

## **Pre-Application Briefing to Committee**

### **1. DETAILS OF THE DEVELOPMENT**

**Reference No:** PPA/2021/0003

**Ward:** Woodside

**Address:** Civic Centre, High Road, London, N22 8ZW

**Proposal:** Refurbishment of existing Civic Centre and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure); 2 x two storey links; creation of central courtyard; and associated landscaping

**Applicant:** London Borough of Haringey

**Agent:** Montagu Evans

**Ownership:** Council

**Case Officer Contact:** Samuel Uff

### **2. BACKGROUND**

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of the submission of a full planning application. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once submitted, would be presented to the Planning Sub-Committee in Summer 2023 for determination. The applicant team has actively engaged in pre-application discussions with Planning Officers over the last few years, with formal pre-application meetings and a number of QRP meetings in the past year.

### **3. SITE AND SURROUNDINGS**

- 3.1. The site is occupied by the Council's Civic Centre. The Civic Centre was designated as a Grade II Listed building in July 2018. The site has been temporarily closed since 2020 and is awaiting renovations as part of the Council's project to create a multi-purpose Civic hub for Haringey residents.
- 3.2. The site is located on the western side of Wood Green High Road and contains the existing Grade II listed Civic Centre building, with associated front and rear car parks. The site is located within the Trinity Gardens Conservation Area.
- 3.3. To the south of the site is the Grade II Listed Building of St Michaels Church and to the west is the Trinity Primary School, which is also Grade II Listed. To the north of the site is the Fishmongers Arms which is Locally Listed. The remainder

of Trinity Road is predominantly characterised by terraced residential properties. To the east of the site is the Crescent Gardens open space.



- 3.4. The site is designated as site allocation SA5 in the 2017 of the Site Allocations DPD and is also referred to as WGS A1 of the draft Wood Green Area Action Plan. These policy documents pre-date the 2018 statutory listing of the Civic Centre, but both documents highlight the suitability of redeveloping the car park, alongside renovations of the Civic Centre and retention of civic uses within the Civic Centre.
- 3.5. At a cabinet meeting of 12 October 2021, the decision was taken to redevelop the Civic Centre site as part of a wider project to consolidate the council offices in Wood Green, to provide a modern efficient civic campus and deliver economic and housing growth on current office sites.

#### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposal is for the erection of a three storey building in the rear car park, to the west of the existing Civic Centre building. The proposed building would have two storey links to the existing Civic Centre and a recessed top floor, which would accommodate associated plant.
- 4.2. The development would also include alterations and renovations to the existing Civic centre and associated landscaping improvements. The use would be for Council offices, alongside the retention of selected civic uses.



## 5. PLANNING HISTORY

- 5.1. HGY/2022/0329 Listed Building Consent granted for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building.
- 5.2. HGY/2022/1059 Listed building consent granted for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.

## 6. CONSULTATIONS

### 6.1. Public Consultation

- 6.2. A Development Management Forum (DMF) was held on 23<sup>rd</sup> February. The comments made by residents and interested groups on the night of the DMF are set out in appendix 2.

### 6.3. Quality Review Panel

- 6.4. An earlier version of the proposal was assessed by the Quality Review Panel (QRP) on 27<sup>th</sup> April 2022. Following panel members comments, and further pre-application discussions with officers a further revised scheme was presented to the QRP 18<sup>th</sup> January 2023. The QRP's written comments / reports are attached as **Appendix 1** and **Appendix 2**.

- 6.5. In summary, the Panel strongly supports the retention of the Civic Centre for Civic uses and the overall form of new build development. Refurbishment of the Civic Centre, improvements to landscaping and the improved sustainability objectives were also praised and supported by the Panel Members.
- 6.6. The Panel saw no reason to be consulted further on the design when an application is submitted.

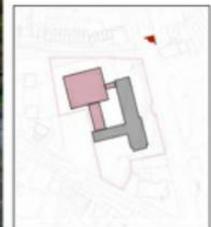
## **7. MATERIAL PLANNING CONSIDERATIONS**

- 7.1. The Planning team's initial views on the development proposals are outlined below.
- 7.2. *Principle of Land Use*
- 7.3. The proposed development would provide approximately 5,000sqm of office space for approximately 800 staff. This would retain the civic use of the site and suitable employment use.
- 7.4. Adopted Local Plan site allocation SA5 of the Councils Site Allocation DPD 2017 and draft site allocation WGSA1 make reference to the potential for the conversion of the Civic Centre with a mixed use residential, employment and commercial uses. The Civic Centre is now a Listed Building and the applicant team have taken a different approach to retain the Civic Centre and utilise it for civic and council office uses. This then allow for mixed use development to take place on the Council's existing office sites achieving the overall aims of the site allocations. As such the principal is supported.
- 7.5. *Scale, Massing and Detailed Design*
- 7.6. Proposed refurbishment works to the Grade II Listed Civic Centre include the restoration of the façade and alterations to windows to allow improved energy performance. Internally there would be removal of some internal partitions to provide a suitable modern working environment and alterations to the proposed reception area and existing annex. General improvements would be undertaken to the existing internal appearance whilst maintaining heritage significance.
- 7.7. The proposed new building would be of a high-quality contemporary design of a sympathetic height and scale with the proposed parapet height reflecting that of the existing Civic Centre building and the recessed screening of plant would have a similar relationship to the recessed top floor of the existing Civic Centre building. This is proposed to be finished with a robust suite of materials that would appear in keeping with the original design of the restored Civic Centre building and the character and appearance of the conservation area.

- 7.8. The proposed building would be predominantly three stories in height, with a set back 4<sup>th</sup> storey level of plant screening on the roof. A two storey element is proposed to link the existing rear annexe to the proposed building. A further link consisting of an undercroft and first floor link would run from the north-western corner of the existing Civic Centre building to the proposed building, parallel to Trinity Road. This would create an internal, landscaped courtyard.

## CGIs

### North East - Trinity Road Corner



- 7.9. The proposed building would be set back from Trinity Road to allow retention of the tree lined street frontage. A new rear vehicular access from Trinity Road would provide access to a service yard. The main access to the building would be through the existing Civic Centre entrance, which would be refurbished. Disabled parking bays would be provided at the front of the site.
- 7.10. *Heritage impact*
- 7.11. Proposed works seek to restore as much as possible to the Civic Centre, which would include bringing the Council Chambers back in to use as well as retaining internal historical features. The proposal would also involve replacement of windows, façade materials whilst improving energy performance. As part of the pre-application process, detailed discussions are being undertaken to ensure these works are undertaken in a considerate manner, so as not to harm the heritage significance of the Grade II Listed Civic Centre Building.
- 7.12. Removal of a select few of internal partitions are proposed and detailed design of such loss and significance is currently under discussion and may require internal alterations. Detailed conditions will be required to determine final detailed designs for the listed building.

7.13. *Amenity of Nearby Residents*

7.14. The development would be sited and designed sensitively to avoid significant levels of overlooking. The building would be set back from the residential frontage of Trinity Road. The size of windows and glazing of the link have been designed to minimise overlooking of the Traveller site and adjacent Trinity Primary School. As such, no material adverse impacts on the amenity of neighbouring residents are anticipated.

7.15. *Transportation and Parking*

7.16. The site has excellent public transport connections (PTAL 6a) and is within short walking distance of Wood Green Tube Station and Number 12 bus services.

7.17. The parking at the front of the site would be for blue badge holders and this would be the only provision on site. Generous cycle storage facilities are proposed, as are shower facilities for cyclists.

7.18. *Sustainability*

7.19. Passive design measures have been incorporated into the project strategy to complement the Councils commitment to achieve net zero carbon by 2041. These include the compact form), building fabric performance and measure to avoid overheating.

7.20. The scheme aims to achieve 'excellent' or 'outstanding' for BREEAM standards and will encompass this in an energy strategy incorporating lean, green, clean and seen credentials.

**PLANS AND IMAGES**

Existing site image

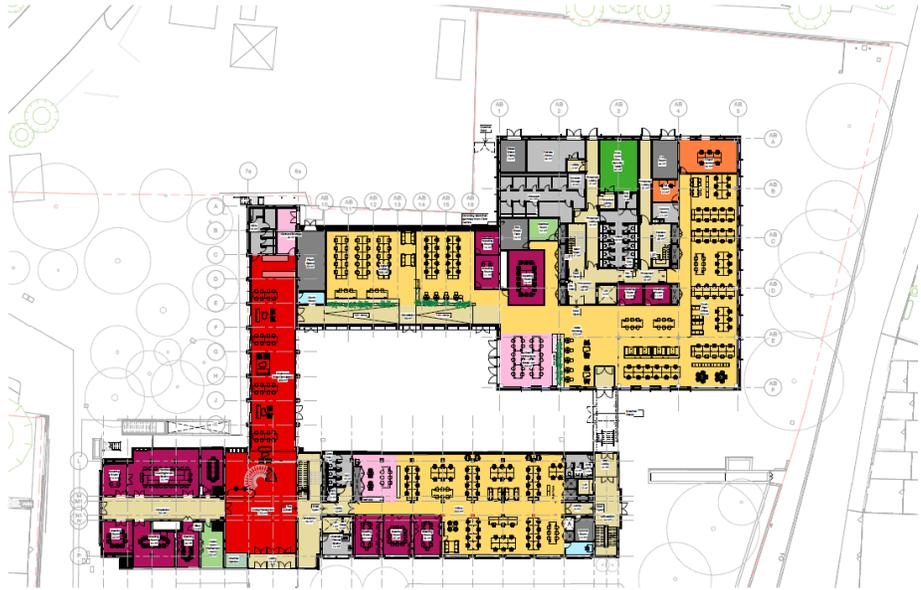


Proposed massing



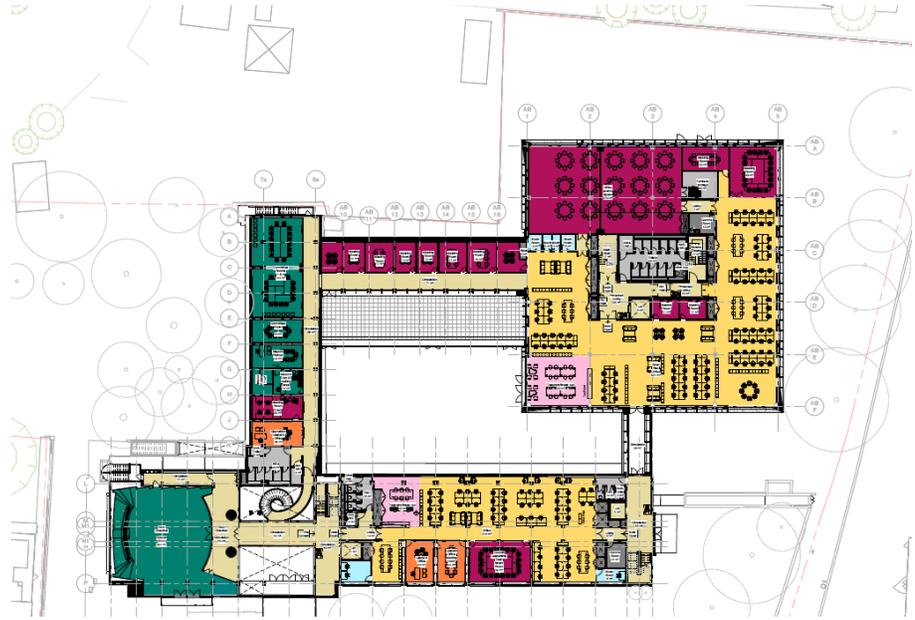
# Site Wide Strategy Ground Floor

- Key**  
**Net-usable areas:**
- Workspace
  - Collaboration Space
  - Teapoint
  - Focused Space
  - Meeting Room
  - Welcome Area
  - Civic Space
  - Well-being Space
  - Security & Post
- Non-net areas:**
- Circulation
  - Balance (Toilet, Comm's room, changing place)
  - Plant spaces



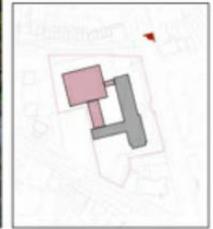
# Site Wide Strategy First Floor

- Key**  
**Net-usable areas:**
- Workspace
  - Collaboration Space
  - Teapoint
  - Focused Space
  - Meeting Room
  - Welcome Area
  - Civic Space
  - Well-being Space
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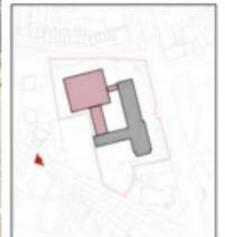
**CGIs**

North East - Trinity Road Corner

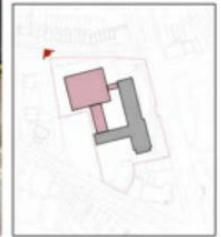


**CGIs**

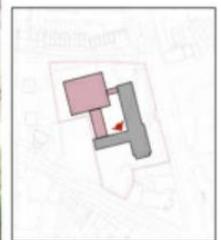
Bounds Green Road



**CGIs**  
Trinity Road



**CGIs**  
Staff Courtyard



## APPENDIX 1 – QRP 1

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### London Borough of Haringey Quality Review Panel

#### Report of Formal Review Meeting: Haringey Civic Centre

Wednesday 27 April 2022

Clockwise, Greenside House, 50 Station Road, London N22 7DE

#### Panel

Peter Studdert (chair)  
Phil Armitage  
Louise Goodison  
Phyllida Mills  
David Ubaka

#### Attendees

Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Sam Uff	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kate Trant	Frame Projects
Joe Brennan	Frame Projects

#### Apologies / report copied to

Aikaterini Koukouthaki	London Borough of Haringey
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#### Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation, Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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### 1. Project name and site address

Haringey Civic Centre, High Road, Wood Green, London N22 8LE

### 2. Presenting team

Jason Martin	Partner, Hawkins\Brown
Raheela Fitzgerald	Architect, Hawkins\Brown
Matt Pearson	Architect, Hawkins\Brown
Eduarda Viera	Architect, Hawkins\Brown
Lucy Markham	Partner (Heritage), Montagu Evans
Louisa Smith	Partner (Planning), Montagu Evans

### 3. Planning authority briefing

Located within the Trinity Gardens Conservation Area, the site is occupied by Haringey Civic Centre, a Grade II listed building, designated as such in 2018. The existing Civic Centre building is three storeys high, with a recessed fourth floor. The building is currently subject to restoration works, and further works are proposed for its internal layout. The proposed new building comprises four storeys with screened plant and atrium / lift overrun above. Both the proposed development and the existing Civic Centre building will mainly be used as offices for Haringey Council staff, as well as retaining some civic uses.

The proposals also include the redevelopment of the rear car park at the northwest corner of the site, link extensions and a landscaped courtyard between the existing and proposed new council office building. The scheme does not propose any replacement parking, with parking in front of the site to be retained.

#### 4. Quality Review Panel's views

##### *Summary*

The panel broadly supports the proposed scheme, which it views as a very positive addition to the borough but makes comments relating to the height of the annexe, its relation to the existing building, its setting and the scheme's sustainability strategy. The panel applauds the decision to recognise the importance of the Civic Centre to the borough by retaining the existing building, to refurbish significant interior features, such as the Council Chamber, and to retain the existing main entrance. It expresses concerns about the scale of the proposed new annexe building, particularly in relation to the existing Civic Centre, and suggests that consideration is given to either setting back upper storeys or reducing the building in height. At the same time, the panel recognises the importance of creating a building with a strong presence in the townscape and suggests careful consideration of how to address this tension. Facades could be more varied, responding to different settings, and the western edge of the site will require careful treatment to ensure a sympathetic relationship with the school and travellers' site.

The panel would like to see security provision explored in greater detail, to ensure requirements are built in, particularly to the landscape approach. It would also like to more detail to show how each floor plate works in terms of office use and circulation. It would also welcome more detail on the link extensions between the existing Civic Centre building, and on the proposed new annexe. The panel supports the scheme's landscape strategy, which it feels sends a positive message to the wider area but asks that for more thinking on pedestrian and vehicular routes. Cycle parking should be moved to a more attractive location. A more detailed sustainability strategy is needed to show how the scheme can achieve zero carbon, including assessment of material performance. These comments are expanded below.

##### *Scheme context*

- The panel comments that the site's wider urban context is key to the success of the scheme. It notes that the existing Civic Centre sits relatively low in the townscape and suggests that giving the new scheme more presence on the hill would reinforce its local civic role.
- The panel feels that the western edge of the development is a sensitive part of the scheme because of its proximity both to the Wallham Place Travellers' Site and to Trinity Primary Academy, and therefore needs careful consideration, in consultation with the school and the travellers.
- The panel feels that both pedestrian and vehicular access need to be addressed in more detail, to help give the scheme greater presence. The approach from the Wood Green town centre to the development could be more legible and the approach to the building's main entrance from its immediate pedestrian setting would benefit from more development.

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- The approach to the scheme would also benefit from being more pedestrian-friendly, with more functional links into the immediate townscape, including to Crescent Park.

### *Civic Centre repair and restoration*

- The panel applauds the scheme's ambition to integrate the existing Civic Centre building with the new annexe and link extensions, while recognising the challenges involved in working with the Civic Centre's aging fabric. The panel commends plans to restore parts of the building as closely as possible to their original state, particularly the Council Chamber and Committee Rooms.
- The panel also supports plans to ensure that repairs are sympathetic to the detailing and materiality of the scheme. While it understands why glass-reinforced concrete (GRC) has been chosen for the exterior of the existing building, it recommends rigorous specification, testing and detailing of this material to ensure it will not suffer adverse effects from weathering.

### *Architecture*

- While the panel largely supports the proposed four-storey height of the annexe building, it is concerned about the impact of the rooftop plant and atrium / lift overrun on the scale of the building. It suggests that options are developed to set this element back, and that parapet detailing is also developed further.
- The panel also asks whether plant could be accommodated in the basement, or floor-by-floor, to reduce the height of the building.
- The scale of the building could also be mitigated by refining detailing at upper storeys. The panel also suggests that each façade could be detailed to be more individually responsive to its immediate context. For example, the north façade could respond to the more domestic scale of the Trinity Road area.
- The panel recommends more detailed analysis of internal layouts, to show how the central core, and deep floorplates will work in terms of office use, circulation, gathering points and views.
- The panel observes that the presentation appears to show that the levels at parapet height are in alignment and questions whether this is the case, or whether the presentation is a slight misrepresentation. More information on how these levels and heights work in detail would be welcomed.
- The panel supports the materiality of the new annexe building, inspired by the existing Civic Centre building.
- However, it suggests that the annexe's elevations require further thought. For example, the fin design would benefit from more detailed attention.

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- The panel also suggests the development of elevations that respond to different conditions around the building. Each facade could read in a way that addresses a different function and setting, such as facing the street, facing the courtyard or facing adjacent buildings.
- The panel supports the use of large windows, which provided variation in the annexe facades, contribute civic and public qualities. They will also provide views in and out, and the panel suggests more detail is developed on what these views will be.

### *Accessibility and security*

- The public and semi-public areas, and the office accommodation within the scheme, are essential components of its civic and democratic function. The panel welcomes the ways in which these elements are addressed but recommends detailed consideration of the security requirements for such a high-profile building. This should include consideration of human, architectural, technological and landscaping approaches to delivering security.
- For example, the panel suggests that the first security line should be at a vehicular level, tied in part to the scheme's overall landscape strategy. Planting and other subtle interventions could form part of this approach. The need to introduce measures such as bollards, post-completion, should be avoided.
- The panel notes that staff cyclists appear to have the least interesting route into the development, with access from the rear of the scheme next to the refuse store. The panel questions this approach, which is unlikely to encourage employees to cycle to work.
- The panel welcomes the retention of the existing Civic Centre entrance on the High Road as the scheme's main entrance. However, it feels that improvements could be made to general access and circulation across the whole scheme to create more natural and logical relationships between different parts of the building.

### *Landscape*

- The panel notes the generous provision offered by the scheme's staff courtyard.
- The panel is encouraged by plans to preserve existing trees on the Trinity Road and High Road sides of the site, and by proposals for additional planting across the site, including links to the adjoining woodland.
- It suggests that circulation areas in and around the garden and woodland area could be improved to encourage use.

### *Sustainability*

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- The panel supports the ambition for the scheme to achieve net zero by 2027. However, it is unclear how this ambition will be achieved, particularly in the existing Civic Centre building, and asks for further details.
- The panel suggests that considering alternative options for the location of the plant could provide more efficient heating and cooling, as well as reducing the height of the building.
- Similarly, the panel would welcome a more detailed analysis of the way the stack ventilation operates, in relation to the central circulation core of the annexe building.
- While the panel acknowledges that GRC is a viable low embodied carbon material, it asks that its performance is also taken into account, as part of a fabric-first approach to the scheme.
- The panel notes the intention to use openable windows and asks for more detailed analysis to show how they will work in different parts of the building.
- The panel welcomes the introduction of photovoltaic cells but asks for more clarity on how they contribute the overall sustainability strategy.

### *Next steps*

The panel is available to review the scheme again, either at a formal review or a chair's review, when the design team has been able to respond to its comments.

## Appendix 2 – QRP

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### **London Borough of Haringey Quality Review Panel**

**Report of Formal Review Meeting: Haringey Civic Centre**

Wednesday 18 January 2023

Room 0:M1, Clockwise Wood Green, 50 Station Road, London N22 7DE

#### **Panel**

Peter Studdert (chair)  
Phyllida Mills  
Iris Papadatou  
Andy Puncher  
Craig Robertson

#### **Attendees**

Suzanne Kimman	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Sylvester Olutayo	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Joe Brennan	Frame Projects
Kirsty McMullan	Frame Projects

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## 1. Project name and site address

Haringey Civic Centre, High Road, Wood Green, London N22 8LE

## 2. Presenting team

Julia Galves	Hawkins\Brown
Jason Martin	Hawkins\Brown
Matt Pearson	Hawkins\Brown
Lucy Markham	Montagu Evans
Louisa Smith	Montagu Evans
Chris Churchman	Churchman Thornhill Finch
Damian Wines	Buro Happold

## 3. Planning authority briefing

The site is located within the Trinity Gardens Conservation Area. Statutory listed buildings within the immediate setting of the site include the adjacent Trinity Primary Academy School, St Michael's Church and the War Memorial. The site is occupied by the existing Civic Centre, which is a Grade II listed building. It is three storeys with a recessed fourth floor. The site is included in the Site Allocations DPD and draft Wood Green Area Action Plan. Both documents were published prior to the 2018 listing of the Civic Centre. There is a Traveller site to the west.

This scheme proposes refurbishment of the listed Civic Centre, redevelopment of the rear car park in the northwest corner of the site, and link buildings connecting the existing and proposed development. The extended Civic Centre will be used as council offices for London Borough of Haringey and invited visitors. There is indoor community space to the south of the site, opening onto a community garden. Selected events will open to the public and are likely to be held in the courtyard enclosed by the existing, proposed and link buildings.

Officers would welcome the panel's views on:

- the functionality of the site, including internal layout.
- scale, particularly in relation to the existing Civic Centre and parapet heights.
- setting back upper storeys and varying facades to respond to their settings.
- materiality.
- sustainability, balanced with heritage.
- plant and servicing locations.
- landscaping and accessibility for pedestrians and cyclists, especially the staff entrance.

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### 4. Quality Review Panel's views

#### *Summary*

The panel warmly supports the proposals for the Haringey Civic Centre, which will give a valued heritage asset an extended lease of life in public service. The project team has responded well to the comments from the previous review (held on 27 April 2022) and presented a scheme that is sensitive, works well, and is in keeping with the spirit of the original building.

The height and massing are an appropriate response to both the existing Grade II listed building and the wider context. The east-west pedestrian and cycle route through the site needs further work to help encourage staff and visitors to travel sustainably. The amount of greenery in the scheme should be increased, particularly in the courtyard. There should be a direct connection between the indoor community spaces and the woodland garden. The suggestion of community co-design for the woodland garden is positive and should be developed. Mature trees should be retained where possible. This scheme has the potential to be an exemplar for incorporating passive sustainability in a site with heritage assets. The panel encourages the project team to continue to reduce the scheme's embodied carbon, perhaps through a hybrid ventilation system. The panel is not convinced by the introduction of brick to the elevations, which it considers to interrupt the purity of the original Scandinavian-inspired Civic Centre design. The setback of the plant on the roof and the faceted screening appear likely to conceal it well in views. The internal stairs would benefit from further work to ensure that they feel open and high quality. The staff entrance sequence works well. The bicycle stores are currently too prominent in front of the Civic Centre and resemble portacabins. They should instead be integrated into the landscaping using the site topography.

These comments are expanded below.

#### *Height and massing*

- The panel supports the refinements to the height and massing made since the previous Quality Review Panel meeting.
- Reducing the height by one storey by removing the central atrium and atrium lantern has helped the scheme to sit comfortably in its surroundings and has alleviated concerns about impact on the listed Civic Centre building.
- The removal of the atrium from the previous design iteration is logical, as the scheme already benefits from a courtyard. It also helps the building to be more outward looking, and to better address its urban setting.

#### *Wider connectivity*

- The panel is not yet convinced that the east-west pedestrian and cycle route through the site will be well used. The width of the path and cycle route should

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be increased to match the ambition of the transport access diagram and successfully promote this route.

- The service yard to the north should be open to allow overlooking, helping to ensure it is a safe space. Further consideration is needed of how access to the smaller service area to the south is managed while maintaining the public east-west through route.
- The panel asks the project team to avoid double-stacked bicycle storage, which is difficult to use and may put staff and visitors off travelling sustainably to the Civic Centre.

### *Landscape design*

- The panel supports the ambition to create lush, green landscaping, but thinks that the design could do more to achieve this, particularly in the fully paved courtyard.
- The courtyard should have a relationship to the adjacent woodland garden, allowing greenery to permeate deeper into the scheme. This would help the space to be more welcoming and comfortable at all times of year, increase its urban greening factor, and support the health and wellbeing of Haringey staff and visitors.
- The panel encourages the project team to continue discussions with London Borough of Haringey to better understand their requirements for the courtyard space, as it may be used for large events more suited to hard landscaping.
- Alternative ways to meet Haringey's needs should be investigated, such as pavilions in the courtyard that provide hard standing but allow greenery to take over the rest of the space.
- The indoor community spaces should have a stronger connection to the outdoor woodland garden (also for community use).
- The panel understands that there is a vent to the basement of the existing Civic Centre that makes direct access between the garden and community spaces difficult. It encourages the project team to work with planning officers and heritage experts to come to a resolution that balances heritage concerns with community benefits. For example, the vent could be grated over.
- The idea that the woodland garden space could be co-designed with the local community is positive. The panel would like to see this taken seriously and developed further, considering which communities will be approached, the management strategy, and involving them as early as possible in the design process to help with engagement.
- The panel's concerns about the impact of the service yard in the northwest corner of the site on the neighbouring primary school have been addressed.

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The project team should ensure that sufficient space is allowed along this boundary for mature trees to help mediate this relationship.

- The panel suggests that the trees required for this scheme should be purchased as soon as possible to give them time to grow, and ensure that the landscape proposals will work from day one. This strategy has been already successfully tested in the Queen Elizabeth Olympic Park.

### *Sustainable design*

- The panel commends the project team's work on the sustainability narrative and proposals. It thinks that this scheme has the potential to be an exemplar for others to follow, especially for incorporating passive sustainability into a listed building.
- The panel is pleased to see a realistic figure for the scheme's embodied carbon, especially considering the heritage constraints on this site. The project team should continue to work to reduce embodied carbon where possible.
- The analysis of the way the building's design responds to different conditions on each side of the scheme is a positive factor, but the variations are subtle.
- The panel encourages the project team to take this further by exploring the potential for a hybrid, natural and mechanical ventilation system. This will help to cool the building where there are large windows allowing solar gain. As there is no longer a central atrium and only the perimeter of the building can benefit from natural ventilation, this potential should be maximised where possible.
- The mature trees to the front of the existing Civic Centre should be retained, as they will help to provide solar shading.

### *Architectural language and materiality*

- The panel largely supports the architectural language and materiality proposed for the existing building.
- However, it considers that the introduction of brickwork on the ground floor elevations interrupts the purity of the elevations. This makes the ground floor plinth appear recessed behind the white fins, which is a departure from the original Scandinavian-inspired design. The material treatment of the elevations within the courtyard should also wrap around all sides.
- The panel is convinced that the faceted design of the screening to the services on the roof of the building will help it to disappear into the sky. While the approach is different to the clean horizontality of the existing building, the ragged top edge of the screen seems likely to catch the light, and successfully evokes the playfulness of the existing building.

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- The setback of this plant on the roof appears successful. The panel advises the project team to ensure that no access ladders or service ducting are visible beyond the screen.
- The internal stairs require further design work. It is important that their material treatment is of the standard of the existing building interiors. They are also very enclosed at present. The panel suggests adding internal windows to the sides, and/or hold-open devices to the doors to make the space feel more open and work with the fire strategy.
- The architectural language of the external bicycle stores does not yet match the rest of the building. They currently appear too much like garages or portacabins. In the panel's view, the bicycle stores would be improved by integrating them into the podium. By using the topography of the landscape, they can appear less prominent in front of the Civic Centre.

### *Internal layout*

- The panel finds the layout successful and enjoys the positioning of the link buildings in relation to the original 1950s Civic Centre masterplan.
- The panel is confident of the project team's approach to the Civic Centre restoration and does not have concerns about interior modifications.
- The staff entrance sequence is logical and will allow staff to easily circulate around the entire internal building loop. It is acceptable to have two doors at the staff entrance because it creates views through to the courtyard and is easier to manage, therefore more likely to remain in operation.

### *Next steps*

The Quality Review Panel supports the proposed development and is confident that the applicant team can address the final refinements it suggests in liaison with Haringey officers.

## APPENDIX 3 – Development Management Forum

The Development Management Forum took place on 23 February 2023. A summary of key issues is detailed below:

### Council offices and Civic use of site:

- *A resident sought clarification of why this site instead of existing River Park House / Alexandra House. Cllr Ali queried the future proofing of size of the use whether this was suitable floorspace for all employees.*

Response: The consolidated use of this site for council workers had the best business case, as either of the other sites would also require significant improvements. This would also retain civic and council uses on this historic site and allow retention and improvements to the Civic centre. Consolidation in one site has potential to free up these other sites, although no decision has been made on future of those site.

The proposed offices would not be for traditional working for all employees everyday, but rather a collaborative working space and be used in conjunction with other offices throughout the Borough and home working.

- *Cllr Bevan raised the point that facilities and audio visual would need to be improved, as would sound performance within rooms. Member of the public also queried lack of public seating and if this would be fully accessible.*

Response: Internal facilities are being reviewed by application team and reassured that these will be of high quality and suitable for the spaces. An acoustic consultant is also reviewing reverberations and minimising sound between rooms. Further reassurance that the CGIs are under review and that public seating would be included in Civic areas.

### Sustainability:

- *Cllr Bevan queried the loss of basement and if this was value engineering. Cllr lyngakaran questioned whether embodied carbon for the new building could be below the RIBA target and tree canopy cover proposed.*

Response: The loss of the basement would provide some saving but this is balanced decision on the basis that it was not a requirement and means that embodied carbon would be significantly reduced. Assurances offered on broader design quality and of high standard.

The embodied carbon of each individual material is being reviewed and is hoped it can be improved even further. Post tension techniques have enabled less concrete and thinner levels of concrete.

The mature trees on site would have room to continue to grow and canopy would be retained. Additional trees are proposed in service yard and courtyard, which will over shade and further benefits of carbon capture.

- *Resident raised the question of overheating and direct sun into rooms and if there is potential for green roofs.*

Response: The tree coverage would provide some shading. Overheating is addressed in the recessed window alignment and variety of window openings for different elevations. The window performance throughout will also be improved. Mechanical ventilation and windows will be openable to allow further relief. A green roof is proposed on the internal courtyard side of the link.

### **Transportation and Highways:**

- *Cllr Ali supported the reduction in parking but queried whether sufficient for specific events, especially given that the side streets require permits and it is a relatively further from town centre car parks and smaller than Waltham Forest project (recently viewed on a members site visit).*

Response: There are 8 accessible bays and a drop off point and this has a high PTAL unlike Waltham Forest.

- *Cllr Iyngakaran, Cllr Ali and Cllr Brennan questioned whether there was scope for highways improvements and potential for crossing points and bus stops.*

Response: There is a highways proposal for an additional crossing, enhancement to public realm, cycle and pedestrian routes and the bus stop. A specific crossing is being discussed from Crescent Gardens to the site to enhance this connectivity.

### **Public involvement:**

- *Cllr Ali, Cllr Iyngakaran, supported by other Councillors and resident questioning enquired as to how the public could interact with the site and what community involvement there has been.*

Response: There are plans for improvements to the wild garden to south, which will have greater interaction with the proposed site and that there is ongoing discussion with Travellers site, local schools residents and businesses about this use. Likewise, there are proposals for enlivened landscaping with “play-on-the-way” on the northern landscaped area and potential exhibition space / installations in front of the existing Civic Centre building.

- *Residents and councillors sought assurances on public consultation.*

Response: There have been ongoing discussions with these stakeholders and an exhibition had taken place on the same day as this meeting at St Michael’s Primary School. An exhibition will held within the Wood Green Library and information packs distributed throughout other local libraries. Application team will review whether the exhibition could be toured around these after Wood Green. Full details will be publicised and are available on Haringey website.

### **Miscellaneous discussion:**

- *Officers and resident asked for timeframe on programme of construction and completion.*

Response: Advised that this is somewhat unknown as still looking at submitting planning application and associated discussion, which will be followed by procurement. Hoped to commence in spring 2024 and complete in summer 2026.

- *Cllr Ali queried if there may be any archaeological interest on site and if community could be involved if any discovered*

Response: Advised that there would be suitably worded condition, but any community involvement would need to be discussed as and when any is found.