

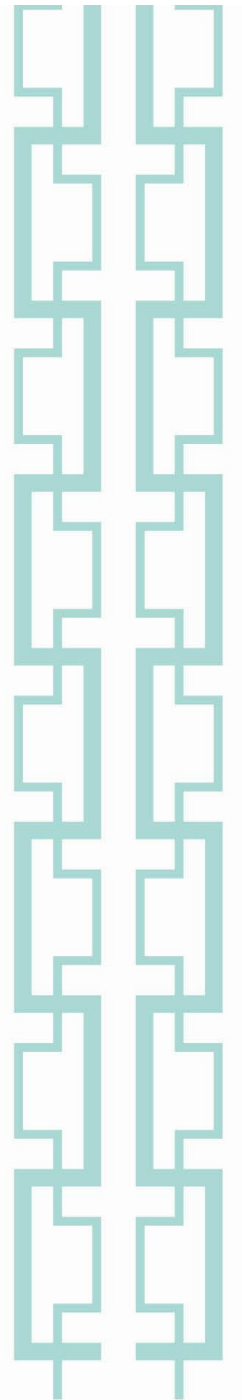
Chingford Hub Public Information Event

17:30 – 19:00, Thursday 5th November



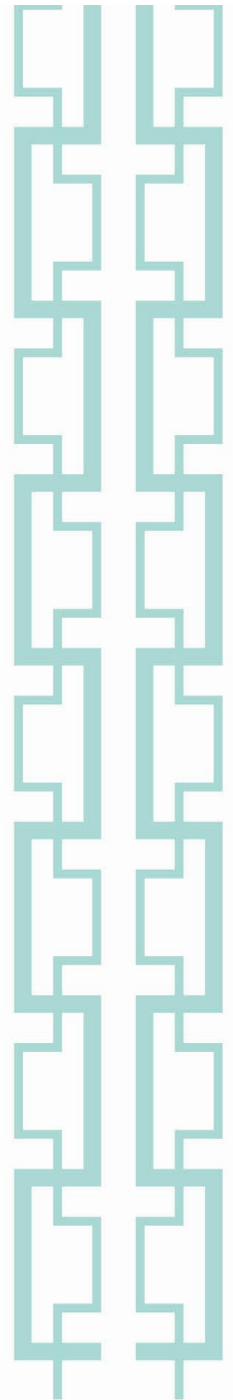
Housekeeping

- **The meeting is being recorded**
 - We may use this recording for future reference
- **Will be facilitated by Oliver Deed of ECF (communications and community engagement consultancy)**
- **Please use the 'raise hand' function to make a point or ask a question**
 - Oliver will then call on you to unmute and ask your question in person
- **Questions will be taken at the end of the presentation**
 - Questions will be taken in order
- **Please put yourself on mute when not speaking**
 - This will avoid background noise and feedback
- **Please be aware that members of the media maybe in attendance**
 - Questions and comments may be covered by the local media



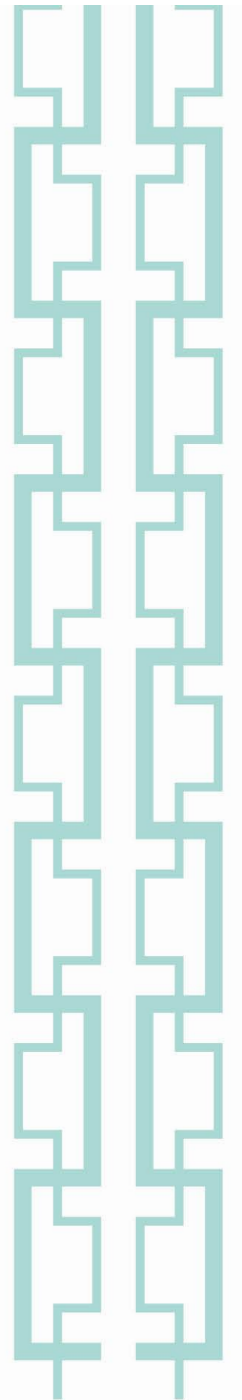
Running Order

- **Welcome and Introduction** (5 minutes)
 - Oliver Reed, Director, ECF (Facilitator)
- **Proposal Overview Presentation** (25 minutes)
 - Cllr Simon Miller, Political Lead Member (PLM) for Economic Growth and Housing Development
 - Phil Catchside, Partner, Hawkins Brown Architects
- **Questions & Answers** (1 hour)
 - Cllr Simon Miller, PLM for Economic Growth and Housing Development
 - Cllr Paul Douglas, PLM for Culture
 - Joe Garrod, Director of Capital Delivery
 - Simon Parry, Development Manager/Project Lead, Sixty Bricks
 - Phil Catchside, Partner, Hawkins Brown Architects



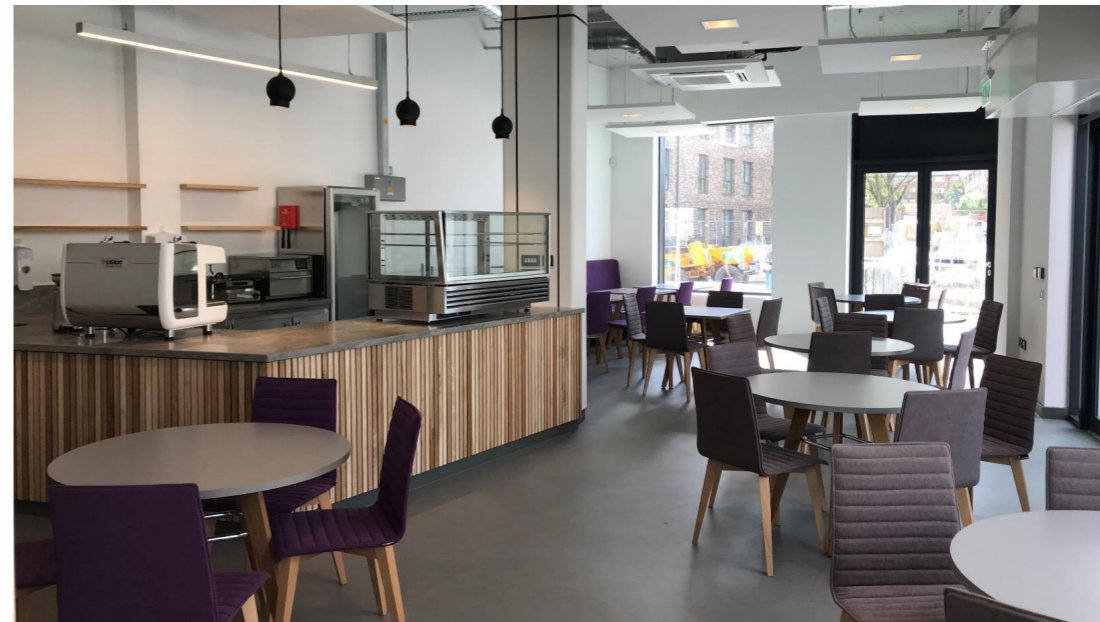
Better Service Provision via Investment

- The case for better service provision in North Chingford, including new community infrastructure, is even more pressing given COVID-19
- Proposal part of the Council's Infrastructure Delivery Plan – framework for delivering the required infrastructure (e.g. schools and GP surgeries) for Waltham Forest
- 21st century library that meets the community's needs, along with integrated multiuse flexible space to re-provide the Assembly Hall as a single Hub
- Active civic presence on Chingford Green
- Anchor for Station Road, drawing footfall down the High Street
- New landscaped connection to the Green and resolution of the linkages to Mornington Road
- Design will preserve and enhance the Conservation Area and the Green
- At the early feasibility stage – design and conservation strategy are subject to community input, the planning process and will require detailed planning permission



Libraries Plus Offer

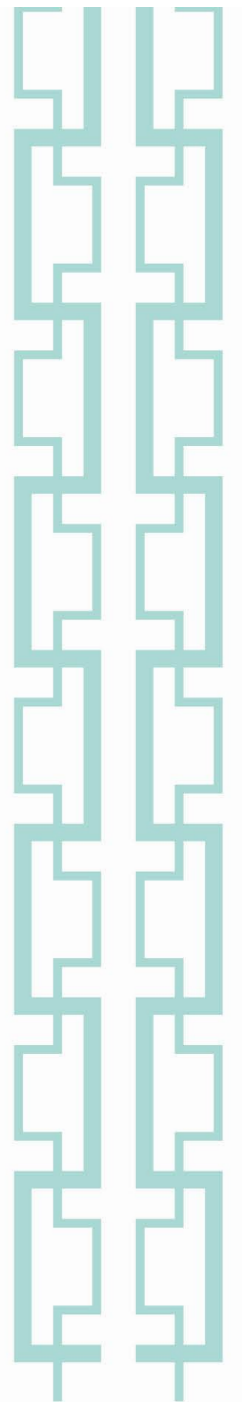
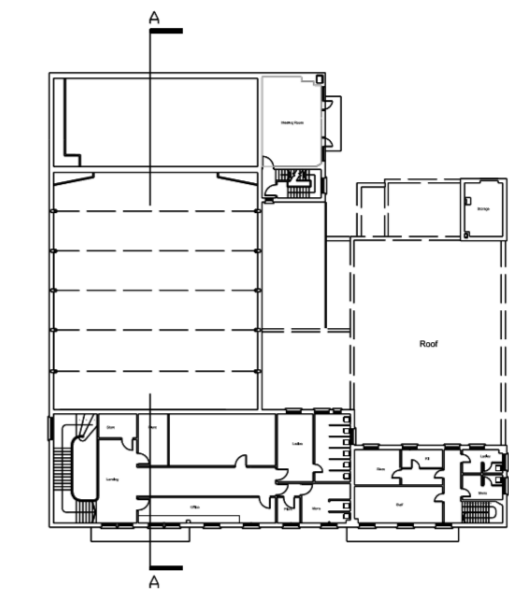
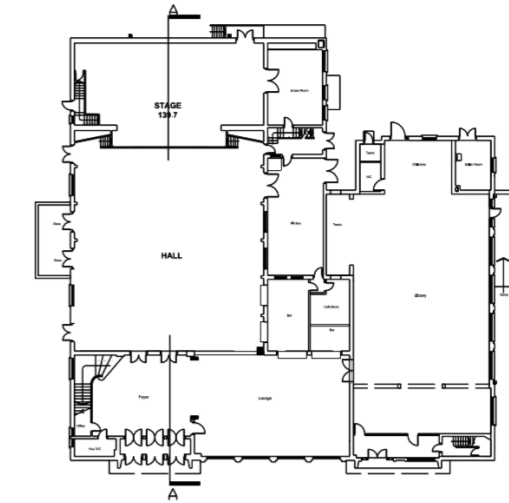
- Enhanced adults and children's library provision
- ICT suite and digital services
- Café
- Council services – payments, applications, birth registrations and fostering advice
- Citizen Advice Bureau outreach services
- Defined zones to enhance customer experience and ensure easy navigation through the space



Chingford Hub | 5th November 2020

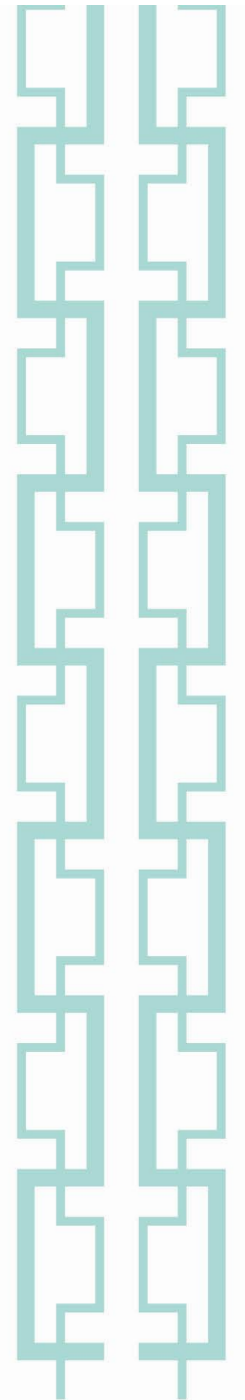
Limitations of the Existing Facilities

- Library and Assembly Hall built as separate buildings with their own entrances, toilets and other facilities, which increases operating costs
- Have poor thermal properties and are expensive to heat
- Library's interior is inflexible, and its internal decoration tired and in need of a overhaul
- Increasing the flexibility of the Library's internal space within the existing building would be challenging
- Multiple design issues with improving the Assembly Hall's flexibility
- Neither building has a lift, which poses significant accessibility limitations and is not appropriate for modern public and community buildings
- Assembly Hall is under utilised (103 bookings in 2019) and has generated a loss of between £24k and £29k per annum in recent financial years



Project Scope

- A 21st century library that meets the community's needs (at least the same as the existing building):
 - Spaces for all ages
 - Café
 - Meeting rooms and community offer
 - Learning space, including for the Adult Learning Service
 - GP surgery
- A cultural asset for Chingford, with multiuse flexible space to re-provide the Assembly Hall:
 - Partitions to facilitate large and small events
 - 3.5+ meter ceiling height to allow for large assemblies/events
 - Bookable space for adult learning
 - Funded via an enabling residential development of around 40 homes (50% affordable)

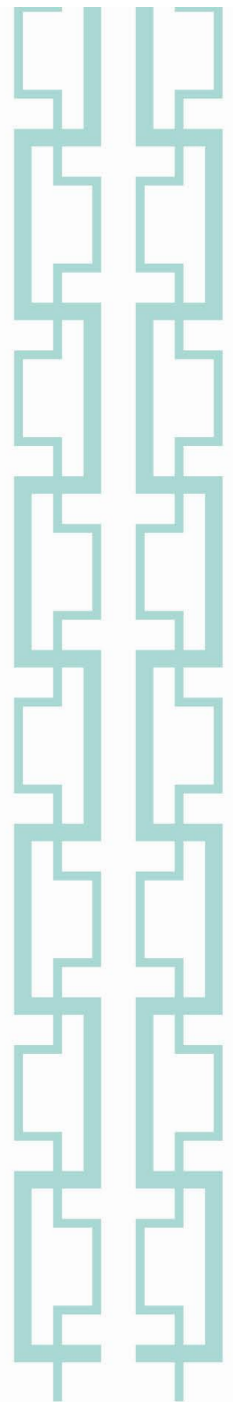


Engagement

- At the early feasibility stage – design and conservation strategy are subject to community input, the planning process and will require detailed planning permission
- Community Engagement and User Group and Local Members' Reference Panel
- Potential offer for older residents being developed, including working with Age UK
- Public Information meetings both prior to and as part of the formal planning process

Engagement Timelines

- Further report will be brought back for Cabinet's approval in January 2020, confirming the final scope and detailed design
- Additional Public Information Event pre-planning in February 2021
- Further consultation events as part of the planning application process in Spring 2021
- Opportunity for the Community Engagement and User Group to be involved in codesigning the fitout of the new library and multi-use assembly space



Chingford Library
Presentation

05.11.20

Hawkins
Brown



Hawkins\Brown have been engaged by Sixty Bricks to carry out a feasibility study for Chingford Library, to explore possibilities for the site in line with the key outcomes of the June 2020 Cabinet report - principally that:

‘The redevelopment of the Chingford Library and Assembly Hall site is an opportunity to deliver a new modernised cultural asset for Chingford.....providing a significant investment and an important civic presence around the Green’

This architectural report will be followed by others carried out in the next few months as illustrated in the draft programme within this document.

Contents of this presentation

1. **Consultant team**

Hawkins Brown Architects

The Built Heritage Consultancy

2. **Timeline**

Design and consultation programme

3. **Brief**

Cabinet Report Summary

4. **Context Analysis**

Conservation Area

Historic Development

Height Approach

5. **Initial thoughts**

Site Layout Strategy

Approach to Massing Strategy

1 Introduction

Hawkins\Brown Architects

Hawkins/Brown Architects are an award winning design practice. We have extensive experience designing innovative and exciting buildings for people to use across a wide range of types, including library buildings, in sensitive heritage contexts.

Some examples are shown here:

Top left

Waltham Forest
Town Hall
Campus

Middle right

New Library
building
Interior, Alton
Estate,
Roehampton

Far Left

New Library
building
Plumstead
Interior

Top right

New Library
building and
new Village
Square,
Alton Estate,
Roehampton

Bottom Left

New Library
building
Plumstead -
Exterior

Bottom Right

New
multifunctional
Community
Building,
Peabody,
Wandsworth



1 Introduction

The Built Heritage Consultancy

The Built Heritage Consultancy advise on the design of works affecting listed buildings, conservation areas and locally listed buildings, including engaging with local authorities and other stakeholders. We also produce Heritage Statements to assess the impact of proposals with regard to heritage policies, applications for Listed Building Consent and/or works in conservation areas.

Some examples are shown here:

Top left
Marble Hill
House for
English
Heritage

Bottom left
Eltham Palace

Top right
Alton Estate,
Roehampton

Middle Right
Kenwood
House for
English
Heritage

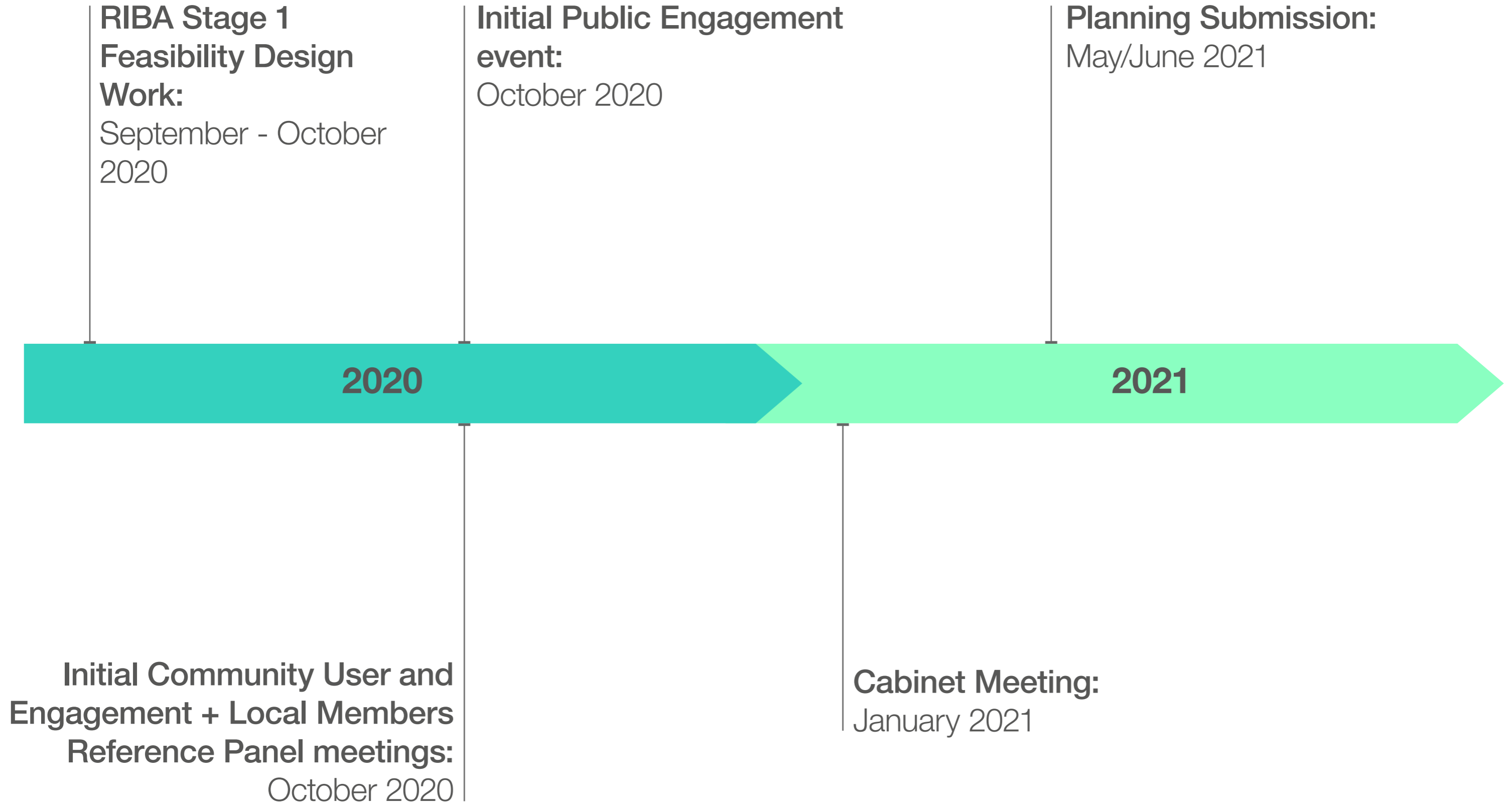
Bottom Right
The Grange



Design Approach

- Maximise opportunity to provide a new library, assembly space and other community facilities
- Develop high quality design to deliver new and more accessible facilities with greater flexibility
- Provide active and accessible frontage to the green
- Provide new public space and routes on and through the site
- Enhance the setting of the existing heritage assets in the surrounding area
- Design and materials to be Informed by contextual analysis
- Sustainable building with low energy use
- Maintain and enhance the use and setting of the pocket park
- Maintain and enhance the Making Places Landscape connection project
- Sympathetic approach to the conservation area (especially Carbis Cottage)
- Existing Millenium mural to be retained and celebrated in the new design.
- New affordable homes in sympathetic and appropriate relationship to surroundings, which will enhance the area

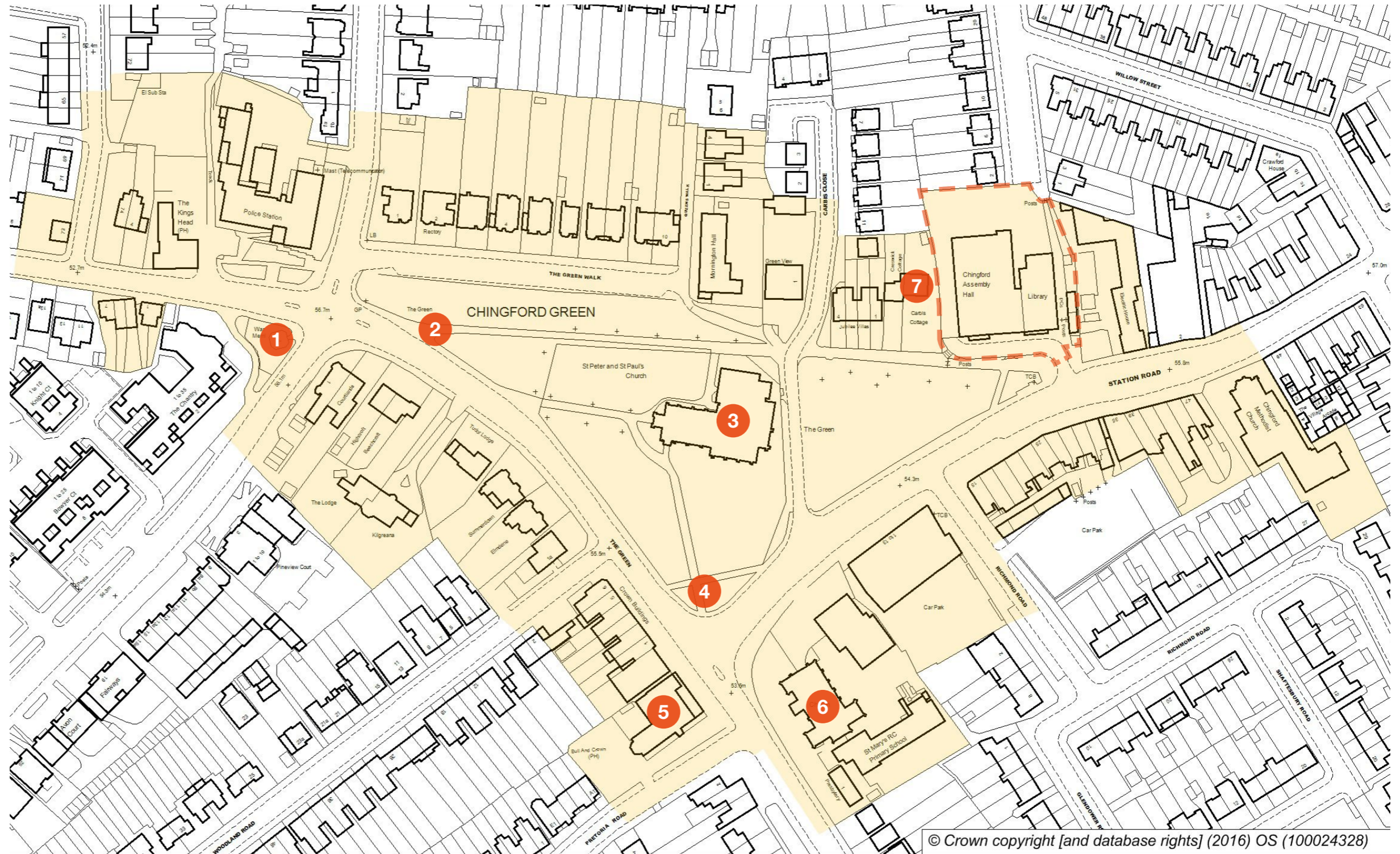
2 **Timeline**
Draft Programme



4 Contextual Analysis

Chingford Green Conservation Area

- 1 - Chingford War Memorial - Grade II
- 2 - Churchyard gate piers - Grade II (2 listings)
- 3 - Church of St Peter and St Paul (1844) - Grade II*
- 4 - Churchyard gate piers - Grade II (2 listings)
- 5 - Prezzo - Grade II
- 6 - Church of Our Lady of Grace and St Teresa of Avila - Grade II (1930s)
- 7 - Carbis Cottage (C17 cottage) - Grade II



Chingford Green Conservation Area

4 Contextual Analysis

Building Uses

Wider Context

- 1 St Peter and St Paul Church
- 2 Chingford Green
- 3 Carbis Cottage



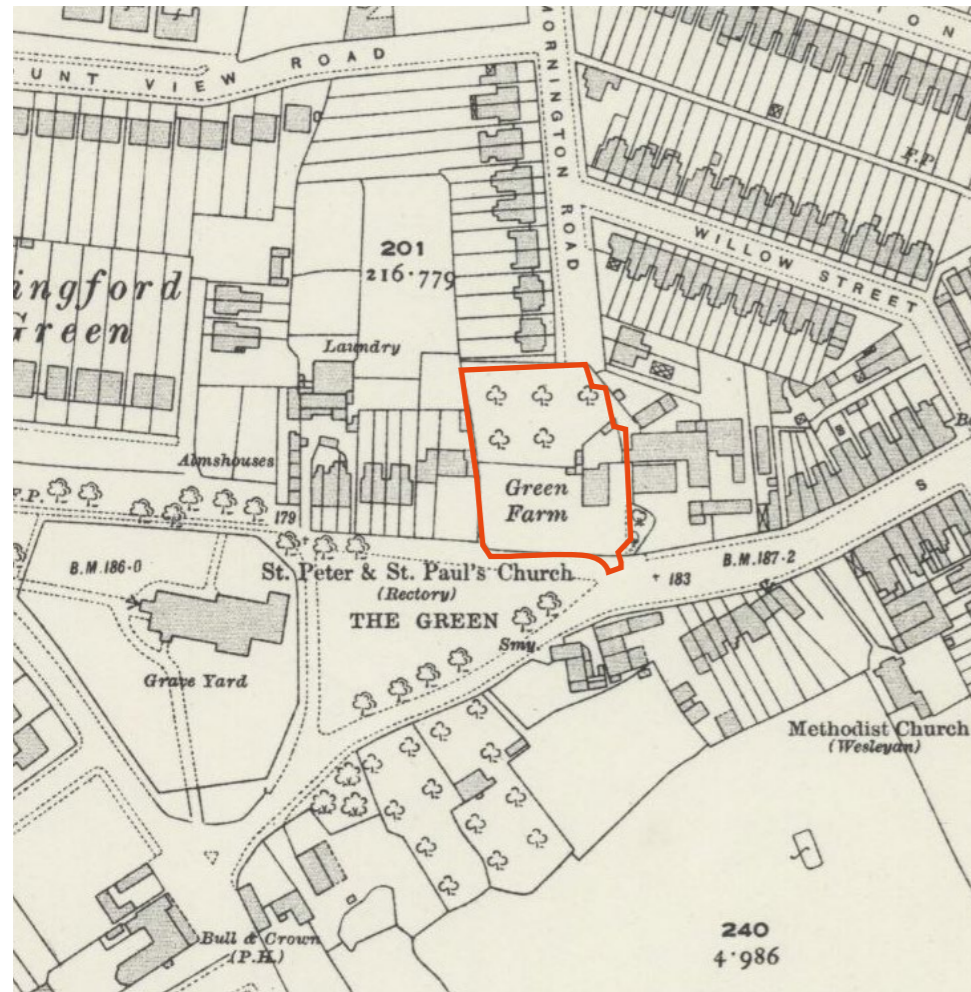
KEY

- - - Site Boundary
- - - Potential Future Development Site
- Retail
- Commercial
- Community
- ⊗ Local Marker - X Storeys
- - - Carbis Cottage - Grade II Listed Building

4 Contextual Analysis

Historic Development

A new sensitive development would form a part of the ever-changing urban development,



1913

Agricultural Land

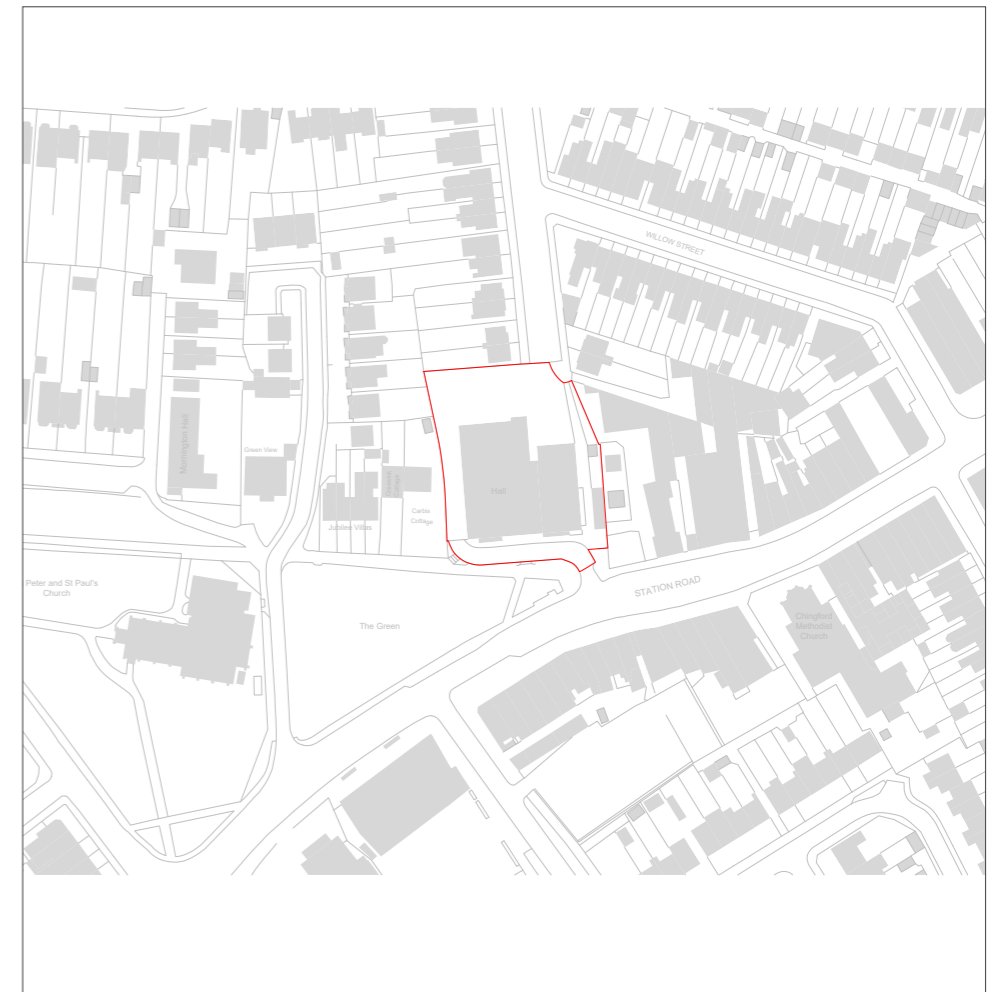
At the start of the last century the site was used for farming maintaining a green connection with The Green.



1938

Agricultural Land

The land continued to remain undeveloped in the mid 1900s.



2020

North Chingford Library

North Chingford library & assembly hall now fills the site.

4 Contextual Analysis

Existing Site

Site Description

The site consists of the current Chingford Library and Assembly hall.

1 The Parish Church of Saints Peter and Paul

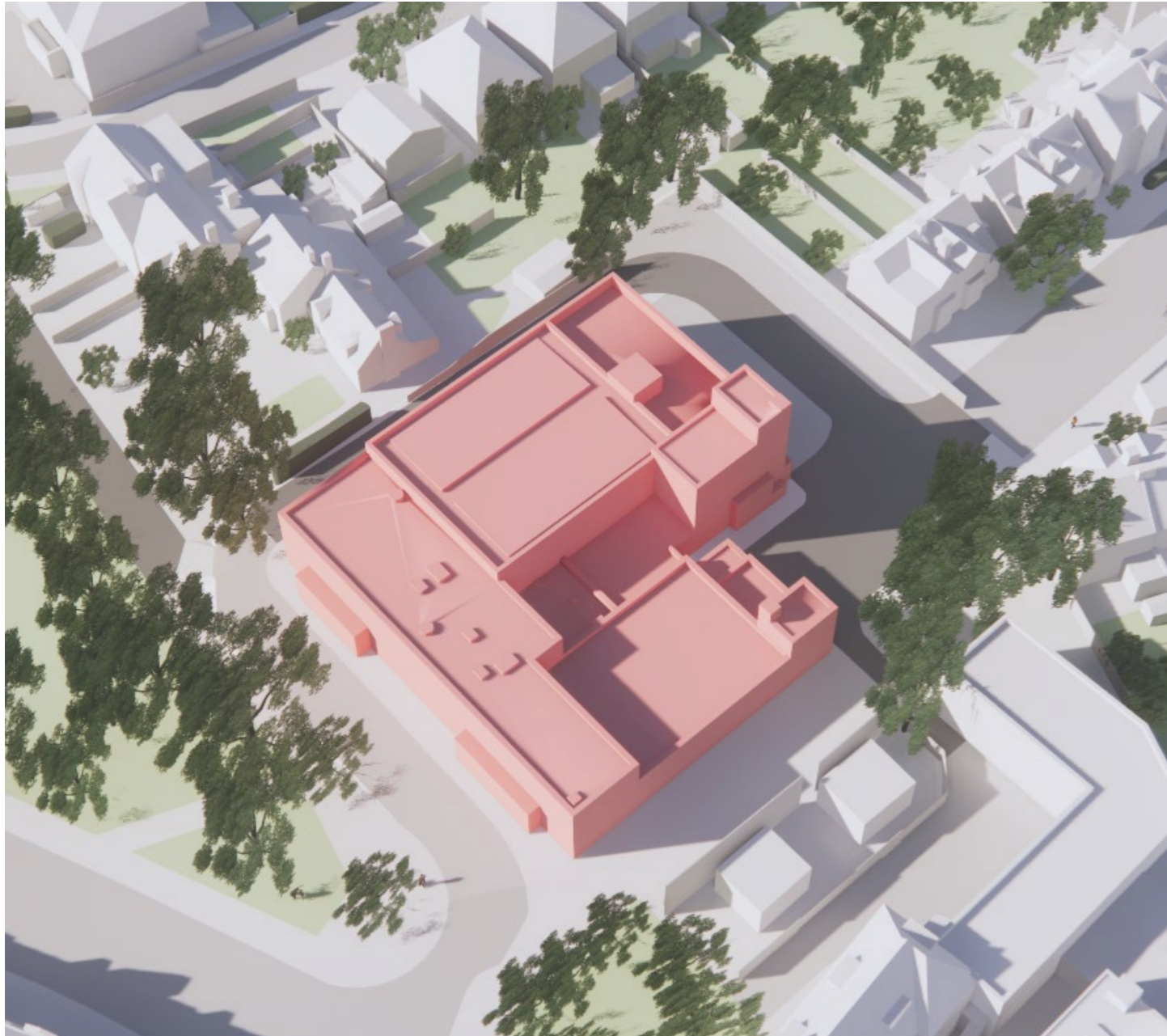
2 Chingford Green

3 Carbis Cottage

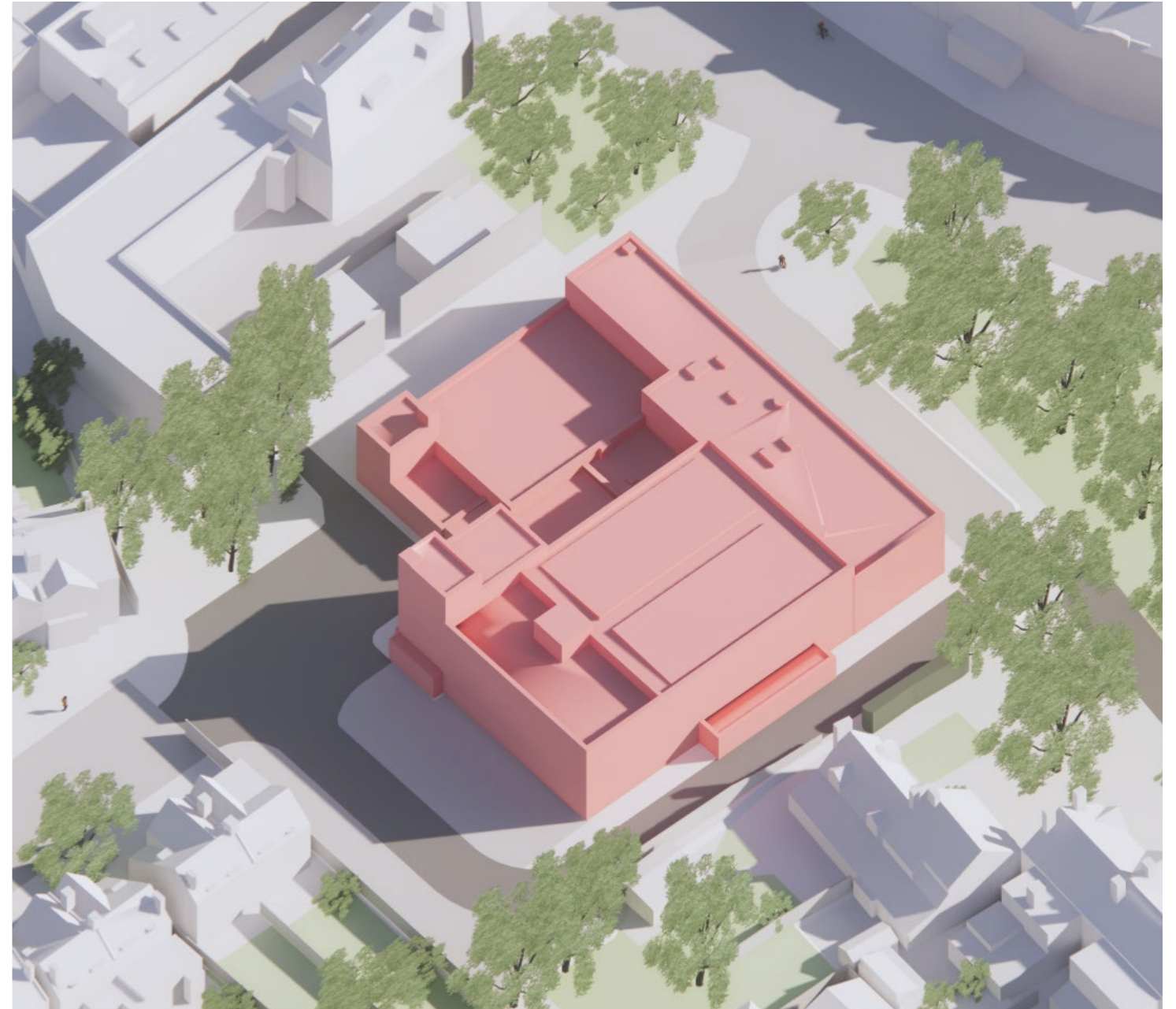
4 Chingford Library and Assembly Hall



4 Contextual Analysis

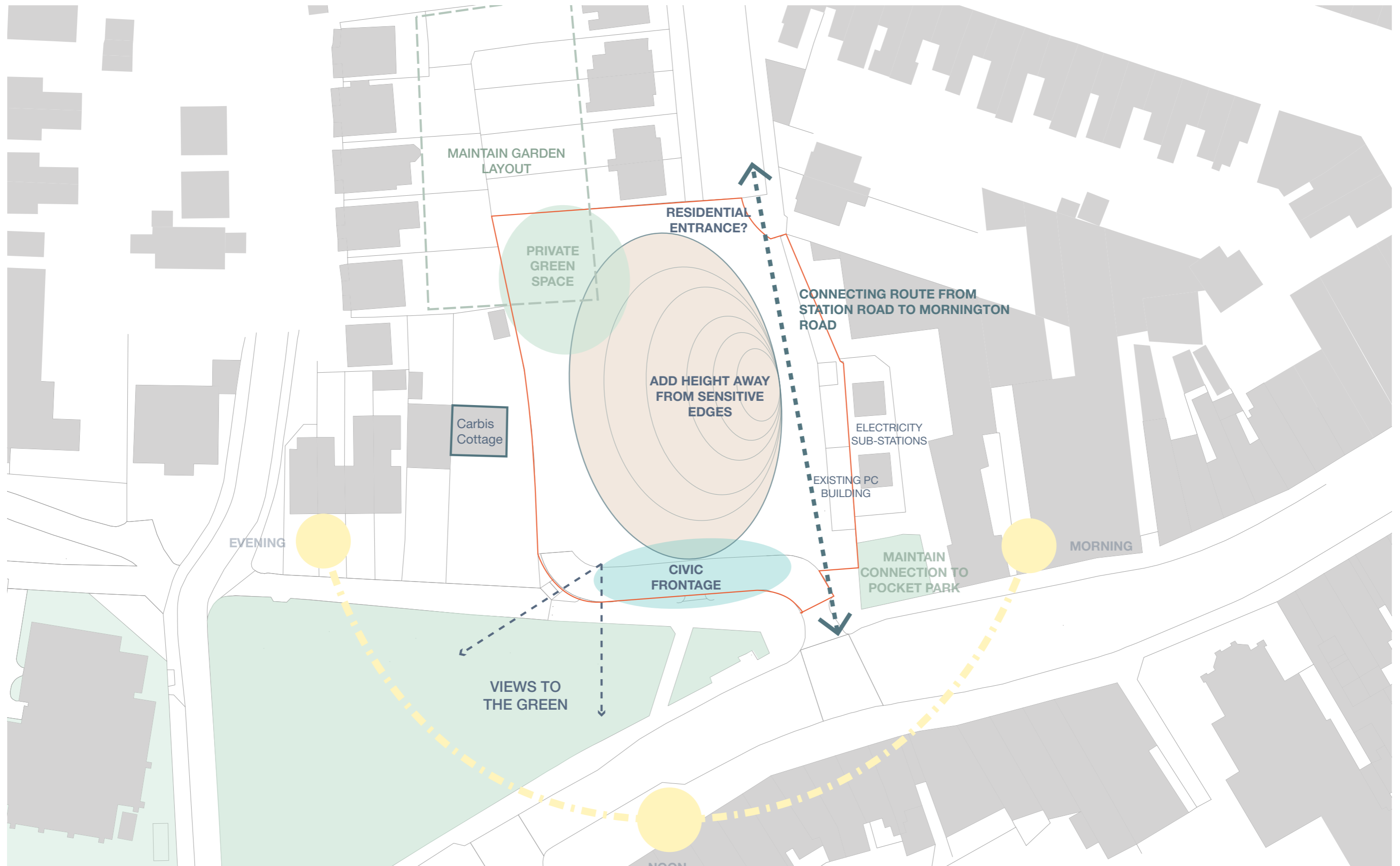


Existing South East Axonometric



Existing North West Axonometric

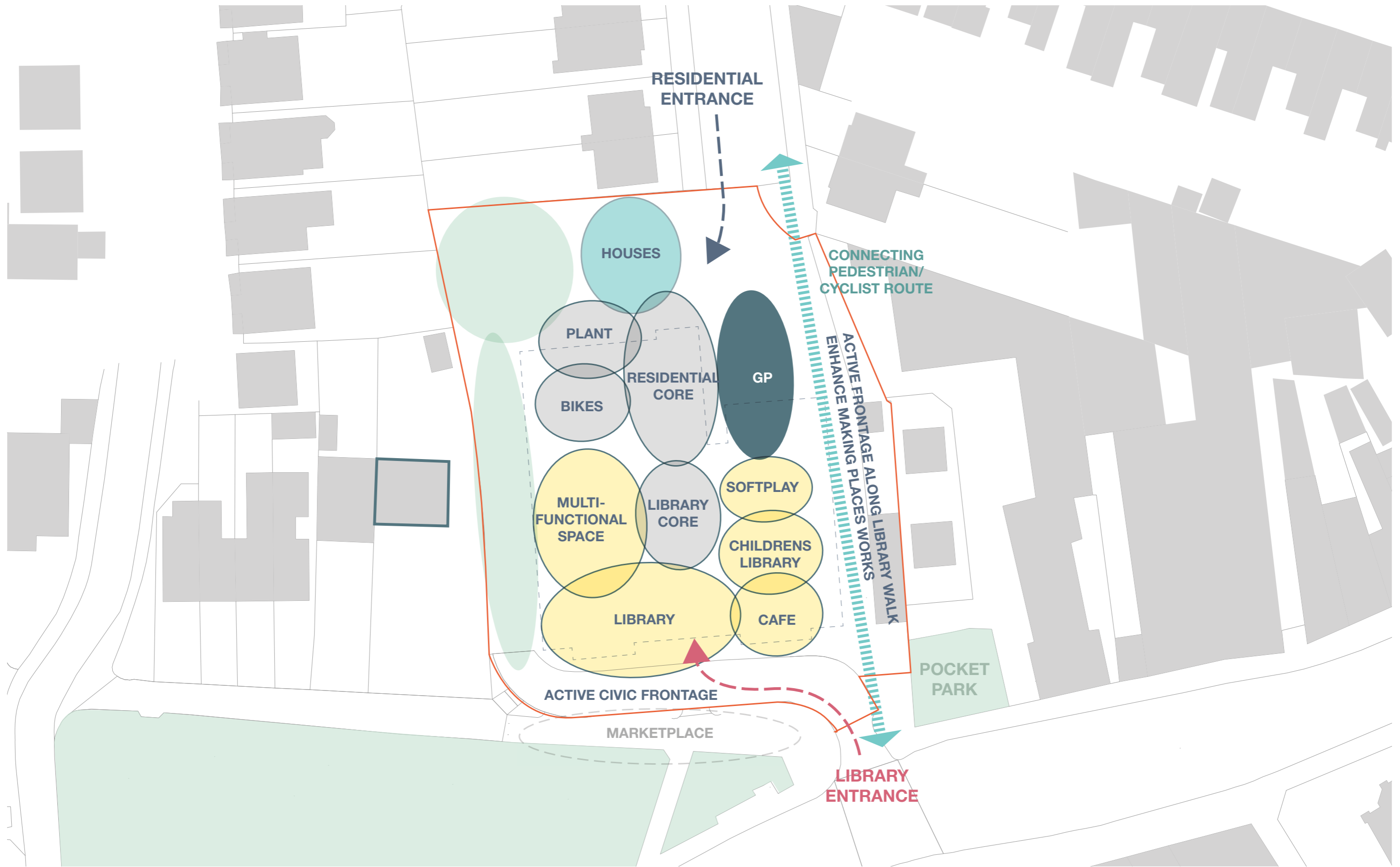
5 **Massing Strategy**
General Massing



General Approach to Massing

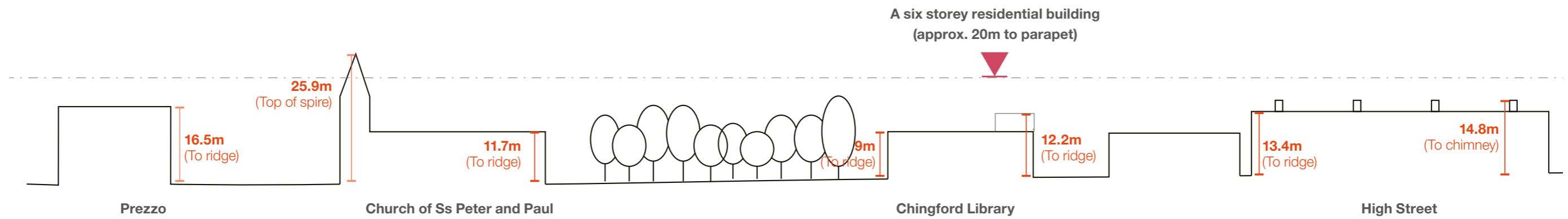
1. Mitigate impact of development on Carbis cottage and conservation area generally.
2. Keep heights down wherever possible up to 6 storeys following appraisal of context
3. Maximise number of units per floor to achieve low massing objective
4. Provide single hybrid building to maximise usable site area for building
6. Utilise existing massing and footprint as much as possible.
7. Create new public pedestrian connection through from Mornington Road to Station Road.
8. Re-enforce the pattern of garden locations by pulling massing away from north west corner.

5 **Site Layout Strategy**
First Thoughts



4 Contextual Analysis

Height Above Ordnance Datum (AOD) - i.e. above mean sea level



Overall Vision

- New library
- Multi-use assembly and community space
- Café
- Adult learning and older residents offer
- GP surgery
- Enabling residential development, including 50 percent affordable housing for local people



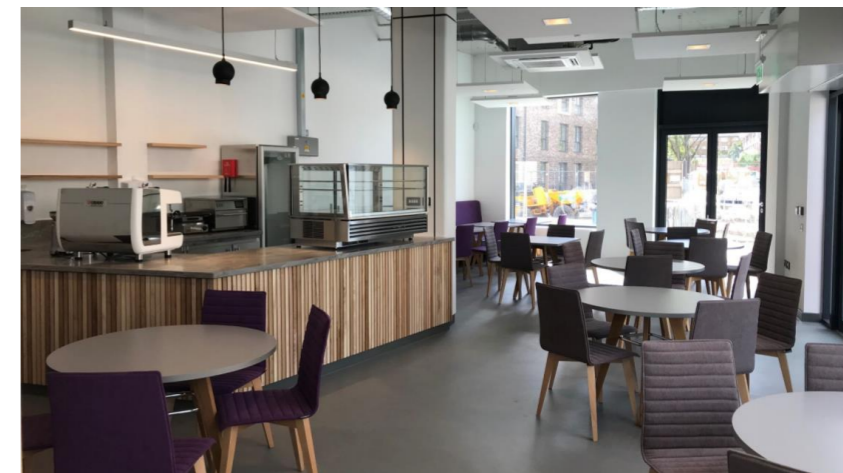
An integrated Hub



State of the art ICT facilities



Fantastic areas for children



A café for library and other users

