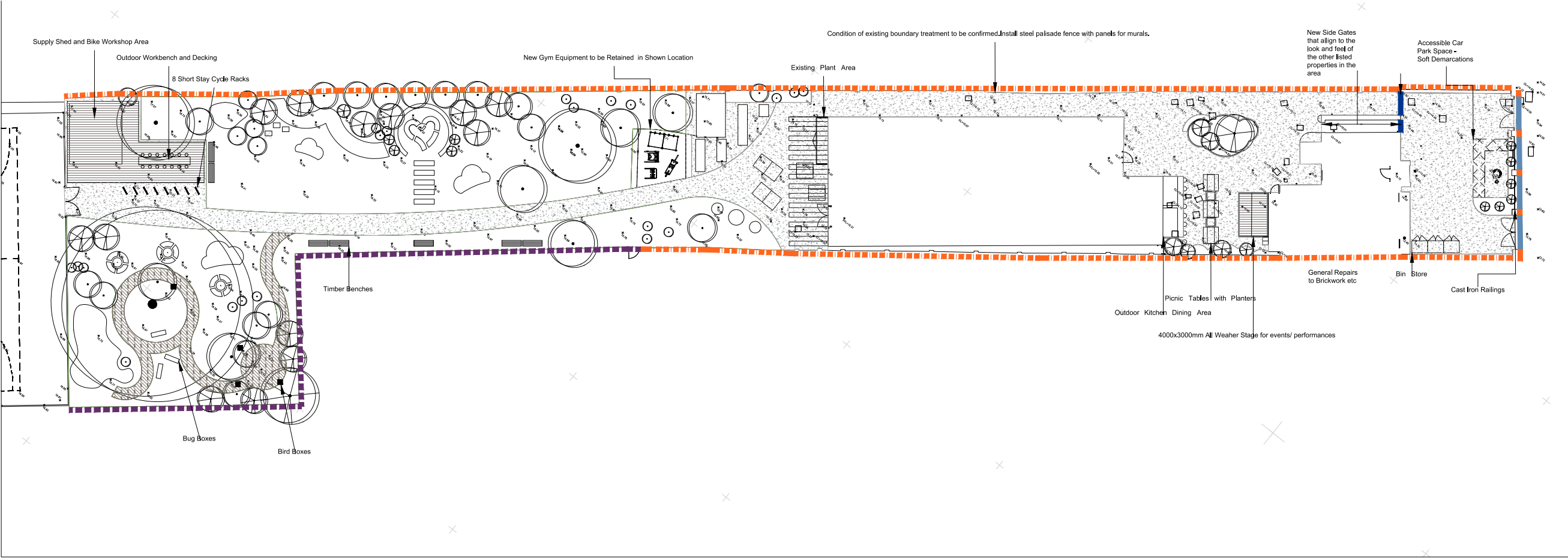
- Power supply to run the length of the site to the shed.
- Water supply shall be provided for external use via a CAT-5 water booster
- Lighting to be specified.
- Lighting will run across main path through garden and access route.

NOTE: Proposed Kitchen extract:

- A new mechanical heat recovery sized at 20ACH unit shall be provided to facilitate the removal of grease, odour, heat and humidity during cooking. The proposal will reduce unwanted heat gains and smells in the space.
- Grease / Charcoal filtration will be provided local to each kitchen extract canopy hood and shall be ducted externally.
- Access hatches for ductwork maintenance and cleaning will be provided, where possible, at no more than 2m intervals and as required for through cleaning and changes of direction to meet DW/172.
- Access doors in fire rated ductwork will match the fire resisting characteristics of the duct.
- Ductwork will not be fitted with fire dampers, where it passes through compartment walls or floors, the duct will be constructed of the same fire resistance as the structure.
- Attenuation to all plant is to be specified by acoustician if required to meet the local authority noise policy.



03 Landscape
Bruce Grove Youth Space
Hard Landscape and Boundary Treatment



LEGEND

Hard Landscape

- Resin Bound Gravel
- Decking
- Woodchip Path

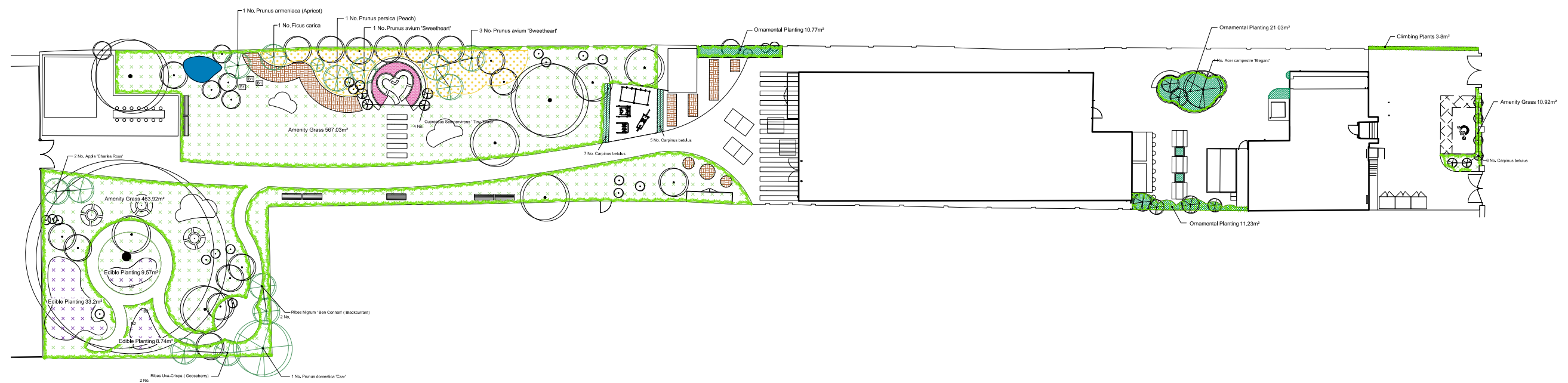
Fence Types

- Existing Brick Wall
- Existing Iron Fencing
- Proposed Galvanised Steel Railings
- Existing Iron Railings

03 Landscape

Bruce Grove Youth Space

Soft Landscape



LEGEND

Soft Landscape

- | | |
|---|---------------------|
|  | Allotment |
|  | Amenity Lawn |
|  | Wildflower Meadow |
|  | Pond |
|  | Sensory Planting |
|  | Ornamental Planting |
|  | Edible Planting |

Tree Strategy

- Existing
- Proposed

Ecology Strategy

-  Bee Boxes
 -  Bug Boxes
 -  Bird Boxes

03 Landscape
Bruce Grove Youth Space
Tree Strategy

The goal for the majority of the proposed tree planting is to create a year round productive harvest. This will allow for more educational oppurtunities for the gardener to teach the young people the different kinds of fruits that can be produced through the year and the foods that can be made with them.



Ribes Uva-Crispa 'Gooseberry'



Prunus Avium, Sweetheart 'Cherry'



Ficus Carica 'Fig'

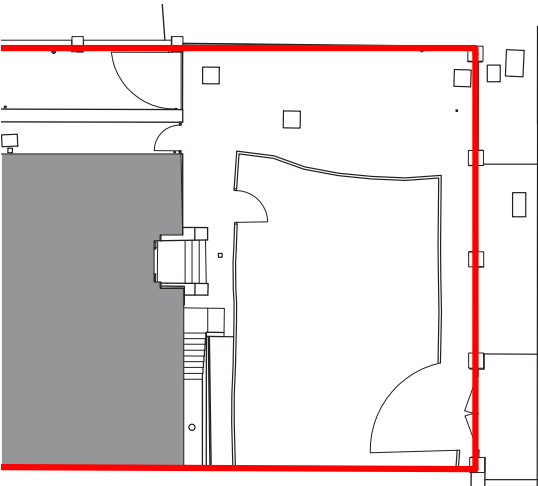


Prunus Persica 'Peach'





03 Landscape
Bruce Grove Youth Space
Front Garden



Existing Front of No. 10 Bruce Grove



The entrance of the site has been designed in accordance with Tottenham High Streets Action Zone Design Guide - it aims to conserve the visual heritage of the high street in Bruce Grove. Taking this in to account, it is important for the facade to not be obstructed by planting. This design opts for light gravel surfacing and soft car parking demarcations. These measures allow the forecourt to not drastically contrast with the grade II listed facade.

Improved fencing to be installed to create a more welcoming entrance into the Youth Space along with any improvements needed doing to the existing brickwork.



03 Landscape
Bruce Grove Youth Space
Entrance Courtyard to Youth Space



The first courtyard is also the entrance to the Youth Centre, and it expands on the existing outdoor kitchen area. The courtyard now acts as a multifunctional event space, with curved seating that allows people to scope out the whole site, watch performances and eat.

The brickwall will feature a steel palisade fence for the installation of boards for murals. The murals will provide a colourful and personalised backdrop to this space, allowing the young people to create their own space.



03 Landscape

Bruce Grove Youth Space
Rear Garden



The wall facing the narrow corridor to the side of the Youth Centre will continue to be filled with graffiti and wall art created by the kids, this acts as a transition then into the kick back area. Here, there are allotments and herb planters, located close to the doors so herbs, fruit and veg can be picked and taken into the kitchen easily.

Relocated Plant Area to be improved with a timber enclosure, providing better screening to the units inside.

The allotments then lead into the rest of the gardens with wooden arches guiding you to the more open space.



03 Landscape

Bruce Grove Youth Space
Rear Garden

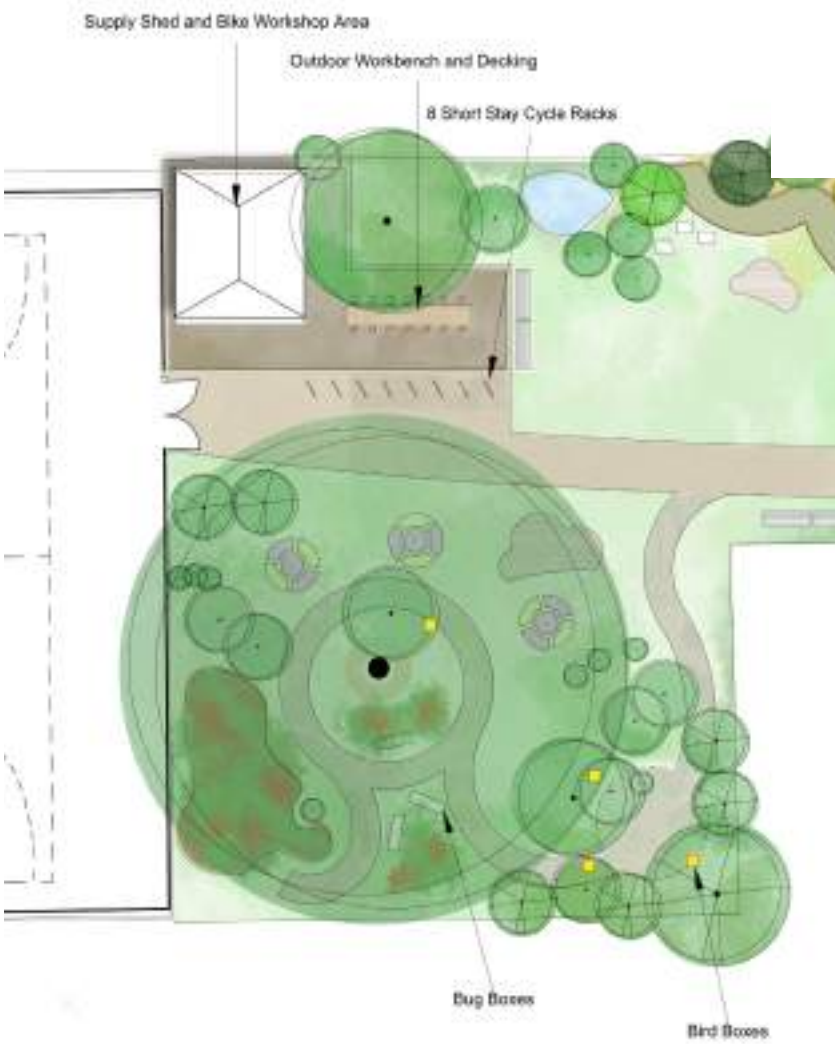


The gardens open up to create a sensory break from the rest of the site. This is the heart of the garden space, furthest from any noise to either side of it, making it the location of the memorial garden - with heart shaped seating inspired by the client consultation with the kids. The memorial garden will be surrounded by fruit trees that grow well in gardens climate, including a potted lemon tree, peach tree and cherry trees.

There will be cloud shaped timber timber platforms for sky-gazing - a reference to the important local figure Luke Howard FRS, who lived at No. 7 Bruce Grove.

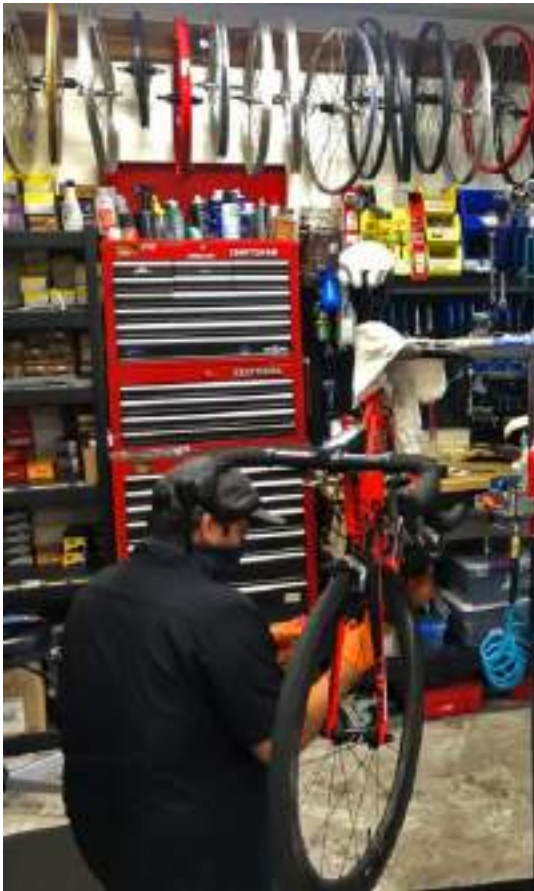


03 Landscape
Bruce Grove Youth Space
Rear Garden



Opposite the basketball court there will be a bicycle workshop area, with outdoor workbench set on decking. To the front of that, where there are the most existing trees, will be the designed woodland area, with a fire pit storytelling area, foraging trail and orchard.

Here there there will be added fruit trees and shrubs that thrive in shaded areas, such as gooseberries, plums and blackcurrents etc..



03 Landscape
Bruce Grove Youth Space
Precedent images







03 Sustainability
Bruce Grove Youth Space

Energy & Carbon

The development will utilise the Energy Hierarchy (Be Lean, Be Clean, Be Green) to ensure that energy wastage is reduced. The buildings systems will incorporate the following energy efficiency measures:

- New windows within the Kalwall frontage
- Replacement of rooflights
- Lighting to be LEDs of at least 110lm/W
- Lighting to be daylight linked with appropriate occupancy control to suit each spaces requirement
- Heat recovery to be installed on ventilation systems
- Low fan power ventilation systems
- New glazing beyond Part L 2021 standards
- Upgrade to the building fabric that is considered to be of poor standard
- Replacement of gas fired boilers with air source heat pump.
- Generation potential in the form of photovoltaics will be investigated once the demand of the building has been lowered via the above measures.

Changing Climate

There is limited scope to alter the buildings passive design characteristics to minimise unwanted heat gains via the building’s orientation. Any new glazing will take into account the requirement for good levels of daylighting and reducing the need for cooling systems. It is expected that the glazing will be openable.

Introduction of shading devices, plants and thermal mass can contribute to ensuring that buildings remain comfortable to occupants in a changing climate. Plants can have an evaporative cooling affect and will help to improve occupants feeling of wellbeing. These measures should be considered by the building users.

Flood Risk

Surface water run-off should be controlled as near to its source as possible through Sustainable Drainage Systems (SuDS). Green spaces, rainwater harvesting, permeable paving and green roofs can all contribute to reducing the risk of flooding.

The building is not located within any of the identified flood risk zones contained within the Sustainable Design and Construction SPD.

It is not expected that the redevelopment of the building will have an adverse effect on the potential for flooding particularly when considering a once in 200 year rain event.

Water

Developments should minimise the need for water. The incorporation of low flow taps and shower heads, dual flush toilets and water efficient appliances will reduce the requirement for water usage.

Any new taps installed will be low flow with wash hand basins not more than 4l/min and kitchen/utility areas not more than 6l/min. New WCs will be dual flush with volume not more than 3.5 litres.

Pollution

Haringey is designated an Air Quality Management Area for the pollutants of nitrogen dioxide and respirable particulates. As the building is an existing development, it is expected that there would be no rise in pollution associated with the redevelopment. The introduction of air source heat pumps and removal of the gas fired boilers should result in a reduction in the pollution generated from site.

For light pollution, any new external lighting will be designed so that there is little in the way of spill light to neighbouring properties.

Waste

The redevelopment will follow the Waste Hierarchy to avoid waste creation, reuse waste that is created and allow left over waste to be recycled. To assist in this, a Site Waste Management Plan will be implemented.

The waste management plan will ensure that any strip out materials from the existing building, for example floor coverings and ceiling will be recycled as opposed to being sent to landfill.

A Circular Economy workshop will be setup to investigate methods of reducing both construction and municipal waste and re-using materials at the highest value.

Construction

A whole life cycle carbon assessment will be carried out for the construction elements at RIBA Stage 4. This analysis will contribute to lowering the emissions associated with the redevelopment by ensuring that the building and fit-out materials selected are of a) low embodied carbon and b) where possible sourced locally to reduce the emissions associated with transport.

Each product specified within the building materials will have an Environmental Product Declaration (EPD) or in the case of building services, a CIBSE TM65 – Embodied carbon assessment.

Biodiversity

As the redevelopment is of an existing building, there is little aspects to consider with respect to negatively influencing biodiversity in the area. The redevelopment will comply with protected species legislation if it is found that protected species do use the site. The hard surfaced area to the front of number 10 will be softened with various soft landscaping works to the large garden to the rear.

The redevelopment will attempt to improve diversity in the surrounding area by implementation of artificial habitats such as swift boxes, bat bricks and stag beetle loggeries.

Transport

As the building is existing, there would be little impact on the transport network. The building is located close to the cycle route ‘Cycleway 1’ which has a direct cycle route to the Central London Cycle Grid. To encourage the occupants to cycle to the building, cycle racks with be provided. There are a large number of bus stops along with pedestrian routes within a five minute walk of the site boundary.



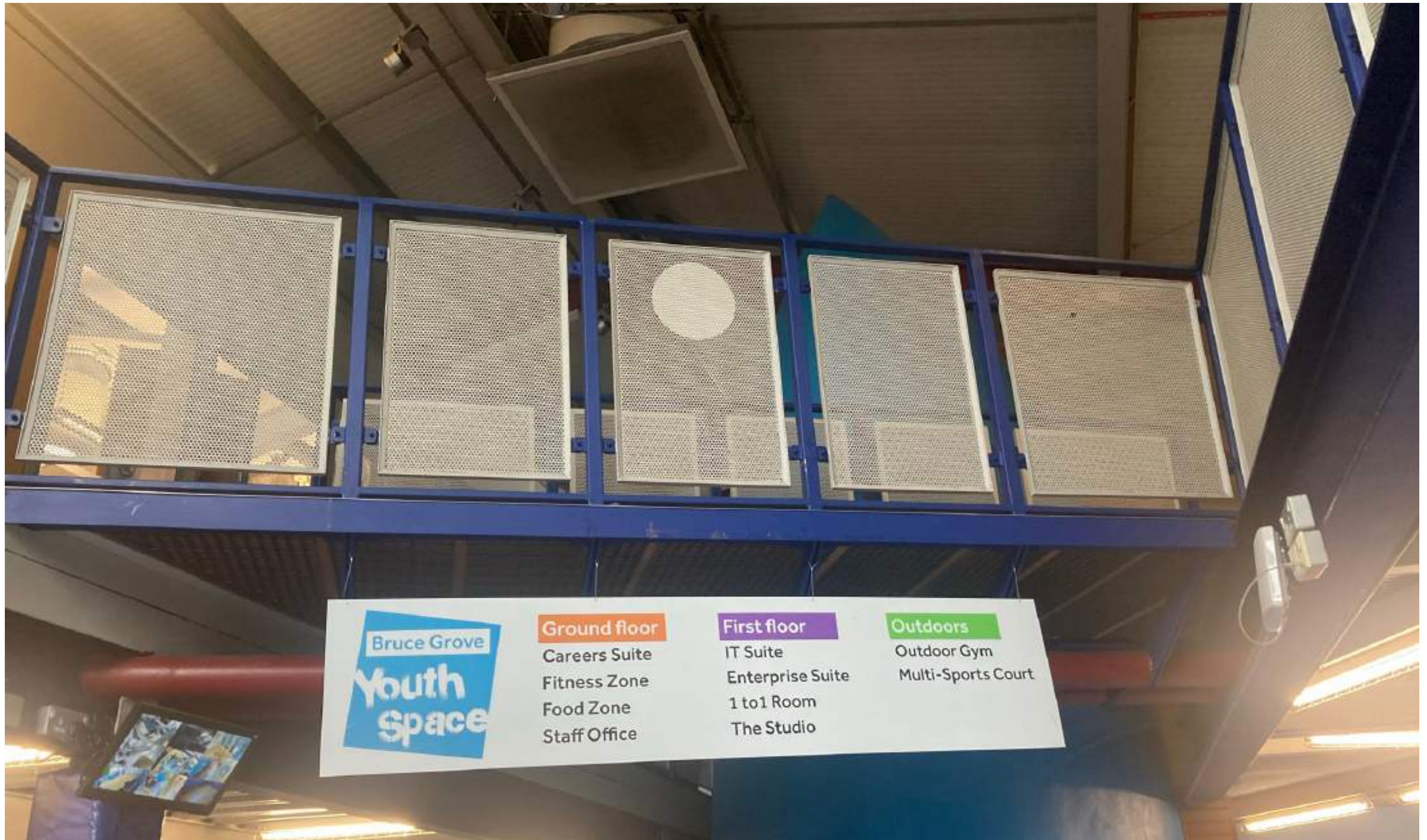
03 Sustainability
Bruce Grove Youth Space

Summary

The redevelopment of Bruce Grove will not result in any adverse affects when considering sustainability. The improvements to the buildings fabric should result in a decrease in the heating demand of the building. The removal of the gas boiler and installation of heat pumps will allow the building to mitigate any direct emissions associated with heating. This will contribute to the buildings trajectory to achieving Net Zero Carbon. Further efforts to reduce the buildings demand will be around installing heat recovery on ventilation plant and the installation of LED lighting, with appropriate daylighting and occupancy controls.

As temperatures continue to increase within London, rainfall continues to decrease causing water shortages. To help alleviate, any new water installation will take into account best practice with respect to flow rates. For wash had basins, these will be 4l/min with kitchen areas 6l/m. Any new WCs will be dual flush with volume no greater than 3.5 litres.

When considering aspects of waste through municipal and construction means, the redevelopment will follow the Waste Hierarchy to help avoid waste creation, reuse waste and allow left over waste to be recycled. A Circular Economy workshop will be setup to understand where materials could be reused and to ensure the redevelopment is being designed for flexibility and longevity. A whole life cycle carbon assessment will further contribute to reducing the emissions associated with the redevelopment by specifying locally sourced products and those of low embodied carbon.





04 M&E Services
Bruce Grove Youth Space

Existing Services Summary:

The services installations date is unknown and no testing of the existing services was carried out at this time. Therefore, any retained services for this project will need to be validated in order to prove suitability for reuse.

No as-fitted information or operating and maintenance manuals for the Mechanical & Electrical services installations were held on site. Although it is envisaged that most services be stripped out compliance of those retained should be acquired as part of the validation

works. A fire risk assessment wasn’t available on site at the time of our visit. A fire risk assessment needs to be conducted and any non-conformances with relevant regulations should be addressed.

In addition to the survey of the MEP services. The building fabric was visually surveyed at this time. It appears the current wall element is a lightweight uninsulated ‘plastic’ type construction. The U and G values for the building is unknown but taken to be very poor.

Consideration should be given to improving the fabric to facilitate the mitigation the current summertime overheating and the low internal temperature during winter periods issues reported.

Retained / Omitted Services Proposal:

The existing services have been reviewed with regards to their condition and in line with

the recommendations on plant life expectancy given in CIBSE Guide M - Maintenance

engineering and management. It is deemed that the following services may be retained:

- + Incoming Gas pipework
- + Incoming Power Supply to Main Switchboard
- + Incoming Data/Phone provision
- + Incoming Mains Cold Water Pipework
- + Air conditioning system

+ Main Ventilation Ductwork

Please note that although these items could potentially be retained there will still need to be a level of remedial works carried out to bring them up to a suitable standard as well as a full validation report and testing to confirm suitability for reuse.

NOTE:

Refer to *MEP SURVEY REPORT rev Po1* for full report

MEP proposals

Subject to outcomes from the MEP validation report the following MEP proposal will be provided.

Fresh air will be provided to all occupied spaces will be provided via a mechanical ventilation heat recovery system. Fresh air will generally be provided at 10 liters per person, however, the gym area will be sized at a higher air volume rate to suit the activity in the space.

Toilet areas will be provided with extract ventilation at 10 air changes and hour.

The kitchen unit cooker hoods will be replaced with a ducted type. Extracted air will be discharged directly to atmosphere. The kitchen unit will also be provided with a mechanical ventilation heat recovery system sized at 20ACH to remove elements of heat gains, odour and humidity produced by cooking.

Heating and cooling will be provided to the building via a variable refrigerant heat recovery system

Cooling to the comms room will be provided with a DX split system

Drainage services will be provided via a gravity fed system and will connect into the existing below ground sewage infrastructure.

Cold water services will be provided to all water points via packaged water tank and booster system.

Hot water will be provided will be provided to all water points via a central electric hot water storage unit.

A CAT-5 booster provided in a GRP enclosure will be provided externally to provided a water supply to the garden area. External pipework will be trace heated.

The existing main MCCB panelboard and the existing MCB lighting and power distribution boards shall be replaced for new.

Replacing the MCB distribution boards will allow for sub-metering of the electrical services to comply with the requirements of Part L and CIBSE Technical Memorandum TM39.

It is envisaged that existing sub-main cables could be retained subject to further design considerations.

Earthing and bonding will be provided to comply with the relevant British Standard (BS 7430) and the requirements of BS 7671 (IET Wiring Regulations 17th Edition) including all amendments.

New energy efficient LED lighting shall be provided throughout. The general and emergency lighting provision will be provided to suit individual room and environmental requirements.

New automatic lighting control systems will be installed throughout.

New emergency lighting will be provided throughout in accordance with BS EN 1838 and BS 5266. It is proposed to use integral battery-packs within the general-purpose lighting for the emergency lighting.

Emergency escape signage will be provided to the requirements of the local Building Control Authority.

New external building mounted lighting shall be provided for security on the perimeter of the building.

It is envisaged that the existing pole mounted external luminaires provided along the path to the MUGA pitch, could be retained, subject to further design considerations.

New small power accessories shall be provided throughout. Generally, power outlets shall be provided with colour contrasting cover plates as per DDA recommendations for

operation and identification by visually impaired persons.

Dado trunking and power poles will be utilised in spaces such as the staff office and computer room, where multiple sockets are required.

A number of socket outlets shall feature USB charging capabilities.

Where disabled person’s WCs are provided an alarm disabled toilet system shall be provided.

A fixed AFILS will be provided where required in accordance with Part M of the Building Regulations. Extent of rooms to be developed with the Client.

The existing floor mounted comms cabinet in the first-floor server room shall be retained and relocated to the new server room.

New cabling shall be fed from this cabinet with additional patch panels, patch leads, network switches.

A new fire alarm system shall be installed throughout. Category of coverage to be agreed with overall fire engineering plan. This is assumed to be category L1.

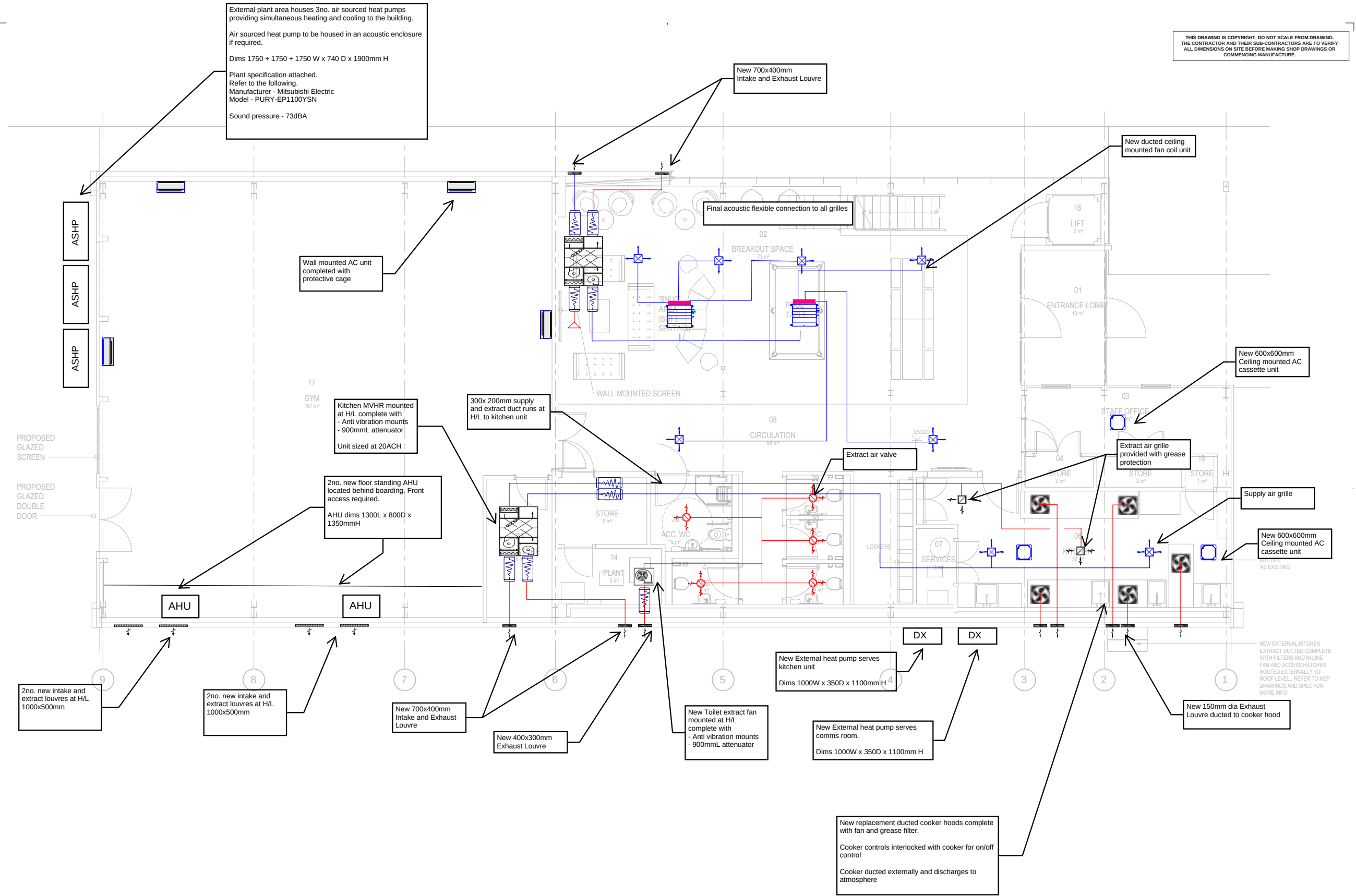
A video entry panel for visitors use, with integral proximity reader for staff use, shall be provided to the main entrance linked to a door release handset in the ground floor staff office. Further access control systems shall be provided to the ground floor staff office, podcast recording studios and computer room on the first floor.

Existing CCTV system and all cameras to be retained.

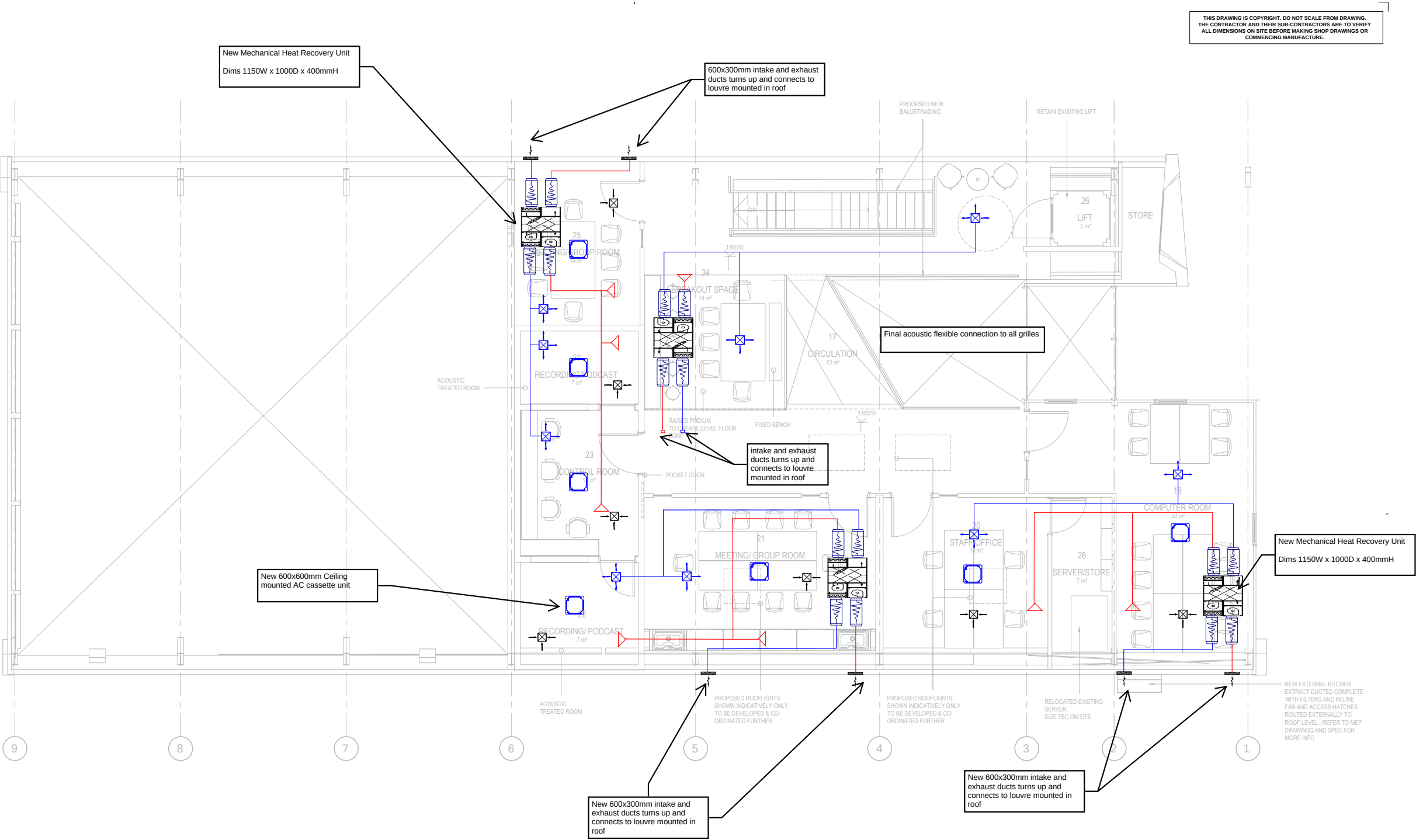
The existing lift shall be retained.

A lightning protection specialist shall carry out a survey to determine the requirements in accordance with BS EN 62305.

04 M&E Services
Bruce Grove Youth Space
Drawings



04 M&E Services
Bruce Grove Youth Space
Drawings





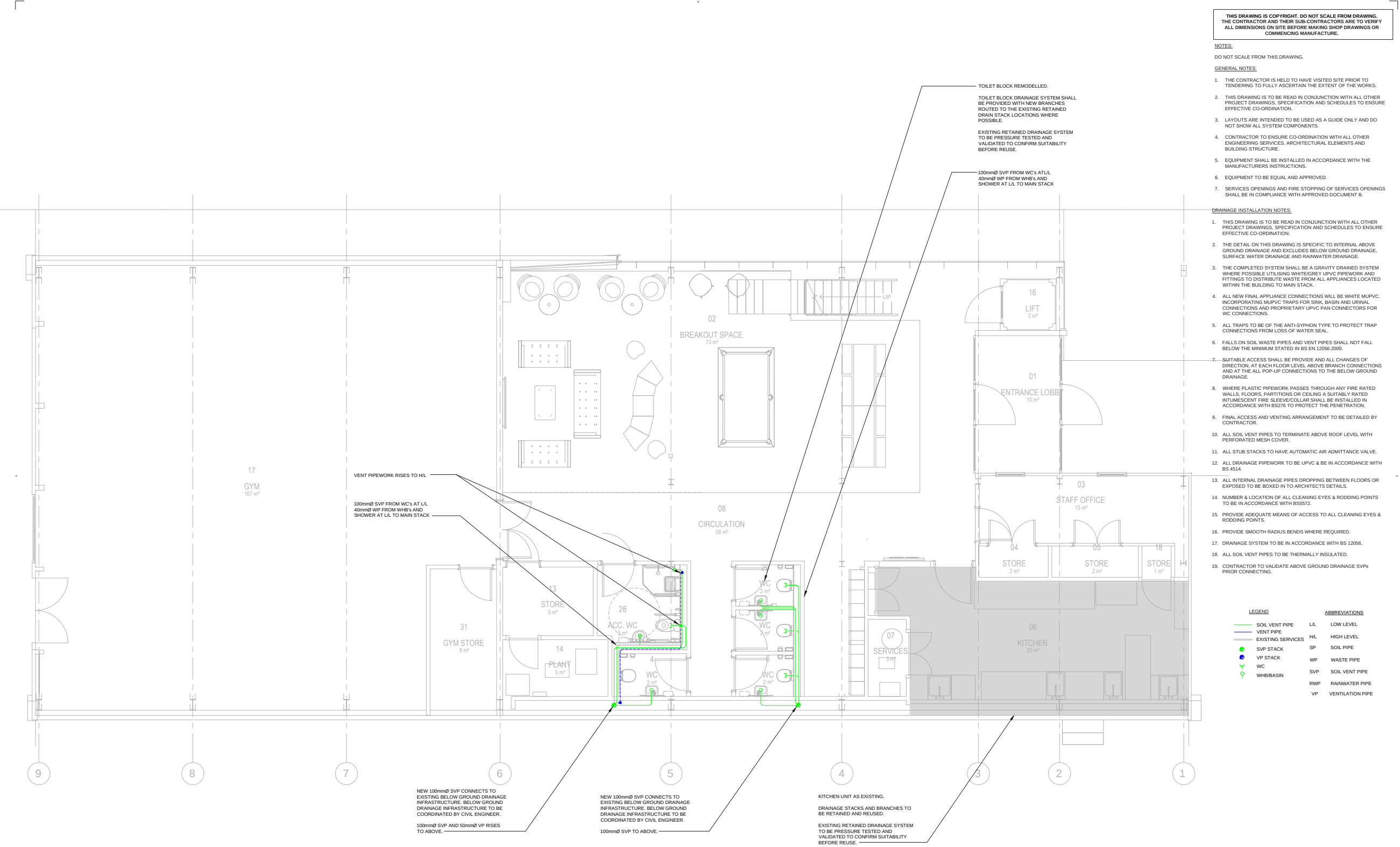
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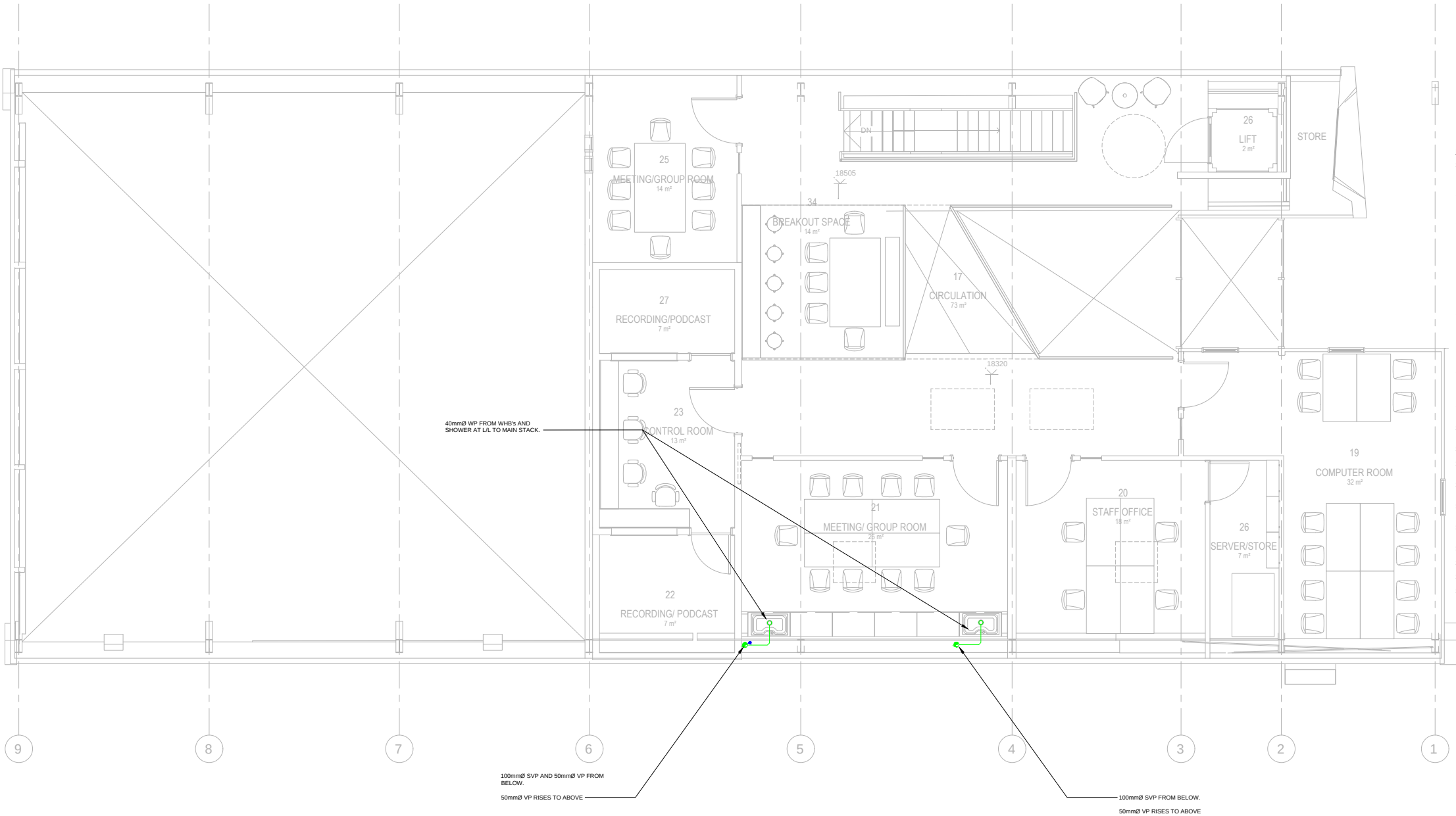


04 M&E Services
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4. CONTRACTOR TO ENSURE CO-ORDINATION WITH ALL OTHER ENGINEERING SERVICES, ARCHITECTURAL ELEMENTS AND BUILDING STRUCTURE.
5. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
6. EQUIPMENT TO BE EQUAL AND APPROVED.
7. SERVICES OPENINGS AND FIRE STOPPING OF SERVICES OPENINGS SHALL BE IN COMPLIANCE WITH APPROVED DOCUMENT B.

DRAINAGE INSTALLATION NOTES:

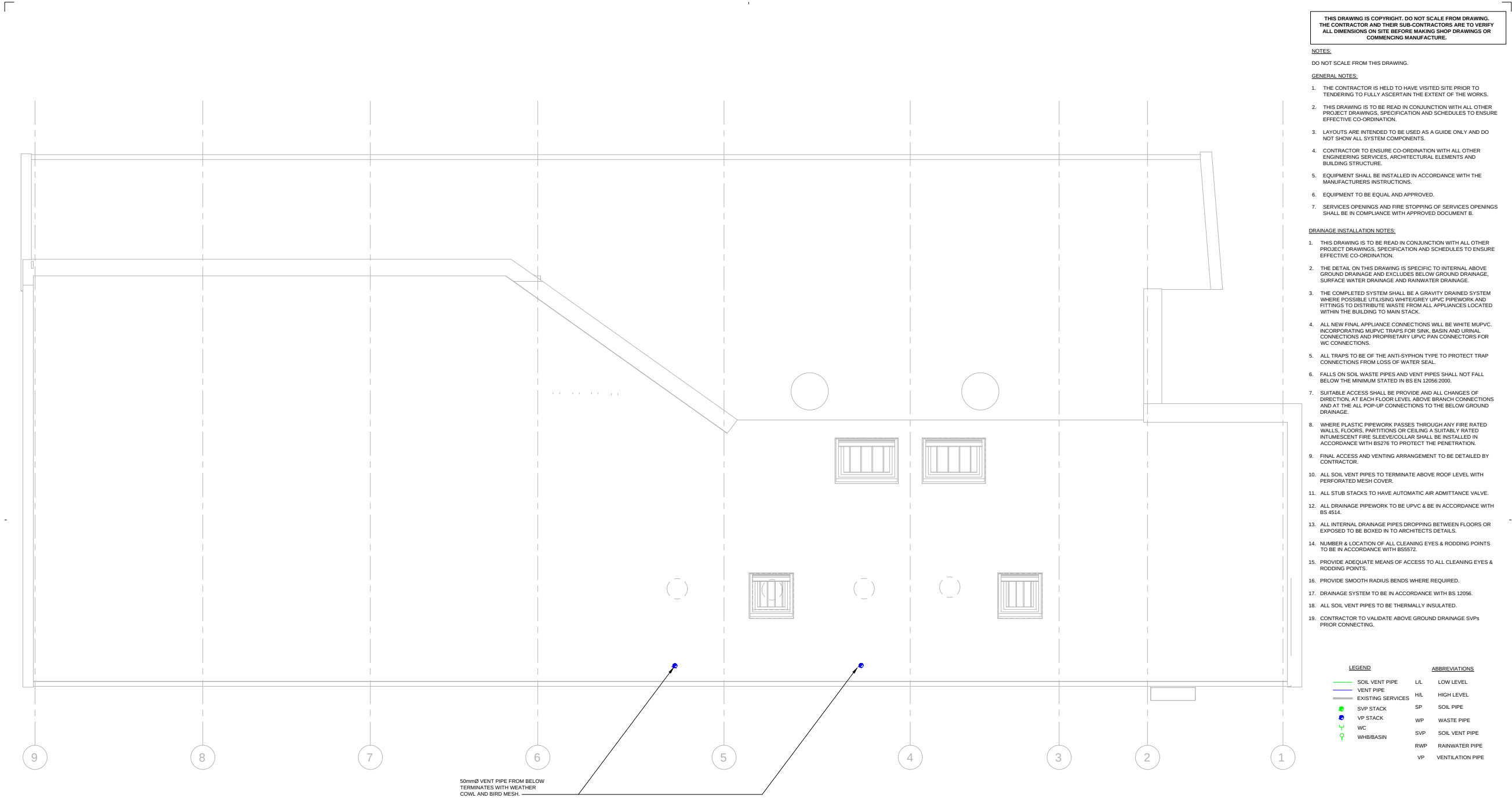
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, SPECIFICATION AND SCHEDULES TO ENSURE EFFECTIVE CO-ORDINATION.
2. THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.
3. THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM WHERE POSSIBLE UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO MAIN STACK.
4. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC, INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
5. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
6. FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
7. SUITABLE ACCESS SHALL BE PROVIDED AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
8. WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.
9. FINAL ACCESS AND VENTING ARRANGEMENT TO BE DETAILED BY CONTRACTOR.
10. ALL SOIL VENT PIPES TO TERMINATE ABOVE ROOF LEVEL WITH PERFORATED MESH COVER.
11. ALL STUB STACKS TO HAVE AUTOMATIC AIR ADMITTANCE VALVE.
12. ALL DRAINAGE PIPEWORK TO BE UPVC & BE IN ACCORDANCE WITH BS 4514.
13. ALL INTERNAL DRAINAGE PIPES DROPPING BETWEEN FLOORS OR EXPOSED TO BE BOXED IN TO ARCHITECTS DETAILS.
14. NUMBER & LOCATION OF ALL CLEANING EYES & RODDING POINTS TO BE IN ACCORDANCE WITH BS5572.
15. PROVIDE ADEQUATE MEANS OF ACCESS TO ALL CLEANING EYES & RODDING POINTS.
16. PROVIDE SMOOTH RADIUS BENDS WHERE REQUIRED.
17. DRAINAGE SYSTEM TO BE IN ACCORDANCE WITH BS 12056.
18. ALL SOIL VENT PIPES TO BE THERMALLY INSULATED.
19. CONTRACTOR TO VALIDATE ABOVE GROUND DRAINAGE SVPs PRIOR CONNECTING.

LEGEND

SOIL VENT PIPE	L/L	LOW LEVEL
VENT PIPE	H/L	HIGH LEVEL
EXISTING SERVICES		
SVP STACK	SP	SOIL PIPE
VP STACK	WP	WASTE PIPE
WC	SVP	SOIL VENT PIPE
WHB/BASIN	RWP	RAINWATER PIPE
	VP	VENTILATION PIPE



04 M&E Services
Bruce Grove Youth Space
Drawings





04 M&E Services
Bruce Grove Youth Space
Drawings

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7. SERVICES OPENINGS AND FIRE STOPPING OF SERVICES OPENINGS SHALL BE IN COMPLIANCE WITH APPROVED DOCUMENT B.

WATER SERVICES INSTALLATION NOTES:

1. REFER TO SYSTEM SCHEMATIC FOR DETAILS OF PIPE SIZES AND FINAL ARRANGEMENT OF VALVES AND CONNECTIONS TO OUTLETS.
2. ALL VALVES, DRAIN COCKS ETC. SHALL BE POSITIONED WHERE FULLY ACCESSIBLE FOR FUTURE MAINTENANCE.
3. ALL CONNECTIONS TO OUTLETS SHALL BE PIPED IN COPPER. NO FLEXIBLE PIPESWORK CONNECTIONS TO BE USED.
4. ALL EXPOSED PIPEWORK TO BE INSTALLED IN CHROME PLATED COPPER.
5. ALL CONCEALED PIPEWORK SHALL BE INSULATED.
6. SURFACE MOUNTED ELEMENTS TO BE FULLY COORDINATED WITH ARCHITECTURAL ELEMENTS (TILING ETC.)
7. THERMOSTATIC BLENDING VALVES TO BE TYPE 3 AND BE SUPPLIED WITH INTEGRAL ISOLATING VALVES, STRAINERS AND CHECK VALVES.
8. ALL FITTINGS AND EQUIPMENT SHALL BE WRAS WATER REGULATION ADVISORY LISTED AND APPROVED PRIOR TO INSTALLATION.
9. UNLESS OTHERWISE INDICATED ALL FINAL PIPEWORK CONNECTIONS TO FITTINGS AND OUTLETS SHALL BE 150.
10. FINAL CONNECTIONS TO ALL APPLIANCES AND FITTINGS SHALL INCLUDE A BALL VALVE TO ALLOW LOCAL ISOLATION.
11. CONTRACTOR TO ALLOW FOR FINAL CONNECTION OF ALL APPLIANCES AND FITTING.

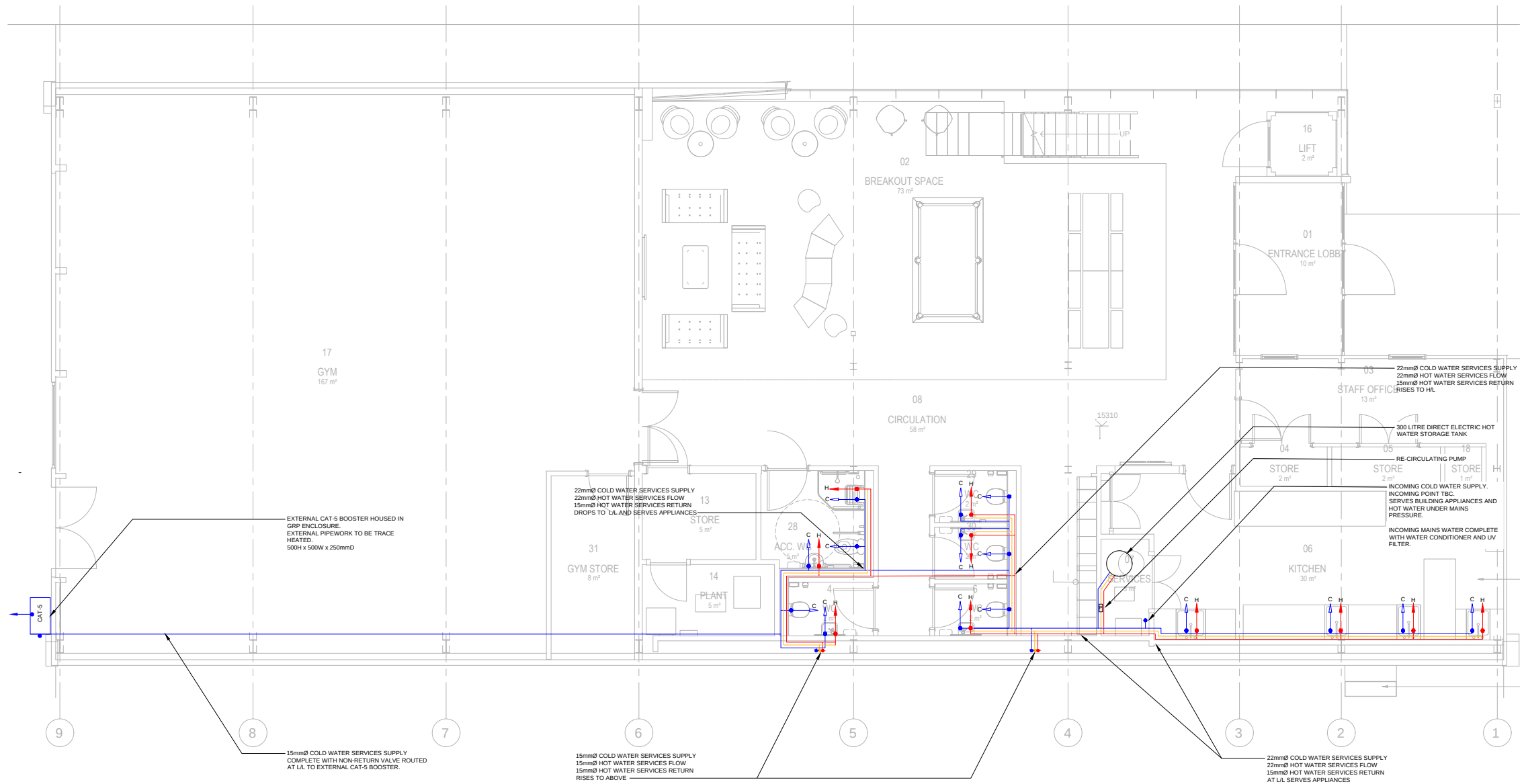
LEGEND

- COLD WATER SERVICES
- HOT WATER SERVICES FLOW
- HOT WATER SERVICES RETURN
- H HOT WATER OUTLET
- C COLD WATER OUTLET

PIPESIZES:
15mmØ TO WC's
15mmØ TO WH'S
22mmØ TO SINKS
22mmØ TO SHOWER

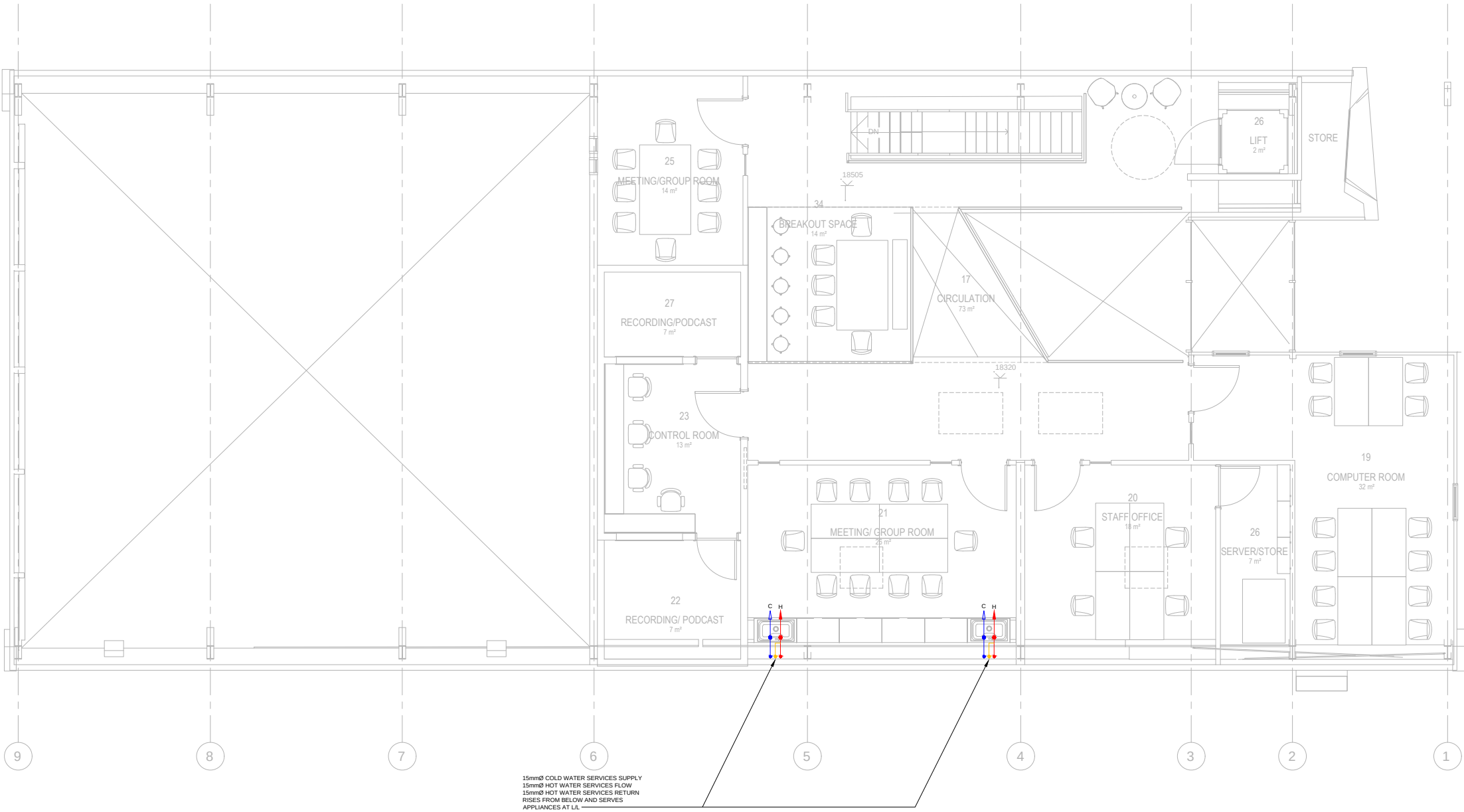
ABBREVIATIONS

- | | |
|------|----------------------------|
| BCWS | BOOSTED COLD WATER SERVICE |
| CWS | COLD WATER SERVICE |
| HWS | HOT WATER SERVICE |
| FB | FROM BELOW |
| TA | TO ABOVE |
| LL | LOW LEVEL |
| HL | HIGH LEVEL |
| CS | CEILING SPACE |
| WC | WATER CLOSET |
| WHB | WASH HAND BASIN |





04 M&E Services
Bruce Grove Youth Space
Drawings



THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY
ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR
COMMENCING MANUFACTURE.

NOTES

DO NOT SCALE FROM THIS DRAWING.

GENERAL NOTES:

1. THE CONTRACTOR IS HELD TO HAVE VISITED SITE PRIOR TO TENDERING TO FULLY ASCERTAIN THE EXTENT OF THE WORKS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, SPECIFICATION AND SCHEDULES TO ENSURE EFFECTIVE CO-ORDINATION.
3. LAYOUTS ARE INTENDED TO BE USED AS A GUIDE ONLY AND DO NOT SHOW ALL SYSTEM COMPONENTS.
4. CONTRACTOR TO ENSURE CO-ORDINATION WITH ALL OTHER ENGINEERING SERVICES, ARCHITECTURAL ELEMENTS AND BUILDING STRUCTURE.
5. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
6. EQUIPMENT TO BE EQUAL AND APPROVED.
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05 — Access and Security



05 Access and Security

Bruce Grove Youth Space

Introduction

The design aspiration for this project is to create an inclusive environment throughout, with the new development being designed with ease of access for all users as a prime consideration. All issues relating to inclusive access have been, and will continue to be, considered throughout the design process.

Arrival and Entrance

The arrival to the site is though the main entrance off Bruce Grove. This remains unchanged.

New entrances at ground floor are recessed and protected from rain. There is a level threshold to all external doors.

Access control will be discussed with the Youth Spacel at detail design stage.

Horizontal Access

Horizontal access for any newly created areas will be designed to the recommendations of Approved Document Part M and BS 8300 with level thresholds throughout. All corridors are sufficiently wide in order to allow wheelchair users to comfortably use each space.

Internal Doors

All proposed internal doors will be designed as per Table 2 in Approved Document Part M. All new doors will have an effective clear width usable by people with wheelchairs and afford a minimum of 300mm distance to the wall on the opening side.

Fixtures and fittings will be developed at a future design stage and will take into account the guidance given in Approved Document Part M and BS8300.

Vertical Access

The upper floor of the existing building is currently at different levels with a sloped ramp linking the two sides of the building. Where the submarine pod is to be removed the floor will be infilled to match the existing levels.

The existing stair & lift providing access to the first floor are to be retained.

Signage

All wayfinding signage will be clear, concise and consistent, and will be suitable for people with visual impairments and learning disabilities.

Sanitary Conveniences

The WCs area will be reconfigured to provide superloos and a Part M-compliant DWC.

Finishes / Visual Contrast

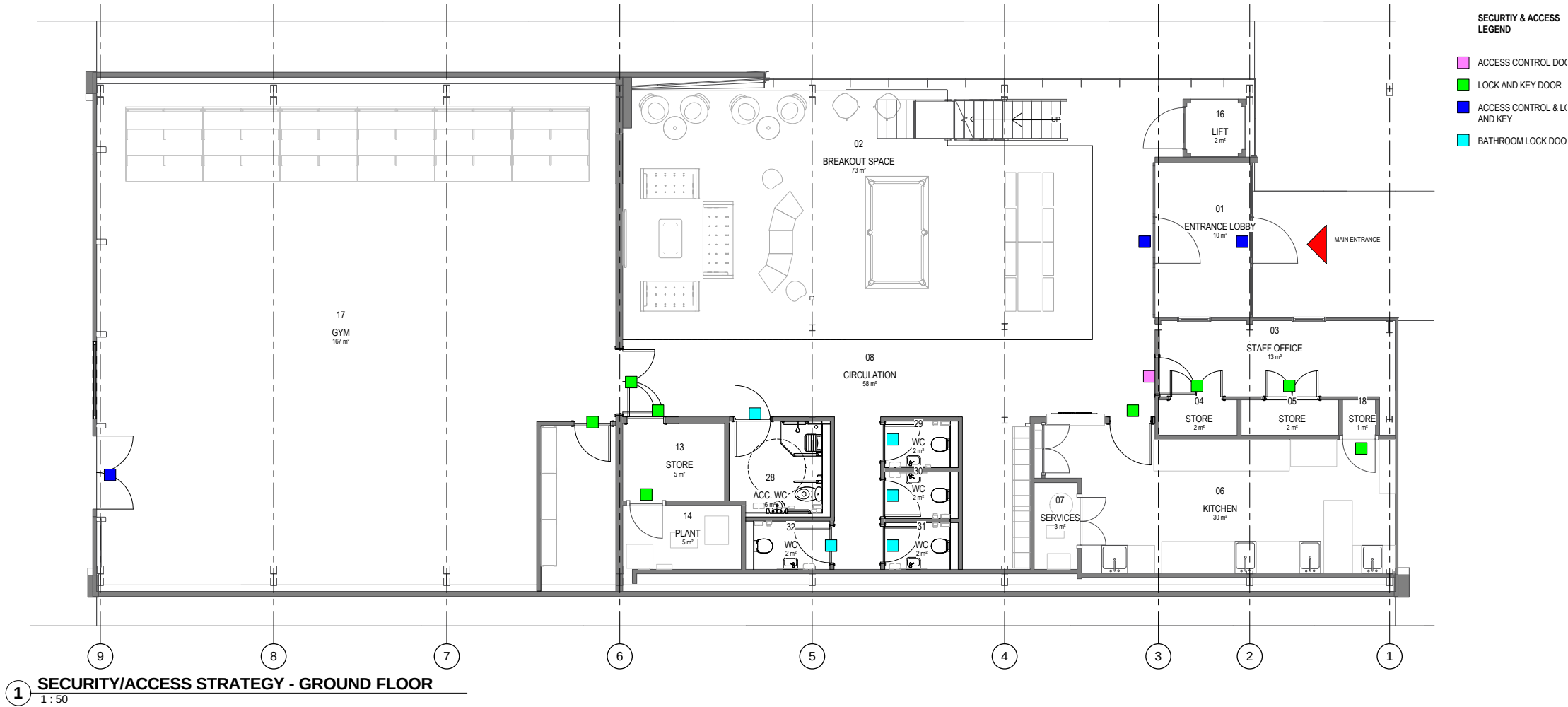
The design of finishes within the new building will be considered as the design progresses. Visual contrast in new spaces will be provided between walls and floors, and walls and doors to help differentiate between different surfaces and finishes and to help with navigation.

Security - Secured By Design

The principles of Secured By Design will be followed during the detail design development of the scheme.

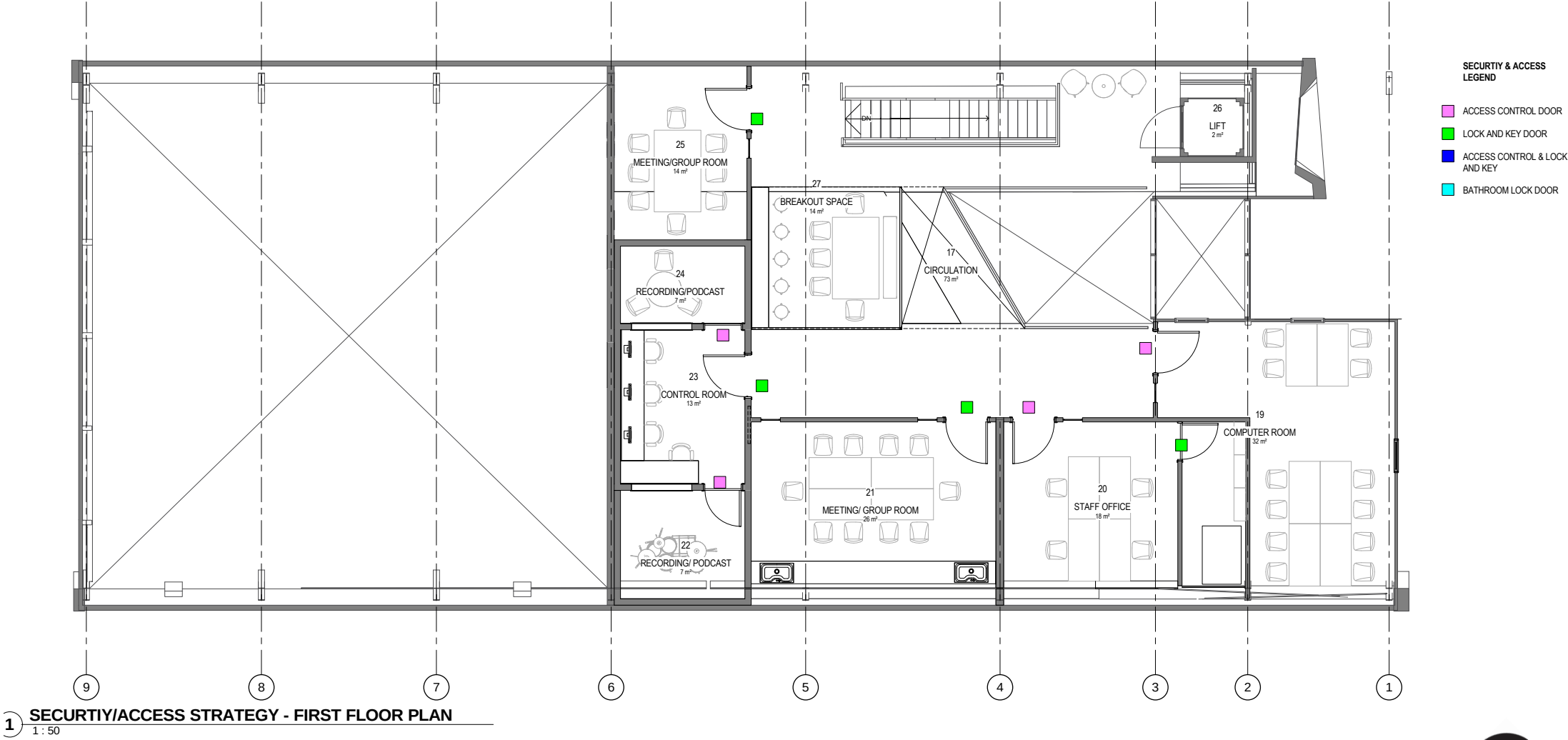


05 Access and Security
Bruce Grove Youth Space
Access & Security_Ground floor





05 Access and Security
Bruce Grove Youth Space
Access & Security_First floor





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