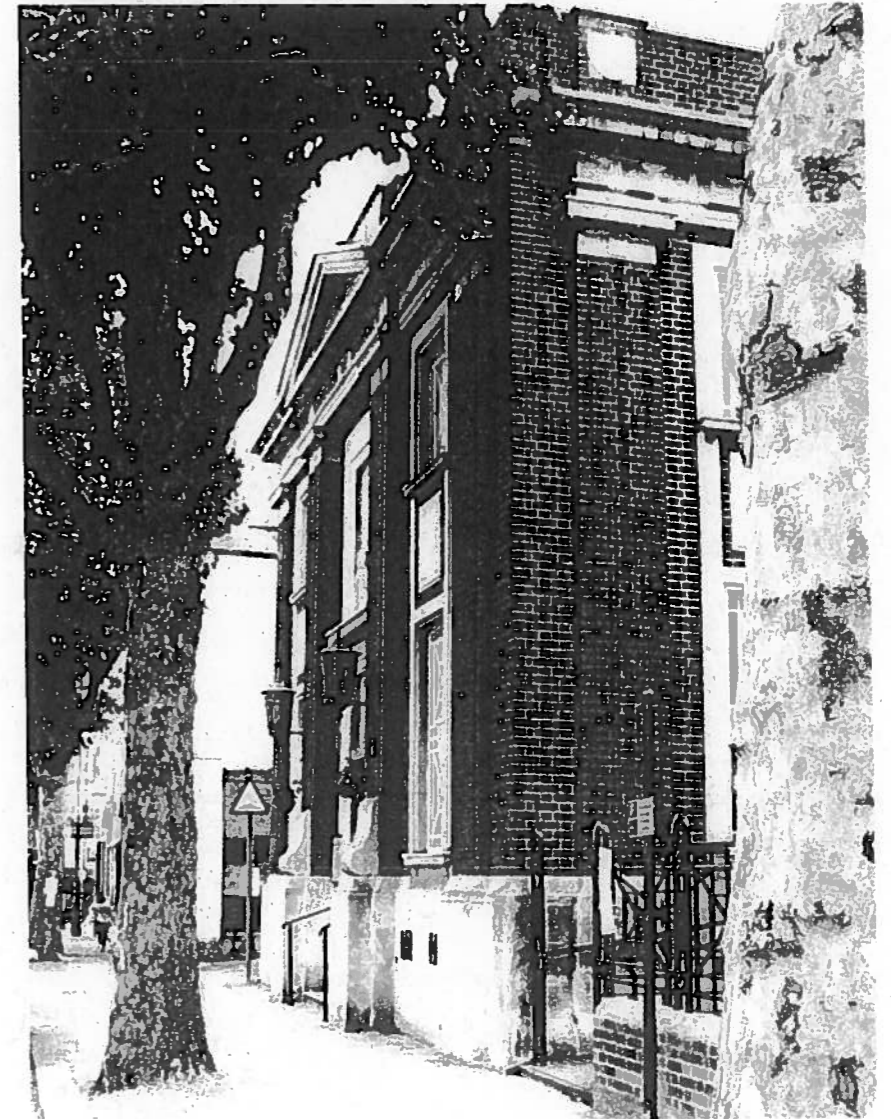


Feasibility Study Commissioned by
Haringey Libraries

Muswell Hill Library Redevelopment



John Miller + Partners LLP Architects

Aims and Aspirations

Making the Best Use of Existing Spaces

A key task in the redevelopment of Muswell Hill Library will be to rationalise the way in which the existing building is used. The feasibility design aims restore the elegance of the art deco architecture, and better accommodate the new functions of a community library which were not part of the original design. To summarise the approach:

- ground floor of the existing building should become a lively and welcoming shop front and living room in the city including self issue facilities
- first floor to provide quiet study space and accommodation for non-fiction, reference and less frequently borrowed fiction books
- children s library, teen library in an extension to the rear of the library, with acoustic separation provided by the existing structural wall and escape stair.
- lift and WCs should also be located in the extension, so that the existing library is not compromised by their addition.

Repairs to the existing Listed Building

The most obvious area in which repairs are required to the existing building is at first floor level, where a leaking roof has caused damage to internal finishes, and an environment unsuitable for the storage of books. The roof light and ornate lay light over the existing children s library also require cleaning and repair. The lay light in particular could be a very attractive feature of the library if a satisfactory method of keeping it clean was identified.

The most significant historic feature of the library is the mural by students at the Hornsey School of Art occupying the walls at high level in the first floor library space. The possibility of cleaning this should be investigated, and it should be protected from damage during any construction work. Better artificial lighting of the piece should be considered.

A brief account of areas in which the existing listed building requires repair is included in this feasibility study.

Environmental Design

Consideration should be given to the potential improvement of environmental design of the library. This should include where possible, increased insulation and air tightness, improved heating and ventilation, and solar control for windows and the roof light to minimise overheating in summer. The aim of this environmental review should be to increase user comfort, minimise the energy consumption of the building, and provide appropriate conditions for the storage of books.

Aims and Aspirations

Accessibility

The existing library building does not meet the requirements of the Disability Discrimination Act, and the need to provide full accessibility to both the ground and first floor library facilities is an essential part of the proposed redevelopment. Since the library is a Grade II listed building conservation requirements are unlikely to allow the remodelling of the existing main entrance, six steps up from pavement level. A lift will be required to provide access to the first floor level.

Two potential locations for both a level entrance and lift have been identified. The first choice in terms of providing an accessible entrance of equal status with the existing, would be to demolish the existing single storey extension, currently occupied by an IT suite, allowing for level access from Queens Avenue. Alternatively, it would be possible to design an entrance and lift on a site to the rear of the library, owned by Haringey Council and currently operating as a car park.

It is proposed that art display space should be combined with the new vertical circulation required to meet DDA regulations. This would animate the public route through the building, and make the most of the additional circulation space.

IT Facilities

The library currently provides computer workstations at ground floor level in a dedicated IT suite, and at first floor level for use by children and teenagers. The library is a wireless hotspot allowing laptops to be connected to the internet anywhere within the building. These facilities are very popular and a queuing system operates during times when supply does not meet demand.

It is proposed that separate IT facilities should be provided for teenagers and younger children. It may also be appropriate to identify computers for quick access to e-mails near the entrance, with others for longer periods of study in quieter areas. The design of any study areas should allow for the use of laptops, with power points designed into desks.

Since the feasibility study proposes a new lift and vertical circulation on the site of the existing IT suite, new IT facilities will need to be provided. This could be in the first floor of the existing library building, returned to its original function as a reading room, where use of computers might be seen as essential quiet study activity. Alternatively, an independent IT suite could be provided either within the existing building or extension.

Bustling Entrance Area

An area close to the entrance could be allocated for quick access to e-mail, issue of books, films on video and dvd, music and audio books. As is currently the case, this may be an appropriate place to provide a comfortable seating area with access to magazines and journals, possibly with access to a small caf facility. This area would accommodate the most popular books for loan and provide a shop front for the library matching the highest standard of retail design on the Broadway. Lighting, colour and well co-ordinated fixtures and fittings will be particularly important in this area to provide a welcoming atmosphere.

Aims and Aspirations

Art Exhibitions

It is an aspiration of the Haringey Library Service that there should be art on display in the library, and that the library redevelopment should allow for this in its design. An artist in residence is employed by the borough, and there is potential for workshops with adults or children, which could take place within the library. Such display space could also help forge links with the local community, offering a public platform for the best work produced by local primary and secondary school children. With an appropriately designed display space it may also be possible to attract exhibitions by professional artists, or collections on loan from galleries.

Funding Partnerships

The design of the library redevelopment should take account of possible funding partnerships with either a restaurant/café or housing developer. It will be necessary for the feasibility design to include sufficient information for capital offers to be made for either option.

The site to the rear of the library owned by Haringey Council may be suitable for a small development of apartments. The sale of part of this land may be able to fund the work required to make the library fully accessible and designed to meet or exceed the expectations of the local community.

A restaurant or café could potentially operate from the existing building, and again a capital sum may be secured in this way to fund the redevelopment of the library.

These options are considered along side the renovation and extension of the library in the feasibility study which follows.

Condition of the Existing Building

Lay light

The existing lay light in the first floor library is one of the most striking features of the listed library building. However, the photographs show the accumulation of dirt, which results from a lack of safe means of cleaning it. Like the roof light, the lay light is believed to be glazed with standard rather than safety glass.

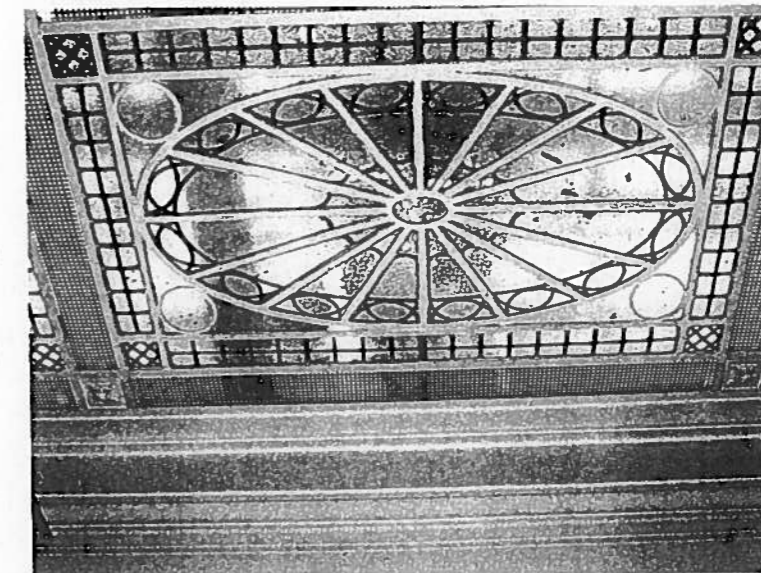
Due to the leaking condition of the roof and roof light, it is also possible that there may be deterioration of the frame itself. It is proposed that as part of the renovation of the library building, the roof light should be taken down, refurbished and re-glazed with laminated safety glass. It was originally intended that the roof light should be cleaned from the roof via opening windows in the roof light, and this remains a viable strategy provided safety glass is provided in both lay and roof lights, and safety access systems are provided on the roof.

Existing escape stair

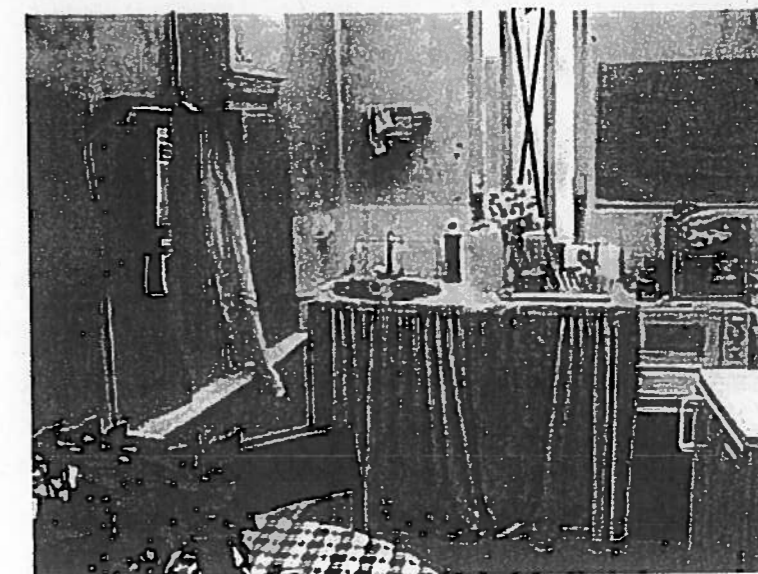
The existing escape stair is too narrow to meet current building regulations, and of no significant architectural interest. It is proposed that this should be removed as part of the redevelopment of Muswell Hill Library to allow for the reorganisation of the interior spaces.

Existing Staff Room and WCs

Photographs of the existing staff room and WCs are shown on the right. These fall far short of modern standards of hygiene. It is proposed in all the feasibility options included in this report that these spaces should be stripped out, and improved facilities for both public and staff use provided.



Existing Laylight with no safe method of cleaning



Poor condition of existing staff kitchen

Funding Partnerships

Housing Development

Two sketch schemes for potential housing developments are attached in Appendix One. These have been discussed with housing developers with a view to establishing the feasibility of attracting a funding contribution to the library redevelopment through the sale of part of the site to the rear of the library.

The two schemes show a 10 apartment housing development which assumes that there is no extension to the rear of the library, and an 8 apartment development which would allow for the extension of the library.

Feedback which we have received from local housing developers indicates that sale of the site might realise between £250,000 and £500,000. It is thought that it would not be viable to pursue this option if a value in excess of £500,000 could not be achieved.

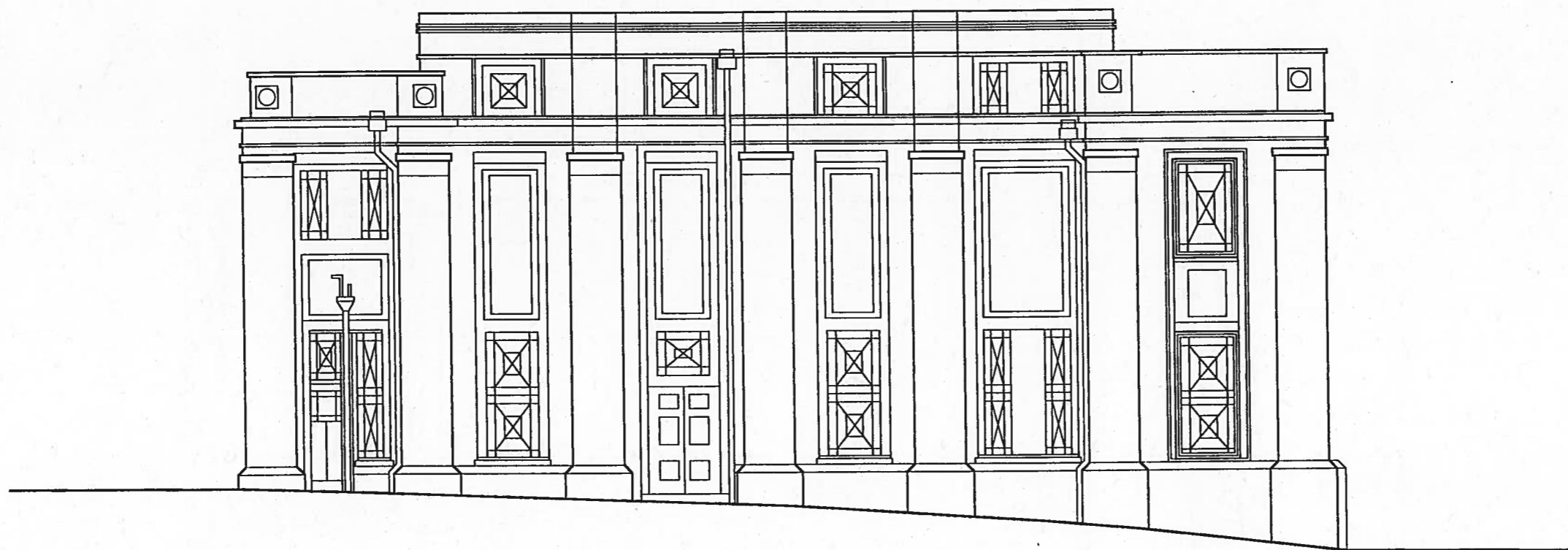
Housing Plus Restaurant

The potential for restaurant and housing development in conjunction with the redevelopment of the library are not mutually exclusive. It may therefore be possible to attract an estimated total of £1.3 million towards the cost of renovating and extending Muswell Hill Library for the benefit of the local community.

Feasibility Study Options

Existing Conditions Drawings

These are included for comparison with the three feasibility schemes which follow. They have been prepared from drawings in Haringey Council s Archive, and more detailed surveys would be required to progress the designs to a detailed stage.



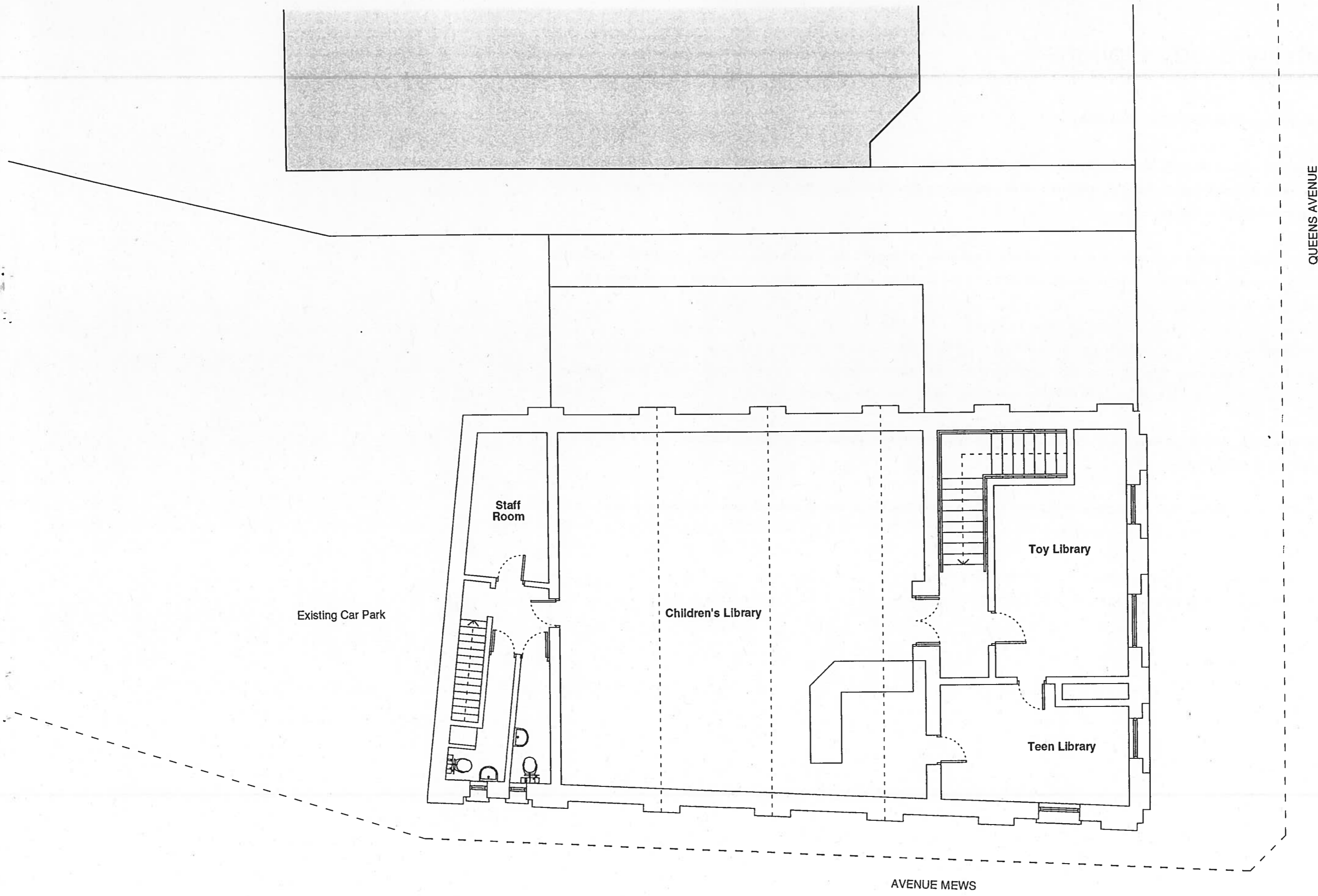
EXISTING AVENUE MEWS ELEVATION 15.10.05 1:100

MUSWELL HILL LIBRARY REDEVELOPMENT

EXISTING CONDITIONS

JOHN MILLER + PARTNERS

OCTOBER 2005



QUEENS AVENUE

AVENUE MEWS

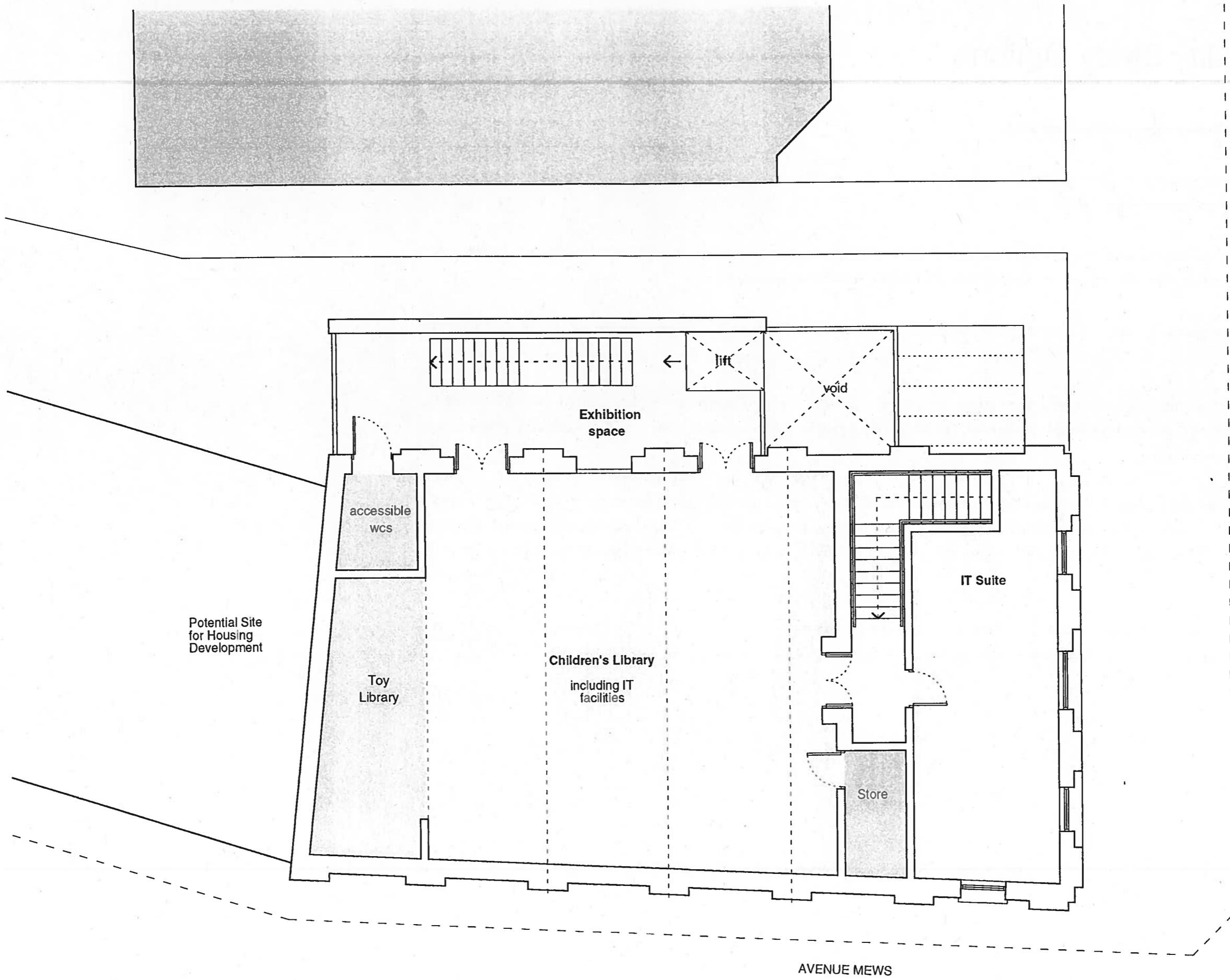
EXISTING FIRST FLOOR PLAN 15.10.05 1:100

MUSWELL HILL LIBRARY REDEVELOPMENT

EXISTING CONDITIONS

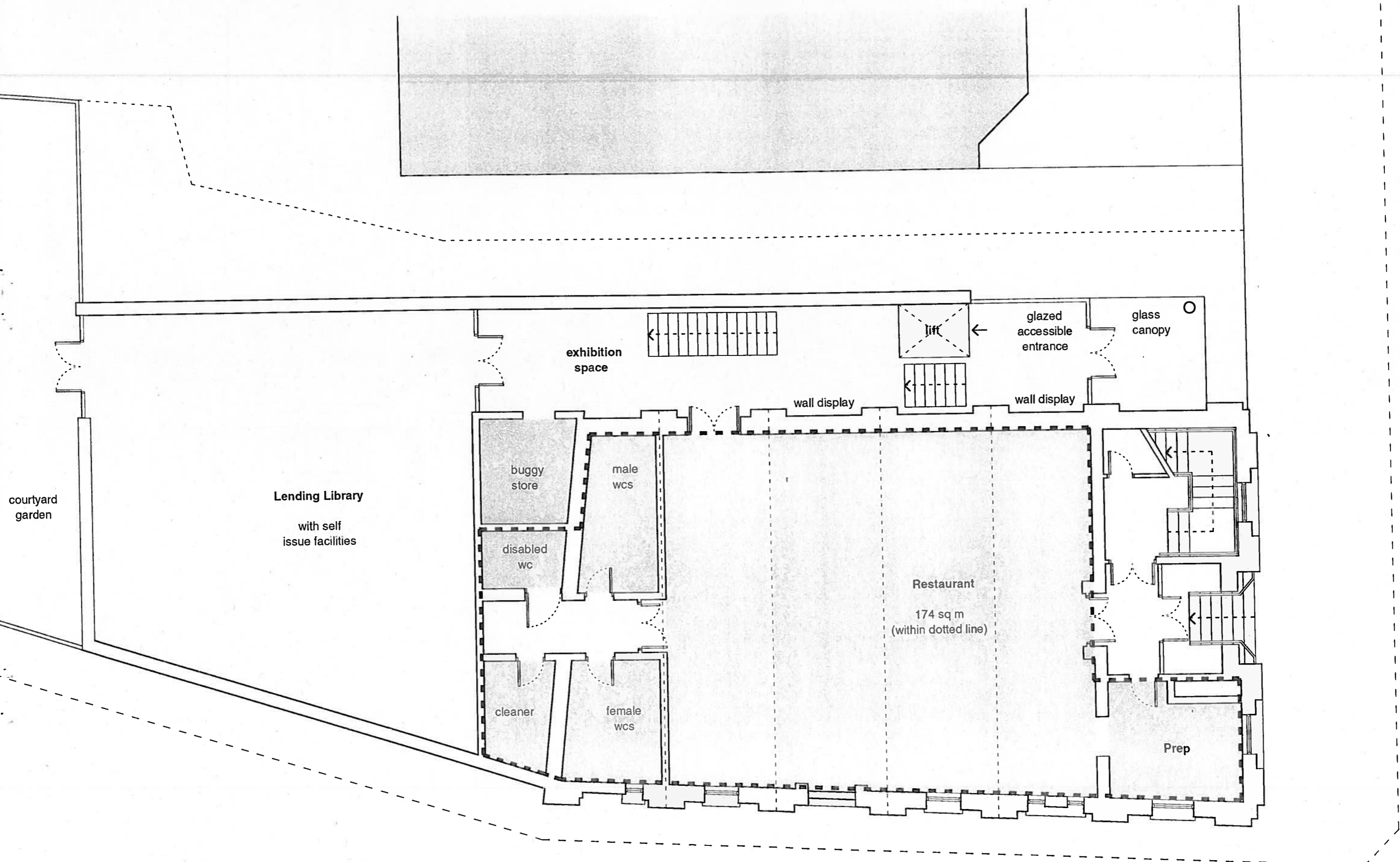
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PROPOSED FIRST FLOOR PLAN OPTION THREE - MINIMUM TO PROVIDE ACCESSIBILITY 15.10.05 1:100

QUEENS AVENUE



AVENUE MEWS

PROPOSED GROUND FLOOR PLAN OPTION TWO - WITH RESTAURANT 25.10.05 1:100

MUSWELL HILL LIBRARY REDEVELOPMENT EXISTING CONDITIONS JOHN MILLER + PARTNERS OCTOBER 2005

Feasibility Study Options

Option Three: with potential housing development

The possibility of generating funds for the redevelopment of the library through the sale of the land to the rear of the building currently used as a private car park, but owned by Haringey Council has also been considered as part of this feasibility study.

Circulation is arranged as in Option One, with a lift and new stair on the site of the existing IT suite, in a space which could also be used for exhibitions.

At ground floor level the adult lending library is accommodated in its existing space, with the possible addition of a small caf serving hot and cold drinks. The children s and teen library are shown in the ground floor extension, with the a new area for the toy library accessed directly from the children s library and secured by a sliding folding partition when not in use.

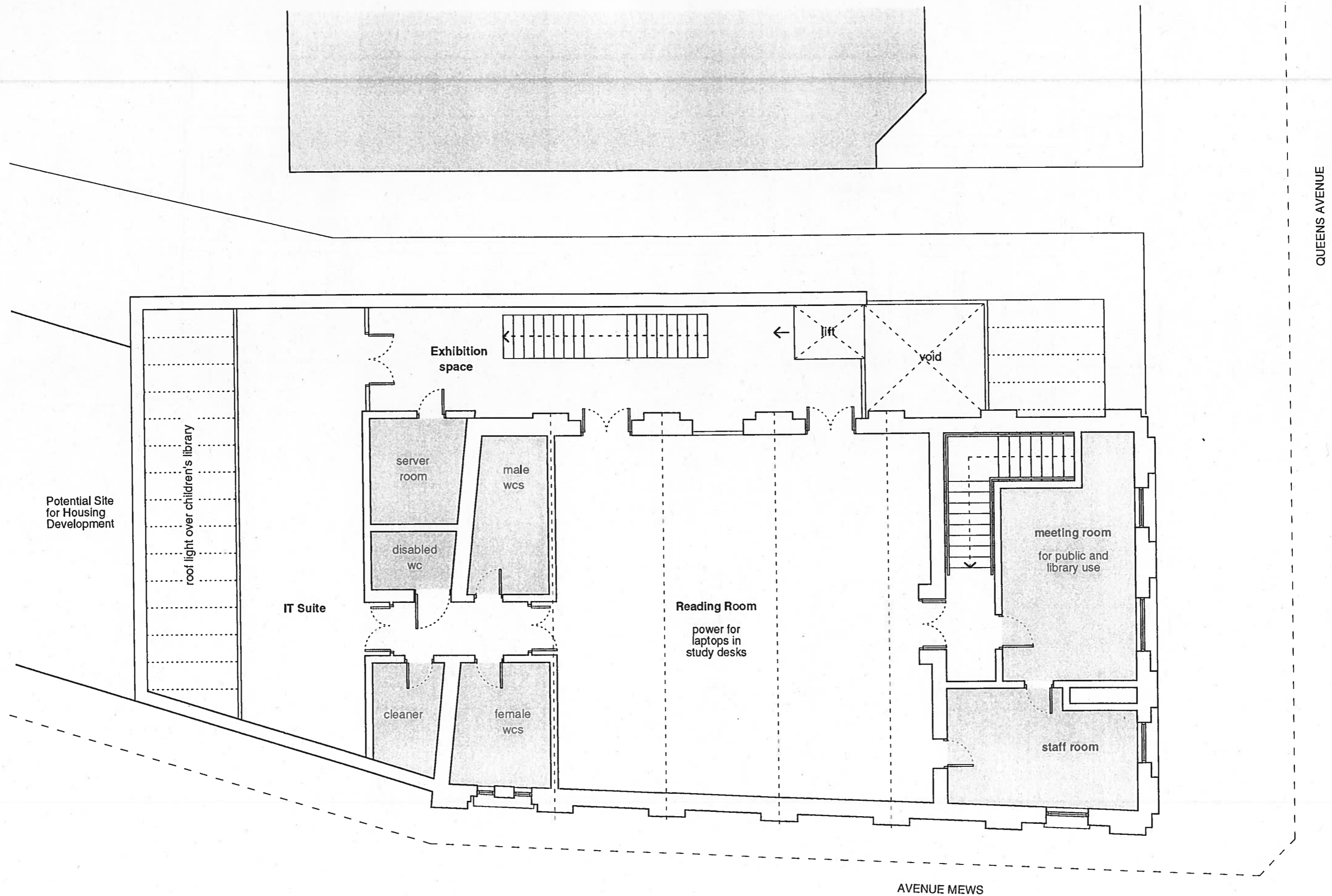
At first floor level, the IT suite would be located in the new extension, with the first floor of the existing library returned to its original use as a reading room. WCs and stores would be located between the two spaces. The existing small rooms to the front of the library could accommodate a meeting room for both staff and public use, and an improved staff room.

Sketch plans of the housing development accommodated with this option are included in Appendix One. It is thought that assuming there is increased library accommodation it would be possible to build eight one and two bedroom flats on this site. If there is no increase in library space (as shown in Option One of the feasibility study) it would be possible to build ten one, two and three bedroom flats.

Initial discussions with local housing developers indicate that the smaller development might achieve a total sale value in the region of £2.2 million. As a rule of thumb this would be divided in thirds with around £730,000 construction cost, £730,000 overheads, professional fees and profit for the developer, and £730,000 land value.

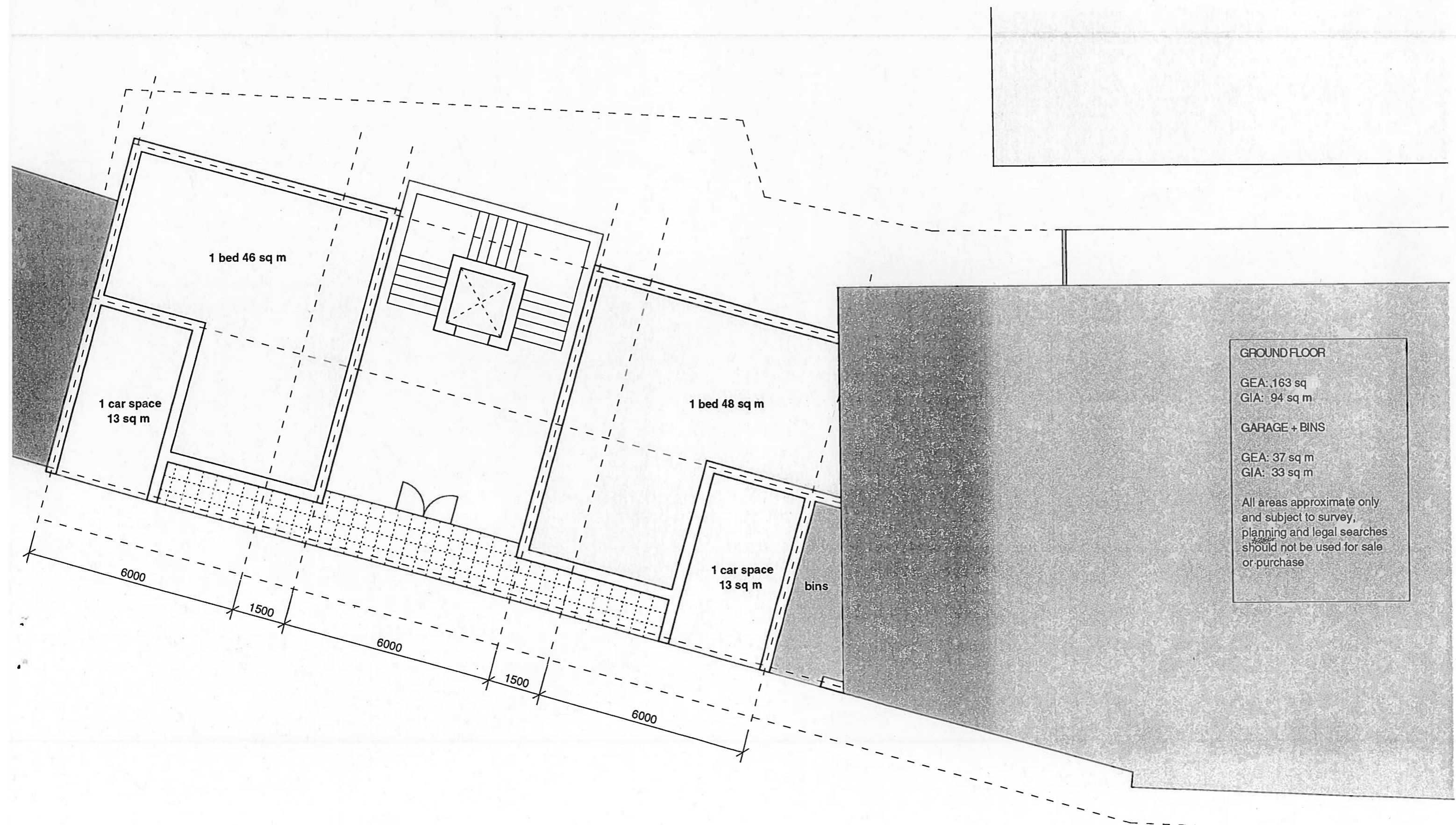
The gross area of new build accommodation associated with this option is 284 sq m.

Estimated costs for this option as detailed in Appendix Two: Option Three Cost.



PROPOSED FIRST FLOOR PLAN OPTION ONE - WITH HOUSING 26.10.05 1:100



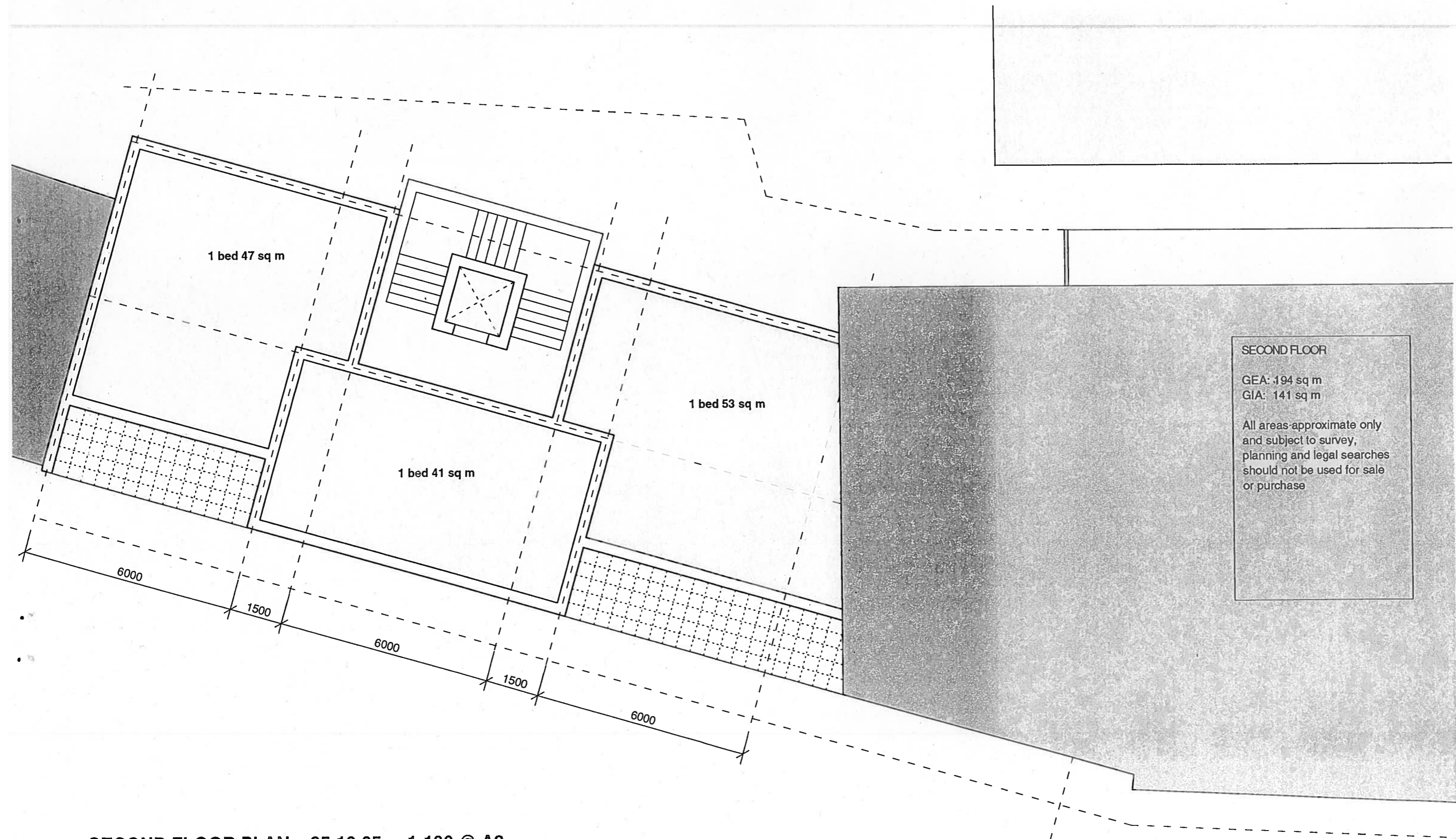


GROUND FLOOR
 GEA: 163 sq
 GIA: 94 sq m

GARAGE + BINS
 GEA: 37 sq m
 GIA: 33 sq m

All areas approximate only
 and subject to survey,
 planning and legal searches
 should not be used for sale
 or purchase

GROUND FLOOR PLAN 25.10.05 1:100 @ A3



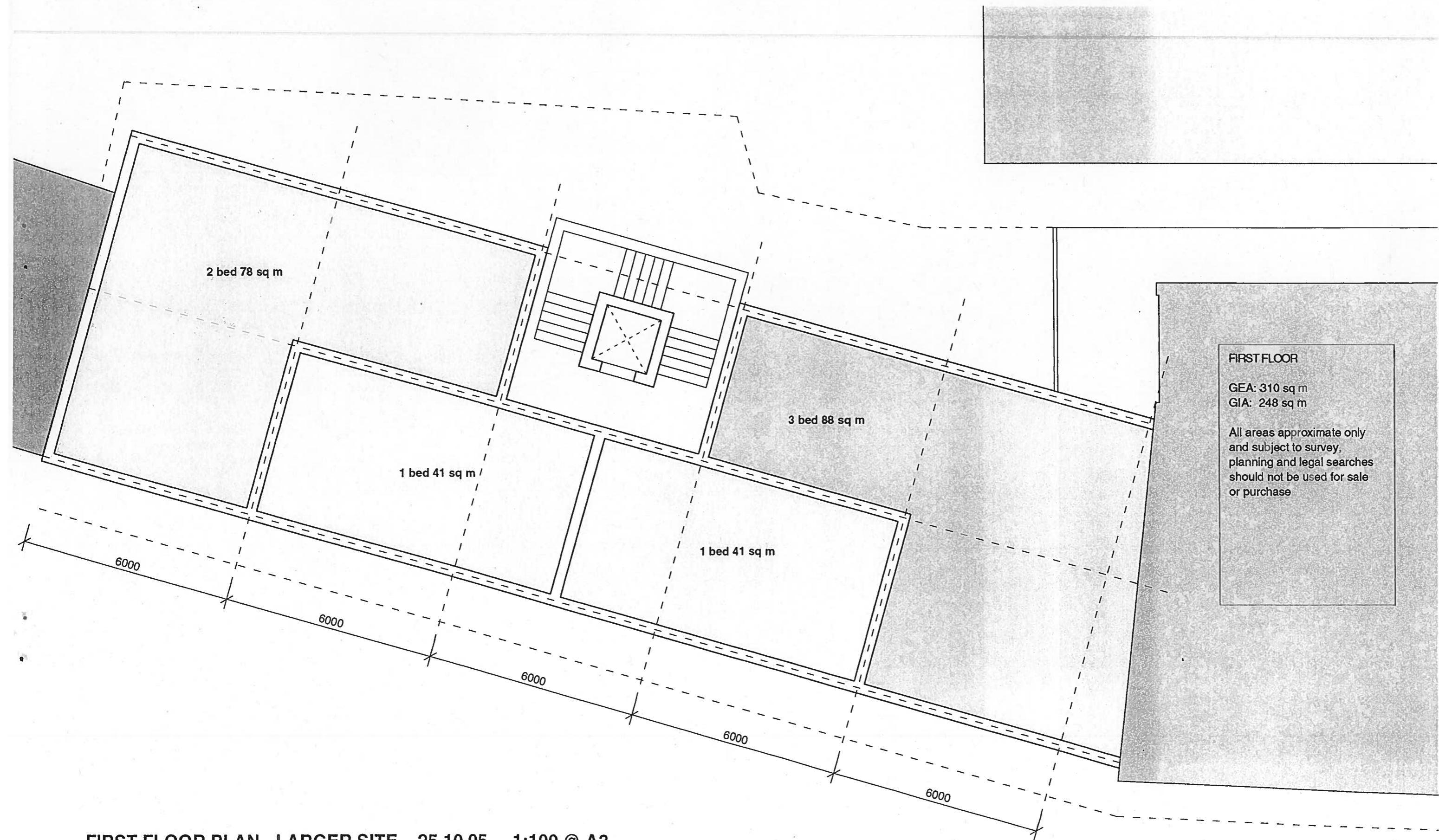
SECOND FLOOR
 GEA: 194 sq m
 GIA: 141 sq m

All areas approximate only
 and subject to survey,
 planning and legal searches
 should not be used for sale
 or purchase

SECOND FLOOR PLAN 25.10.05 1:100 @ A3

MUSWELL HILL LIBRARY N10 SKETCH DESIGN IDEAS

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FIRST FLOOR PLAN - LARGER SITE 25.10.05 1:100 @ A3

Appendix Two: Cost Estimates

Preliminary Cost Plans

The following cost plans for each of the proposed options for the redevelopment of Muswell Hill Library have been prepared by Liber8Space in consultation with both John Miller + Partners and Haringey Libraries.