

10 Carbon Analysis & Sustainability

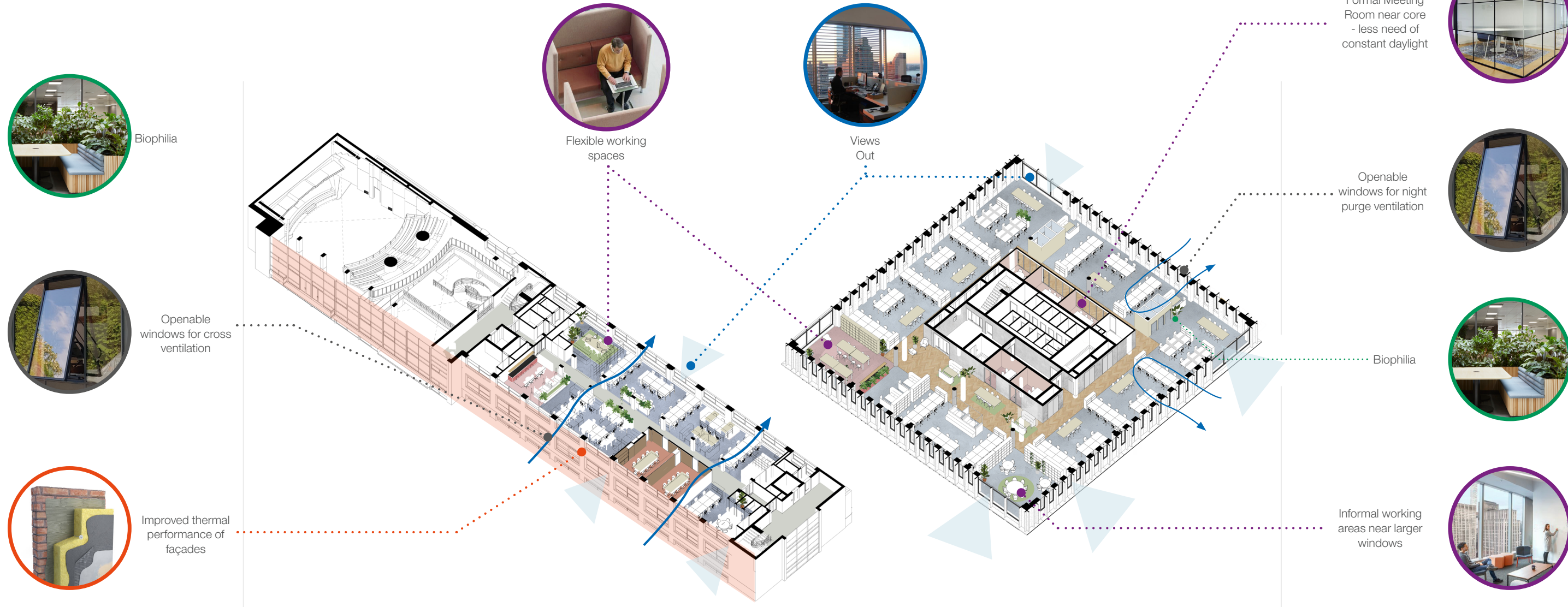
10.8 Health & Wellbeing

Higher productivity, efficiency and running costs have always been the key focus in workplace design. However, the current biggest challenge being faced by the industry is firstly attracting and then retaining best in class people/global talent. This is where environmental design/sustainable design can make a big difference. Human beings by nature enjoy spending time in the outdoors with nature, daylight and sunlight. Recent studies show that people currently spend up to 80-90% of time indoors. This has huge impact on circadian rhythm, mental and physical health and well-being. Poor health increases absence due to sickness, further affecting productivity. To address these issues we believe it is essential to embed the following environmental design principles:

- Creating good indoor qualities by integrating biophilia, openable windows, good level of daylight

- Embedding climate resilience into the spatial layouts, MEP and external fabric design
- Ensuring workspaces can adjust longer term with minimal disruption (and embodied carbon) as their requirements change with time
- Creating environmental and spatial choices to enable people to control their immediate environment

To address wellbeing in buildings, one must understand the relationship between key factors that influence health and well-being and design strategies that shapes those healthy environments. We have listed the key factors below that have been considered while designing the internal spatial layout of the existing Civic Centre and the new build Trinity Building.



10 Carbon Analysis & Sustainability

10.8 Health & Wellbeing

Daylight analysis
During the design development, daylight analyses were conducted to assess if the design is providing sufficient daylight levels. This was mainly tested in the Trinity Building, as there is more control over the openings.

The assessment was conducted using Honeybee from Ladybug Tools, a software that run daylighting analysis using Radiance.

Reflectances for the surfaces follows the British standard Daylight in buildings - BS EN 17037:2018+A1:2021 (October 2021).

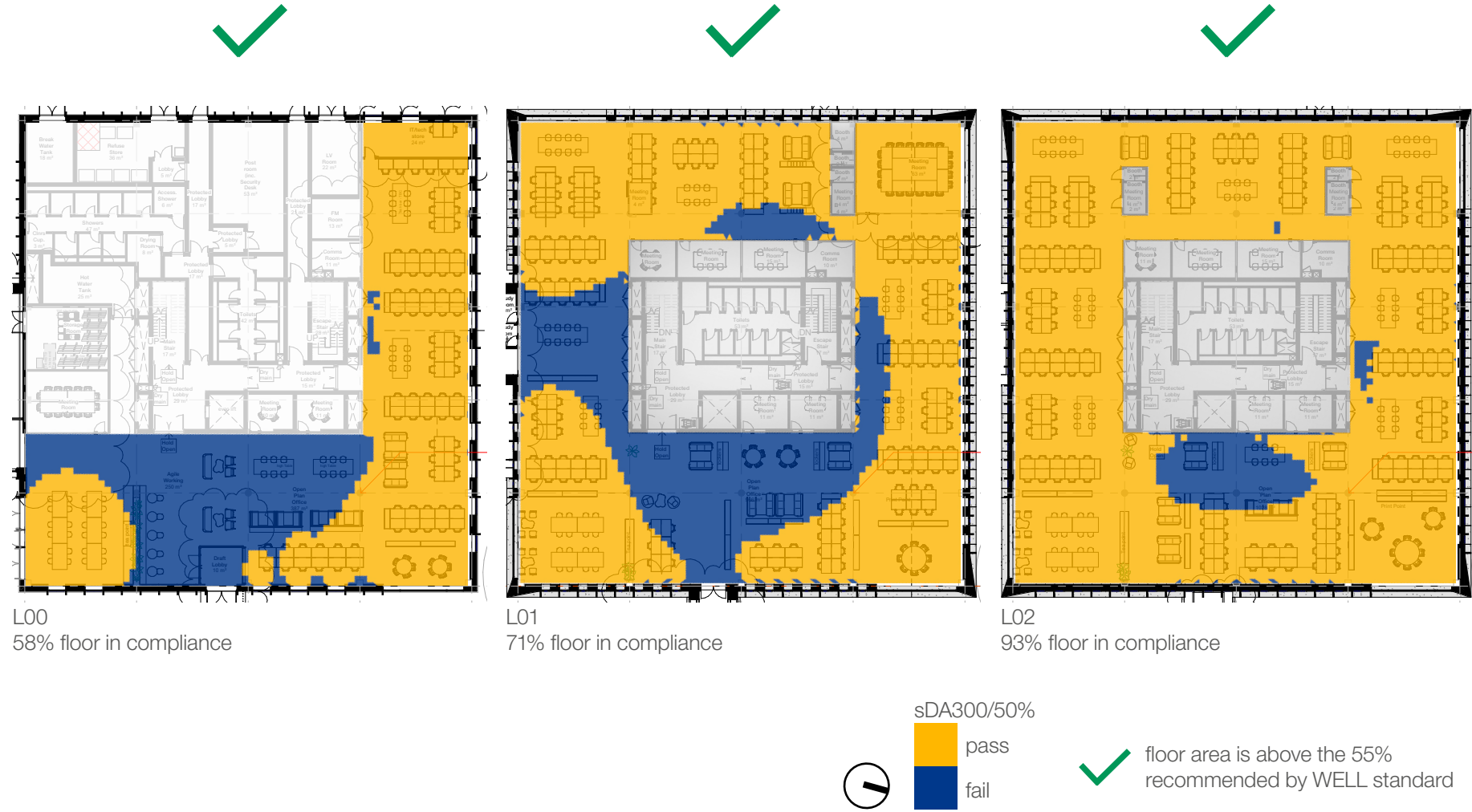
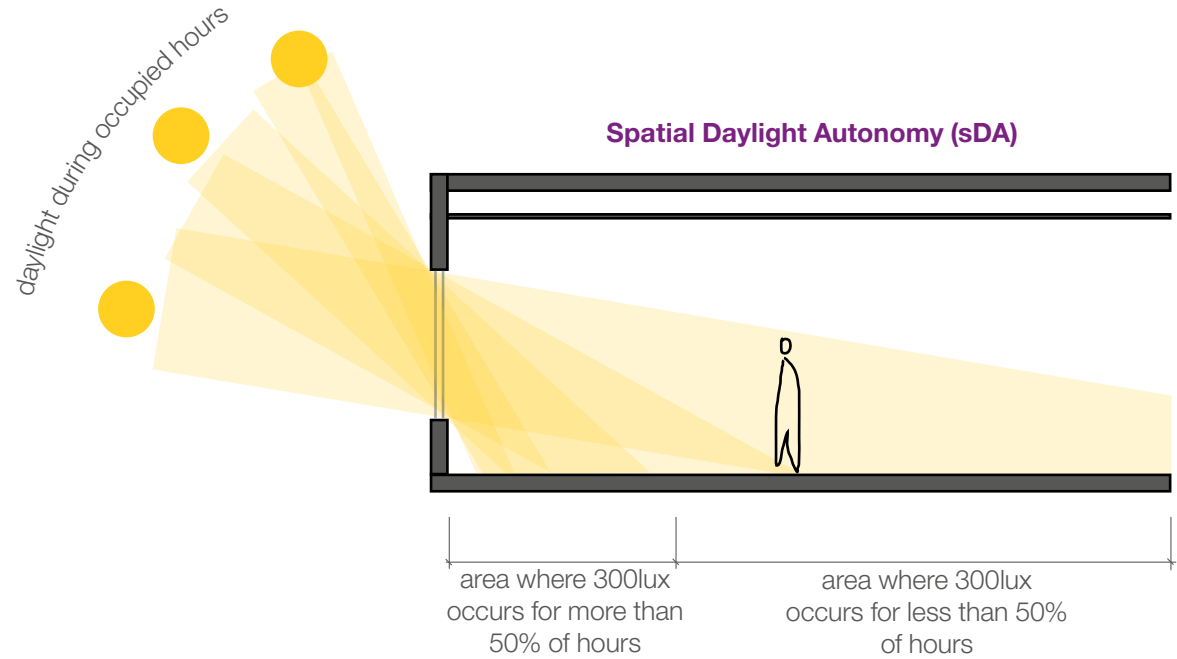
The annual illuminance analysis used the weather file from London Heathrow Intl AP ISD-TMYx.

Daylight metrics
Daylight Autonomy (DA) is a climate based daylight metric that calculates the percentage of occupied hours (usually 8am - 6pm) which the testing point receives a minimum daylight level - usually 300lux (minimum for a office task).

Spatial Daylight Autonomy (sDA) measures the percentage of floor space where DA can be met completely for some proportion of time (for example 50%).

For WELL standard, it is expected sDA300lux/50% for at least 55% of the floor plan.

Daylight analysis results
All the floors in the Trinity building are in compliance with the WELL Criteria.



Planning Drawing List

Project name: Haringey Civic Centre
Project number: HB190149
Document reference: HCC-HBA-XX-XX-SH-A-08001
Reason for issue: For Information
Revision: P1
Date: 05/04/2023

Architectural drawings					
Document reference	Document title	Size	Scale	Date	Revision
00 Site Information					
HCC-HBA-ZZ-RF-DR-A-008001	Site Location Plan	A2	1:1250	05/03/2023	P1
HCC-HBA-ZZ-RF-DR-A-008002	Site Block Plan	A1	1:500	05/03/2023	P1
00 Existing					
HCC-HBA-CC-B1-DR-A-008100	Level B1 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-008101	Level 00 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-008102	Level 01 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-008103	Level 02 - Existing GA Plan	A1	1:200	05/03/2023	P1
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HCC-HBA-CC-ZZ-DR-A-008200	Existing East Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008201	Existing North Elevation	A0	1:100	05/03/2023	P1
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00 Stripout					
HCC-HBA-CC-B1-DR-A-008150	Level B1 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-008151	Level 00 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-008152	Level 01 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
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HCC-HBA-CC-03-DR-A-008154	Level 03 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
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HCC-HBA-CC-ZZ-DR-A-008250	East Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008251	North Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
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HCC-HBA-CC-ZZ-DR-A-008253	South Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008350	Sections / Internal Elevations - Proposed Strip Out	A0	1:100	05/03/2023	P1
20 General arrangement					
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HCC-HBA-ZZ-00-DR-A-208101	Level 00 - Proposed GA Plan	A1	1:200	05/03/2023	P1
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HCC-HBA-ZZ-ZZ-DR-A-208202	Proposed West Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208203	Proposed South Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208204	Proposed East Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208205	Proposed North Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208206	Proposed West Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208207	Proposed South Courtyard Elevation	A0	1:100	05/03/2023	P1
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HCC-HBA-ZZ-ZZ-DR-A-208210	Proposed Courtyard Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208211	Proposed Courtyard Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208300	Proposed Section AA	A0	1:100	05/03/2023	P1

21 External walls					
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HCC-HBA-AB-ZZ-DR-A-218300	External Wall Assembly Section -AB - North Elevation	A1	1:50	05/03/2023	P1
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HCC-HBA-AB-ZZ-DR-A-218302	External Wall Assembly Section -AB - West Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218303	External Wall Assembly Section -AB - South Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218304	External Wall Assembly Section -AB - Picture Window	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218310	External Wall Assembly Section -AB - East Linkblock	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218311	External Wall Assembly Section -AB - West Linkblock	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218401	External Wall Details - AB - Typical Facade Detail - Plant Screen	A1	1:50	05/03/2023	P1
Civic Centre					
HCC-HBA-CC-ZZ-DR-A-218050	External Wall Types - CC - Brickwork Enhancement	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218051	External Wall Types - CC - Precast Concrete Enhancement / Replacement	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218052	External Wall Types - CC - Miscellaneous Enhancement	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218210	External Wall Scoping Elevations - CC - Brickwork - Sheet 01	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218211	External Wall Scoping Elevations - CC - Brickwork - Sheet 02	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218212	External Wall Scoping Elevations - CC - Concrete & Render - Sheet 01	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218213	External Wall Scoping Elevations - CC - Concrete & Render - Sheet 02	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218350	External Wall Bay Studies - CC - North Wing - East Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218351	External Wall Bay Studies - CC - North Wing - West Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218352	External Wall Bay Studies - CC - South Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218353	External Wall Bay Studies - CC - West Wing - South Elevations	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218354	External Wall Bay Studies - CC - West Wing - East & West Elevations	A1	As indicated	05/03/2023	P1
24 Stair & Ramps					
Civic Centre					
HCC-HBA-CC-00-DR-A-248100	Level 00 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-248101	Level 01 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-248102	Level 02 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-248103	Level 03 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
27 Roofs					
Civic Centre					
HCC-HBA-ZZ-RF-DR-A-278106	RF Level - Civic Centre Roof Scoping Plan	A1	1:200	05/03/2023	P1
34 Balustrading					
Civic Centre					
HCC-HBA-CC-00-DR-A-348100	Level 00 - Balustrading Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-348101	Level 01 - Balustrading Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-348102	Level 02 - Balustrading Civic Centre repair Plan	A1	1:200	05/03/2023	P1
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35 Ceilings					
Civic Centre					
HCC-HBA-CC-B1-DR-A-358099	Level B1 - Basement Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-358100	Level 00 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-358101	Level 01 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-358102	Level 02 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-358103	Level 03 - Ground Floor Ceiling Finishes Plan	A1	1:100	05/03/2023	P1
42 Internal wall finishes					
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HCC-HBA-CC-B1-DR-A-428099	Level B1 - Basement Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-428100	Level 00 - Ground Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-428101	Level 01 - First Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-428102	Level 02 - Second Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-428103	Level 03 - Third Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
43 Floor Finishes					
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HCC-HBA-CC-B1-DR-A-438099	Level B1 - Basement Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-438100	Level 00 - Ground Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-438101	Level 01 - First Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-438102	Level 02 - Second Floor Finishes Plan	A1	1:200	05/03/2023	P1
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77 Room Data Sheets					
Civic Centre					
HCC-HBA-CC-00-DR-A-778506	Room Data Sheet - Typical North Wing Meeting Room	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-01-DR-A-778507	Room Data Sheet - Committee Room 1&2	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-00-DR-A-778508	Room Data Sheet - Large Room of the Registrars	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-00-DR-A-778509	Room Data Sheet - Lobby / Reception Area	A0	As indicated	05/03/2023	P1
HCC-HBA-CC-01-DR-A-778510	Room Data Sheet - Council Chamber	A0	As indicated	05/03/2023	P1
DAS					
HCC-HBA-XX-XX-RP-A-081000	Design and Access Statement	A3	-	05/03/2023	P1

8.8.1 Landscape Proposals

Planting Mixes

WOODLAND GARDEN							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							In mass planting as drawing
Prunus subhitella autumnalis							
Acer ginala							
Sorbus Olympic Flame							
Screen Planting (Secure) (SP)							
Cornus alba Winter Flame		75-90	2		3		Random layout
Ilex aquifolium		75-91	2		3		
Lonicera fragrantissima		75-91	2		3		
Malus sylvestris		75-92	2		3		
Prunus spinosus		75-93	2		3		
Rosa canina		75-94	2		3		
Ribes sanguineum		75-93	2		3		
Viburnum opulus		75-94	2		3		
Viburnum tinus		75-95	2		3		
Specimen Shrubs (SS)							Planted as single specimens in blocks of perennials
Cornus mas		75-90	5	3			
Hamamelis mollis Pallida		75-90	5	3			
Hebe Midsummer Beauty		75-90	5	3			
Hydrangea paniculata		75-90	5	3			
Ilex aquifolium Van Tohl		75-90	5	3			
Osmanthus decorus		75-90	5	3			
Spirea arguta bridal wreath		75-90	5	3			
Viburnum plicatum Maessii		75-90	5	3			
Weigela Florida		75-90	5	3			
Perennials Pe					Per m2	Group	
Ajuga reptans			2		12	3	Full planting plans setting out distribution of individual species will be provided at RIBA 4 . Group 1 plants in single species groups 1-5. Group 2 plants in single species blocks 5-15 . Group 3 plants in single species blocks 15-30
Aquilegia vulgaris			2		12	1	
Amii (b)			2		12	1	
Astarntia major Hapsden Blood (b)			2		12	2	
Crocossmia Emberglow (b)			2		12	2	
Daucus carota (b)			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (b)			2		12	3	
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psudacorus			2		12	2	
Liriope muscari			2		12	3	
Melanoselinum decipiens			2		12	1	
Mecanopis cambrica			2		12	1	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (b)			2		12	3	
Polygonatum multiflorum (b)			2		12	3	
Polystichum setireum			2		12	2	
Seseli gummiferum (b)			2		12	1	
Visnaga daucoides (b)			2		12	1	
Bubs Bu							
Galanthus nivalis					10		Planted amongst screen planting and Perennials
Narcissus Thalia					5		

SITE FRONTAGE							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Prunus serrula tibetica		20-25cm girth					
Shrubs Sh							
Cistus corbariensis Sh		30-45	2				
Lavandula hidcote		30-45	3				
Pinus mugo		30-45	2				
Perennials Pe						Group	
Achillia			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4. Group 1 plants in single species groups 1-5 Group 2 plants in single species blocks 5-15 Group 3 plants in single species blocks 15-30
Amsonia tabernaemontana			2		12	2	
Calamagrostis acutiflora Carl Forster			2		12	1	
Carex testacea			2		12	2	
Crocossmia Lucifer (bAC)			2		12	1	
Echinops rito (bNRS)			2		12	2	
Eryngium (bNRS)			2		12	2	
Kniphofia fulva			2		12	2	
Liripoe muscaria			2		12	3	
Nepeta Walkers Low (bNC)			2		12	3	
Sedum spectabile (bAC)			2		12	2	Planted amongst screen planting and Perennials
Seslaria nitida			2		12	2	
Verbena boariensis (bAC)			2		12	1	
BULBS Bu							
Allium Christophii					5		Planted amongst screen planting and Perennials
Narissus Rhinevelts Sensation					10		
Narcissus Carlton					10		

8.8.1 Landscape Proposals

Planting

TRINITY ROAD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Davidia Invalucrta		20-25cm girth					
Specimen Shrubs (Ss)							
Cornus mas		1050-1200	10	3			
Corylus avellana		1050-1201	10	3			
Hamamelis pallida		1050-1201	10	3			
Salix britzensis		1050-1202	10	3			
Perennials (Pe)						Group	
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Aquilegia vulgaris			2		12	1	
Amii majus (bNT)			2		12	1	
Anthriscus sylvestria Ravenswing (bNT)			2		12	1	
Astarntia major Hapsden Blood (bNT)			2		12	2	
Crocossmia Emberglow (bCC)			2		12	2	
Daucus carota			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (bGn)			2		12	2	
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psedacorus			2		12	2	
Liriope muscari			2		12	3	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (bGN)			2		12	3	
Polygonatum multiflorum (bNT)			2		12	2	
Thalictrum delavayii (bCC)			2		12	2	
Bulbs Bu							
Galanthus nivalis					10		
Cyclamen Coum					10		
Narissus Thalia					10		

COURTYARD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees		20-25cm girth					
Sorbus sargentii		20-25cm girth					
Shrubs							
Hebe pageii Sh		45-60	2		9		
Spirea bumalda		45-60	2		9		
Perennials Pe							
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Crocossmia Lucifer (bNRS)			2		12	2	
Geranium phaeum (bGN)			2		12	2	
Geranium maccrohizum			2		12	3	
Euphorbiae martini			2		12	2	
Hebe Mrs Winder			2		12	3	
Helborous foetidous			2		12	2	
Heleborous niger			2		12	2	
Liriope muscari			2		12	3	
Pinus mugo			2		12	2	
Polygonatum multiflorum (bNRS)			2		12	3	
Bulbs Bu							
Galanthus nivalis			10				
Narcissus Rhinevels Sensation			10				

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Haringey Civic Centre

**Accessibility Statement
HCC-BHE-XX-XX-RP-AY-000001**

0044501

28 April 2023

Revision P02

Revision	Description	Issued by	Date	Checked
P01	Issued for Information – Accessibility Statement	JS	13.03.23	MB
P02	Section 1.1.3 added (building Regulation commentary)	JS	28.04.23	MB

Report Disclaimer

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author

Jennifer Stirling

date

28.04.23

approved

Martin Burgess

signature



date

28.04.23

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Entrances & Reception Area

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1 Accessibility

1.1 Executive Summary

Buro Happold (Inclusive Design) have been appointed to provide inclusive design consultancy services on the full refurbishment and extension of the Haringey Civic Offices, which is primarily office space with some community interfaces.

The following report sets out the parameters for on-going design development of the Haringey Civic Offices. These parameters set out the following approach to inclusive design – that creating inclusive and accessible facilities starts with the simple premise that inclusion is embedded in the design process to remove barriers and continuously challenge and interrogate our design.

As the aspirations of the project are to adopt an inclusive approach rather than the minima set out in the Building Regulations Approved Document M, Part M compliance in itself is not sufficient and good practice guidance such as BS8300-2018 'Design of an accessible and inclusive built environment' was adopted as a baseline measure of suitability.

Creating inclusive and accessible facilities starts with the simple premise that inclusion rather than just accessibility is embedded in the design process to remove barriers and continuously challenge and interrogate the design.

London Borough of Haringey is committed to delivering an inclusive and accessible scheme that not only meets planning obligation and the requirements of the Building Regulations but allows the Council to fulfil their duties under the Equality Act 2010.

At a minimum, the design of the building should be welcoming to the wider community and accommodate those who have specific requirements. The building and its immediate surroundings should enable people to be able to make effective, independent choices about how they use the building without experiencing undue effort or separation. They must be able to participate equally in the activities that the scheme offers.

Design solutions must also consider not only those barriers that form physical constraints but also barriers experienced by people with learning difficulties, mental ill health issues, people who are deaf, deafened and hard-of-hearing and people who are blind or partially sighted or are neuro-divergent.

No matter how physically accessible a building is, without clear operational policy mechanisms, the accessibility of the building will be compromised and over time, diminish. Therefore, sufficiently robust provision, criterion and practices must be established by the building management and operators including the development of active management plans.

1.1.1 Inclusive Design Standards and Guidance

- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment – Code of Practice
- BS 8300-2:2018 Design of accessible and inclusive built environment Part 2: Buildings
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2016
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- London Cycling Design Standards, TfL, 2014

1.1.2 The Equality Act (2010)

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics'. These are:

- | | |
|----------------------------------|---------------------------|
| • Age | • Pregnancy and maternity |
| • Disability | • Race |
| • Gender reassignment | • Religion or belief |
| • Marriage and civil partnership | • Sex |
| | • Sexual orientation |

A person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'.

The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.

As a public body, with duties owed under the Equality Act 2010 Public Sector Equality Duty, the Council is to adopt an 'inclusive' approach rather than the minima set out in Approved Document M, which adopts an 'access to and use' approach to design. Part M compliance in itself is not sufficient: Design solutions and delivery are to adopt good practice guidance such as BS 8300-2018 'Design of an accessible and inclusive built environment' as the baseline measure of suitability.

The Equality Act 2010 carries ongoing responsibilities which will continue once the Haringey Civic Centre project is complete.

Meeting the requirements set out in Part K and Part M will be required for Building Control approval. However, the provisions set out in the Approved Document K and M are to be taken as a minimum standard. The adoption of British Standards and other good practice guidance set out below are to take precedence over the provisions set out in the Building Regulations, which is discussed further below.

1.1.3 Building Regulations 2010

This Section provides a brief overview of how the provisions of the Building Regulations will apply to the proposal in the context of accessibility under Part M, as well as the inter-relationship with the Equality Act 2010, which is principally human rights legislation.

The main part of the Building Regulations for accessibility is Part M. The objective of Part M is to allow all people to be able to access and use a building and its facilities.

All relevant Parts of the Building Regulations are set out in a functional format and in respect of Part M1, this states; “Reasonable provision shall be made for people to gain access and use the building and its facilities” – see Figure 2, below.

If it can be demonstrated that the functional requirement noted above in Figure 1.1 can be met, then the arrangements adopted can be considered compliant with the Building Regulations. Section 1.2 below now identifies those key elements and how they will meet good practice guidelines.

Requirement	Limits on application
PART M ACCESS TO AND USE OF BUILDINGS	
Access to and use of buildings other than dwellings	
M1. Reasonable provision must be made for people to— (a) gain access to; and (b) use, the building and its facilities.	Requirement M1 does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
Access to extensions to buildings other than dwellings	
M2. Suitable independent access must be provided to the extension where reasonably practicable.	Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.
Sanitary conveniences in extensions to buildings other than dwellings	
M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences.	Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences.

Figure 1—1 Part M of the Building Regulations

Part M2 also seeks reasonable access to extensions to buildings, where reasonably practicable to do so. In addition, Part M3 seeks reasonable provision for suitable sanitary accommodation in any extended building.

The Regulations themselves are supported by Approved Documents, which if followed would tend to demonstrate compliance with the functional requirement. In this case Approved Document M, would be the lead reference document. However, the Regulations permit other forms of evidence, such as British Standards, to assist in demonstrating compliance.

As noted above, the Equality Act 2010 also plays a part with access, circulation, and facilities, as this legislation carries an ongoing responsibility to building owners, employers, and service providers. In this respect, it applies to discrimination against disabled people in the way Haringey Council operate and manage the completed building, which includes any physical barrier to access.

1.2 Access Statement

1.2.1 External Environment & Approach

It is important that the external environments of the civic offices meet best practice provision in inclusive design not only to meet the needs of people with disabilities, but also as inclusive design is indivisible from good design and will benefit all the users of the building in terms of providing legible, logical, safe and navigable pedestrian routes externally and spacious and legible spaces internally.

Inclusive Design is the practice of ensuring that a design is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for all users, and is a key consideration for Haringey Council. This statement sets out the design intent with recommendations on how to ensure the most inclusive building for staff and visitors.

Any changes of level within the public realm and the approach to the main entrance will ensure gradients and any changes in level will be as shallow as possible and circulation routes will be clear, logical and free of obstructions. Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

By avoiding any level changes this is of benefit to all users, but particularly disabled people. Those with mobility issues will not need to negotiate either a sloped, ramped or stepped approach, whilst those who are blind or partially sighted will be at a significantly lesser risk of slips and trips. Such an arrangement also assists parents with prams and (to a lesser degree) people with luggage. Level access ensures that the main entrance is welcoming for all and promotes inclusion by ensuring everyone can enter the building from the same location.

By removing the ramp at the main entrance allows more straight forward access for all building users, arriving on foot, by public transport or from the accessible car parking spaces. Level access ensures that all building users can access the building easily. The existing ramp does not meet current regulations/ standards and as such would need to be upgraded to meet current standards, ideally by the provision of a 'slope' as defined in 8.1.4 of BS 8300-1:2018. By removing it and improving the external landscaping and omitting the ramp ensures more inclusive straightforward access to the building for all potential users

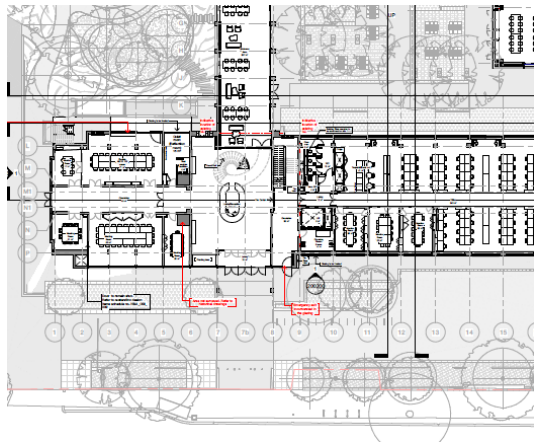


Figure 1- Main Entrance

Access to the site will be predominately by public transport, supplemented with some accessible parking at the main entrance. The accessible parking bays have been designed to provide a clear 1200mm access zone to one side and foot of the bays meeting AD M Vol 2 and BS8300-1. The designated parking spaces for disabled people will be located on a level road surface and not more than 45m from the main entrance.

A seating strategy for the public realm/ external areas is still being developed, however it should take regard of travel distances between buildings and parking /drop off and the changes in level across the site. The distance between accessible seating opportunities should be no greater than 50m. A variety of seating should be available, some with backrests and arms on both sides to provide additional support. Seating areas should also include space alongside for strollers/prams and wheelchair and scooter users.

Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

1.2.2 Entrances & Reception Area

By improving the entrance and providing a single point of entry helps to ensure that all building users can identify the route to the main entrance and subsequent reception area.

The location of the reception desk is planned to be centrally located in the main reception foyer and will be easy to locate for people unfamiliar with the building. The surroundings of the reception should be designed to have a plain background to ensure someone with a visual impairment is able to lipread if required.

It should be noted that a Changing Places facility is planned, located near the main entrance lobby. Therefore, to ensure people who require to use this facility, a level entrance approach will ensure they can access the building and facility more easily than having to overcome a ramp, which may not always be suitable for user needs.

1.2.3 Accessibility throughout the building

On Level 2 there is limited access for wheelchair users to the Civic Chamber, partially due to existing internal level changes as well as structural columns, therefore it is proposed that accessible seating will be provided on the lower floor only. Due to the heritage status of this area of the building, the reasonable solution is to provide access to the ground floor for people using wheelchairs.

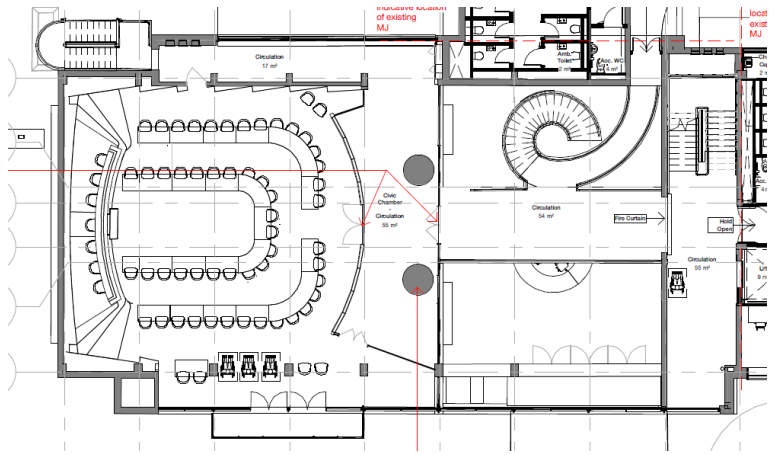


Figure 2- Auditorium

It should be noted that other areas such as the committee rooms on the upper floor will be accessible for wheelchair users, accessed via a passenger lift.

Within the existing building there is a listed spiral staircase, where possible this should be upgraded to ensure its accessible as possible. For people unable to use the stairs a passenger lift is located in close proximity.

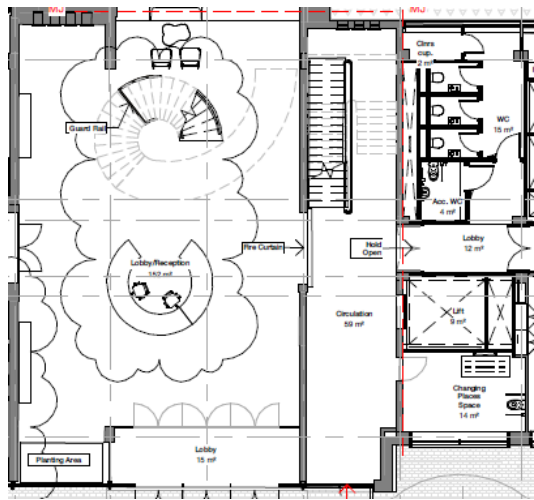


Figure 3 – Existing Spiral Staircase

Within the existing building a platform lift is intended to overcome a small level change. It is recommended that the platform lift be an enclosed platform lift with a minimum size of 1100x1400mm. This lift will allow direct access to the new building, however there are alternative more direct routes from the main entrance if people do not wish to use this lift.

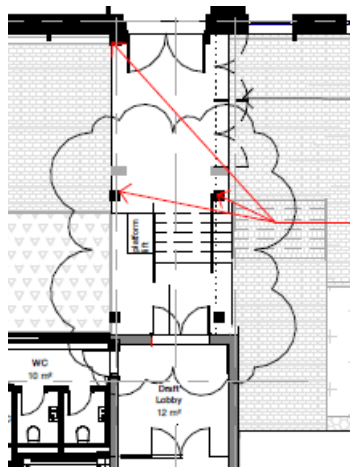


Figure 4- Platform Lift link to Annex

To overcome the level change between the existing building and the annex an internal slope has been designed to allow ease of movement. During stakeholder engagement there was some resistance to this design, however the slope has a gradient of 1:21. To ensure ease of use the surfaces of the slope should be carefully considered to ensure they are slip resistant.

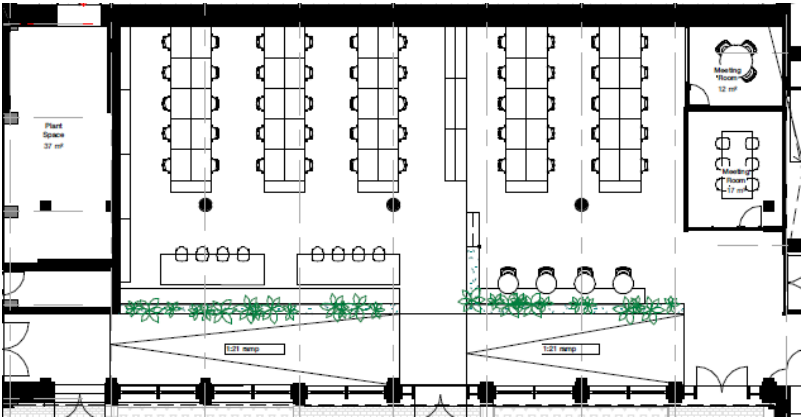


Figure 5 – Level Change from existing to annex

2 Heritage Statement

Heritage Assessment

Montagu Evans has reviewed the history and significance of the front steps, and provided an assessment of the effect of replacing them with a ramp to improve level access to the front entrance.

The front steps are part of the original design of the building and are integrated with the portico and raised beds surrounding the Civic Centre. The front steps form part of the arrival sequence from the street to the main reception, and have been identified as being of high significance.

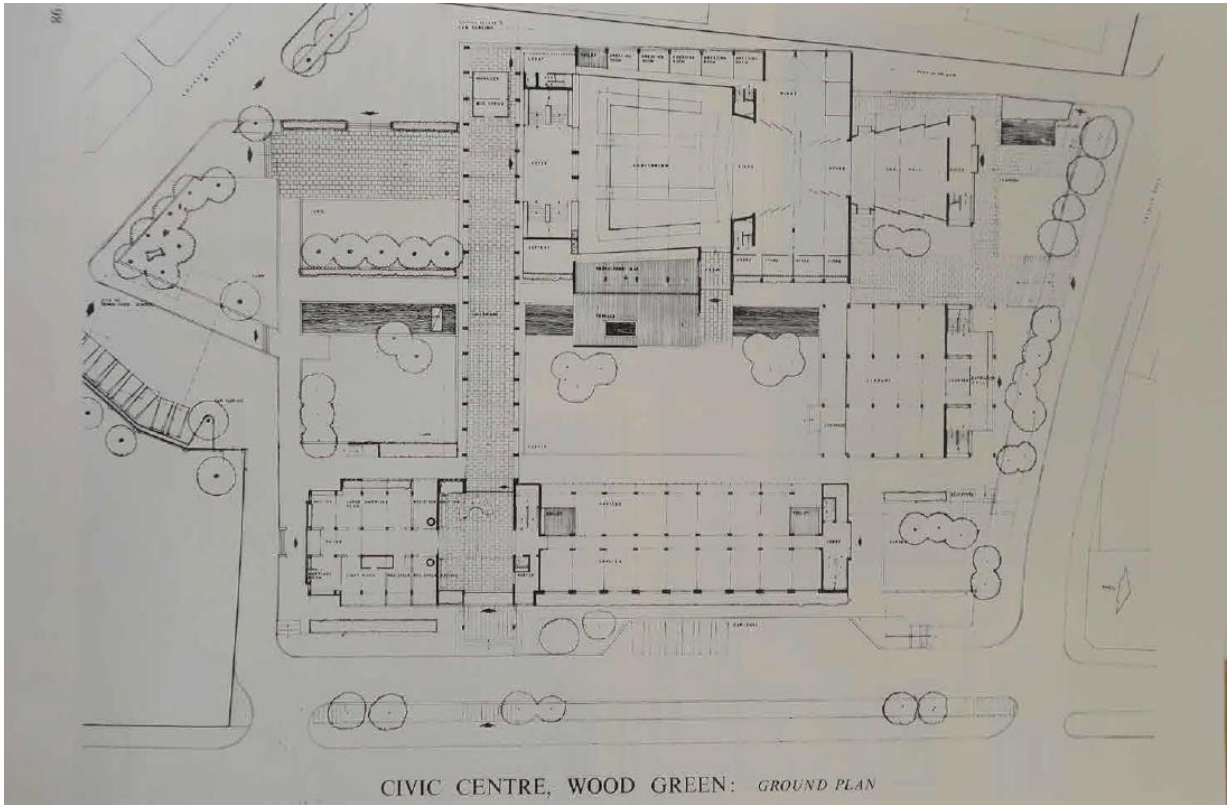


Figure 6 – Original Floor Plan



Figure 7 – Historic Photo



Figure 8 – Historic Photo

In 1987 planning permission was granted for the ramped access to the south of the main entrance (application reference 1987/0673). The description of development was:

“Provision of new ramped access to main entrance, renewal of pavings and provision a handrails to main entrance pavements & northstop”.

This indicates that the pavings and handrails to the front steps date from c. 1987 and are not original, but were replaced and added at the same time as the ramped access, which is consistent with their appearance.



Figure 9 – Replacement Handrails



Figure 10 – Replacement Handrails

There was no assessment of the significance of the ramp in the 2019 Heritage Report because the ramp was not surveyed on the drawings. Montagu Evans assessment is that the 1987 ramp detracts from the architectural interest of the listed building because it is of poor design quality, in red brick, which jars with the yellow stock brick of the original phase. The hand rails add visual clutter, both to the southern part of the elevation where the ramp is located and to the front entrance.

The removal of the 1987 ramp and hand rails to the steps would therefore enhance the architectural significance of the listed building, by removing features that detract from and add visual clutter to the front elevation, to reinstate its original clean and open appearance. The removal of the front steps would result in a degree of less than substantial harm to the listed building, given that these were part of the original design and have been identified as being of high significance.

The degree of harm would be limited by the fact that the hand rails and paving is not original. The replacement of the front steps with a ramp will mean that this part of the building can continue to form part of the arrival sequence to the main reception, while providing inclusive access for all, consistent with the public use of the building and the original design intent for democratic openness. Overall Montagu Evans consider that the proposed replacement of the existing ramp and front steps with a single ramp would enhance the architectural of the listed building.

3 Conclusion

Inclusive Design can help everyone experience the world around them in a fair and equal way by creating safe and accessible environments for all members of the community, by removing barriers, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity.

The Haringey Civic Offices are being designed to take into consideration the requirements of best practice guidance where possible, in conjunction with heritage and listed building constraints.

By creating an inclusive internal and external environment, this not only can help to meet the needs of people with disabilities, but as inclusive design is indivisible from good design, it can benefit all users of the built environment to create a sustainable, flexible and fit-for-purpose approach for Haringey Civic Centre.

At this stage for planning initial stakeholder consultations for accessibility and inclusive design have taken place to ensure staff using the building are involved in the process. As part of the continuing detailed design for the Civic Centre further user consultations will take place where relevant in the design process for Haringey Civic Centre design proposals to deliver an inclusive and accessible project with the aim of meeting good practice guidelines.

10

Carbon Analysis & Sustainability

10.1

Approach to Whole Life Carbon analysis

Whole Life Design

The London Borough of Haringey has committed to deliver a net zero-carbon borough by 2041 with all the Council's operational buildings becoming Net Zero Carbon by 2027.

The Civic Centre and Trinity Building will therefore be an exemplar sustainable project that sets the highest standard for refurbishment and new build within the borough. Both the refurbishment and new extension will be all-electric benefiting from the decarbonising grid, minimise energy demands and maximise on-site renewable with the residual powered through off-site renewables. The design has prioritised low embodied carbon materials, reducing maintenance and running costs while supporting the well-being of the occupants and the enhancement of the building surroundings design, maximising passive design.

The design responds to current and future needs at the macro and micro scales and with care for the context, client, contractors, occupants and community. This means that, while carbon reduction and monitoring is essential, we must also support occupant wellbeing in a range of ways. Where conflicts can occur such as between increasing ventilation rates, and reducing energy use we have sought to identify these early on and include solutions to meet both needs.

Reducing Carbon Emissions

The proposed refurbishment and new building seeks to act as an exemplar case study for how Haringey City Council can eventually achieve Net Zero Carbon. The building aims to achieve Net Zero Carbon by 2027, responding and supporting the City Council's carbon neutral pledge. A thorough set of Sustainability targets (Carbon, Energy, Environmental Assessment & Certification (BREEAM), Social & Health Benefits, MEP Strategy and Site Enhancement) has been developed and tracked alongside the project to ensure there is a golden thread of sustainable design in each decision.

Operational Carbon

The new annex is designed to achieve low levels of energy use. The buildings will be all electric and air source heat pumps for heating, cooling, ventilation, and hot water needs. The concrete frame currently proposed is a key part of this strategy as it provides enough thermal mass to store “coolth” from the night-time and smooth out peaks and troughs in temperature due to sudden changes in occupancy. PV panels will provide a minimum of 20% of the operational energy demands of both buildings.

Following a fabric first approach, the existing building fabric will be improved thermally to enhance the performance of the building.

Embodied Carbon

Embodied carbon has been assessed from an early stage and will continue to be assessed as the project develops. The current structural design has been optimised through the removal of basement, use of Post-tensioned slabs, and a 50% of cement replacement through the use of GGBS has been considered.

The facade is proposed to be predominantly GRC to provide a long life, low maintenance adaptable solution. Larger modules of GRC are being considered to reduce the amount of fixings.

Where energy hungry materials are used, such as the aluminium is proposed to the plant screen, a higher recycled content has been considered to reduce the environmental impact. Interior strategies focus on maximising flexibility, and increasing the potential for biogenic carbon storage in plant based products such as timber where possible.

Net Zero Carbon

The project will meet the London Plan definition of 'Net Zero Carbon' by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. This will be achieved by minimising energy demand, and offsetting with both on-site renewables and off-site renewables to be purchased.

In addition, consideration has been given to the requirements to achieve the UKGBC Net Zero Carbon in Construction definition. Embodied carbon has been measured at each design stages, material efficiency measures integrated, specifications considered and offsetting or carbon removal programmes are being explored. If this is taken forwards, a post-completion embodied carbon analysis will be carried out and the upfront carbon of the project offset to achieve the Net Zero balance.

Whole Life Carbon and Net Zero Carbon

Whole Life Carbon can be a measure of good design quality. Following best industry practice the project has followed RICS/RIBA industry standards to measure the Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011.

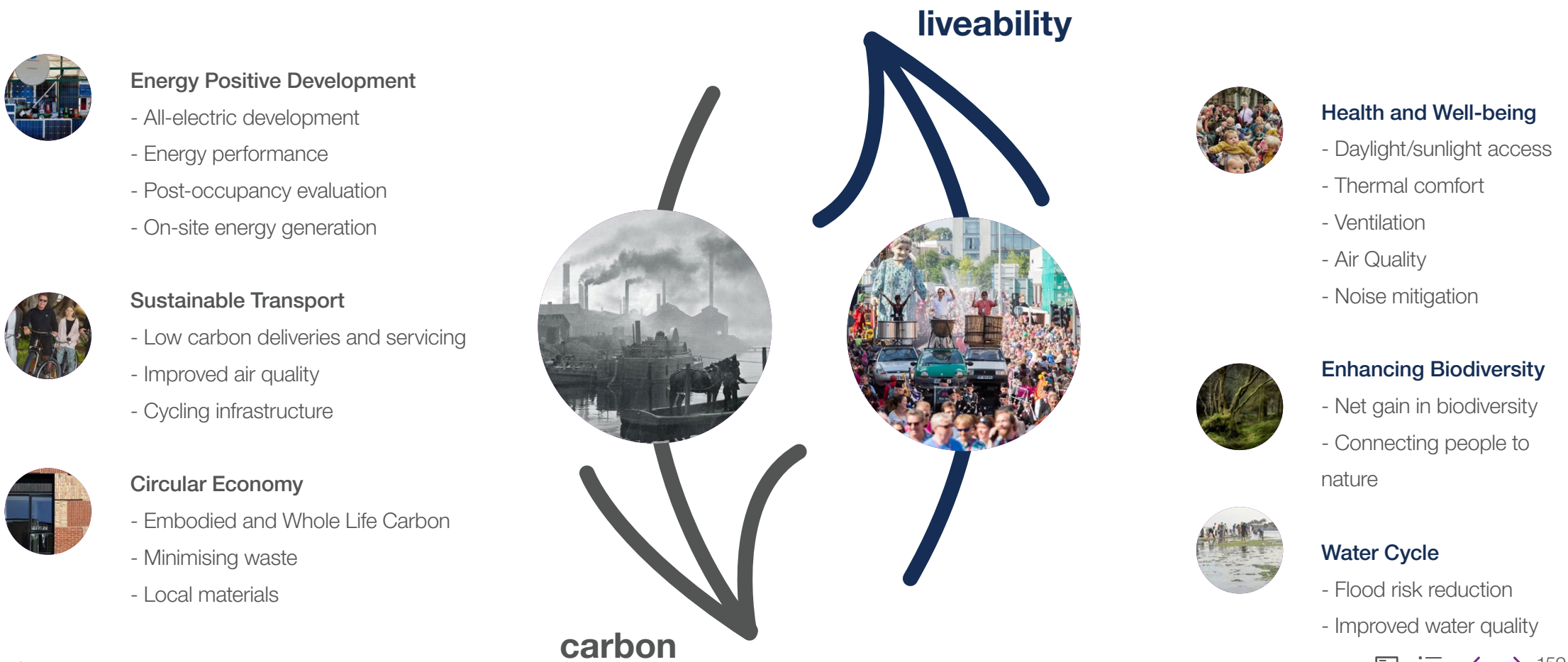


Diagram showing the sustainability drivers for the project- reduce carbon and increase liveability

10

Carbon Analysis & Sustainability

10.3

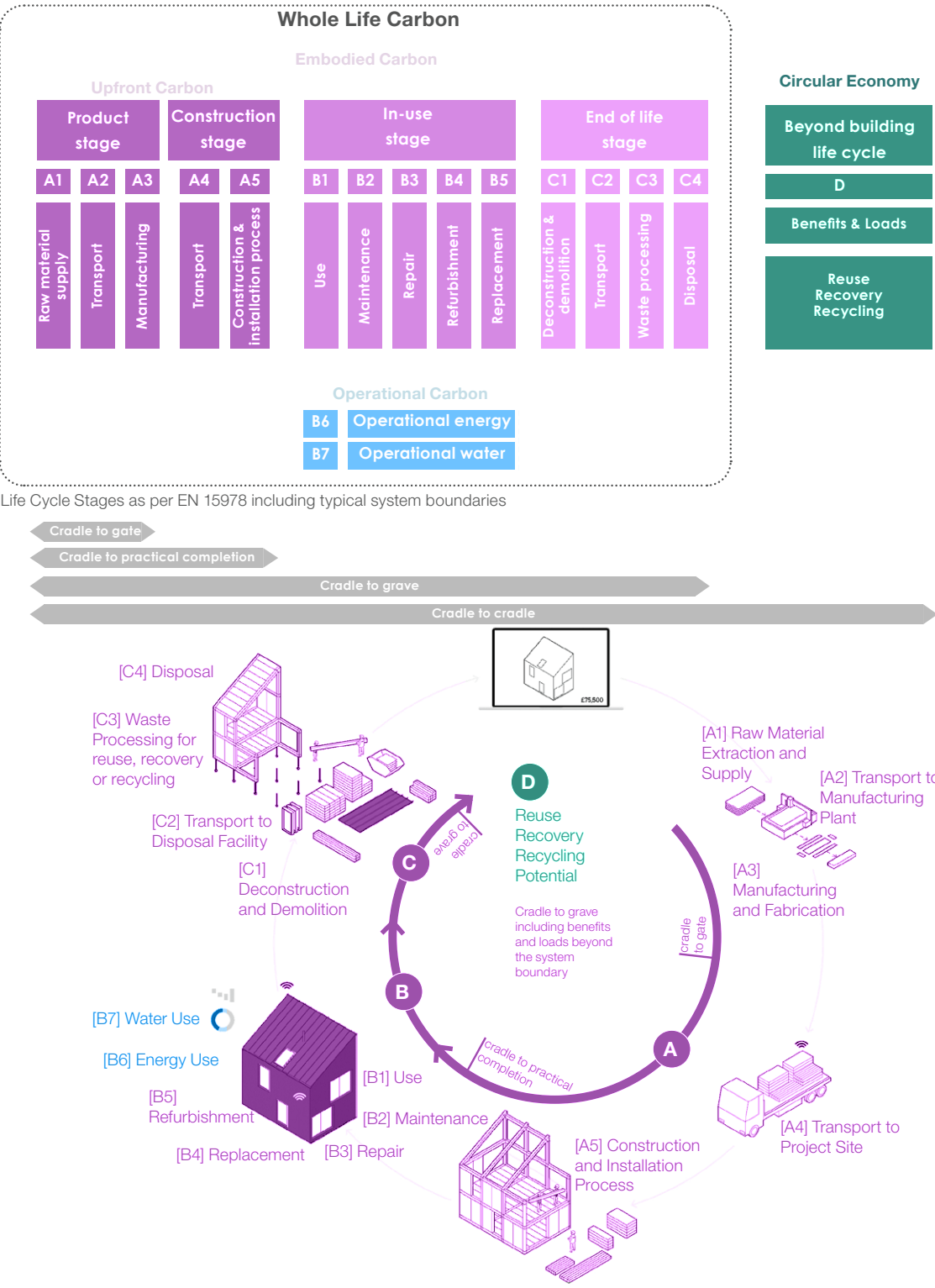
Industry Net Zero Carbon Definitions

The project will meet the London Plan definition of ‘Net Zero Carbon’ by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011 has been undertaken to support this ambition.

MAYOR OF LONDON ‘Be Seen’ energy monitoring guidance		
Source London Plan 2021: Policy SP4	UKGBC: ‘Net Zero Carbon Buildings: A Framework Definition’	
Net Zero Carbon This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy: 1) be lean: use less energy and manage demand during operation 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site 4) be seen: monitor, verify and report on energy performance.	Net Zero Carbon Operational “When the amount of carbon emissions associated with the building’s operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.”	Net Zero Carbon Construction “When the amount of carbon emissions associated with a building’s product and construction stages up to practical completion is zero or negative, through the use of offsets or the net export of on-site renewable energy.”
Policy driven project target	Proposed adopted industry best practice target	Potential future adopted target

Whole Life Carbon = Operational Carbon + Embodied Carbon

Net Zero Whole Life Carbon = Operational Carbon + Embodied Carbon + Offsetting



10 Carbon Analysis & Sustainability

10.5 Operational Carbon

10.5.1 Lean, Mean & Green

This page summarises the lean, mean & green measures applied into the design and taken into consideration for the Part L modelling.

Lean

The new build followed a fabric first approach and has an efficient form factor and high-performance façade. Glazing ratio were also carefully considered not to exceed an average of 35%. External shading responding to orientation avoids excessive solar gains.

Measures were taken for the existing building to reduce the energy use of the building as possible within the restraint of the heritage.

- L.1 Efficient form factor
- L.2 High performance facade - Uvalue and air tightness considerations
- L.3 Spatial arrangement responding to the site and orientation – wider windows located at amenity areas
- L.4 Glazing ratios – no more than 35% glazing on average over all façades
- L.5 Shading responding to orientation and balancing heat gains - denser fins on upper floors
- L.6 Envelope thermally enhanced
- L.7 Window replacement

Mean

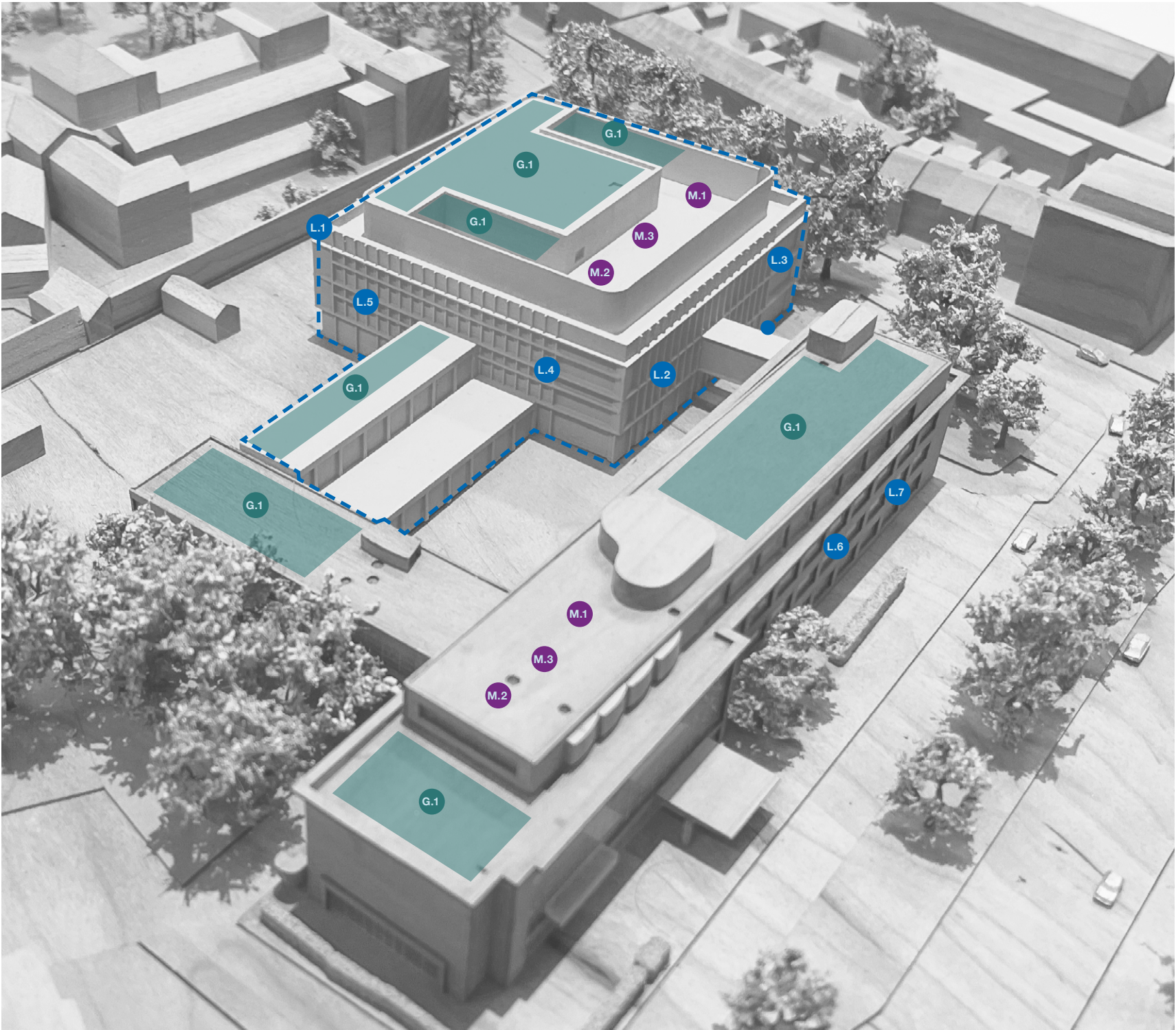
The HVAC system is fan coil units with air source heat pumps, and heat recovery. Summertime design temperature band is wider to avoid excessive cooling loads (23-27C). There is potential to open windows out of core hours.

- M.1 Mechanical ventilation with integrated heat recovery to enable low energy ventilation and good air quality
- M.2 All-electric MEP strategy to benefit from decarbonising national grid
- M.3 Installation of Air Source Heat Pumps for space heating, cooling and domestic hot water

Green

A minimum 20% of regulated campus wide energy demand shall be from on-site renewables, all roofs will have PV modules.

- G.1 Maximise renewables on site - PVs on roof



10 Carbon Analysis & Sustainability

10.5 Operational Carbon

10.5.2 Results

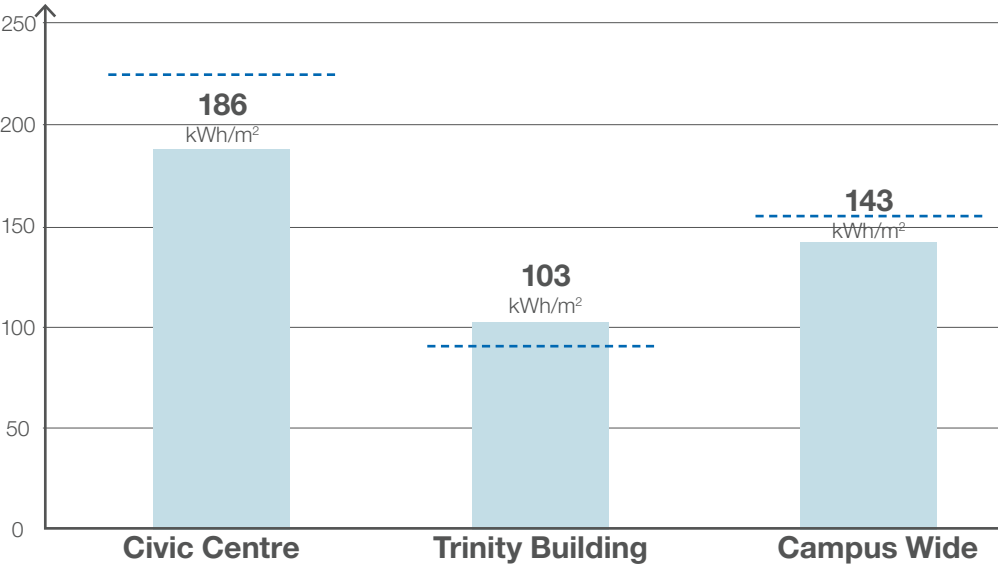
Energy in use

It is good practice to define targets based on industry benchmarks. The targets were split between Civic centre (existing building) and Trinity building (new build), as it is expected that a refurb will not perform as well as a new build due to limitations in building fabric performance. A campus wide target was derived based on area weighted calculation from the new build and existing building targets.

	Energy in use targets		
	Civic Centre	Trinity Building	Campus wide
target	225 kWh/m²/yr	90 kWh/m²/yr	155 kWh/m²/yr
source	RIBA 2030 Climate Challenge V1 2019 Target	UKGBC Energy performance targets for net zero carbon operational energy 2025-2030	Target is derived from the Civic Centre and Trinity targets area weighted

Below are the results of the TM54 model for both regulated and unregulated energy in use. This was calculated by Buro Happold.

Energy in use
(kWh/m² per year)



- KEY
- Energy in use - calculated
 - Energy in use - target

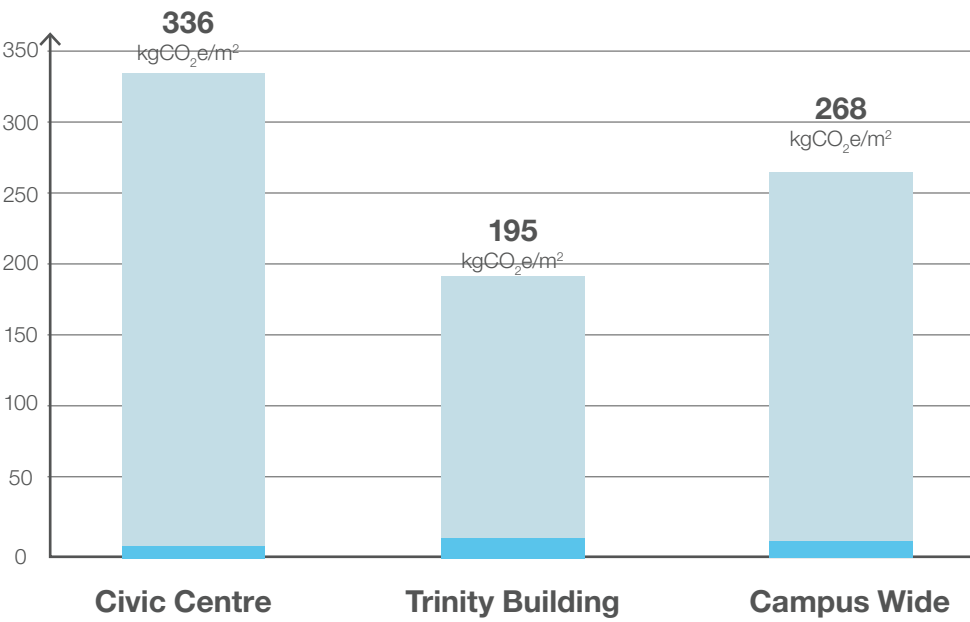
Operational carbon

The operational carbon emissions have been based on Buro Happold TM54 energy analysis.

The energy consumption of the development has been calculated for a life-cycle of 60 years based on the assumption that the annual operation energy consumption will remain the same throughout the life-cycle of the project. It was considered the UK average carbon intensity figure as produced by OneClickLCA 'Average future electricity, UK (2022-2082, for 60 years service life) based on Non-2050 compliant - Steady Progression 2050 scenario', which considers the decarbonisation of the grid by 2050. The factor is calculated based on RICS equation for future energy grid decarbonisation and data from Future Energy Scenarios, National Grid Electricity System Operator ESO 2020/2021.

The water use for all scenarios was based on the RIBA 2025 target benchmark of 13l/p/day. The information was input in OneClickLCA software and calculated both tap clean water and waste water.

Operational Carbon
B6 & B7 only (kgCO²/m²)



	Overall Carbon (tonnesCO ₂ eq)		
	Civic Centre	Trinity Building	Campus wide
Operational Energy (B6)	1,807	922	2,729
Operational Water (B7)	44	66	110
Operational Carbon	1,851	989	2,839

	Carbon per m2 GIA (kgCO ₂ eq/m²)		
	Civic Centre 5,505m²	Trinity Building 5,075m²	Campus wide 10,580m²
Operational Energy (B6)	328	182	258
Operational Water (B7)	8	13	10
Operational Carbon	336	195	268

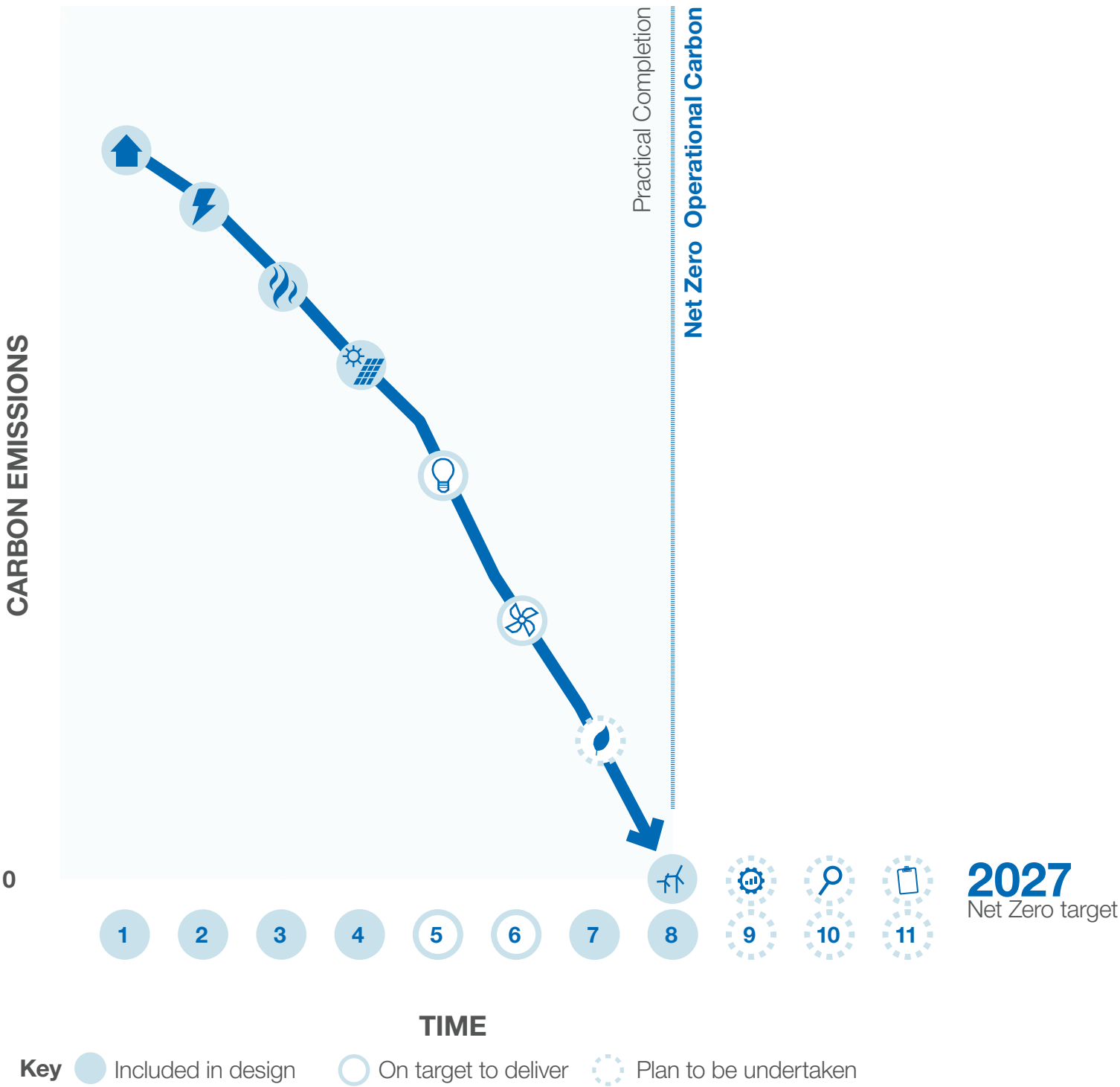
10 Carbon Analysis & Sustainability

10.5 Operational Carbon

10.5.3 Roadmap to net zero operational carbon

This graph is an illustrative roadmap showcasing the key steps needed for the project to reach Net Zero Operational Carbon by 2027 as per the London Borough of Haringey’s commitment to ensure all operational buildings become Net Zero Carbon by 2027.

Steps towards Net Zero Operational Carbon	
	1. Fabric first approach, targeting LETI standards for the New Annex
	2. Fossil fuel free through all electric systems
	3. Efficient MEP systems
	4. Maximise Solar PV where possible
	5. Meet industry energy use intensity targets
	6. Commission of building systems to ensure performance principles are met
	7. Responsible offsetting of carbon at practical completion
	8. Operational energy annually sourced from renewable energy sources
	9. Energy metering, monitoring, and optimisation
	10. Post occupancy evaluation
	11. Annual reporting



10 Carbon Analysis & Sustainability

10.6 Embodied Carbon

10.6.1 Assessment methodology

Scope of assessment

The Embodied Assessment has been conducted in accordance with BS EN 15978: 2011: (Sustainability of construction works - Assessment of environmental performance of buildings - Calculation method) using the RICS Professional Statement: Whole Life Carbon assessment for the built environment), over a 60-year study period, covering the modules A to C, excluding B6 & B7.

All the building elements listed in Table by the side have been included in the LCA Assessment, in line with the RICS Professional Statement.

LCA Software

The LCA Assessment has been conducted using the LCA software “One Click LCA” by Bionova.

“One Click LCA” is an industry recognised tool that produces results compliant with the international standards ISO 14044 and EN 159781 and it is certified with Quality System ISO 90012. “One Click LCA” has material life-cycle inventory carbon data that is compliant with EN15804.

The tool integrates data from nearly all of the available EPD platforms around the globe.

Building element group	Building element (NRM level 2)	Included in WLC?
Demolition	0.1 Toxic/hazardous/contaminated material treatment	N
	0.2 Major demolition works	N
0 Facilitating works	0.3 & 0.5 Temporary/enabling works	N
	0.4 Specialist groundworks	N
2 Superstructure	2.1 Frame	Y
	2.2 Upper floors incl. balconies	Y
	2.3 Roof	Y
	2.4 Stairs and ramps	Y
	2.5 External walls	Y
	2.6 Windows and external doors	Y
	2.7 Internal walls and partitions	Y
	2.8 Internal doors	Y
3 Finishes	3.1 Wall finishes	Y
	3.2 Floor finishes	Y
	3.3 Ceiling finishes	Y
4 Fittings, furnishings and equipment (FF&E)	4.1 Fittings, furnishings & equipment incl. building related and non-building-related	Y
5 Building services/ MEP	5.1–5.14 Services incl. building-related* and nonbuilding-related**	Y
6 Prefabricated Buildings and Building Units	6.1 Prefabricated buildings and building units	n/a
7 Work to Existing Building	7.1 Minor demolition and alteration works	N
8 External works	8.1 Site preparation works	Y
	8.2 Roads, paths, pavings and surfacing	
	8.3 Soft landscaping, planting and irrigation systems	
	8.4 Fencing, railings and walls	
	8.5-8.7 External fixtures, drainage, services	
	8.8 Minor building works and ancillary buildings	

Benchmarks

It is good practice to set targets for WLC emissions reductions and to track progress against them throughout the design development.

Currently, at the industry we have benchmark targets set by LETI, RIBA and GLA. Both LETI and RIBA targets have been aligned in the ‘Embodied Carbon Target Alignment’. GLA follows a similar target, with the current “aspirational benchmark” aligned with the RIBA 2025 targets.

For the campus wide, we are considering the following targets:

Upfront Embodied Carbon (A1-A5 exc. sequestration)

- Best Practice: LETI 2020 Design Target (Band C)
- Aspirational: LETI 2030 Design Target (Band A)

Life Cycle Embodied Carbon (A-C exc. B6&B7)

- Best Practice: RIBA 2025 Design Target (Band C)
- Aspirational: RIBA 2030 Design Target (Band B)

