

Clarendon

Cultural Plan

Northern Quarter

St William

Designed for life



Dallas–Pierce–Quintero

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Left: Racheal Champion's
Course and Flow

An architectural rendering of a modern multi-story residential building with a grid-like facade of windows and balconies. The building is surrounded by trees with autumn foliage. In the foreground, a paved street and sidewalk are visible, with several people walking and a person on a bicycle. A street sign on the left reads "CLARENDON ROAD".

Our Cultural Ambition for Clarendon Gasworks

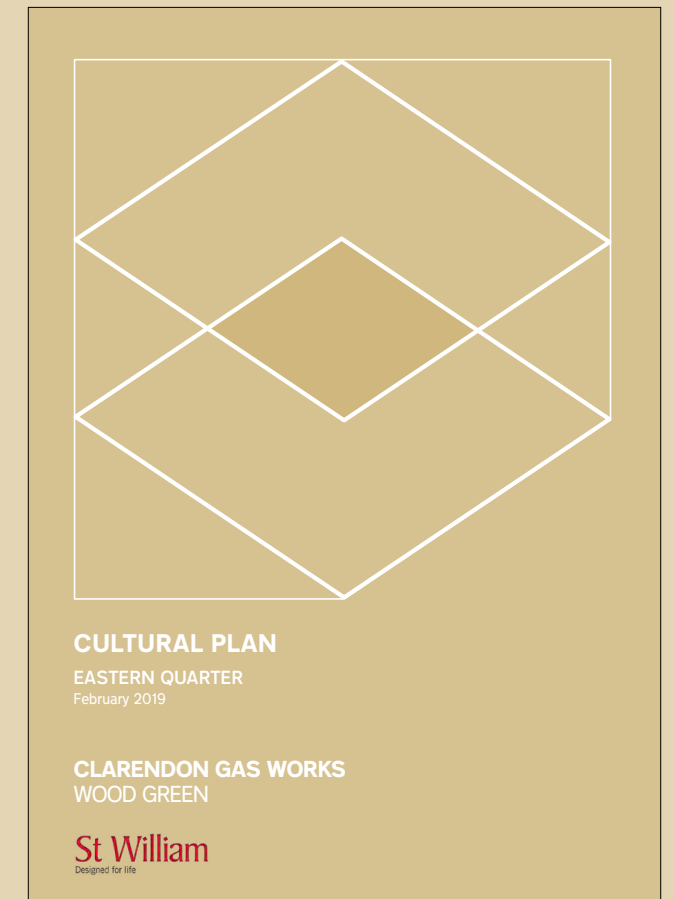
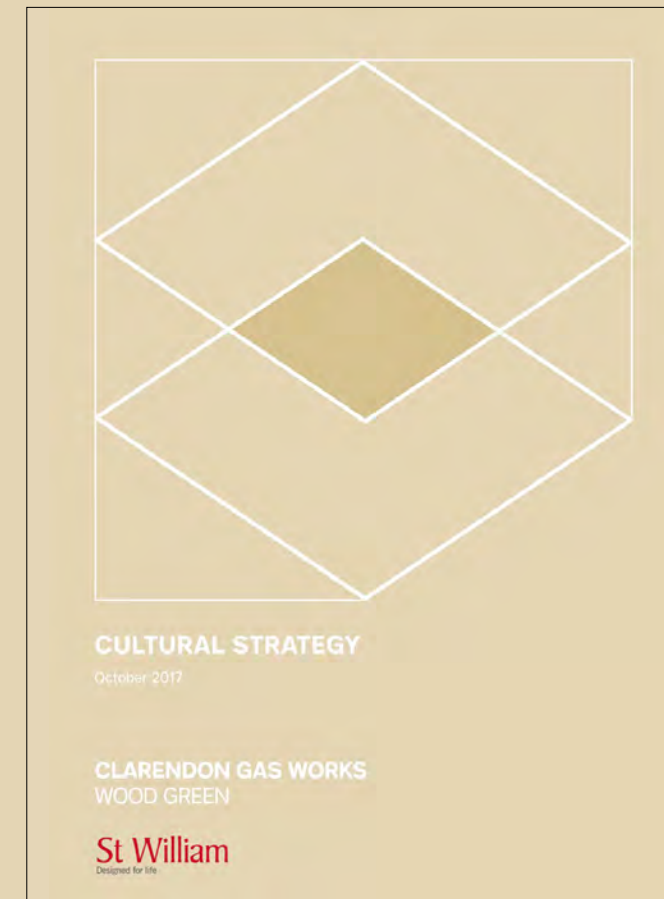
The Cultural Strategy for Clarendon Gasworks seeks to use culture and the arts as a means to engage both existing and new communities to strengthen a sense of place and to help create a sustainable community.

Introduction

This Cultural Plan serves to develop the Clarendon Gasworks Cultural Strategy within the delivery of the Northern Quarter.

The Clarendon Gasworks Cultural Strategy was submitted as part of the approved 2018 Masterplan Planning Submission for Clarendon Gasworks and sought to provide a blueprint for the growth of arts and culture throughout the phased development.

A Cultural Plan will accompany the detailed planning application for each stage of the development and in 2019, a Cultural Plan was developed for the Eastern Quarter. This document sets out the final Cultural Plan for the development and covers Development Phases 4 & 5. It is recommended that this document is read alongside the Outline Cultural Strategy and Eastern Quarter Cultural Plan.



Right; Clarendon Gasworks
Phasing development plan

The role of Culture & Community

Berkeley Homes has a community focused approach where the enjoyment of culture is not only an end product of the development, but in considering its role in bringing people together, culture can be used as a tool to help drive the design process and create a sense of place.

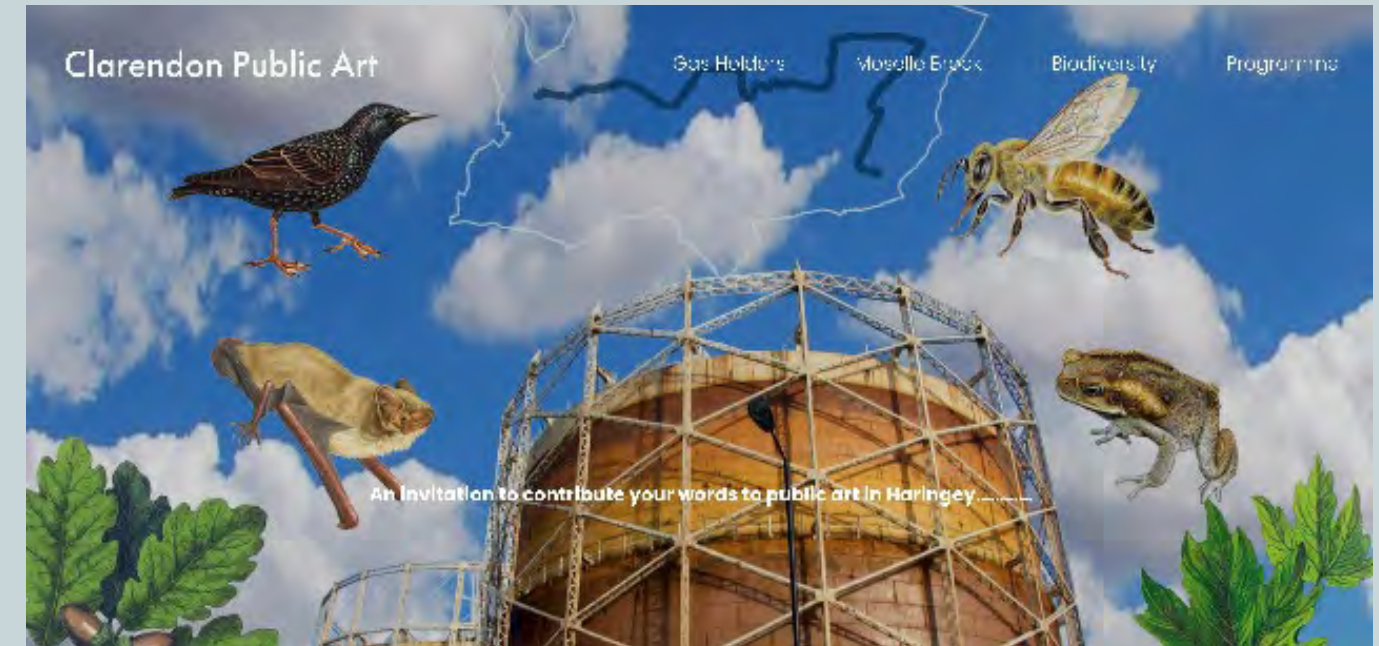
This community-led approach is underpinned at each design phase. This approach helps to focus direction and design team decision-making at the strategic level to work towards the aim of embedding the development within the existing and establishing a sustainable community at Clarendon Gasworks.

During outline development phase, acknowledging and working with the adjacency of the Chocolate Factory cultural hub led to the commissioning of meanwhile activation in the Olympia trading estate.

Similarly this approach has influenced the phasing of the project; completing the Pocket Park in the first phase will establish the heart of the development as a welcoming public space for all, a place for existing residents and the new community to relax and make links.

This Cultural Plan will similarly continue this approach, taking its cue from the unique characteristics of the existing site and developing contextual and historic themes to ensure that the relevance of these narratives are continued within in the final scheme.

The previous Cultural Plan for the Eastern development has already delivered the first of several public art commissions, developed in consultation with the local community via a bespoke project website.



Interpretation Brief for Eastern Quarter

Interpretation Brief

The interpretation brief was developed with the client following the adoption of the Clarendon Gasworks Cultural Strategy and the Eastern Quarter Cultural Plan.

The vision was to embed with the new development a family of interpretation artpieces, revealing the site's history and rooting the development within its context.

Both strategies sought to create opportunities to embed culture and the arts within the development, strengthening community cohesion and sense of place, building on the following themes as the primary cultural themes for this phase:

- The former Gasworks
- The Moselle brook
- Biodiversity

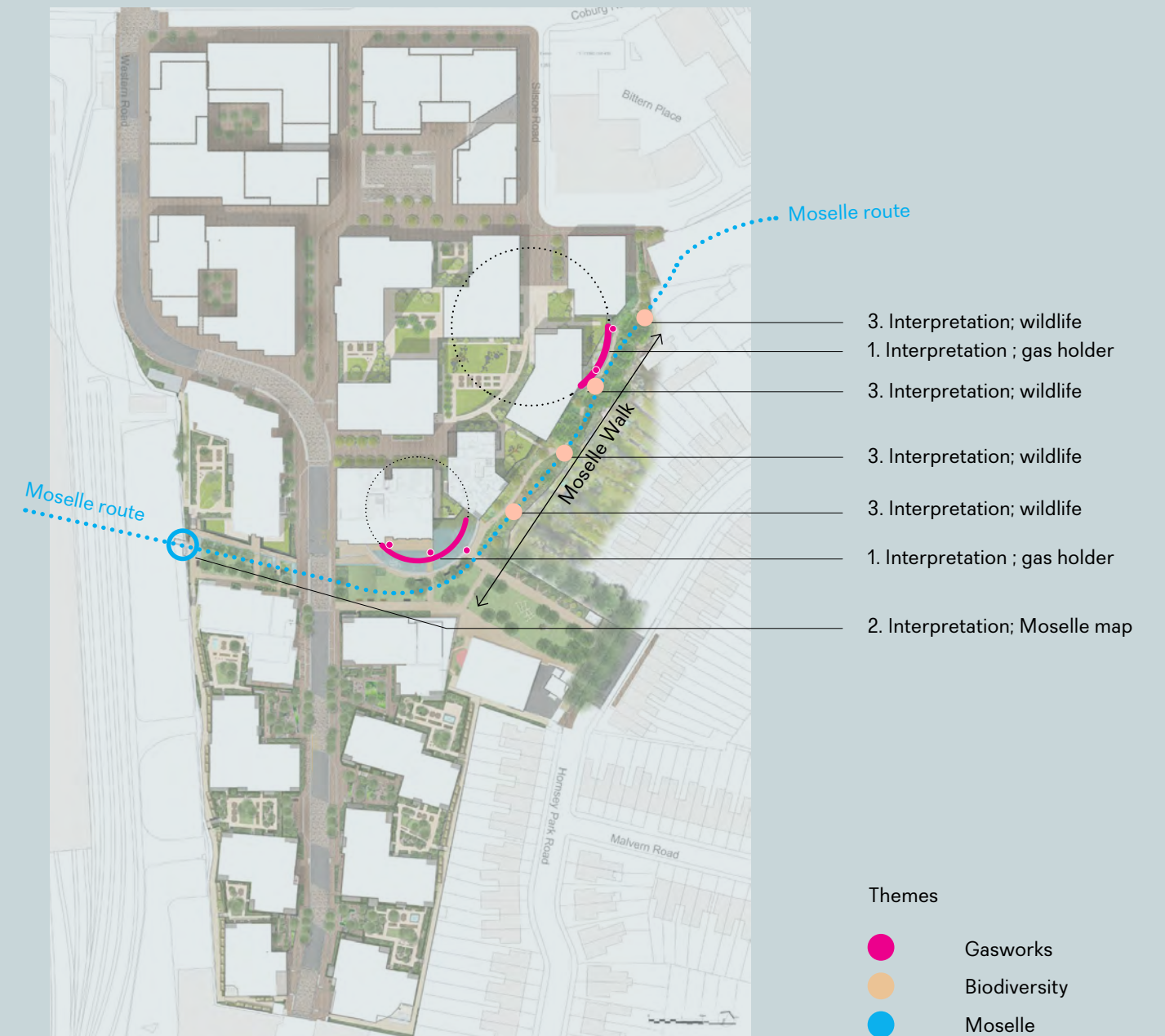
Each of these themes correspond to a discrete interpretation project that together link the site to its surrounding context and strengthen its historic narrative.

Course & Flow Commission

Course & Flow is the first commission to be delivered in compliance with the approved Eastern Quarter Cultural Strategy. The brief for this artwork is to highlight the presence of Moselle near to where it is briefly visible and audible as it flows into the site before it is culverted.

The role of interpretation in this project is to give park users and residents illustrative information about the Moselle and its route, from its starting spring in Highbury, through the site to the River Lea.

Forthcoming artworks will include 'Remembering Giants' using embedded text in retained gasholder foundations - celebrating these with inscriptions provided by the local community, and Boulders of Biodiversity', highlighting local plant and animal species with imagery and text along a nature walk following the course of the Moselle brook.



Course & Flow

Course and Flow is a sculpture and seating apparatus that commemorates the Moselle Brook, a hidden river that flows through the London borough of Haringey in the form of a topographical map.



Boulders of Biodiversity

Boulders of Biodiversity are a series of sandblasted natural stones depicting images of a range of species that can be found around the Moselle River Walk. Each boulder features a variety of species, from invertebrates to birds to small mammals and trees. This diverse assortment of organisms is intentionally arranged together to highlight the interconnectivity within ecosystems.



Remembering Giants

Remembering Giants is a collection of texts and graphic images commemorating Gas Holders Number 1 and 2. Remembering Giants is one of 3 interpretation artworks that have been commissioned for the North-eastern Quarter of the new Clarendon Development. The design focuses on words and symbols that convey the presence of these monumental post-industrial structures, specifically their scale, function and meaning for residence in the area.

The artwork will adorn the surface of the edge of Hornsey Park's water feature, representing a section of the diameter of Gas Holder Number 1.



The Northern Quarter Development

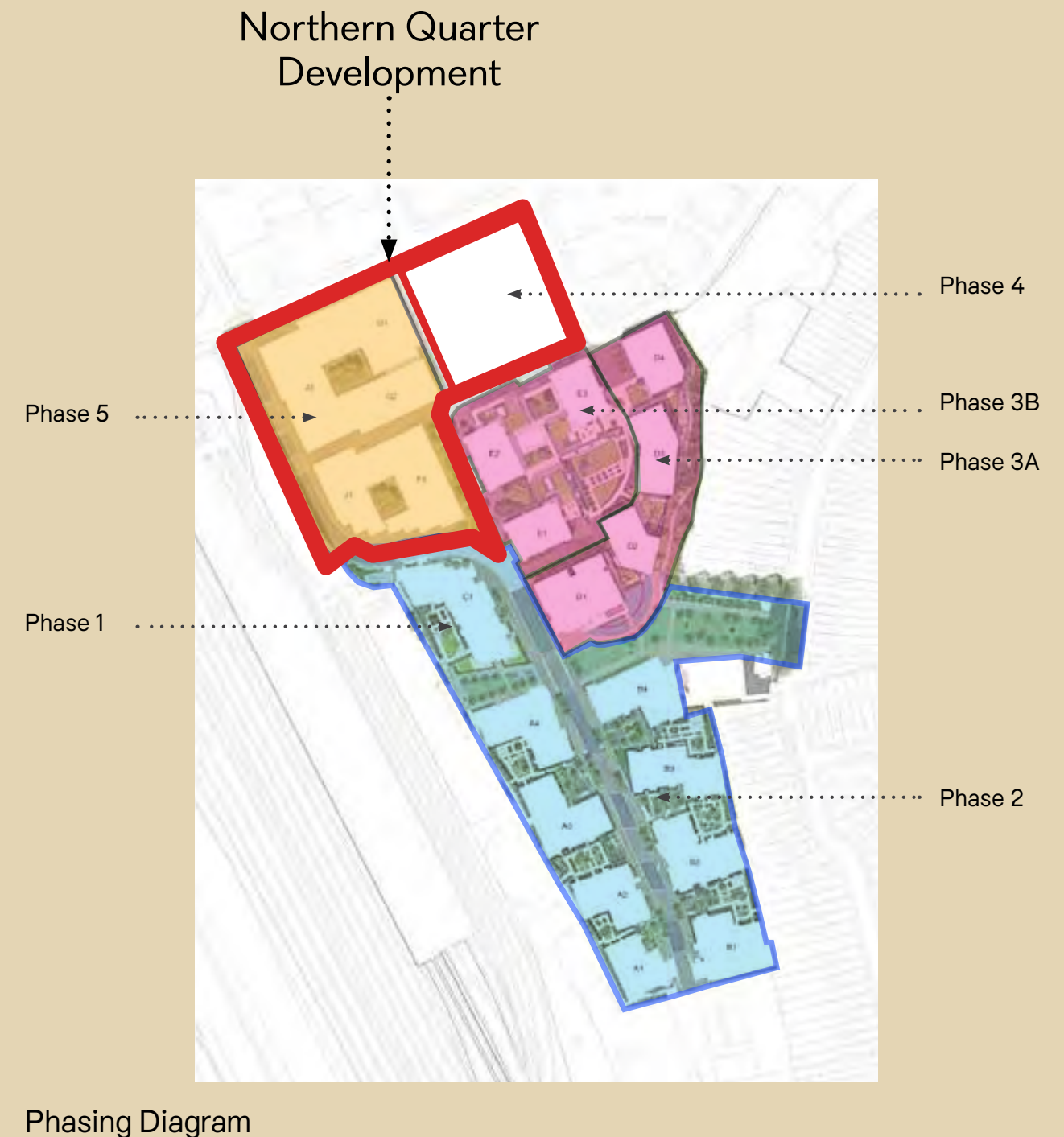
This quarter comprises 13,622 sqm and is programmed for Phases 4 & 5 of the overall development. Phase 4 comprises of Blocks H1, H2 & H3 bordering Coburg and Silsoe roads and provides 377 new homes.

This phase also includes the delivery of the 240sqm of ground floor commercial, retail and food & beverage space and the delivery of significant new public realm in the form of a new public square and cycleway.

Phase 4 will replace the existing industrial units on the Olympia trading estate currently occupied by meanwhile tenants, including Collage Arts.

In addition, the Northern Quarter encompasses the northern boundary of the site along Coburg Road, and Haringey's Cultural Quarter, and leading towards Wood Green Highstreet and Underground connections.

The final Phase 5 will add a further 399 new homes and complete the Clarendon development.



Context

One hundred and fifty years ago, Clarendon Gasworks was a major local employer, creating a hub of activity in the heart of Wood Green, directly connected to the railway and a forerunner in new engineering and technology.

During the years following its decommissioning, the site fell quiet, as nature grew around the steel remnants of the gas holders and the site became a green backdrop to the community of Haringey.

Today focus has once again shifted towards the gasworks, and together with renewed investment in the borough's Cultural Quarter to the north, is the opportunity to reshape this area of Haringey as an exciting new neighbourhood for living and working.

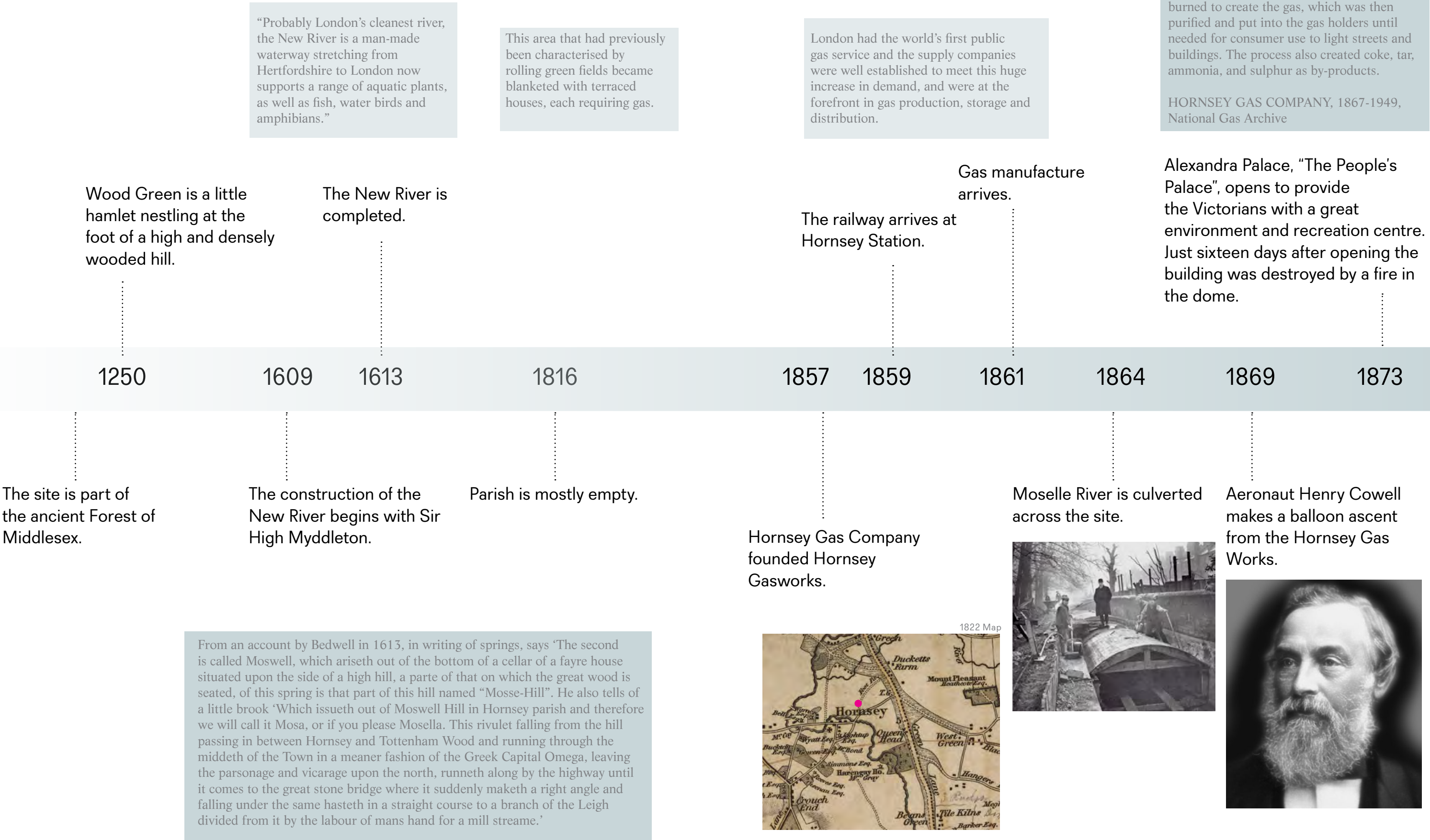
The completion of the Northern Quarter will create the opportunity to strengthen the connection with Haringey's town centre and plug into its Cultural Quarter, centred around the redevelopment of the Chocolate Factory site, linking to this via significant new public realm leading to a new public square offering spaces to engage in social and creative activity.

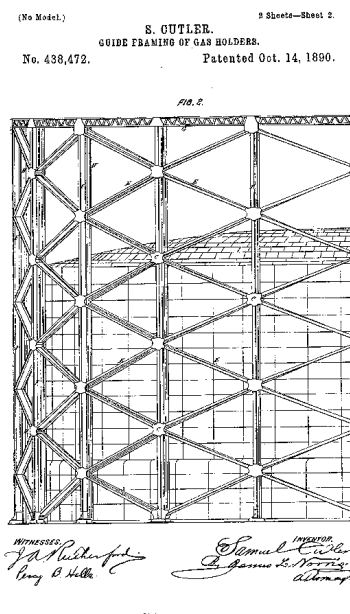
This chapter offers a brief outline and update on relevant themes of the area's context and history which we are looking to build upon in this Cultural Plan for the Northern Quarter and builds upon the previous Cultural Plan for the Eastern Quarter. It should be read alongside the outline Cultural Strategy which covers these topics in more detail.

Right: Visual looking towards Coburg Road



Site History





Gasholder 1 is built Cutler's Patent helically girdered guide frame. It featured a particularly interesting latticework frame, patented by Samuel Cutler & Sons of Millwall. The latticework provided for an incredibly strong and durable structure and influenced the work of many structural engineers and architects.



1900 OS map

Clarendon gasworks are modernised.

The following is taken from Cassell's "Greater London", 1898:- "Twenty years ago, or even less, Wood Green was a retired country spot, hemmed in by green lanes, and shady hedgerows, and having here and there a cosy tavern and tea gardens, whither the ruralising cockney might betake himself - or herself , or both - in the summer time. The transformation here, however, is almost as great as at Finchley. Since the establishment of the Alexandra Palace, and the formation of a railway through its centre, Wood Green has become quite a busy town, built round the large open space which was once a green, and fringing the Southgate Road.."



Livingston Studios up the road on Brook road is the unassuming location for recording seminal music albums such as Buena Vista social club to Bjork's Debut.

North London Gas board acquires the gasworks.

Gas Holder No. 2 was dismantled, leaving the two remaining gas holders.

1949

1957

1970

1996

2004

2005

Hornsey is seen as a country village.

In 1881 the population of Hornsey was 11,082 and in the 20 years up to 1901 it grew by an additional 61,000 new inhabitants.

Barratts confectionary arrives and flourishes in the building now known as the Chocolate Factory.



Liquefied fruit pastille production at Barratts Confectionary Works, ©Historic England

Hand stoked retort houses are rebuilt.

These large buildings were central to the gas making process, containing the retorts in which coal was stoked by hand and burned to give off gas which was then purified and stored in a nearby gasometer. Little changed in their technology during the nineteenth century.

Gas making ends, the site is used as a holder station.

Collage Arts moves into the Chocolate Factory, converting derelict units into artist studios.



Gas Holder No. 1 & No. 3 are decommissioned due to improvements in the way we store gas, allowing it to be kept safely in the underground piped rather than in gas holders.



Ecological impact survey undertaken and highlights several species including son thrushes, pipitrelles and hedgehogs which are considered to be of potential value on and/or immediately adjacent to the Site.



The first of the interpretation works by Rachael Champion is installed on site. Course & Flow celebrates the Moselle Brook that runs beneath the site.

Parkside Malvern Residents Association successfully lobby for funding to create the Hornsey Park Community Garden Project, a green gateway to Hornsey Park road.

Gas Holder No. 1 & No. 3 are dismantled, the first step towards bringing the land back into beneficial use. Remediation works to decontaminate the land commences.

Eastern Quarter Cultural Plan developed and submitted with detailed proposals for Phase 3 of the Clarendon Gasworks development.

Northern Quarter Cultural Plan developed and submitted with detailed proposals for Phases 4&5 of the Clarendon Gasworks development.

2018

2019

2020

2021

2023

Outline planning permission is approved for Clarendon Square development by Make Architects for National Grid Property and the LDA.

Hedgehog spotted in terrace garden on Hornsey Park Road

National Grid is granted planning permission for an amendment to the 2012 permission to allow the demolition of the gasholders, site preparation and construction of the pressure reduction station in advance of the submission of the reserved matters applications for future redevelopment.

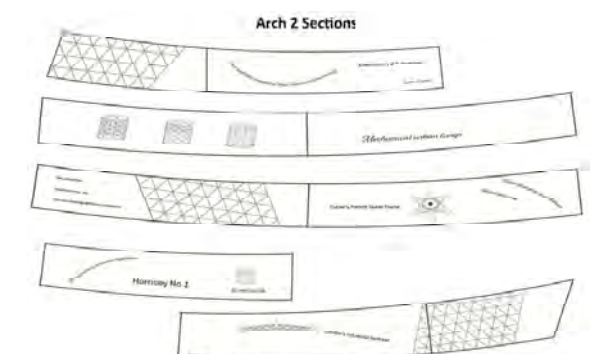
Outline Masterplan & Cultural Strategy planning application submitted to London Borough of Haringey

Haringey Council approve mixed-use plans by Panter Hudspith / LDA



Acclaimed artist Rachael Champion is commissioned via open call to deliver a family of interpretation artworks for Phase 2 & 3 of the development.

New public realm and playground Hornsey Park opens to the public off Hornsey Park Road.



The Northern Quarter Cultural Themes

The Clarendon Gasworks Cultural Strategy submitted as part of the approved 2018 masterplan drew upon both the site's historical context and its existing cultural setting to propose 4 key themes:

1. Celebrating local history
2. Greening
3. Encouraging creativity
4. Bringing people together

The Clarendon Gasworks Cultural Strategy attributed the following themes to be developed within the Northern Quarter development, and these have been expanded with agreement of the design team to include;

- Connecting with the creative community
- Encouraging Biodiversity
- Outdoor rooms
- Festivals & Events

Clarendon Cultural Strategy themes



Community Consultation

The cultural plan for the Northern Quarter has been developed in consultation with stakeholders and with public consultation.

As a stakeholder, we engaged with Collage Arts to help develop this cultural plan and identify opportunities to create a platform for arts and creative activity within the Northern Quarter. These discussions, which have included a review of aspirations for the new public square, have informed the development of the cultural proposals for the Northern Quarter.

As part of the statutory consultation and engagement, residents were also given the opportunity to put forward suggestions on the naming of the new square, under three themes, 'People & Community', 'Celebrating (Cultural) Heritage' and 'Nature & Wildlife'.

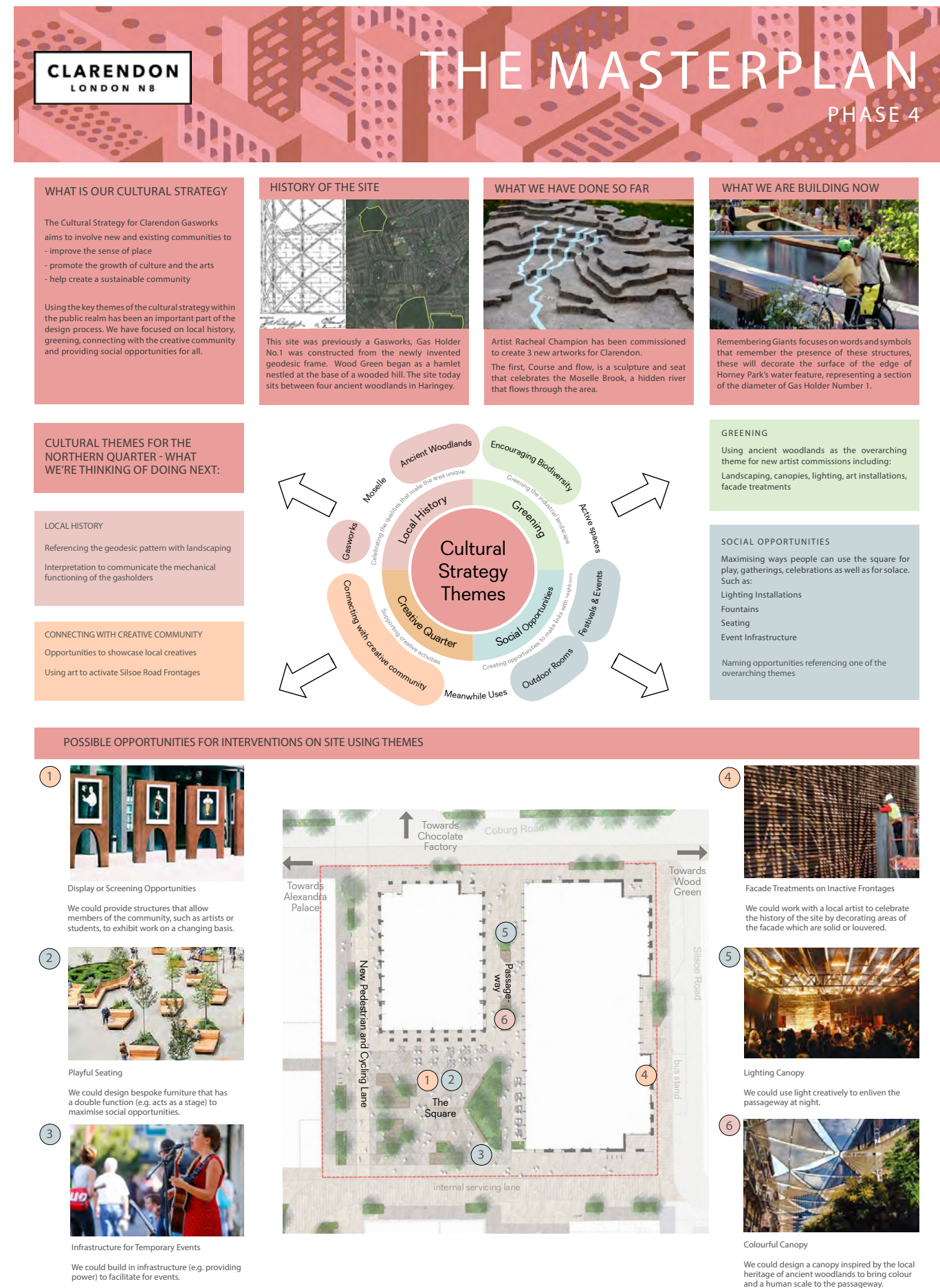
Within new public art commissions, there are be multiple opportunities to involve the local community, including:

- Consulting the community on the strategic plans for commissioning projects.
- Appointing a member of the community as part of each project's steering/commissioning group to take part in key decision making.
- Ensuring that direct community engagement is a core part of artists briefs.
- Presenting design options/progress to the community at drop-in events.
- Engaging schools and other groups in project-related art workshops to create learning opportunities and exposure to arts professionals.
- Considering ways in which the community can be involved in the fabrication or installation of the artworks.

- Seeking feedback and evaluation from the community on finished art projects so that this learning can feed into subsequent projects.

There are a variety of local organisations, groups and venues who could be invited to take part in future community engagement:

- Local businesses
- Collage Arts
- Alexandra Primary School
- Heartlands High School
- Parkside Malvern Residents Association
- The community HUB Haringey
- West Indian Cultural Centre



Right: Consultation board showing cultural strategy themes and project proposals. Below: 17th Nov Public Consultation event.

The Northern Quarter Cultural Projects

This section describes five cultural projects with the potential to be delivered as part of the Northern Quarter phase, and sets out initial briefs, opportunity for consultation and phasing.

Within the development of the Northern Quarter, “Connection with the Creative Community” will be developed as the primary cultural theme. This core theme is reflected in the ambition to house creative activity on site.

The development of future cultural projects will include dialogue with Collage Arts as a Cultural Stakeholder in the development.

Secondary themes include the “Gasworks”, “Outdoor Room”s and “Festivals & Events”

Proposed interpretation panels and wayfinding within the Northern Quarter will continue the design palette and graphic language previously developed.

Wherever possible, projects will draw upon local knowledge and expertise, either through engagement during the design or commissioning local historians, artists or fabricators.

Projects will be embedded within the built environment, ie forming part of the landscaping and architecture.

References to history will aim to facilitate an understanding of the people, cultural activity and social context that have shaped the fabric of Haringey.

The role of history may add another layer of meaning to way-finding and assist with navigation through the site and connect to adjoining neighbourhoods.

Proposals will embrace the future of the site and community and may consider the use of new technologies in augmenting the user experience.

Wherever possible, proposals will create opportunities for young people to engage with and benefit from culture-led initiatives.

Project 1 – Geodesic arcade canopy

Initial brief

This project proposes to create a new geodesic canopy over the new pedestrian route from Coburg Road to the square, with a contemporary geodesic pattern reminiscent of the former gasworks, creating a northern gateway for the development and connecting with Haringey's Cultural Quarter.

The gasworks were a major employer in the area, and the new commercial units will mark the beginning of the site's next era of enterprise and employment. The commission should take inspiration from Cutler's Geodesic Structural Patent in the geodesic form of the canopy. Architecturally, the canopy can assist in creating a visual break between ground and upper residential levels, thus helping to bring the pedestrian experience between the new buildings to a human scale.

Commissioning

This project is envisioned to be a direct commission through D-P-Q working in close collaboration with Sheppard Robson and structural engineers.

The commissioning of the artwork could be through an open artist call and/or via direct approaches to specialist lighting designers to encourage their application

The commission will invite expressions of interest to select an initial short-list of 3/4 artists, who will be invited to interview. The interview selection panel shall include project-wide representatives, including the client, design team and cultural representative.

Consultation

This proposal has been developed following consultation with the community and stakeholders and aims to recognise the gas holder heritage through a contemporary sculptural canopy.

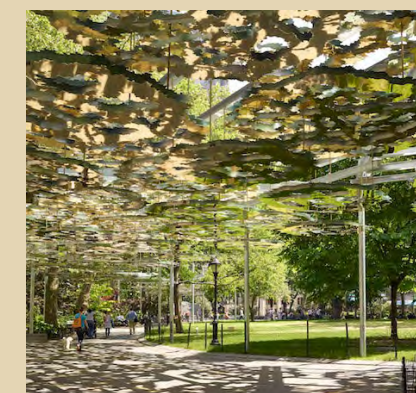
Timescale

This project will be developed within the detailed design phase of the landscaping and architectural proposals and delivered within Phase 4.

Precedents



Artist visualisation of potential canopy design



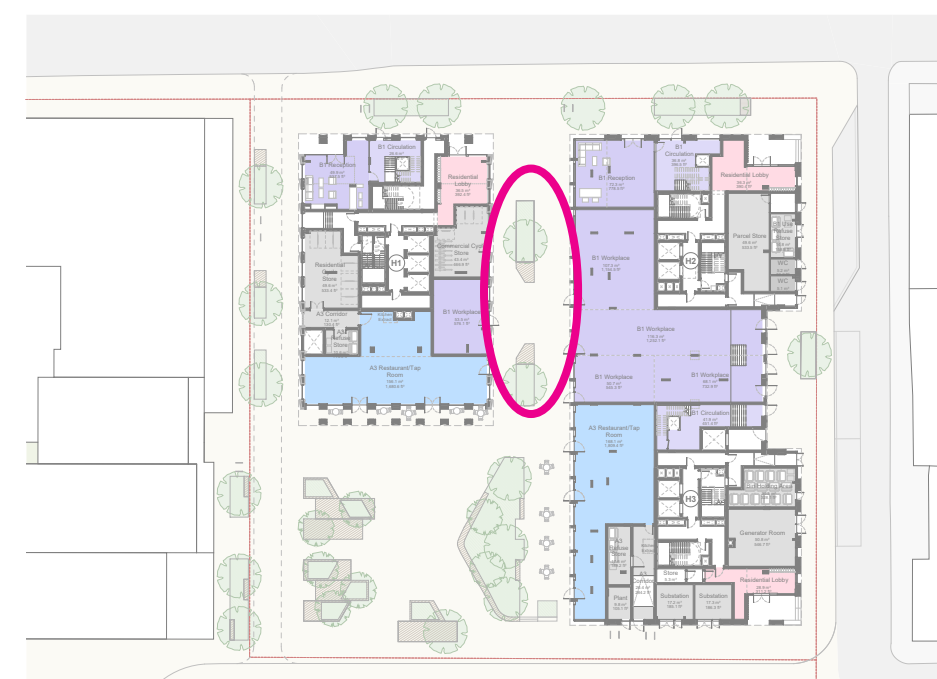
Precedent showing dappled light through shading



Precedent showing circular lighting examples

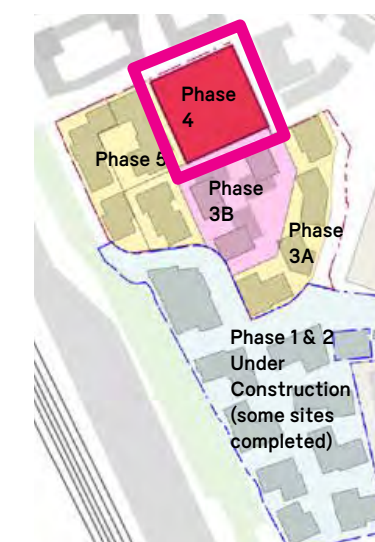


Precedent showing catenary lighting



Left: Proposed project location

Below: Key plan



Project 2 – Multi-purpose seating & event infrastructure

Initial brief

Integrated within the landscape, multi-purpose stepped seating will create opportunities for a multitude of different uses: sitting, reclining, playing or as a elevated platform for small scale performances.

In tandem, integrated infrastructure within the landscaping, including power and data connections and ground anchors will provide flexibility for future programming of events, including markets, screenings or performance.

Commissioning

This project will be developed by the project design team and delivered within Phase 4. Specialist advice for sound, power and lighting may be sought at detailed design phase.

Consultation

This project has been devised through conversation with creative stakeholders and their input will be sought as the details develop to ensure designs are future proofed to meet a range of requirements.

Timescale

This project will be developed within the detailed design phase of the landscaping and architectural proposals and delivered within Phase 4.

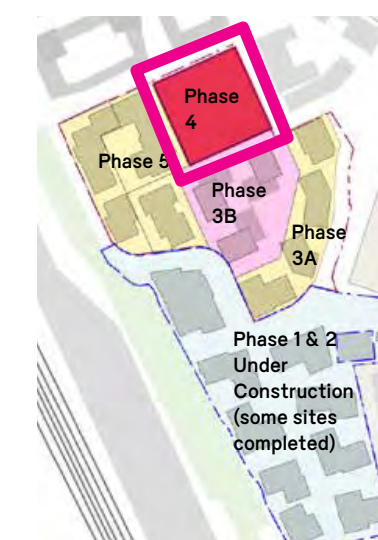
Precedents

Clockwise from right
Paternoster Square
screenings; sculptural
seating; foodmarket



Left: Proposed project location

Below: Key plan



Project 3 – Street furniture

Initial brief

With the further provision of new public space for Phase 5 including seating and street furniture, this proposal considers the design, colour and materiality of these as an opportunity to give unique character and contribute to place shaping.

Bike stands, lighting columns, balustrading, tree grills are all opportunities for creating a distinctive sense of place.

Commissioning

This project is envisioned to be a direct commission through D-P-Q working in close collaboration with the landscape architects.

Whilst D-P-Q/landscape architects would lead on the realisation of the project, the commissioning of the artwork would be through an open artist call. We shall publicise the brief within the local artist network to enable local artists to apply.

The commission will invite expressions of interest to select an initial shortlist of 3/4 artists, who will be invited to interview. The interview selection panel shall include project-wide representatives, including the client, design team, local resident representative and cultural representative.

Consultation

This proposal has been developed following consultation with the community and aims to create a distinctive sense of place.

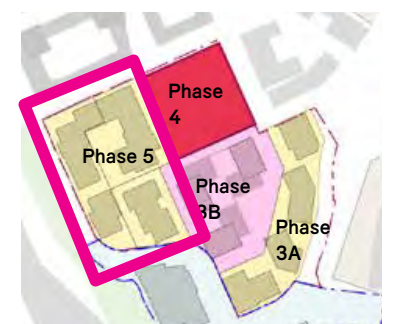
Timescale

This project will be developed within the detailed design phase of the landscaping and architectural proposals and delivered within Phase 5.

Precedents



Clockwise from above left; Historic Balustrade, D-P-Q for Bournemouth Christchurch & Poole; Tree Grill, Simon Periton; Multifunction seating at Elephant Park, London; Sculptural Seating, Raw Edges Greenwich; Colourful bike stands, Elephant Park



Right: Key plan

Project 4– Artwork Hoarding

Throughout the construction programme, there will be opportunities to use the hoardings creatively, and invite the local community to contribute. Our aim is to create a platform for the identity to emerge constructively. In this way, place-making becomes a collaborative process, shaped by the community.

The phasing of the development allows different approaches to be trialled.

Previous phases have worked with local schools to create art hoardings.

For the Northern quarter, there will be a highly visible section of the hoarding on Coburg Road facing the Cultural Quarter. Here, the opportunity is to use the hoardings as a canvas to tell the history of the site through creative means, drawings, writing, photography, extracts could help convey the evolution of Clarendon Gasworks.

The commissioning of the artwork will be through an open artist call. Their brief will be to work with the local community, especially long-term residents to uncover stories about living near the gasworks. We shall publicise the brief within the local artist network to enable local artists to apply.

The commission will invite expressions of interest to select an initial short-list of 3/4 artists, who will be invited to interview. The interview selection panel shall include project-wide representatives, including the client, design team, local resident representative and cultural representative.

Consultation

This proposal has been developed following consultation with the community and aims to recognise and celebrate creative, social and industrial heritage of the site.

Further engagement with the community - ie local schools may be incorporated within the artist's brief.

Timescale

This project will be developed within the detailed design phase of the landscaping and architectural proposals and delivered within Phases 4 & 5.

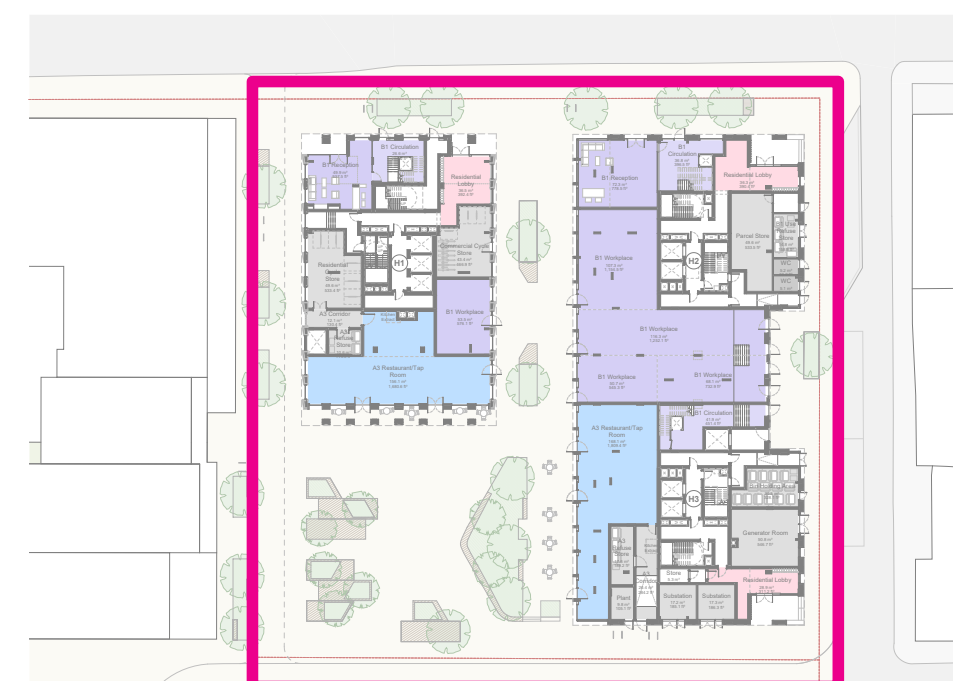
Precedents



School visit to see completed hoarding by Simon Periton, commissioned by D-P-Q for Osiers Road, Hill developers

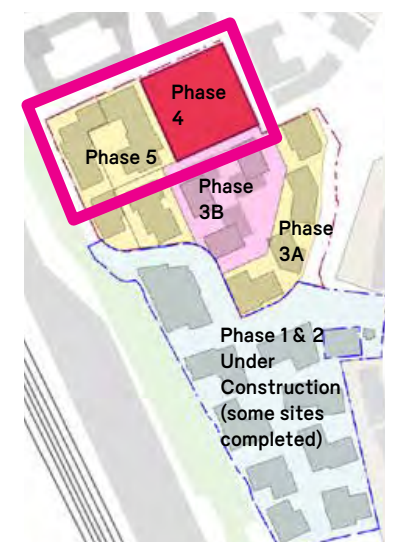


Liverpool Central Library Timeline Hoarding



Left: Proposed project location

Below: Key plan



Construction Phases

Initiative

Pre-
construction

1

2

3

4

5

[illegible]

● Commissioning/ Preparation

 In use

Commissioned by

St William

Cultural Consultants

Dallas-Pierce-Quintero

About Dallas-Pierce-Quintero

We're passionate about using art and design to enrich people's lives. We enliven public spaces, craft beautiful architecture, create meaningful public art and envisage cultural strategies for places experiencing change.

Our experience in delivering art and architecture projects gives us a unique advantage in working with local government, developers and cultural organisations to develop cultural strategies for places undergoing transformation.

We have successfully delivered cultural strategies for developments across the UK, each with their own unique challenges and aspirations.

This work is highly site-specific; exploring places, spaces and engaging the people that inhabit them through on-going dialogue to highlight existing cultural assets and define a foundation from which to build a vision for the future.

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