

Project	Wood Green Library Terraces	Address	Haringey Council 225 High Road Wood Green London N22 8HQ
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INTRODUCTION

This design and access statement is in support of the Wood Green Library terraces balustrade planning application.

SUMMARY

The Wood Green Library Terraces (WGLT) project is a community food growing/education space, feeding into local supply-chain, up skilling communities to grow culturally specific foods, raising awareness of carbon footprint and food sovereignty.

The project aims to engage existing community groups to work together to plant/grow/harvest/eat/shop/deliver local, healthy, plant-based produce.

The project makes use of the existing terraces and planters of Wood Green Library which to ensure user safety are currently inaccessible to the public due to them not having balustrades.

PROJECT CONTEXT

This project has grown out of another similar project called Eat Wood Green (EWG) based at Bury Road Car Park which has been in development over the past 4 years.

EWG has been temporarily put on hold while issues with the existing building are resolved. This project aims to deliver some of the same benefits of EWG in the short to medium term working with the same project partners.

PARTNERS

WGLT is a collaboration between the following partner organisations:

PUP ARCHITECTS

Role: Developing the architecture and vision for the site.

UBELE INITIATIVE

Role: Project management, design, community engagement, marketing, partnerships.

BLACK ROOTZ

Role: Main operator delivering education programme and workshops, social prescribing and food growing.

HARINGEY COUNCIL

Role: Regen, landlords, community engagement, planning, design/build management, licensing/permissions

WOLVES LANE CONSORTIUM

Role: Community engagement and network, education, supplying plants through their nursery.

WORK TO DATE

PUP were appointed in January 2024 and have been working through RIBA stages 0-4 since then working with the partners and stakeholders to develop a detailed brief and concept design coordinated with the business plan. Following a pre-application meeting we were advised to submit a planning application for the new balustrade which forms a key part of the project.

ENGAGEMENT

This project aims to build on the strong and embedded engagement of the Eat Wood Green project. We have drawn on knowledge from the previous project about its partners, users and volunteer networks to inform the ethos and design approach.

Design proposals have been developed iteratively with stakeholder feedback including from Library staff, Ubele, Black Rootz, and Haringey Council.

During the lifespan of the project the space will be used to engage local communities through educational and volunteer workshops maintaining the planting on the terraces.

PROJECT VISION

The vision for Wood Green Library Terraces and this project is,

Transformation through food growing

This is supported by our mission which is,

To diversify Wood Green, support the emergence of a food-based identity for the area, enhance community cohesion and address local challenges; creating opportunities for those most affected by the pandemic and the cost-of-living crisis.

GROWING

Decorative plants, specialist crops, culturally specific crops.

EDUCATION

Green skills, schools, individuals, stand alone skills, pathways to employment.

SOCIAL PRESCRIBING

Green skills, well-being, volunteering.

WELL-BEING

Socialising, events, volunteering, community.



Some of the plants to be grown by Black Rootz:
Tobacco, Grapes, Papaya, Melon, Yam, Callaloo,
Scotch Bonnet, Black Grape, Okara, Ginger, Chilli,
Guava, Bannana, Kiwi.

THE EXISTING BUILDING

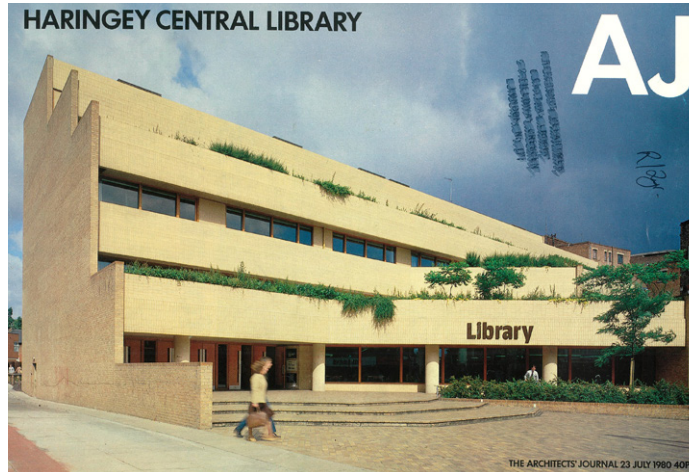
The 5 floor building was completed around 1980. The building is formed from 5 levels with terraces which step up in a ziggurat form facing East.

The library occupies the ground, first and second floor with offices on the 3rd floor not open to the general public. Public levels are connected with a large atrium. The 1st, 2nd and 3rd floor all have terraces with built in planters. The 4th floor is dedicated to plant and is not accessible.

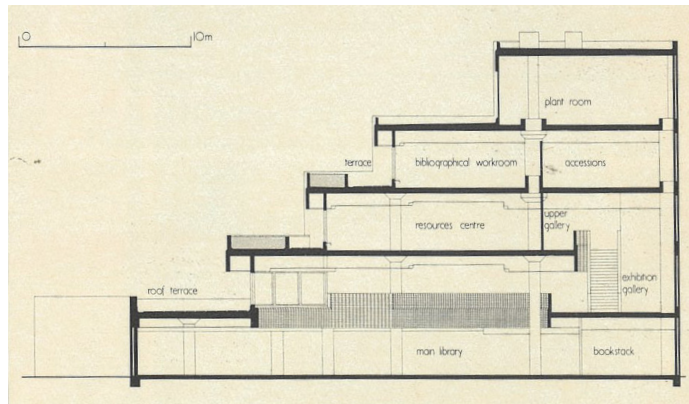
The building has been substantially modified over the years including replacing the blonde tiles of the facade and painting a large mural on the entire Southern flank wall. A shopping centre has also been built to the rear of the building which shares the street entrance with the library.



Aerial view of building today



Street view (from the Architects Journal, 1980)



Building section (from the Architects Journal, 1980)



The building today



The 3rd floor terrace today

LEVEL 1 SCOPE

The proposed 1st floor terrace garden is accessed via a new ramp running through an adjacent classroom on level 1. The terrace and classroom are therefore the main public spaces of the project and include the key design elements below to make it safe, enjoyable and functional.

SUBJECT OF THIS PLANNING APPLICATION:

- New balustrade

WIDER DESIGN INTERVENTIONS THAT SIT OUTSIDE THE SCOPE OF THIS APPLICATION:

Outside:

- New timber decking to terrace
- Outdoor furniture, hand washing and boot cleaning area
- Outdoor tools shed
- Greenhouse
- Timber screen to existing M+E equipment
- Decorative festoon lighting
- 2nd fire escape door from terrace

Inside:

- Fitted ramp
- New cupboards and shelves
- Replace kitchen units with new
- Meeting table and chairs

AREAS

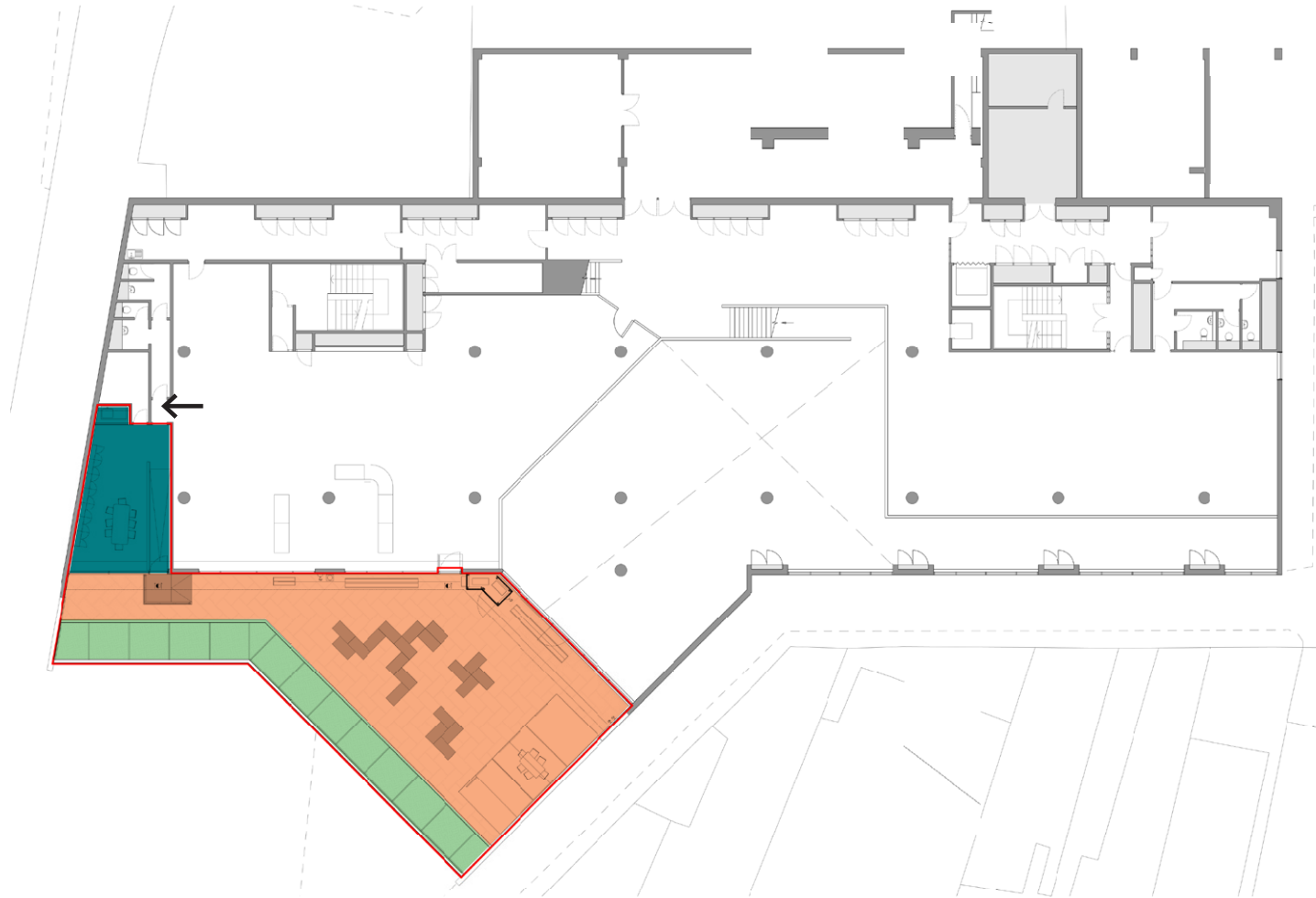
Classroom: 40m²



Terrace: 190m²



Planters: 56m²



LEVEL 2 SCOPE

The 2nd floor terrace is smaller in scale and accessed via an existing door from a classroom.

SUBJECT OF THIS PLANNING APPLICATION:

- New balustrade

WIDER DESIGN INTERVENTIONS THAT SIT OUTSIDE THE SCOPE OF THIS APPLICATION:

Outside

- New timber decking to terrace
- Outdoor furniture, hand washing and boot cleaning area
- Timber screen to M+E equipment
- Decorative lighting

Inside

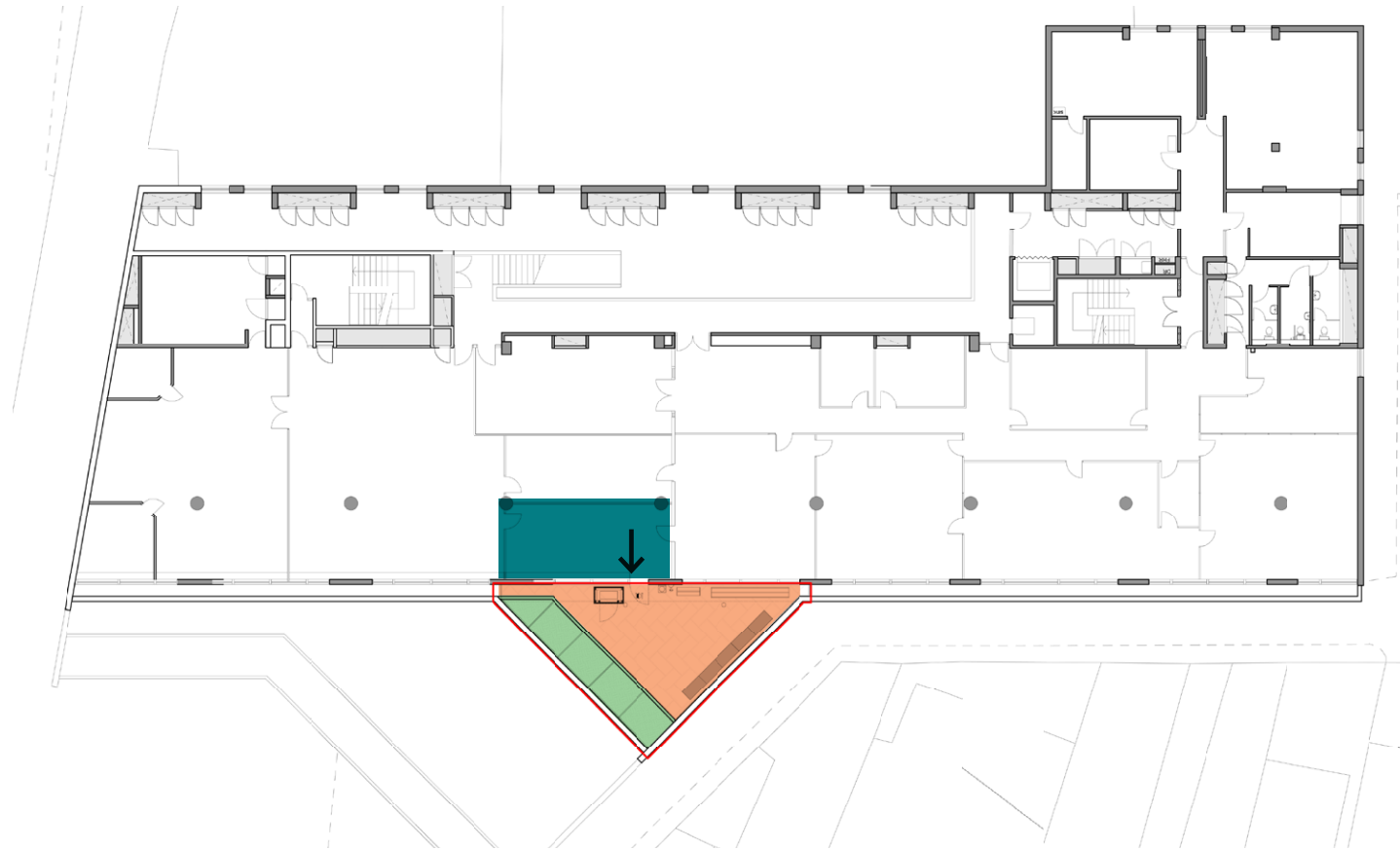
- Moveable ramp to allow managed access
- Hand washing / mobile kitchenette
- Meeting table and chairs

AREAS

Classroom: 33m²

Terrace: 50m²

Planters: 19m²



LEVEL 3 SCOPE

Access to level 3 is constrained therefore usage will be limited to staff only and not for general public access. The terrace is accessed via steps from a classroom with a temporary ramp which can be used or stored away as required. Only the North end of the terrace will be accessible (area shown in orange) and will be fenced off half way. The balustrade will extend the full length of the terrace to ensure continuity of balustrade design across the whole of the building.

SUBJECT OF THIS PLANNING APPLICATION:

- New balustrade

WIDER DESIGN INTERVENTIONS THAT SIT OUTSIDE THE SCOPE OF THIS APPLICATION:

Outside

- New timber decking to terrace
- Outdoor furniture, hand washing and boot cleaning area
- Timber screen to M+E equipment
- Decorative lighting

Inside

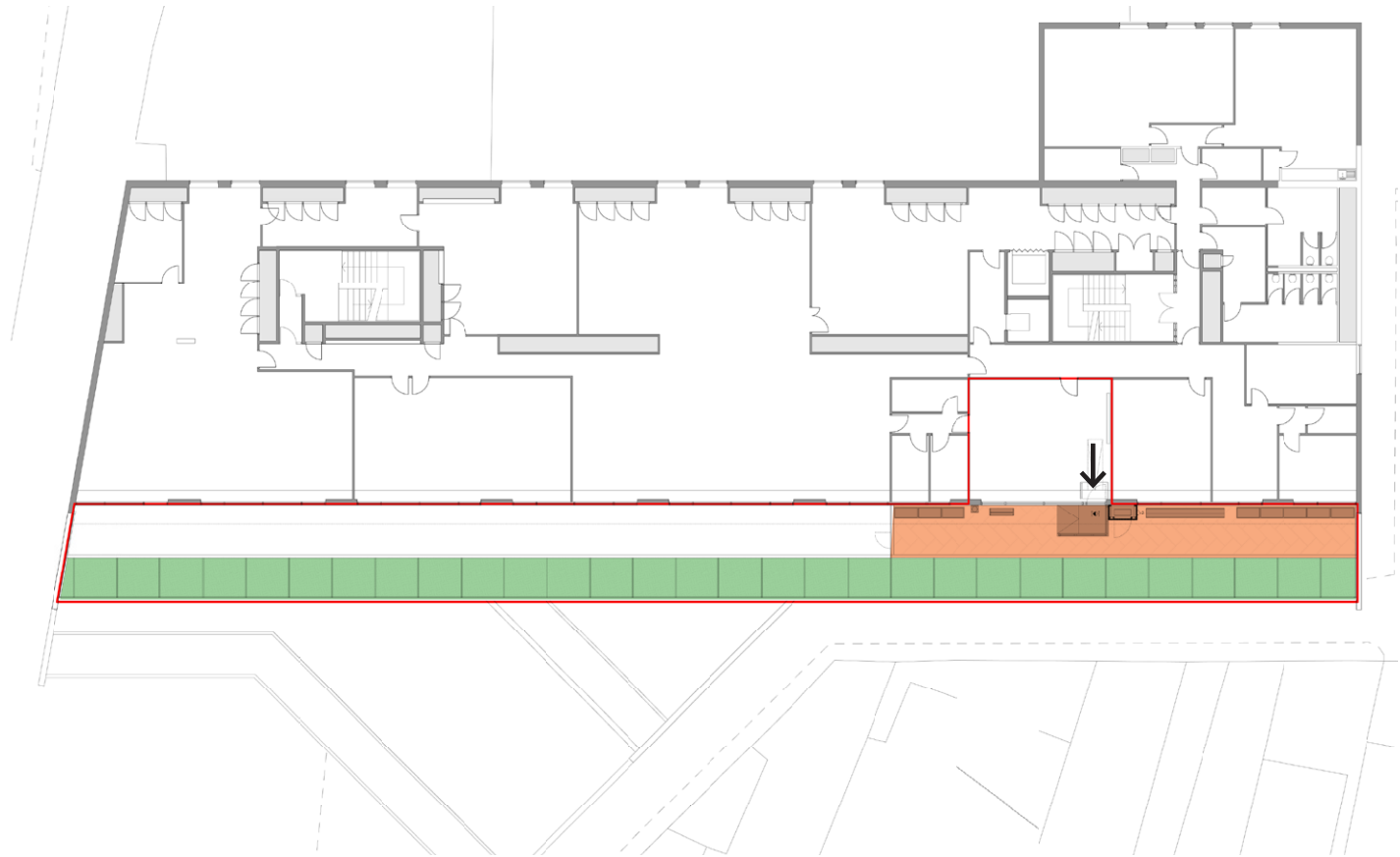
- Moveable ramp to allow managed access
- Hand washing / mobile kitchenette
- Meeting table and chairs

AREAS

Terrace: 60m²



Planters: 136m²



NEW BALUSTRADE DESIGN PRINCIPLES

DESIGN PRINCIPLES

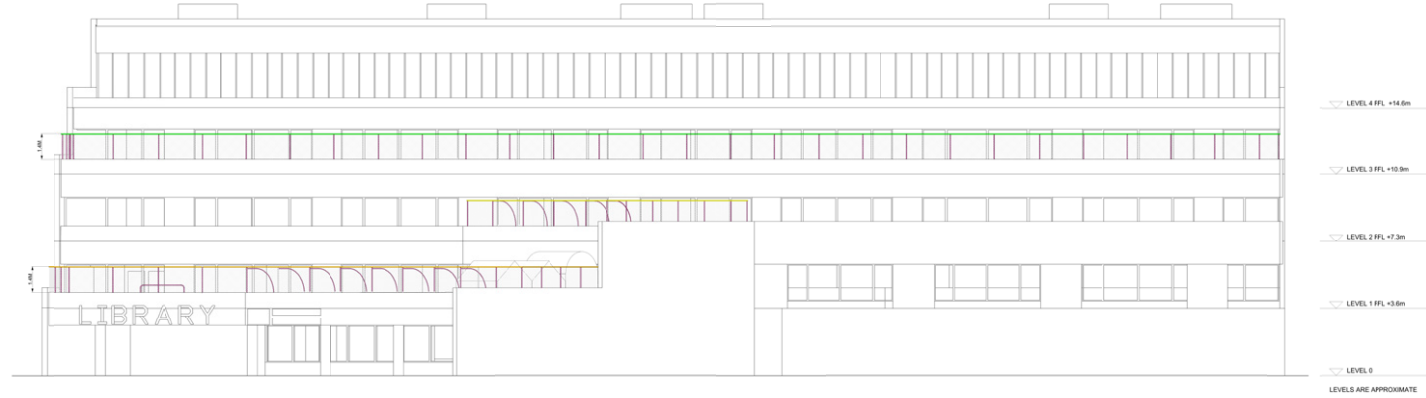
In order to make the terraces safely usable a new balustrade is required on each level.

Original building aesthetics relied on bold pared back banding of facade but the building has changed a lot of over time and now requires some joy.

- New balustrades need to enhance existing building scale and form.
- Need to consider the view from the street but also up-close and the view out.
- New balustrades to communicate activity of terraces to street level and enhance identity of building within Wood Green Town centre.
- Terrace edges will be heavily planted seasonally. Balustrades need to work with planting but also without.



New balustrade extent



Building front elevation

KEY FEEDBACK

The design of the balustrade has been developed through a number of design iterations with feedback from the design team, stakeholders and council. A pre-app meeting was held with planning and urban design officers which we have responded to in this document.

Key points include:

- The works here are in association with the continued existing use of the building as a community facility and as such would not constitute a material change of use.
- The other proposed changes detailed in this application do not require planning permission as they are secondary structures and can be delivered as part of permitted development

- Planning permission is required for the balustrading as this will impact on the visual amenity of the building

- The design of the balustrade should enhance the 'essential horizontality of the building as a whole when viewed from the street' by 'maintaining the prominence of the horizontals (from the street)'.

- The design of the balustrade should consider 'the importance of the joints between uprights / bracing and top rail being coloured the same as the top rail, so they read as part of that horizontal member, not the vertical members'.

In the following pages we will show how we have incorporated this advice into the design.

BALUSTRADE STRUCTURE

VISUAL HIERARCHY

The posts and support brackets are arranged to appear behind the top bar and infill mesh, which creates a continuous infill mesh and top bar.

This simple move helps give visual hierarchy to the balustrade to help it enhance the banding of the existing building.

Balustrade formed from key clamp system with wire mesh infill panels.

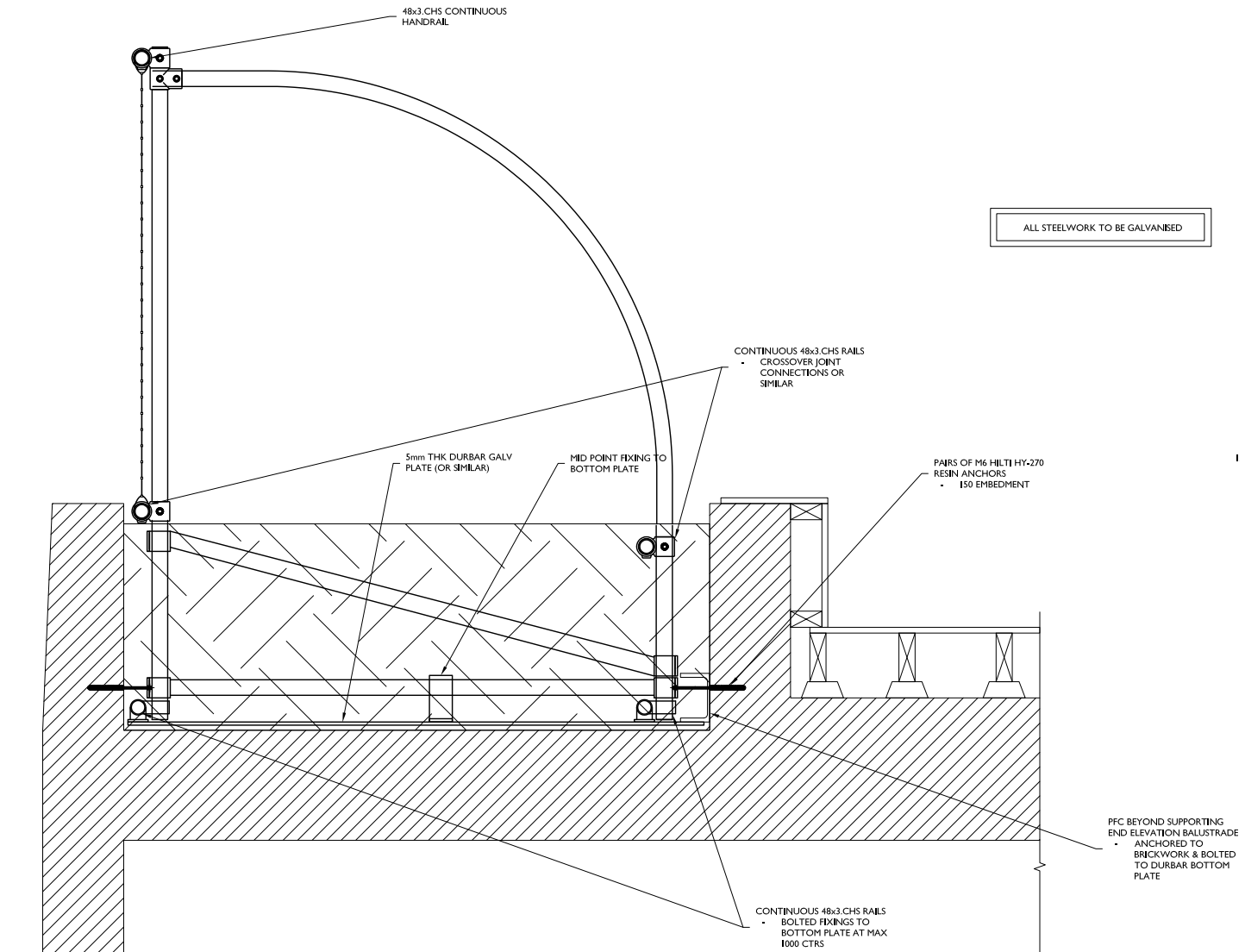
The visual hierarchy will be enhanced using different colours on the top bars and posts.

BALUSTRADE STRUCTURE

New balustrades are formed from a galvanised steel modular key clamp structure with steel cable mesh infill to maximise transparency.

The 1.4m high balustrade uses the weight of the planter soil as ballast to resist overturning. They can be removed at end of life with minimal alteration to the building fabric.

Details and fixings have been developed in collaboration with a structural engineer to ensure it meets relevant regulations for edge protection.



Proposed section showing existing planter and balustrade structure

MATERIALS AND COLOUR

This close up view shows the proposed balustrade as viewed from the outside.

The balustrade is formed from powder coated steel tube frames, key clamp connections and an 'invisible' mesh infill.

The colours enhance the visual hierarchy of the balustrade and the horizontal banding of the building. The top bar on each level will be an accent colour while the posts and support bracket will be a receding dark red 'oxide' colour which ties in with other colours used in the project.

The below colours are indicative. Final selection will be based on samples on site.



Level 3 Top Bar: RAL 6021 Pale Green



Level 2 Top Bar: RAL 3014 Antique Pink



Level 1 Top Bar: RAL 6034 Pastal Turquoise



Post and brackets colour: RAL 3011 Brown Red



Balustrade view

STREET VIEW

Multi-coloured powder coated frames with 'invisible' infill mesh

The balustrade colours have been carefully selected to compliment the colours of the existing mural on the South facing flank wall.



Street view

PROPOSED LEVEL 1 TERRACE LAYOUT

As well as enhancing the existing building as viewed from the street, the design of the balustrade needs to work with the proposed uses of the 1st floor terrace.

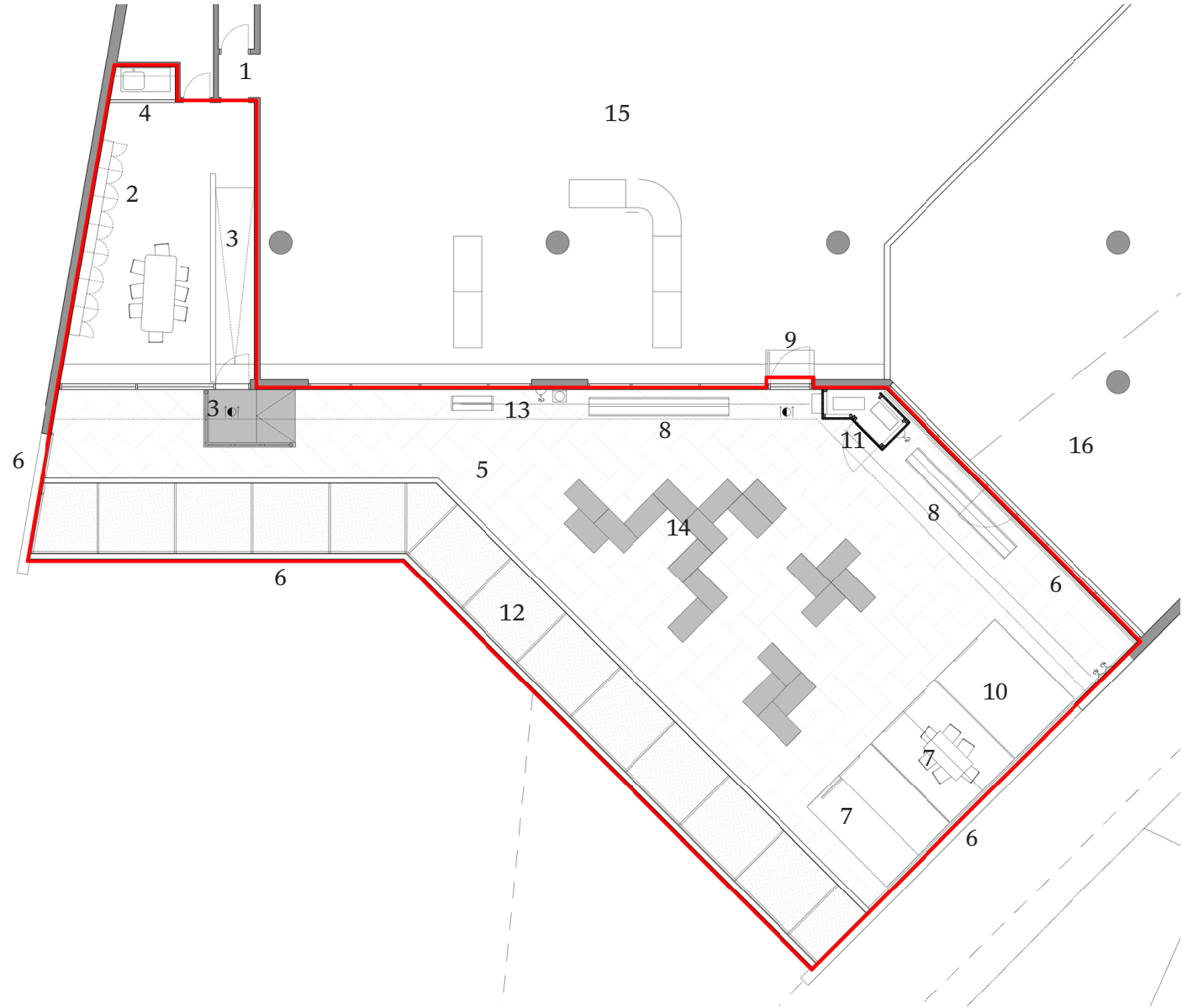
Note:

These elements are outside the scope of this application but are relevant here to show context.

The 1st floor terrace is the main public area of the project. This plan shows the key elements of the design.

Key:

- 1 Main entrance
- 2 Cupboards
- 3 Access ramp
- 4 New kitchen units
- 5 New deck
- 6 Balustrade
- 7 Green house
- 8 Seating
- 9 Fire escape exit
- 10 Metal shed
- 11 M+e screen
- 12 Existing planters
- 13 Handwash and boot cleaning
- 14 Timber planters
- 15 Library 1st floor
- 16 Void to ground floor atrium



LEVEL 1 TERRACE EXISTING VIEW

View of existing 1st floor terrace.



LEVEL 1 TERRACE PROPOSED VIEW

View of proposed level 1 and level 2 balustrades viewed from the level 1 terrace.

All other elements other than the balustrade are being delivered through permitted development and/or are secondary structures not requiring permission as per pre-app advice.

Context elements:

The deck is formed from 18mm Phenol Mesh Faced Birch Plywood Non-slip panels in various colours.

We are aiming to use patterns, contrast and colour to make an environment which is easier to perceive for the elderly and those with dementia. The tones of decking, planters, ramps and furniture will be selected to create visual contrast to make the space easy to navigate.

A corrugated metal tool shed and two greenhouses are placed on the North edge of the terrace. This avoids reducing sunlight into the library atrium and shading the terrace. The tool shed is placed to the left side of this view to avoid impacting light levels for the neighbouring property behind.



RELEVANT POLICY CONTEXT

POLICY D5

Policy D5 of the London Plan outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

POLICY D14

London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

The impact of the tool store structure on the outlook/light of side windows of no. 1 Wood Green High Road was discussed during the pre-application meeting. However, it has since been established that the upper floors of this property are in use in association with the ground floor restaurant as seating areas. As such, the positioning of the tool store on the first-floor balcony would not affect residential amenity and is being delivered as a secondary structure therefore not being considered in this application”

You can therefore concluding that the design ensures there are no impacts on residential amenity.

POLICY D12

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety.

Any proposal must ensure that measures are taken to minimise fire safety risk, especially in terms of choice of materials.

END