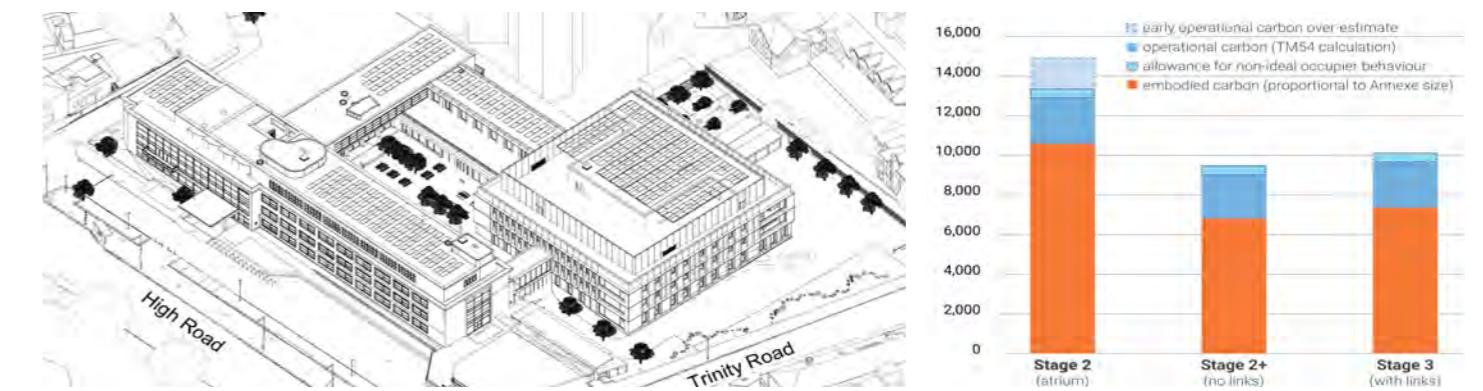


Haringey Civic Centre

PROJECT PROFILE



Client London Borough of Haringey
Location Wood Green
Size / Cost Office 6,465 sqm NIA / £ 47 Mio
Completion 2026
Team Cost - Faithful & Gould
Architect - Hawkins Brown
Engineering - Buro Happold
Landscape - Churchman Thornhill
Finch



The listed 1950's Haringey Civic Centre, had to be closed in 2020 due to the dire state of repair and health and safety risks. Its regeneration, which includes a new annexe located on the former carpark, will accommodate the Council's full headquarters needs. Moving staff from eight other locations, it will support the Council's commitment to work towards a Zero Carbon estate and enable the Council to better meet its operational and residents' needs.

Consarc drafted and agreed the accommodation brief within a month of being appointed client adviser, in parallel with design development at Stage 2. Very quickly, we managed to tease out client requirements that had been difficult to formulate previously, such as the sharing of spaces and connectivity. The design was struggling to meet the client brief and, compounded by rising construction costs, it could not meet the budget either. We successfully advised on the steps necessary to bring the project back into scope with a radical efficiency drive, leading to a significant redesign which saw the atrium replaced with a central core and an entire office floor eliminated, optimising the office occupancy in the process. The adaptability of the modified scheme was further tested when an unusually late change to include a 300-person event space was accommodated.

Brief Development
Client Advisory
Workplace Consultancy
Specialist Advice

ADVISORY

With carbon targets agreed to UKGBC standard, we set and tracked detailed design performance targets within the emerging Employer Requirements. Expertly identifying specification gaps and contradictions, we were instrumental in eliminating ambiguities within the contract documentation, helping avoid costly changes in the following design and build phase. We also formulated tender evaluation questions as part of our procurement advisory role to the council.

"You have helped guide the team through a very challenging scheme, with short time frames for reviewing information and often a challenging multi-disciplinary design team."

Jonathan Kirby, Assistant Director for Capital Projects & Property

Right-sizing for sustainability

The reduction of the overall campus by 16% - triggered by the cost overrun in March 2022 - resulted in a 25% improvement of whole-life carbon too. This was achieved by implementing key design moves suggested by Consarc including removal of basements and a full office floor as well as regularising the structural grid around a central core.