

# Changing St Ann's Hall!

The Redevelopment of St Ann's Library hall

June 2008

## Starting over again

### Progress

Demolition work on the hall began in mid-November with staff and community members saying a fond farewell to St Ann's Library Hall. Since then the contractor working in partnership with the Council and The Bridge New Deal for Communities, Breyer Group plc have worked steadily to clear the site of the debris from the old building and earth dug out to put in the foundations of the new hall.



The foundations are now in place and the frame of the new building is going up quickly so we can look forward to the new hall opening in the summer. We are now into the new financial year and there is good news from the Council. Along with the money being provided by the Bridge New Deal for Communities to help build the hall, Haringey Council will be funding some improvements to the existing library.



# Introducing Chris Taylor



Some of you will have seen Chris around St Ann's Library over the past few months. This is not because Chris can't stop reading, although he does like a good book. No, Chris is Breyer's site manager and he has been running things in all weathers since work began to make sure that the new

hall is built well and on time. Chris is not only responsible for the building side of things, he manages all the workers on the site, he also plans deliveries and has the very important job of making sure the workers and members of the public are kept safe during the construction.

With a wealth of experience in constructing community buildings Chris was specifically chosen for this project because of the recent success of the Stoneleigh building for Haringey Council.

## Programme

We agreed a programme with Breyer once contracts were signed and are on schedule to deliver the new hall in August.

The next things that will happen are:

- The design of all the major elements will be completed shortly
- The steel frame, floor structure and brickwork will be completed over the next few weeks
- Installation of windows once the walls are built
- Construction of the roof and internal walls will start and we aim to have the building weather tight by June

The whole team is confident of achieving our targets and continue to work together to deliver a high quality community building on time and within the financial limits we have.

## Working with the community

Back in October 2007, we invited members of the community to work with us helping to complete the design of the new hall, especially the inside. This led to establishing a Steering Group for St Ann's (made up of local residents and user representatives). The key task for this group is to represent the wider communities needs and help create a multi purpose/functional hall (adjoining the library). This includes children, young people and adults of all ages and people with disabilities, minority groups and local businesses and organisations. Since November 2007, the Steering Group has been meeting regularly to help support the development during the construction phase whilst considering (internal) design options. A summary of the proposals includes:

- increased storage

- a ramp instead of a lift in the link area with the library
- a bigger opening to the main hall
- no music/audio studio instead there will be a meeting room facility available to any group or business (via bookings policy)
- more toilets to allow rooms to be used independently
- an office area/space available for use by any community group or business (via bookings policy).

We have also made some changes to the outline design that you will have seen last year following the consultation. These are:

- roof structure – although we haven't changed the distinctive design of the roof from the outside we have made it easier and quicker to build, this has meant changing the way it will look from the inside
- we have added some mechanical ventilation to help keep the building cool in the summer.

## Want to know more?

If you need any information about the new hall, drop in to the library at St Ann's or contact the library staff by telephone on 020 8489 8775. If they don't know the answer to your query they'll find out and get back to you as soon as they can.

While you are more than welcome to pop into other libraries if you are in the area it is unlikely that the staff there will have much information to give you.

You can also find information on the Council's website ([www.Haringey.gov.uk](http://www.Haringey.gov.uk)).