



23rd Aug 2016

Architect's Brief

Masterplan Vision for the St Ann's Hospital site





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APPENDICES

1. Design & Access Statement for June 2014 NHS Trust planning application Documents (App ref: HGY/2014/169). Full details of application available at <http://www.haringey.gov.uk/planning-and-building-control>
2. 6a's consultation presentation, options appraisal & rendered plan
3. Consultation report
4. ~~Omitted~~
5. London Housing Design Guide
6. StART housing inspiration images
7. St Ann's Tree Guide & David Bevan's Follow-Up Report

1. OVERVIEW & BACKGROUND

This brief and invitation for quotation is to provide a Masterplan Vision for a community-led development proposal for the part of the St Ann's Hospital site in Haringey, North London, which the NHS Trust who own the site say is now surplus to NHS requirements.

1.1 St Ann's Redevelopment Trust

St Ann's Redevelopment Trust (StART) has been formed as a Community Benefit Society and is a Community Land Trust. Anyone living or working within Haringey or with a strong connection to Haringey can become a member of StART. Members choose the directors of the organisation and vote at General meetings. The elected directors run the group on the day to day basis. Any members can attend board meetings if they wish to. We use consensus decision making to reach agreement but will revert to majority voting if needed.

StART initially formed when members of the 'Haringey Needs St Ann's Hospital linked up with the Haringey based, Mary Ann Johnson Housing Co-op (MAJ), who were looking to buy land to expand their co-op. The two groups started looking at ways to buy the land, to keep it in community ownership; and to build homes that local people could afford to rent or buy as gentrification was forcing local people out of the area.

1.2 Brief History of StART Activities to Date

In September 2014 Mary Ann Johnson Housing Co-operative started working with the Confederation of Co-operative Housing (CCH). This developed into a working relationship which continues to this time between StART and CCH. In December 2014 MAJ registered St Ann's as an asset of community value and first met with 6a architects.

StART held its first public consultation event at St Ann's Church Hall, N15 on 11th July 2015. We have since held four more such events, run regular street stalls to explain what we are doing, carried out a survey of what local people would like on the site attracting over 300 replies and have handed out over 15,000 leaflets. For a summary report of the most recent public consultation events (held in Feb 2016) refer to Appendix 3.

In mid 2015, we applied for and received grants from Locality (£10,000) and Lush (£1,000) which allowed us to engage CCH and 6a architects properly. We have since received two large donations which allow us to continue paying for professional support and assistance. We are presently looking at further funding to bring our plans to fruition.

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Website: www.startharingey.co.uk

1.3 St Ann's Hospital

St Ann's Hospital is located off St Ann's Road in a primarily residential area in the London Borough of Haringey, North London. The hospital campus is approximately 11.2 hectares with 1-3 story buildings of a variety of ages and architectural styles dispersed across the site in a predominantly park-land setting. The hospital is largely a mental health facility but also provides some outpatient services. A strip of land running across the north of the site falls within the St Ann's conservation area. Further information on the existing site is located in Appendices 1&2.

Over recent years the NHS Trust have begun to implement plans to re-structure health provision and facilities at St Ann's Hospital. They intend to re-develop approximately two thirds of the site as a mixed use residential development, using the proceeds to upgrade hospital facilities on the remaining third of the site. StART understands that the minimum sum required by the NHS to upgrade the existing health facilities is £38m. Over the last two years, the Trust has consolidated services on the part of the site they are looking to develop and presently most of the sale part of the site is empty.

In June 2014 the NHS Trust submitted a planning application for the redevelopment of the site (Appendix 1). Key aspects of the June 2014 application include:

- a. Redevelopment of approximately two-thirds (7.1 hectares) of the site as a residential, mixed use development.
- b. Retention and upgrade of existing health facilities on the Eastern side of site.
- c. Provision of 470 new homes of which 14% would be affordable (defined as 80% of the market rate). Initial plans suggested 750 homes but this was reduced due to local opposition.
- d. Retention of key 'historic' buildings and some environmental features.

1.4 Ambition & Strategy

StART's ambition is that the St Ann's site is redeveloped in accordance with the 'Core Brief' set out in Section 2. These values have been agreed by all members and after extensive consultation with local people.

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There are a number of strategies through which StART could influence how the St Ann's site is redeveloped; the chosen strategy will necessarily evolve as events and actions by other development 'actors' unfold. StART's first move is to commission an Architect to produce a 'Masterplan Vision' which can be used to promote StART's aspirations for the site and be used to negotiate with other 'actors' in the development process. The objective of the Masterplan Vision is to:

- Provide a robust, technically grounded proposal that can be presented to NHS Trust, Haringey Planning department, potential development partners.
- Enable StART to promote their vision to as wide an audience as possible and gain support from local residents, community leaders, campaigners, journalists, politicians and other relevant parties.

1.5 The Commission

StART wishes to appoint an architectural practice to produce a Masterplan Vision for the site, the output of which will be similar in detail and resolution to an architectural competition submission. In addition to producing a Masterplan Vision, StART requests that the appointed Architect to employ a Cost Consultant (sub-consult), to provide cost advice during the design development process and to carry out an outline costing exercise once the Masterplan Vision has been completed.

The Masterplan Vision will provide:

- An analysis of the site and a set of Masterplan Principles
- A landscape & public realm strategy
- A strategy for reuse of retained existing buildings
- A proposal for new buildings, and housing types

Outputs of the Masterplan Vision shall include:

- Indicative visualisations
- Massing diagrams & area schedules
- Diagrams demonstrating building uses & housing types
- Diagrams demonstrating public realm, green space & circulation strategies
- Outline cost estimate of the proposed development

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The appointed Architect shall develop this proposal in collaboration with the StART Committee and shall attend Committee meetings to discuss the brief/ design during the key stages of the design development process. The appointed Architect shall provide StART with indicative timescales for the completion of the Masterplan Vision from the outset.

2. CORE BRIEF

StART's overarching ambition is that the St Ann's development site is transformed into a new community-led mixed use neighbourhood **that supports and nurtures the long term wellbeing of residents and the wider community**. The core principles are: truly affordable, good quality, secure homes for people at risk of being priced out of Haringey and London; to provide facilities that reflect the needs of the local community; to protect and make a feature of the green spaces, trees and unique flora and fauna on the site.

StART's Mission Statement states: "we want to see the St. Ann's hospital site used for the good of the community, rather than in the interests of big developers. We want to plan and organise a community-led development with the full participation of local people, to provide genuinely affordable homes and other facilities that respond to local needs."

With these goals in mind, StART has developed a 'Core Brief' which has emerged from extensive research and discussion amongst StART members and consultation with the wider community. The Core Brief centres on the following eight key themes:

1. Strong, social communities

- Neighbours who know and care about each other
- Shared, generous facilities that are a delight to use and are managed collectively
- Sense of collective being bigger than the sum of its parts; generosity of spirit
- Valuing and supporting the 'social economy'
- Intergenerational neighbourhoods
- Create better physical connections between existing neighbourhoods
- Residents have an active role in democratic management of neighbourhood facilities
- Land owned for the benefit of the whole community

2. High quality, secure, affordable housing for life

- Good space standards
- Access to private outdoor space
- Truly affordable rented accommodation
- Long term security
- Accommodation for life for those who want it
- Provide accommodation for models of urban dwelling living arrangements

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- Looking at other forms of ownership such as co-ops, Co-housing, Community Land Trusts etc.
- Homes for key workers (NHS staff)
- Homes for shared living and for users of the hospital next door
- Homes for sale at truly affordable prices fixed for the life of the property

3. Engagement with the natural environment

- Gardening
- Conservation
- Outdoor play
- Outdoor rest and recreation
- Balancing access to wild space area with action on its preservation and enhancement

4. Physical exercise and healthy eating

- Gardening and food growing
- Walking
- Cycling
- Public transport
- Exercise facilities

5. A delightful, varied environment combining new and old

- Calm contemplative spaces
- Lively energetic, social spaces
- Places where different age groups meet
- Uplifting, well designed public spaces and buildings built to last from high quality materials
- History of site immediately apparent through conservation of some existing buildings
- Existing mature trees retained where possible
- Existing wildlife habitats conserved and expanded
- New buildings to respond to existing site features

6. Care for the environment

- Low energy consumption
- Onsite energy generation

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- Sustainable water usage
- Increase biodiversity/ wildlife

7. Help for people with mental illness

- Enablement through community gardening and other activities
- Special/adapted accommodation

8. A stronger local economy

- New jobs
- Accommodation for key workers, including those at the retained hospital
- Education
- New businesses and social enterprises

3. DETAILED BRIEF

The following section provides additional detailed guidance on StART's brief for the site. This guidance has emerged from research, workshops and discussions held by members of StART following the consultation event in Jan/ Feb 2016 (Appendix 3). The 'Detailed Brief' should be used as the appointed Architect's point of departure for the development of the Masterplan Vision and will necessarily evolve once the design development process is underway.

3.1 Site Strategy

The appointed Architect shall develop a Masterplan Vision for the site which determines, but is not limited to, the following:

- Proposed building layout & dimensions
- Proposed use of all aspects within the site (i.e. of all buildings and outdoor spaces)
- Vehicular, pedestrian and cycle circulation routes within the site
- Location & hierarchy of public spaces
- Existing features to be retained (buildings and landscaping)
- Proposed conversion to new use of the aforementioned existing features (buildings only)
- All features relevant to the energy strategy for the site
- Car parking

Following extensive discussion of the site massing/ arrangement options produced by 6a Architects for Public Consultation (Appendix 2), StART is able to provide the following design 'steer' on overarching preferences for the site layout:

- Preference for higher density housing with extensive public/ communal outdoor/ green space as opposed to lower density housing with less extensive public/ communal outdoor/ green space. StART would like the Architect to develop a clear vision for how the public green spaces will be used. StART recognises that spaces between buildings need to be active and well used, and that they will be critical to the success of the scheme. Early stages of design should be focused upon getting this important aspect correct.

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- Provision of a 'corridor' of green/ public spaces and community use facilities through the centre of the site (e.g. option 16). This focuses public facilities in the 'heart' of the development and creates a sequence of green spaces connecting Chestnuts Park to the strip of woodland running parallel with the railway line
- Provision of communal growing and gardening spaces and trees/orchard along the eastern boundary of the site. This could serve the dual function of a controlled boundary to the retained NHS site and providing a place where residents and hospital patients can engage with each other through shared community gardening programmes.
- Provision of cooperatively managed community-use spaces/ facilities and commercial units in existing buildings and in the ground floor storey of residential blocks.
- New buildings to be varied in terms of height, architectural style and typology. Distribution and scale of buildings to be sensitive to existing surrounding areas. Any new buildings proposed to be located along Western edge of site should be limited in height and designed sensitively to avoid any adverse impact on Warwick Gardens (the residential area immediately to West of site boundary).
- Housing types/ types of residents and community facilities to be evenly distributed throughout the development as far as is practically possible. Provision of shared/ communal facilities where practically possible- e.g. laundrette, bicycle storage.

3.2 Circulation

The new development shall provide a permeable neighbourhood with a high quality public realm that successfully stitches the site into the surrounding communities. The new development should provide a legible streetscape with clearly defined pedestrian, vehicle and cycle routes. New pedestrian/ vehicular connections should be made to the surrounding existing neighbourhoods where possible without compromising security issues or conservation areas.

The appointed Architect should develop proposals for vehicular circulation and car parking that ensures that cars do not dominate or diminish the quality of public spaces. StART would like to minimise the amount of car parking provided on the site. However, all dwellings should be accessible by vehicle for deliveries/ pick-up and some parking spaces should be provided

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close to dwelling entrances for people with limited mobility. Additional parking spaces can be located anywhere on the site, possibly in a multi-storey building near the boundary of the site. StART has been advised that Haringey Council typically requires provision of one parking space per three bedroom family home and 0.3- 0.6 parking spaces for each residential with less than three bedrooms. Extensive storage for bicycles should also be provided.

3.3 Outdoor spaces

The development should balance protection and enhancement of existing natural features of the site (e.g. wild space/ conservation area parallel with the railway line) with improved access and creation of new outdoor recreation spaces and wildlife habitats. The appointed Architect should explore the possibility of incorporating the following outdoor spaces:

- Communal food growing spaces. This could include raised planters for vegetable growing and an orchard. This could be located along the boundary with the retained NHS facilities (see point above). There is opportunity for the communal growing spaces to be used by the hospital to facilitate 'enablement' programmes for patients recovering from addiction.
- Therapeutic garden (open during the day, closed at night).
- 'Village Green' central space providing focal area for the site with retained mature trees, benches. Possible location of water play feature.
- Wild space/ conservation area running across the strip of woodland that runs parallel with the railway line.

3.4 Play

Opportunity for play should be integrated into the design of all of the outdoor spaces and routes across the development (as opposed to being segregated into 'zoned' play areas). In some areas there might be grouped pieces of play equipment, in others street furniture and landscape features should be designed so that they can facilitate 'incidental/ door-step' play. The appointed Architect should explore the possibility of incorporating the following play features:

- Play equipment in the 'village green' space
- Wild play areas integrated with the wild space/ conservation area running parallel to the railway line
- A water feature
- Natural play features that encourage creative, inventive play rather than prescriptive play equipment.

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Play features should be aimed at a range of age groups.

3.5 Existing Site Features

StART requires that a number of existing buildings/ site features are retained for the historical/ architectural value that they provide. The appointed Architect should propose uses for the retained existing buildings. As a minimum, StART requires that the following buildings are retained:

- The Water Tower
- Admin building
- Mayfield House
- Gate Houses
- Mulberry House
- Works/ Boiler Rooms

In addition StART would like the appointed Architect to explore whether it is possible to achieve the densities set out in section 4.6. and also retain the following:

- The existing glass & iron outdoor canopies (these could be dismantled and relocated in outdoor spaces as pavilions)
- Victorian/ Edwardian red brick building to West of Peace Garden (with large bay windows)
- Victorian/ Edwardian red yellow/ brown brick ward buildings (connected by covered walkway) in South Western corner of site.

3.6 Housing

StART would like the Architect to develop housing that promotes a sense of community and encourages neighbours to get to know each other. The appointed Architect should develop a variety of housing types to suit the site and the different types of accommodation required (see housing mix section below).

Four types of housing that StART is especially interested in the appointed Architect exploring further are:

- Residential apartment blocks arranged around communal courtyards.
- Large dwellings designed for communal living with individually rented rooms and shared social/ cooking spaces (inspired in part by Manor House Warehouse district).
- Sheltered housing for people recovering from mental illness.
- Sheltered housing for elderly people.

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Courtyard Housing

Refer to Appendix 6 for inspiration images. The aspiration is that the courtyard housing should be of an intimate scale, with the aim of fostering a localised sense of community/ belonging. Architect to explore whether courtyard blocks are to be four-sided or three-sided (to allow more light, if deemed necessary). The courtyards should have boundaries that allow them to be reserved for the sole use of their residents. Architect to further explore the potential character and use of these aforementioned courtyards; in general, they should be pleasant places in which residents can play, rest, meet etc. The Committee requests that the Architect develops a clear vision for these spaces including landscape design/ planting. StART is interested in their potential use as sites of play, rest, relaxation and community exchange, and would like a clear understanding of how the proposed design serves these purposes. Architect to explore options for use at ground floor (including residential, commercial/ community use/ nurseries etc.

Housing Mix

StART believes that the provision of new housing on the St Ann's site should reflect the current (and projected) housing need within Haringey. StART is currently using Haringey Council's 'general waiting list' as a guide for this (adjusted to allow 10% for other types of housing).

1 bed- 15%

2 bed- 30%

3 bed- 25%

4+ bed- 10%

Communal living dwellings- 7%

Sheltered housing for people recovering from mental illness- 7%

Sheltered housing for elderly people- 6%

Floor Area of Housing

These are to be set at areas recommended in the London Design Standards plus an additional 10%

Dwelling type (bedroom/ persons)	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
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	1b2p	55
	2b3p	66
	2b4p	77
	3b4p	82.5
	3b5p	94.5
	3b6p	104.5
	4b5p	99
	4b6p	109
Two storey dwelling	2b4p	91.5
	3b4p	95.5
	3b5p	105.5
	4b5p	110
	4b6p	117.5
Three storey dwelling	3b5p	112
	4b5p	116.5
	4b6p	124.5
Communal Living Dwelling	6b6+p	Architect to Propose
Sheltered Housing for people recovering from mental illness	Architect to Propose	Architect to Propose
Sheltered Housing the elderly	Architect to Propose	Architect to Propose

Housing Density

Architect to develop provide an options appraisal for differing densities of development so that StART can determine their preferred density. The range of possible densities is between 470 and 800 units. Ideally the different options within the options appraisal should have similar overall site layouts and the increased density shall be achieved through taller buildings (or additional buildings in a limited number of locations).

Specification for Housing

- All dwellings to have access to outdoor space (balcony/ garden/ roof garden)

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- Minimum floor to ceiling height of 2.6m with taller ceiling heights on ground floors (as recommended in London Design Guide).
- All units to be double aspect
- All units to be accessible by lift
- High levels of energy efficiency/ sustainability
- Carefully considered entrances/ thresholds mediating the relationship between public and private and provide 'civic' front to apartment blocks.
- All housing to be in accordance with London Housing Design Guide (unless specifically stated otherwise in brief). Refer to Appendix 5.
- High quality materials that age well
- Maximum of 6 stories.

3.7 Wildlife & the Environment

StART believes that 'the environment' should be an integral part of the project where sustainability and the natural environment are fully integrated with community-led housing. The Architect's design should reflect StART's belief that the environment is central to the health and quality of life of those who will be living there.

The existing site has a number of features that should be a haven for local wildlife including mature trees, hedgerows and woodland. The new development shall retain and improve habitats for local wildlife at the same time as improving public access to enjoy local wildlife.

Trees

Whilst there are no individual trees which StART believe *must* be retained, removal of existing mature trees should be minimised (refer to St Ann's 2010 Tree Guide- Appendix 7) and due consideration should be given to Tree Protection Orders (Appendix 1). However, it is important to emphasise that this issue is not simply about conserving individual trees: planting new trees and planning how the green spaces/natural features of the site will develop over the next 50-100 years needs to be a central part of the project.

Wild Space/ Conservation Area

The Wild Space (the strip of woodland parallel with the railway line) should be preserved and could be expanded as a conservation area and its boundary reshaped by planting new trees.

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In 2015 StART was advised by Haringey Council's Conservation Officer that this area is "the key environmental feature of the site". The area of wild space within the hospital grounds is designated as a Local Site of Importance for Nature while the railway land (beyond the fencing) is a Borough Site of Importance for Nature Conservation.

Additional Environmental Features to be Considered

- Planted roofs that support wildlife
- Retention and extension of existing hedgerows

3.8 Sustainability

The development shall achieve high levels of sustainable design and the appointed Architect shall propose appropriate sustainability targets (e.g. BREAM or project specific criteria). The development shall:

- Improve biodiversity
- Provide sustainable urban drainage
- Incorporate high levels of thermal efficiency
- Have a low energy consumption
- Have a low water consumption

The development should include a combined heat and power plant (in accordance with the London Housing Design Guide).

3.9 Management Strategy

StART intends to develop a management model whereby residents have the opportunity to take an active role in the management of the completed development. Options being explored by StART include management by a Housing Co-Op, Community Land Trust or Housing Association or a combination of the three. This could be extended to incorporate partnerships with the NHS trust for provision of mental health outreach services.

3.10 Delivery Strategy

The Masterplan Vision should set out overarching and cohesive vision for the site whilst at the same time allowing flexibility over how the project could be delivered. It is likely that the site will be separated into different phases which are developed / delivered by different teams.

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StART is interested in exploring how residents could be involved in later stages of the design development through self build or co-design programmes.