

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference Nos: HGY/2023/1043 & 1044 Ward: Woodside

Address: Civic Centre, High Road, Wood Green, London, N22 9SB

Proposal: Full planning application for the redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works for the continuation of mixed civic (Class F1) and office (Class E) uses

Listed Building Consent application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works

Applicant: London Borough of Haringey

Ownership: London Borough of Haringey

Case Officer Contact: Samuel Uff

Date received: 17/04/2023 **Last amended:** 31/08/2023

Plans and Document: See Appendix 10 to this report.

- 1.1 The applications have been referred to the Planning Sub-Committee for decision as the planning application is for the extension of non-residential building where the new build is more than 1000 sq metres or more of gross internal floor space.

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal will provide an exemplary restoration of the Grade II listed Civic Centre securing the future the building through providing high quality civic and office space

- The proposal will improve the immediate setting of the Conservation Area and locality. The ‘less than substantial harm’ to the heritage significance would be outweighed by the significant public benefits that the proposed scheme would deliver.
- The layout and design optimises the development potential of the site, providing a high quality design that respects the scale and character of the surrounding area and is sensitive to the amenity of neighbours.
- The proposed scheme broadly complies with Site Allocation SA5 of the Council’s Site Allocations Development Plan Document.
- A total of 124 parking bays will be removed from the site, the provision of 136 long stay, and 34 short stay cycle parking spaces and suitably located and desirable showering and changing facilities will encourage the use of sustainable travel alongside improvements to the surrounding highways environment to encourage active travel to the site.
- The proposed scheme will make significant improvements to the energy performance of the existing building through an internal and external retrofitting strategy. The proposed Trinity Building will provide a sustainable which will achieve suitable passive design and mitigation, some outstanding sustainability matters will be resolved through further submissions.
- The proposal through improvement to accessibility would have a positive equalities impact

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of a shadow Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

- 2.4 That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the Listed Building Consent and impose conditions and informatives.
- 2.5 That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.

Conditions Summary – Planning Application HGY/2023/1043 (the full text of recommended conditions is contained in Appendix 01 of this report).

- 1) 3-year time limit
- 2) Approved Plans & Documents
- 3) External materials
- 4) No occupation until LBC substantially complete
- 5) Site levels
- 6) Detailed Fire Statement
- 7) Landscape Details – incl. boundary treatment
- 8) Art installation strategy
- 9) Community and Civic Use Plan
- 10) Trees protection plan
- 11) Arboricultural Method Statement
- 12) Biodiversity
- 13) Living roofs
- 14) Energy Strategy
- 15) Retrofit strategy and monitoring
- 16) Future DEN Connection
- 17) Overheating
- 18) BREEAM Outstanding (PRE-COMMENCEMENT)
- 19) PV Arrays
- 20) Secured by Design
- 21) Secure by Design Accreditation
- 22) Land Contamination – Part 1 (PRE-COMMENCEMENT)
- 23) Unexpected Contamination
- 24) Car Parking Design & Management Plan
- 25) Cycle Parking Details (PRE-COMMENCEMENT)
- 26) Vehicular Barriers
- 27) Refuse and other stores
- 28) Delivery and Servicing Plan
- 29) Management and Control of Dust (PRE-COMMENCEMENT)
- 30) Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)

- 31) Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)
- 32) Impact Piling Method Statement (PRE-COMMENCEMENT)
- 33) Telecommunications

Informatives Summary – Planning Application HGY/2023/1043 (the full text of Informatives is contained in Appendix 01 to this report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall
- 5) Asbestos Survey prior to demolition
- 6) Dust
- 7) Disposal of Commercial Waste
- 8) Piling Method Statement Contact Details
- 9) Land Ownership
- 10) Site Preparation Works
- 11) Listed Building Consent
- 12) Early Purchase of Trees

Conditions Summary – Listed Building Consent Application HGY/2023/1044 (the full text of recommended conditions is contained in Appendix 02 of this report).

- 1) 3-year time limit.
- 2) Development to be in accordance with approved plans and documents.
- 3) Detailed external elevations
- 4) Roof level repairs and alterations
- 5) Interior plans and methodologies
- 6) Lobby reception area details and methodologies
- 7) Registrars wing area details and methodologies
- 8) North wing office area details and methodologies
- 9) Committee rooms area details and methodologies
- 10) Council Chambers area details and methodologies
- 11) Hidden historic features
- 12) Plumbing, mechanical & electrical services
- 13) Lighting
- 14) 5-10-year cycle of surveys
- 15) Installation of any fixtures to fabric of building

Informatives Summary – Listed Building Consent HGY/2023/1044 (the full text of Informatives is contained in Appendix 02 to this report).

- 1) Working with the applicant
- Planning Obligations**

- 2.6 Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- 2.7 Several obligations which would ordinarily be secured through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development.
- 2.8 It is recognised that the Council cannot commence to enforce against itself in respect of breaches of planning conditions and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
- 2.9 The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Placemaking and Housing has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

Heads of Terms

1. Employment & Skills Plan

- a) Submission of an employment and skills plan
- b) No less than 20% of the peak construction workforce to be Haringey Residents;
- c) Provision of skills-based training to the 20% referenced above;
- d) 5% of the peak workforce to be provided with traineeships;
- e) Provision of a construction apprenticeships at one per £3m development construction cost up to a maximum of 10% of total construction workforce;
- f) Provision of a £1,500 support contribution per apprentice;
- g) Provision of no less than five STEM/career inspirational sessions per construction phase;
- h) Regular liaison with the Council to allow local businesses and suppliers to tender for works;
- i) Other requirements as agreed in discussions with the Council's Employment and Skills Officer.

2. Future connection to District Energy Network

- a) Submission of Energy Plan for approval by LPA;
- b) Ensure the scheme is designed to take heat supply from the proposed DEN (including submission of DEN Feasibility Study)

c) Design of secondary and (on-site) primary District Heat Network (DEN) in accordance with LBH Generic Specification and approval of details at design, construction, and commissioning stages.

d) Use all reasonable endeavours to negotiate a supply and connection agreement with the DHN within a 10-year window from the date of a planning permission.

3. Highways Agreement and Works Plan

a) £366,000 for agreed highway works, including but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements;

4. Site Wide Workplace Travel Plans

Submission of a Travel Plan to maximise usage of public transport to also include:

a) Provision of welcome workplace induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables;

b) Provision of showers lockers and changing room facilities for the workplace element of the development;

c) Payment of £2,000 (two thousand pounds) per year per travel plan for monitoring of the travel plan for a period of 5 years.

5. Construction Logistics and Management

a) Provide a contribution of £5,000 towards the assessment and monitoring of a detailed construction logistics and management plan (secured by condition)

6. Energy Statement and Carbon offsetting

a. An amended energy statement is to be provided before building works commence of the development;

b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target;

c. Estimate of the carbon offset figure is £98,325 (+ 10% management fee) for the whole development

which is to be reviewed once the amended energy statement has been reviewed

7. Monitoring

Provision of a financial contribution towards monitoring of the planning obligations in accordance with the Planning Obligations SPD.

2.10 In the event that members choose to make a resolution contrary to officers' recommendation, members will need to state their reasons.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Scheme

3.1. The proposal consists of two applications for:

- 1) Full planning permission for the erection of a three storey building linked to the existing Civic Centre and connections between the two buildings and associated works;
- 2) Listed building consent for works to the existing Grade II Listed Civic Centre building.

Image 1 – CGI of renovated Civic Centre and Proposed Trinity Building



Full planning application

- 3.2. Planning permission is sought for a proposed new building (that would be linked to the existing Civic Centre) located in the existing northern car park, which would be three storeys in height, with a recessed fourth storey, providing screening for the associated plant and mechanical equipment at roof level.
- 3.3. The existing Civic Centre entrance would be restored with substantial alterations to the exterior, it would be altered through the removal of the entrance steps and associated handrails, as well as the removal of the 1980s ramp structure. This will be replaced with a simplified sloping ground level entrance below the existing entrance canopy. This main entrance will also be the primary entrance to the proposed Trinity Building.
- 3.4. The proposal would provide office floorspace to be used by the Council as offices and provide space for civic uses.

- 3.5. The proposed new building, which would be linked to the existing Civic Centre building is referred to in this application as 'The Trinity Building' from here on which is a working title only.
- 3.6. The height and design of the proposed Trinity Building would be similar to that of the existing Grade II Civic Centre, sited north west of the existing building in the existing car park. These would be connected through 2 x two storey links.
- 3.7. The proposal would create a courtyard area at the rear of the existing Civic Centre building and west of the proposed Trinity Building. The existing undercroft and first floor annex at the rear of the Civic Centre would be enclosed to create new floorspace. This would connect into a new two storey link running parallel to the rear elevation of the existing Civic Centre building and connecting to the proposed Trinity Building. A further link will connect the north-western corner of the existing Civic Centre building to the Trinity Building and would have an undercroft ground floor with an enclosed first floor above.

Image 2- View from courtyard toward proposed Trinity Building



- 3.8. The proposed development will redevelop the car parking spaces (132 in total) in the main rear car park and side car park accessed from Bounds Green Road. Parking will be retained at the front of site to accommodate eight car parking spaces, three of which will be blue badge accessible spaces but all of which are of sufficient size to be converted to disabled bays if need be. All bays will have EV charging capability and 20% of the overall total of parking bays will have this EV charging capability provided from completion of the development. The proposal will provide 136 long stay and 34 short stay cycle parking spaces,

upgrades to vehicular barriers, hard landscaping furniture and improved soft landscaping, including planting of 28 new trees.

- 3.9. Further landscaping works are proposed along the northern corner of the site above the existing area basement bunker entrance, as will the area along the Trinity Road side of the site. The Trinity Road street frontage will have greater permeability through removal of the existing mesh fencing and introduction of 'play-on-the-go' equipment for use by the wider community.
- 3.10. The existing Woodland Garden, to the south-west of the site will be enhanced through additional planting and hard landscaping – the Woodland Garden will remain open to the public. The final landscaping is to be determined through further engagement so at this stage general improvements of this landscaping are proposed. The adjacent car park and service area will remain as hard landscaping but will have improved pedestrian access. A one-way system will operate from High Road into the service yard, exiting onto Bounds Green Road. A smaller bin store and other freestanding storage structures are also proposed around these areas.
- 3.11. A secondary access for staff would be located in the undercroft, into the north western part of the existing building. Adjacent to that entrance would be a cycle parking enclosure, with a further cycle storage enclosure adjacent to the northern elevation of the proposed Trinity Building. The main service yard would also be located in this space and accessed from Trinity Road.

Image 3 – Trinity Road link and secondary access in undercroft



- 3.12. The existing Civic Centre and proposed Trinity Building would accommodate solar PV panels. The proposed Trinity Building also proposes Air Source Heat Pumps (ASHP) at roof level, all of which will be set behind the recessed screen. Further sustainability and energy efficiencies would be

achieved through use of high performance insulation and materials in the proposed Trinity Building and a mix of internal and external retrofitting solutions of the existing Civic Centre. Green roofs will be provided on the cycle and other storage structures.

- 3.13. The proposed works to the existing Civic Centre and the proposed Trinity Building extension are proposed to be undertaken concurrently, as a single phased development.

Works to existing Civic Centre

- 3.14. Listed building consent and planning permission are sought for refurbishment and renovations to the existing Civic Centre. The proposed works include the following:

- Replacing existing precast concrete panelling with glass reinforced concrete (GRC) throughout;
- Replacing existing single glazed aluminium windows and curtain walling with double glazing aluminium frames to replicate the existing design and profile;
- Removal of existing front entrance steps, ramp and railings, to be replaced with a gentle sloping entrance below the entrance canopy;
- Removal of a section above the existing caretakers flat and plant room to create an open air plant room behind a retained façade;
- Increased height of coping on parapet wall to facilitate the installation of solar PV panels;
- Internal alterations to restore individual rooms and allow for insulation;
- Internal removal of partitions to create more open plan, modern office space;
- Re-working of internal areas such as the existing entrance foyer and undercroft annex;
- There will be further restoration of internal structures and furniture.

Use of site

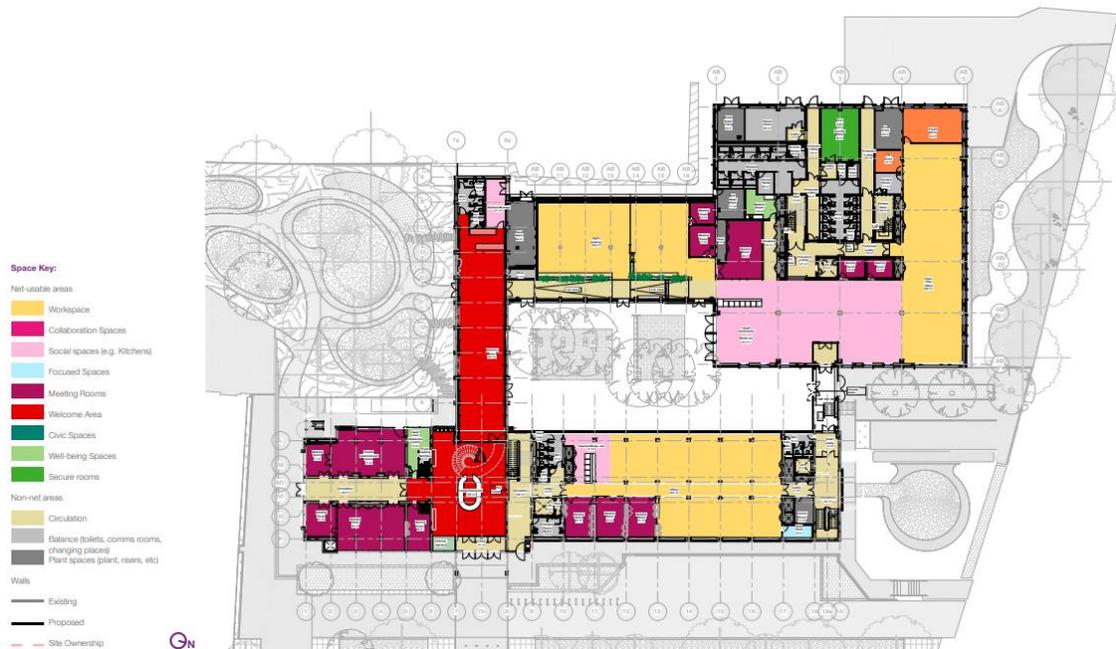
- 3.15. The proposed development seeks to rationalise the Council's existing accommodation. The site would be the primary office hub for the Council and retain previous civic functions.

- 3.16. The proposal is part of a wider project to consolidate the council offices in Wood Green, to provide a modern efficient civic campus and enable redevelopment of other existing office sites. The proposed site would have capacity for approximately 800 workstations for a variety of Council departments.

Although the exact occupants are not known, the use would predominantly be 'back-office' based staff rather than 'front-facing' roles.

- 3.17. It is anticipated that on a typical weekday, there will be capacity for approximately 800 office employees during the core hours of 08:30 to 18:00 plus a number of external visitors that attend meetings by appointment. This would include approximately 100 to 120 visitors and community groups of 70 to 100 people. It is therefore reasonable to assume that up to 1,030 people may be in the building at any one time.
- 3.18. Weekday evening events will include meetings and other Council-related functions. These evening events typically operate between 18:00 and 22:00 and up to 350 people could attend these events, although many of these will include employees / visitors already working at the site during the day.
- 3.19. Weekend operations are anticipated to be less frequent, with the reception, meeting rooms and welcome space at the ground floor likely to be the only areas that would be in use. There is also potential for occasional events that might take place in the Council Chamber. A top-end scenario has been assumed of potential for up to 350 people on-site at the weekend with events ending around 20:00 at the weekend. This would be in line with the previous use of the building.
- 3.20. The existing ground floor entrance and reception lobby would remain the main entrance for both existing and proposed buildings and would undergo associated refurbishment to improve circulation. This would lead into the 'welcome area', with a modest café function for staff and visitors to the site (marked red in plan below). More conventional office space would be accommodated in the northern wing of the existing Civic Centre building and the proposed Trinity Building. Security access doors would control entry to these private office areas of the site.

Image 4: Proposed layout



3.21. The former Registrar area in the Civic Centre Building, in the southern part of the ground floor, would function as a collaborative workspace, as well as space for community meetings. This part of the building is somewhat detached from the main office space and would have access to the Woodland Garden, making this a suitable space for civic functions and event space for any weekend functions. The hard landscaping of the courtyard would also lend that space as suitable for civic functions should it be required.

3.22. The northern wing of the existing Civic Centre Building will provide a mix of meeting rooms with formal, and some informal, workstations at ground floor.

3.23. The civic and democratic functions will return predominantly to the existing Civic Centre Building. The Council Chamber will primarily accommodate Council meetings. The internal fittings would all be improved and refurbished, making this fit for purpose. Potential secondary functions such as pop up cinema or small scale music events, lectures, conferences and special ceremonies have also been highlighted as potential uses.

3.24. The corridor adjacent to the council chambers to the west will continue to accommodate Committee rooms and the Mayor's Parlour. When these democratic functions are not in use the areas will form additional flexible office space. This area will accommodate a mixture of meeting rooms of different sizes, Mayoral ceremonial functions and break out facilities.

3.25. A central courtyard will be created, with associated landscaping and will be accessed and overlooked by the existing and proposed buildings. This area

is to be landscaped in a manner than can provide additional flexible working and informal meeting space.

Table 01: Proposed land uses and parking provision.

Total floorspace	9,439sqm (GIA)
Office (Use Class E)	8,320 (GIA)
Civic functions (Use Class F1)	1,119 (GIA)
Car parking	Existing: 132 spaces Proposed: 8 spaces (3 accessible). <ul style="list-style-type: none"> • Flexible layout potential for additional accessible bays if required • 50% EV charging installed and 50% infrastructure
Cycle parking	136 long stay 34 short stay

The Site and Surroundings

- 3.26. The site is located on the western side of Wood Green High Road and is occupied by the existing Grade II listed Civic Centre building. The building is predominantly three storeys in height, with a ‘set back’ fourth floor containing plant and associated servicing and the historic caretakers flat.

Image 5 – Site and Surroundings



- 3.27. The Civic Centre building is set back from all site boundaries behind landscaping. There is a large car park to the north of the site, accessed from Trinity Road and smaller car park to the front and eastern side of the site. These car parks provide a cumulative total of 132 parking spaces.
- 3.28. The site has been temporarily closed since 2020 and is awaiting renovation. Prior to closure, the Civic Centre was used as offices and workspace as well as public and civic uses, including wedding ceremonies and council meetings and forums within the main chambers.
- 3.29. The Civic Centre building became Grade II Listed building in July 2018. The building was constructed between 1955-58 to designs by Sir John Brown, AE Henson and Partners. The Listing notes that it was the first civic centre of its size to be built after WWII, and has influenced the design of later civic centres, with clear Scandinavian influences, generous plan form and creative use of space.
- 3.30. The site is located within the Trinity Gardens Conservation Area. To the south of the site is the Grade II Listed St Michaels Church and to the west is Trinity Primary School, which is also Grade II Listed. To the north of the site is the former Fishmongers Arms which is Locally Listed. The remainder of Trinity Road is predominantly terraced residential properties. To the east of the site is the Crescent Gardens open space.
- 3.31. The site and adjacent building are allocated for a continued civic role or redevelopment for mixed-use development if the Council's Civic functions are secured elsewhere through Site Allocation SA5 of the Council's Site Allocations Development Plan Document (DPD) 2017 and WGSA1 of the draft Wood Green Area Action Plan (AAP). These policy documents pre-date the 2018 listing of the Civic Centre, but both recognise the opportunity to redevelop the car park, alongside renovations of, and retention of uses in, the Civic Centre building.
- 3.32. The site has a Public Transport Accessibility Level (PTAL) of 6, being immediately adjacent to local bus routes on the High Road, and in close proximity to Wood Green Underground and Alexandra Palace mainline station.
- 3.33. The initial plans for the site from the 1950s intended to have a total of three phases of development which sought to construct the town hall and council offices, then an auditorium and small hall and a public library respectively. However, phases 2 and 3 were not realised and as a result, the site solely comprises the council offices and Civic Centre.

Image 6 - 1950s plan for the site



3.34. Relevant Planning and Enforcement History

HGY/2023/2112 Listed building consent for survey, trial cleaning and repairs of internal stone and terrazzo finishes Pending

HGY/2021/1176 Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works. Approve with Conditions

HGY/2022/1059 Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works. Approve with Conditions

HGY/2022/0329 Listed Building Consent for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building Approve with Conditions

OLD/1987/0673 Provision of new ramped access to main entrance, renewal of paving and provision a handrails to main entrance pavements & north stop Approve with Conditions

OLD/1967/0347 Extension of car park to provide an additional 20 spaces. Approve with Conditions

OLD/1956/0303 Erection of large assembly hall and small hall at civil centre.
Approve with Conditions

OLD/1954/0238 Erection of a civil centre and council offices. Approve with
Conditions

3.35. Consultation and Community Involvement

3.36. The applicant's Statement of Community Involvement (SCI) sets out that there have been two public consultation meetings in February 2023 at Trinity Primary Academy and Wood Green Library. There have also been ongoing consultations with key stakeholders, including the adjacent Travellers Site, churches and local schools.

3.37. There has been a series of staff roadshows where feedback on the evolving design has been received. There has also been a wide range of consultation with officers, Quality Review Panel, Development Management Forum and Planning Sub-Committee.

3.38. Development Management Forum

3.39. This took place on 23 February 2023. A summary of the discussion are set out in Appendix 7

3.40. Quality Review Panel

3.41. **The proposal was presented to QRP on 27 April 2022 and on 18 January 2023.**

3.42. The summary of their comments from the most recent, 18 January 2023 discussion is as follows:

3.43. 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.

- 3.44. 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.

4. CONSULTATION RESPONSE

- 4.1. The following were consulted regarding the applications:

Internal Consultees

- LBH Building Control
- LBH Carbon Management
- LBH Conservation Officer
- LBH Design Officer
- LBH Local Lead Flood Authority/Drainage
- LBH Planning Policy
- LBH Pollution
- LBH Transportation
- LBH Tree Officer
- LBH Waste Management

External Consultees

- Historic England
- London Fire Brigade
- Metropolitan Police - Designing Out Crime Officer
- Thames Water
- Twentieth Century Society
- Transport for London

- 4.2. An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in Appendix 4.

Internal:

Building Control (HBC) – No objection. Further comment that greater flexibility of 'Part L' to be applied for listed buildings.

Carbon Management – Revised Energy and Overheating Statements will be required. Further information and clarifications has been submitted but officers have not had the opportunity to review. These documents will be reviewed, and an addendum will summarise that further assessment.

Conservation Officer – Welcome the retention of intended uses, extensive efficiency upgrades and retrofitting in principle. The site layout, new building and landscaping supported. Acceptance that internal alterations to form and to provide energy efficiency measures required. Likewise, with external window and panel replacements and supportive of this approach, subject to detailed submission of methodologies and bespoke materials to ensure high quality replication of original features. Supportive of retained brickwork and other original features where possible. Supportive of the appearance of the proposed buildings in the context of the listed building and conservation area. Concerns raised regarding the loss of the front steps and unnecessary harm by the removal of the steps, when a replacement ramp in the existing location would seemingly be achievable, even if it would not be an ideal access arrangement
(Officer response: The further details and methodologies for works are required as condition. The removal of steps is considered in the body of the report and balanced against the improved accessibility and inclusivity as well as the wider benefits of the scheme and improvements to the frontage as a whole.)

Design Officer – Supportive of the works to the existing building as required for improved usability of the site. Complimentary of the proposed scale massing and detailed design of the proposed extensions and how they will sit within the context of the site and surrounding area.

Lead Local Flood Authority – The applicant has followed the London Plan hierarchy and the proposed SuDS features are acceptable subject to management and maintenance being secured.

Pollution – No objection, subject to conditions on Land Contamination, Unexpected Contamination, Non-Road Mobile Machinery (NRMM) and Demolition/Construction Environmental Management Plans.

Transportation – No objection, subject to conditions for cycle parking, delivery and servicing, parking management and vehicular barrier changes and securing a Construction Logistic Plan, highways improvement, workplace travel plan.

Tree Officer – No objection following clarification of tree planting.

Waste Management – No objections to the proposed waste arrangement given the constraints of the site.

External:

Historic England – No objection. Supportive of continued civic and local authority use of site. Understand that internal and external works required to improve state of repair and thermal performance of building. Encourage conditions for detailed drawings and on-site samples for new windows and facades, pre-cast panels and detailed junctions between historic and new facing materials. The Council should seek the views of own specialist conservation advisers for the proposed building.

Metropolitan Police (Designing Out Crime Officer) – No objection in principle, subject to a planning condition requiring a ‘Secured by Design’ accreditation to be achieved and the inclusion of an informative.

Thames Water – Waste - No objections subject to conditions.

The 20th Century Society – Supportive of retained use and works already undertaken. Initial concerns raised regarding replacement of panels and windows if they can be repaired, as well as the loss of plan form in the northern wing and ‘low significance’ attributed to the basement. Subsequent comments following review of additional surveys and meeting on-site confirm full support of the scheme and that all concerns now alleviated. Further comments that the brickwork be retained and not insulated externally.

LOCAL REPRESENTATIONS

5.1. On 18 May 2023, notification was sent to the following regarding the planning application HGY/2023/1043:

- 119 Letters to neighbouring properties
- 4 site notices erected in the vicinity of the site

5.2. The number of representations received from neighbours, local groups etc. have been collated for the planning application and listed building consent application (HGY/2023/1044) are as follows:

No of individual responses: 2
Objecting: 2
Supporting: 0

5.3. The main issues raised in representations from adjoining occupiers are summarised below:

Objections:

- The Council should be spending resources elsewhere e.g. swimming pools;
- Accessibility and siting of disabled seating in the Council Chambers.

MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the Development
1. Policy Assessment
2. Development Design
3. Heritage Conservation
4. Accessibility – steps / ramp, accessibility issues of public gallery
5. Secure by design
6. Impact on Amenity of Adjoining Occupiers
7. Transportation and Parking
8. Energy, Climate Change and Sustainability
9. Trees, Ecology & Landscaping
10. Flood Risk, Drainage and Water Infrastructure
11. Air Quality
12. Waste and Recycling
13. Fire Safety and Security
14. Equalities
15. Conclusion

6.2 Principle of the development

6.2.1 *Policy Background*

6.2.2 The current National Planning Policy Framework NPPF was updated in July 2021. The NPPF establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process.

6.2.3 *The Development Plan*

6.2.4 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Local Plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and the London Plan (2021).

6.2.5 The Council is preparing a new Local Plan and consultation on a Regulation 18 New Local Plan First Steps documents took place between 16 November 2020 and 1 February 2021. The First Steps document sets out the key issues to be addressed by the New Local Plan, asks open question about the issues and challenges facing the future planning of the borough and seeks views on options

to address them. It has very limited material weight in the determination of planning applications.

The London Plan

- 6.2.6 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The London Plan (2021) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) and London Plan Guidance that provide further guidance.

The Local Plan

- 6.2.7 The Strategic Policies DPD (referred to as the Local Plan here on in) sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. The Site Allocations Development Plan Document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate development needs.

Strategic Policies

- 6.2.8 Local Plan Policy SP1 requires that development in Growth Areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding areas and communities, and provides the necessary infrastructure and is in accordance with the full range of the Council's planning policies and objectives.

DPD Site Allocation SA5 - LBH Civic Centre

- 6.2.9 The site allocation for the Civic Centre proposes the continuation of the building's civic role, exploiting the site's capacity to develop onto the car park area, or, subject to alternative premises for the Council's civic functions being secured, redevelopment for mixed-use development.
- 6.2.10 This pre-dates the grade II Listing of the building in 2018. Both the SA DPD and draft AAP note that the Council was investigating how best to utilise its landholdings. The Council has subsequently determined the best use for the site would be to retain the civic uses with compatible use of office.
- 6.2.11 Site Allocation SA5 covers the application site and the adjacent building; 247 High Road and contains site requirements and development guidelines. These are set out below.

SA5 Site Requirements

- The Civic Centre building is locally listed and careful consideration regarding its retention and potential enhancement should be given through any redevelopment. It could be suitable for conversion for use as a community/cultural/art space.
- There is potential to develop the currently underused land to the rear of the Civic Centre.
- The building at 247 High Rd should also be retained, with the southern and eastern facades visible.
- The public realm to the front of the site will be designed to enhance the Trinity Gardens Conservation Area.
- The need to retain the Traveller pitches adjacent to the site will be considered within the context of any development on this site.
- Any development on this site should enhance the overall setting of Trinity Gardens Conservation Area.
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained if not improved.

SA5 Development Guidelines

- The setting of St. Michael's Church should be preserved, in particular views from the High Street to the south, Trinity Gardens to the west, and to the east from Crescent Gardens.
- Access to the site by car should be from Trinity Road. Height of development along Trinity Road will be limited to complement the residences opposite.
- The current offices could be converted to residences, with the car parking and open space to the rear of the site will provide opportunities for new residential blocks.
- The existing façade along the High Road will be preserved, including the urban realm between the building and the street.
- There is potential for development between the Church and the Travellers site on Bounds Green Road, but this must be sympathetic to both uses. Additionally, development of this block must preserve the viewing corridor from Trinity Gardens Park to St. Michael's Church.
- A new residential block is expected behind the Civic Centre built in a style that complements the modernist Civic Centre (should it be retained) and is sympathetic to the adjacent Travellers site.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include

Draft Wood Green Area Action Plan (AAP)

6.2.12 A draft Wood Green Area Action Plan (AAP) has previously been developed by the Council but is no longer being worked on. There has previously been an Issues and Options Consultation (February 2016), Preferred Option Consultation (February 2017) and lastly a Preferred Option Consultation #2 (February 2018). The Council is now embedding work that would have previously been in the AAP into the emerging comprehensive New Local Plan instead, which has only had an initial 'First Steps' engagement (November 2020). Therefore, the AAP is not part of the Development Plan and is only a material consideration with very limited weight, compared to the Site Allocations DPD which was fully adopted in July 2017 and has full weight as part of the Development Plan.

The site was designated as WGSA1 of the draft Wood Green Area Action Plan (AAP). This reiterated much of Site Allocation SA5 of the Site Allocations DPD 2017 and expands on this, stating that the proposed site allocation seeks extension and conversion, or if suitably justified, redevelopment of the Civic Centre building, exploiting the site's capacity to develop onto the car park area, to create a mix of employment and residential buildings.

6.2.13 The commentary notes that a potential location for the existing civic use had been identified in the Heartlands area, and many parts of the existing building are no longer suitable for their current use, however the Council is no longer pursuing this option. It notes that new employment floorspace will be sought on this site and sets out design principles for development largely following those set out in the DPD.

6.2.14 As set out above, the AAP is not part of the Development Plan, is no longer being worked on and is only a material consideration with very limited weight, compared to the Site Allocations DPD which was fully adopted in July 2017 and has full weight as part of the Development Plan.

6.3 Policy Assessment

Principle of Proposed Civic and Office Uses

6.1.1 Local Plan Policy SP15 and SP16 relate to retention and expansion of existing cultural and community facilities the thrust of these policies are reiterated in DPD Policy DM49. London Plan Policies GG1 and SD6 seek to build strong and inclusive communities and enlivened town centres and high streets that promote the use of social, civic and economic factors role in these areas.

6.1.2 The site is just outside of the Wood Green Metropolitan Centre but is within a designated Growth Area, as defined by the DPD. Proposals for new and extended community infrastructure are encouraged within such growth areas due to high accessibility and proximity in the heart of the community. The proposed civic, office and community uses would deliver retained and expanded community uses, in accordance with these policies.

6.1.3 The Listing of Civic Centre has materially altered the planning policy position since the adoption of the Site Allocation and consultation on the draft AAP. The decision has been taken to retain the building and civic function which was one of two options anticipated by the Site Allocation. The other site requirements and guidelines largely remain relevant, along with other Local Plan policies.

6.1.4 In this case, the principle of using the car parking area of the site for new office accommodation, refurbishing the buildings for civic and office use, whilst giving significant regard to the listed building generally accords with the objectives for the site allocation. Whilst the proposal does not include the residential use anticipated in the site allocation, in the context of the wider consolidation of the Council's office space to enable residential development elsewhere in Wood Green, the provision of a significant quantum of office and civic floorspace is welcomed.

6.1.5 The proposal provides excellent new civic and community facilities that will provide high quality office facilities in a heritage setting. The renovations and alterations to the existing civic facilities will be restored to an exemplary standard. Where interventions are required, they will be of a high quality and sensitive to the heritage of the building will make significant improvements to the performance of the building to ensure the longevity of this heritage asset. The resultant development will provide a restored and expanded high quality use on the site, with greater accessibility and inclusivity, in the heart of the local community.

- 6.1.6 The predominant weekday office and civic uses would be supplemented by occasional weekend community events and additional civic ceremonies and functions. The potential for additional community events has been outlined in the submission to include pop-up cinema events and cultural and arts events within the building itself and grounds, with a link to civic function and pride. The proposed landscaping will provide further space for display of art installations, which will be linked to the local community and such events.
- 6.1.7 Such community, art and cultural use of the space are strongly encouraged within the adopted and draft site allocations for the site as a means of embedding the use in the heart of the community. The specifics of these functions are being progressed through engagement with potential users and will be refined in further detail through a community and civic use condition to ensure the community is encouraged to enjoy the space.
- 6.1.8 Overall the proposed retention of the civic, council offices and community uses within the site will secure the future of the listed building whilst providing a high quality accessible environment for Civic, community and Council functions. Compliance with the other site requirements and guidelines is assessed in the relevant sections below.

6.2 Development Design

Policy Background

- 6.2.1 The NPPF (July 2021) makes beauty and placemaking a strategic national policy and places an emphasis on granting permission for well-designed development and for refusing it for poor quality schemes, especially where it fails to reflect local design policies and government guidance contained in the National Design Guide (January 2021) and, where relevant, National Model Design Code (July 2021).
- 6.2.2 Policy SP11 of the Council's Local Plan and Policy DM1 of the Council's Development Management Development Plan Document (referred to as the DM DPD from here on in) are relevant to the design of developments. Policy DM1 of the DM DPD states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Further, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials, and architectural detailing. Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use.

Quality Review Panel Comments

- 6.2.3 Haringey's Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage twice (on 27 April 2022 and 18 January 2023). A summary of

their response QRP comments from the final review and an officer response to this are set out in Table 02 below.

Table 02: QRP comments & officer response:

QRP Comment	Officer Response
<p><i>Height and massing</i></p> <ul style="list-style-type: none"> • <i>The panel supports the refinements to the height and massing made since the previous Quality Review Panel meeting.</i> • <i>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.</i> • <i>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.</i> 	<p>Positive design responses to the initial QRP assessment are noted, especially the reduced scale and massing.</p>
<p><i>Wider connectivity</i></p> <ul style="list-style-type: none"> • <i>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 be increased to match the ambition of the transport access diagram and successfully promote this route.</i> • <i>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.</i> • <i>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</i> 	<p>The west-east pedestrian cycle route through the site (connecting Bounds Green Road to the High Road) provides a contra-flow route for cyclists that avoids the main traffic junction. The pedestrian route will be directed through the woodland garden, creating a more inviting pedestrian experience.</p> <p>The management of the service yard to the north has been informed through detailed engagement with security professionals to ensure that this is a safe space. Passive surveillance of the area will be improved through the glazed ‘welcome area’ and this will further be protected with CCTV.</p> <p>QRP advice regarding double stacked bicycle storage is noted, however this has been required in some parts of the site, to accommodate the number of cycle parking spaces required. The proposed double stacking at the west of the site helps to maintain clear visibility of the bicycle storage</p>

	to the offices. Storage has been designed to ensure easy operation and access to permitted users.
<p><i>Landscape design</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• 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.</i> <i>• 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).</i> <i>• 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</i> 	<p>Positive comments noted. The courtyard design now includes additional greening and has balanced this against the functional requirements of the space.</p> <p>The ‘welcome area’ will open out onto these two spaces. Additional greening has also been achieved in both these green spaces.</p> <p>No specific functions for the space have been determined, but types of functions have been discussed and potentially would extend to use of the one or all of the adjacent spaces. These discussions are ongoing, in line with the QRP comments.</p> <p>There is considered to be a good interrelationship between the courtyard, the building and the woodland garden. This is achieved through the full height glazing, and linkages to the planting and cladding treatments (timber clad rear wall to café).</p> <p>Early co-design work of the Woodland Garden is underway. Discussions are ongoing with the adjacent Trinity Primary Academy, St Michael’s CE School and the Rector of St Michaels’s Church about involving families from the school, congregation and neighbouring Wallman Place residents. An indicative scheme has been proposed based on the site’s existing landscape but it is proposed to review the design of the garden space with children and families that will benefit from, and use the</p>

<p><i>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.</i></p> <ul style="list-style-type: none"> <i>• 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. The project team should ensure that sufficient space is allowed along this boundary for mature trees to help mediate this relationship.</i> <i>• 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.</i> 	<p>space. The more detailed co-design exercise is due to start in 2024 and a final landscaping proposal will be submitted as part of the approval of landscaping details for the planning permission.</p> <p>Positive response to first QRP noted. Space for trees, landscaping and ‘play-on-the-way’ have been incorporated.</p> <p>Noted and tree planting conditions are applied, where reasonable. An informative regarding early tree purchase is advised.</p>
<p><i>Sustainable design</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• 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.</i> <i>• The panel encourages the project team to take this further by exploring the potential</i> 	<p>The positive comments are noted.</p> <p>Heritage constraints in retrofitting listed buildings are noted. The importance of reducing embodied carbon and the operational energy requirements of the building has been a critical part of the design brief. A strategy has been developed to promote resource efficient construction; facilitate reuse and recyclability; use materials with low embodied carbon & water; use responsibly sourced materials; optimise durability and lifespan; and design flexibility.</p> <p>A mixed mode ventilation strategy has been proposed in line with the QRP comments.</p>

<p><i>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.</i></p> <ul style="list-style-type: none"> <i>• The mature trees to the front of the existing Civic Centre should be retained, as they will help to provide solar shading.</i> 	<p>Therefore, natural ventilation via openable windows is an option for users of the building.</p> <p>These mature trees are retained.</p>
<p><i>Architectural language and materiality</i></p> <ul style="list-style-type: none"> <i>• The panel largely supports the architectural language and materiality proposed for the existing building.</i> <i>• 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.</i> <i>• 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.</i> 	<p>Positive design noted.</p> <p>It is noted that concerns were raised regarding the brickwork on the ground floor elevations of the extension. This element has been removed from the final proposal in response to comments received. The ground floor elevations will comprise GRC in line with the remainder of the building.</p> <p>Positive notes regarding the plant screening are noted.</p>
<p><i>Internal layout</i></p> <ul style="list-style-type: none"> <i>• The panel finds the layout successful and enjoys the positioning of the link buildings in relation to the original 1950s Civic Centre masterplan.</i> 	<p>Positive comments regarding links noted.</p>

<ul style="list-style-type: none"> • <i>The panel is confident of the project team's approach to the Civic Centre restoration and does not have concerns about interior modifications.</i> 	<p>Positive comments regarding the internal changes.</p>
<ul style="list-style-type: none"> • <i>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.</i> 	<p>Positive comments regarding entrance lobby and arrangements noted.</p>

Proposed Trinity Building and context

- 6.2.4 DPD Policy DM9 encourages extensions to be restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- 6.2.5 The proposed Trinity Building would be predominantly three storeys in height with a 'set back' fourth floor (which would accommodate plant surrounded by a screen) and sited north-west of the existing Civic Centre building, within the existing car park. The proposed siting of Trinity Building in the existing car park would adhere to the requirements of Site Allocations SA5 and draft AAP policy WG SA1, as an acknowledgement that the car park neither makes efficient use of the site nor promotes sustainable transport modes. The existing car park also makes a negative contribution to the Conservation Area and the setting of the Grade II Listed Civic Centre Building.
- 6.2.6 The proposed Trinity Building will have subtle connections to the existing Civic Centre through proposed glazed links. The western link will be the main physical connection and will also accommodate meeting rooms and ancillary space. A short, narrow first floor bridge will connect the northern end of the existing north wing, where the annex will be closest to the existing, enclosing a central courtyard. These are considered to provide an elegant and well composed connection between existing and proposed. The courtyard created between the buildings and links is also welcomed as a design feature and multi-functional, well landscaped area within the core of the site. The proposed built form would be similar to that envisioned in the original 1950s design for the site and sit comfortably within the site.

Image 7 – View of Civic Centre, landscaped bunker and Trinity Building



6.2.7 The massing of the proposed Trinity Building follows the geometry of the existing Civic Centre rather than the angled site boundaries. This deliberate choice of proposed massing will positively relate to the existing Civic Centre. The Council’s Design Officer has welcomed this design approach. The Design Officer has gone on to comment on the existing setting noting that the existing urban structure is that of buildings, of a predominantly public function, sitting within a landscaped setting between Trinity Gardens and Crescent Gardens, distinct from the predominate street frontages of the wider context. The proposed Trinity Building is considered to sit comfortably within this distinct setting, as well as the wider area.

Image 8– Massing of Civic Centre, Trinity Centre and surrounding



6.2.8 Site Allocation SA5 of the Site Allocations DPD predates the Civic Centre’s designation as a Grade II listing building but nevertheless does recognise the requirement for any new development to complement the modernist design of the Civic Centre (locally listed at that time). The architecture of the Trinity Building has been praised by the Council’s Design Officer for its simple, elegant and well-proportioned design. The predominant three storey height with recessed fourth storey plant screening is considered to be a modest addition approximately

matching that of the existing Civic Centre building. The proposed Trinity Building would also have similar maximum height as the neighbouring Trinity School and sympathetically respond to these surrounding buildings. The 'set back' fourth storey / top floor plant screening is considered to have been carefully designed to be recessive, set back, and carefully designed so not to detract from the prominence of the Civic Centre, which remains the prominent building within this hierarchy of the site.

- 6.2.9 The requisite space for plant and proportions of this top floor have been scrutinised and deemed necessary to provide comfortable working conditions, whilst ensuring sustainable credentials. The nature of the plant machinery is not compatible with an enclosed basement, due to a requirement for open sides and a basement was not taken forward in part due to sustainability considerations of basement construction.
- 6.2.10 Views of the proposals in the conservation area setting have been provided and convincingly demonstrate that it will be a recessive background building compared to the more prominent public buildings, including the original Civic. This is considered in more detail below.
- 6.2.11 The Design Officer has advised that although the concept of the proposed new Trinity Building will be an "object-in-space" with no obviously distinguishable front and rear, each of its facades are differently composed to reflect their orientation and context. Within these façade variations there will be a coherent overall language of elevational composition through repeated, vertically proportioned windows between glass reinforced concrete (GRC) panels set in a grid of projecting GRC vertical and horizontal fins. The facades would encompass one large window and curtain-wall panel to the right side of each façade to mark these feature corners. Internally these spaces would create desirable office "breakout" spaces and are welcomed for their internal and external expression.
- 6.2.12 The variation in elevation treatment will achieve enhanced performance of each aspect of the building. Proposed fins are featured throughout but with distinct variation. The proposed vertical fins on the east and west facing windows are more prominent and positioned so as to provide shade to these windows. These proposed windows have been designed to relate positively to the contextual relationship and architecture of the existing Civic Centre.
- 6.2.13 More prominent horizontal fins will be integrated into the southern façade to create greater levels of shading in this elevation. The northern façade would have a flatter, calmer, more domestic façade facing, and emulate the proportions of fenestration in the residential Trinity Road. This approach is considered to be a successful design to both context and passive orientation, whilst achieving an elegant building in its own right.

6.2.14 Materials and details, including windows, GRC panelling, design of ribs, windows, parapet coping, and how the building meets the ground, are important details that can be secured through the imposition of conditions for further detail and material samples. Materials choices will need to ensure durability and weather proofing to avoid staining and ensure attractive appearance. Overall, the proposed office annex of the Trinity Building promises to be an elegant contemporary building of a calm, subordinate nature that respects its context.

Site Layout & landscaping

6.2.15 DPD Site Allocation SA5 states that public realm to the front of the site will be designed to enhance the Trinity Gardens Conservation Area. The draft Wood Green AAP supported this and suggested that redevelopment of the site should complement the network of green spaces in the area and that the northern edge of the site should be landscaped to complement the network of green chains in the area.

6.2.16 The public realm areas surrounding the existing and proposed buildings will be significantly improved as part of the redevelopment and are considered to enhance the wider Trinity Gardens Conservation Area setting. The front entrance will be decluttered and have a simplified entrance arrangement, accessible for all. The removal of the convoluted ramp will enable an improved planting bed and landscaping scheme, along with additional tree planting and soft landscaping. These proposed changes combined with reduction in vehicle parking will greatly improve the appearance of this frontage. These changes are considered in more detail in the Heritage section below, specifically with regard to the impact of the replacement of steps to sloping entrance and the impact on the Grade II Listed Building.

6.2.17 Similar improvements above the basement bunker on the northern part of the site frontage will improve the legibility and usability of this area and flow into Trinity Road frontage. The retention of mature trees along Trinity Road, removal of the low mesh fence and introduction of 'play-on-the-way' along will greatly enhance the appearance and usability of this area. This will also enhance this as an access to Trinity Academy and Trinity Gardens and create the green network connectivity as encouraged in Site Allocation SA5 of the Site Allocations DPD.

Image 9 – Trinity Road, open grass verge, existing trees and play-on-the-way



6.2.18 The improvements to landscaping and accessibility of the Woodland Garden are welcomed. This area will become enlivened by the glazed “welcome area” replacing the dead space of the existing undercroft. Landscape improvements are proposed alongside renewal of this area and a reduced intensity of use of the adjacent service area. The specific designs are not yet finalised, as a community engagement programme is being undertaken to see how this can best serve the local community groups, school children and the adjacent Traveller community. The improved rear boundary treatment will respect the adjacent Traveller site and provide a secure distinction between the public and private sites.

6.2.19 The hard surfaces surrounding the site will generally be significantly improved in terms of permeability and appearance. The tarmac area adjacent to the Woodland Gardens is proposed to be re-laid but an improved material, such as that in the Trinity Road service area will be sought through the imposition of a condition for landscaping that will require full details, including paving and boundary treatment.

6.3 Heritage Conservation

6.3.1 Paragraph 196 of the revised NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.3.2 London Plan Policy HC1 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail and places emphasis on integrating heritage considerations early on in the design process.

- 6.3.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 of the DM DPD continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.3.4 Policy DM9 of the DM DPD specifically considers how development to listed buildings should be approached to balance how regenerating heritage assets can secure the use and reinforce a sense of community. With regard to securing the future use, this policy recognises that in promoting a more positive approach to conservation management, we can ensure a viable future for listed buildings by preventing them from becoming at risk in the first place.
- 6.3.5 Site Allocation SA5 of the Site Allocations DPD and draft Wood Green AAP note that any development on this site should enhance the overall setting of Trinity Gardens Conservation Area and that the principles of the Civic Centre & Trinity Gardens Character Area should be used to guide development on this site.

Legal Context

- 6.3.6 The legal position on the impact of heritage assets is as follows. Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.3.7 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 6.3.8 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.3.9 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of

conservation areas as mere material considerations to which it can simply attach such weight as it sees fit.

6.3.10 If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight.

6.3.11 The authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasized in Barnwell, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted.

6.3.12 The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.3.13 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.3.14 The future and continued use of listed buildings and ensuring that they remain as usable and functional spaces to secure their future is a key factor is the balance of heritage harm. However, mitigation and adaptation should avoid harming intrinsic qualities that contribute to significance of heritage assets or their settings.

Townscape and Visual Effects

6.3.15 The prospective views of the proposed development seen in context of accurate relevant views show how the extension to the listed building will complement the existing site and surrounding built and natural environment from a variety of sensitive viewpoints. The proposed scale, overall proportions and architectural language respond positively to that of the Civic Centre and sit comfortably within this conservation area setting.

6.3.16 The scale and siting of the proposed Trinity Building extension and associated links will retain the legible primacy of the Listed Building along the High Road and prominence of the main building in this hierarchy. Views of the existing Civic Centre from Bounds Green Road and Trinity Road will be retained through the design and scale of the links. The relationship between the new building and Trinity Academy has been respected through suitable scale and siting.

Image 10 – View from Crescent Gardens / White Hart Lane



6.3.17 Overall, the proposed development has been considered within these views and the relationship with immediate and wider surroundings is considered acceptable, subject to the imposition of conditions requiring detailed design and materials to be submitted for approval following any grant of planning permission or listed building consent.

6.3.18 The Conservation Officer supports the principle of the proposed new link buildings, the new office building located to the north of the site and related landscape scheme, and concurs with the comments and proposed conditions provided by the Council's Design Officer. They note that the proposed new development is promising and will very likely have a positive impact on the setting of the Civic Centre, surrounding listed buildings and the conservation area. However, they note that the detailed building and landscape design are fundamental to ensure that the new development delivers all its design potential. Therefore the design of highly visible and prominent built elements, such as the crowning plant enclosure that will define its roofline will need to be carefully detailed to elegantly complement the roofline and silhouette of the Civic Centre and surrounding heritage assets. This can be controlled through conditions.

Existing Buildings and Significance

- 6.3.19 The Site lies within the Trinity Gardens Conservation Area. The site includes Haringey Civic Centre, a statutory Grade II listed building. The Civic Centre was statutorily listed in 2018. There are no other statutory listed buildings or structures within the Site boundary. The Civic Centre was constructed in 1955 by Sir John Brown of A E Henson and Partners, the design was selected following a national competition in 1939 and was the first civic centre of its size to be constructed in its entirety after the Second World War, providing a source of inspiration for a new generation of civic centre schemes elsewhere in the country.
- 6.3.20 As noted above, the initial plans for the site intended to have a total of three phases of development which sought to construct the town hall and council offices, then an auditorium and small hall and a public library respectively. However, phases 2 and 3 were not realised and as a result, the site solely comprises the council offices and Civic Centre. The remainder of the site has since been dominated by large expanse of hardstanding for front and rear car parks and servicing areas.
- 6.3.21 Its special character and features of interest are detailed in the listing description published in the National Heritage List for England that reflects the special features of interest and heritage value of this public building. These are summarised below:
- * a clear Scandinavian influence, the subtle qualities of which express architecturally the values of informality, transparency, and modernity, defining aspirations of the post war civic centre as a type.*
 - * its generous planning and creative use of space.*
 - * its elegant and consistent application of high-quality materials and detailing in the principal internal spaces.*
 - * the level of survival of key aspects of the building's character and physical fabric.*
- 6.3.22 The listed Civic Centre sits as one of the finest examples of public buildings of the 1950s and as an architectural landmark at the heart of the Trinity Gardens Conservation Area which encompasses three principal public open spaces, each of townscape and historic interest, which together provide the setting for public buildings and places of worship as well as the setting for houses dating from the early to late 19th century. Part of the listing was on the basis of this greater historic recognition and formed part of the rationale for listing the building in 2018.
- 6.3.23 The Civic Centre is also surrounded by several listed and locally listed buildings / assets that define the historic character of the Conservation Area; in the immediate surrounding of the development site sit Grade II listed St. Michael's church located to the south of the development site along the High Road, and the Grade II listed Trinity Primary school located to the west and therefore to the rear of the development site and listed Civic Centre. At the northern side of the junction

of the High Road with Trinity Road, the former Fishmongers' Arms is a striking corner public house in the Italianate style, built in brown stock brick and stucco, with pedimented first-floor windows and a balustraded parapet. North - south views across the conservation area along its High Road, as well as east-west views along White Hart Lane, Bounds Green and Trinity Road are important part of the experience of the listed Civic Centre and of the character and appearance of the Conservation Area and its defining institutional buildings.

Proposed works and Assessment

6.3.24 The context for proposed changes to the Listed Building include securing the future use of the site for the intended Civic and Council uses, as well as creating an inclusive environment and improving sustainability. The aim is that by ensuring such retention of use and improving the appearance and sense of inclusion will anchor new development and reinforce a sense of community in the local area.

6.3.25 The application is supported by feasibility studies, comprehensive surveys and investigations, which have been carried out while developing the proposed scheme. These studies have enabled an assessment of defects of the listed building and areas to be repaired / replaced. The finishes, original fixtures and detailing have been subject to a comprehensive salvage strategy alongside asbestos removal and other preliminary works which have been carefully designed and expertly implemented, ensuring appropriate protection of significant fabric and features. These have been considered in previous and current listed building consent applications.

6.3.26 A key consideration framing the heritage assessment is to ensure that the alterations will secure the long term future for the Grade II Listed Building for its original Civic and Council office purpose. The retention of use has necessitated proposed upgrades to the building for these purposes, encompassing alterations for modern working and access requirements, as well as improvements to the energy performance of the building. It is positive that such considerations have been in the forefront of the application.

6.3.27 The main development proposals are considered below, taking into consideration the potential impact on the Listed Building and concluding the planning balance of harm and the potential benefits of retaining the civic and council uses and ensuring the longevity and improved performance of the building.

Façade alterations:

6.3.28 Extensive survey works have been undertaken to assess the existing condition of the Civic Centre. These surveys have identified that the exterior of the building has deteriorated and many component parts such as precast concrete panels, windows and curtain walling are at the end of their life span and in a poor state of repair. As such these areas are considered to require replacement. Brickwork is

generally in good condition and is only proposed for localised repointing, cleaning and crack repairs.

- 6.3.29 It is proposed that all panels be replaced with pre-cast glass reinforced concrete (GRC) insulated panels, replicating the colour and patination of the existing. The thinner massing of the GRC enables inclusion of mineral wool insulation but does result in a modest overall build-up of approximately 60mm. These replacement panels will enable improved performance and life span from the existing.
- 6.3.30 The façade surveys indicate that damage to cast concrete appears to have been repaired using an ungraded poorly compacted backing mortar faced with a finer finishing mortar. The irregular compaction and aggregate ratio of the mixes has allowed the migration of moisture through panels leading to oxidisation of the reinforcement and subsequent failure of the panels.
- 6.3.31 The Council's Conservation Officer has reviewed these surveys and agrees that the condition of the pre-cast panels is generally poor with signs of on-going failure due to corrosion of embedded reinforcement, erosion and break down of the facing mortar and of previous repairs. The comments note that attempted historic repairs are of low quality, which are now in a deteriorating condition or failed completely and therefore have not been of a suitable quality to ensure the longevity of the frontage. Furthermore, metal restraint fixing slots were found to be corroded and in need of replacement. The Conservation Officer concludes that besides their intrinsic poor quality and inherent defects, the pre-cast panels are potentially at the end of their serviceable life, and the specialist survey recommends full replacement with new pre-cast panels allowing for the introduction of insulation.
- 6.3.32 The 20th Century Society , in their capacity as statutory consultees and experts in the heritage of buildings of this period, initially commented on the Buro Happold preliminary survey, which suggested potential for some replacement. However, further surveys by PAYE have confirmed that the damage to these panels meant that they could not feasibly be removed without cracking the panels. The supporting documents also highlight that any hybrid of repair and replacement of panels would have a contrasting appearance and undesirable impact on the visual appearance of the façade, when installed and through variable weathering of the contrasting materials. Furthermore, that the thickness of those panels would be unable to achieve the consistent insulation and performance improvements of the proposed GRC and insulation material. Subsequent comments following a meeting on the site have wholeheartedly supported the approach. Accordingly, the replacement is acceptable, subject to further details and methodology submission.

Windows and curtain walling

- 6.3.33 The Council's Conservation Officer, 20th Century Society and Historic England have also raised concerns about this loss of original fabric of the building. However surveys have confirmed that the existing curtain walling is also in a poor state of repair and the existing single glazed aluminium framed windows have inherent issues as well as issues of solar gain / glare and asbestos contamination.
- 6.3.34 Although initial surveying suggested there may be scope for some repair, the detailed ASWS survey subsequently submitted highlights issues of such a repair solution even in the limited examples where such a solution is possible. The ASWS report highlights opening mechanisms beyond their lifespan, which can no longer be opened or closed; oxidisation of frames that cannot be retained for risk of breakages; existing health and safety risks from the thermal stress breakages; t-bar, mitre and joint fracturing; and asbestos within existing frames. Furthermore, the hybrid method of attempting to repair and predominant replacing would give an uneven and patchy appearance.
- 6.3.35 The attic level framed windows are in a better state of repair but would still have issue of thermally broken frames, asbestos and poor performance through single glazing. These frames are set well back and less visually integral to the appearance of the building. The bespoke solution to replacing these frames is supported by officers. Following review of the additional information all Statutory consultees are in support of the principle of replacing.
- 6.3.36 Accordingly, it is proposed that these will be replaced with windows with improved performance of similar frame size, proportions and materiality. However, the additional weight will require installation of reinforced steel curtain walling to retain the structural integrity. This new walling will be coated in a finish to echo the current anodised aluminium of the window frames and bespoke replacements, that will seek to retain the existing proportions and design of the existing, in keeping with the historic character of the building.
- 6.3.37 The original glazed elements are key features of the original design and character of the listed building, strongly characterise its architectural composition and the aesthetics of both facades and internal spaces and require a clear and convincing justification for their total loss and full replacement. The significant improvements in appearance and performance of the double glazed aluminium framed windows and required structural enhancements to curtain walling are welcomed from a sustainability perspective but require a sensitive heritage approach.
- 6.3.38 Further details will be required to ensure that any such replacement can be achieved without harming these highly significant heritage features. The Council's Design Officer has referred to the Council's own recent experience of similar window and façade replacement at Hornsey Library, and the architects have highlighted their own recent experience of working with very similar replacement

curtain walling at ARK Putney Academy. These are both examples of how such development can be sympathetically achieved to preserve the frontage and secure the longevity of the heritage asset. Officers are therefore confident that similar success can be achieved through stringent adherence to conditions.

Alterations to front entrance

Image 11 - Existing steps and ramps to entrance



6.3.39 The main entrance of the listed Civic Centre is characterised by the prominent canopy and stepped access and is highlighted as having high heritage significance. The original design of the building had planting beds on either side, which ran the majority of the width of the frontage. Unsympathetic alterations to the front entrance were installed in 1989 to create a ramp to the southern side of the entrance, as well as extensive handrails to that ramp and the steps themselves. The area between highway and base of the steps has been altered to create a raised cross hatched road marking grid, which creates a level access between highway and the base of the building.

6.3.40 The steps are not specifically referenced in the statutory listing for the Civic Centre, which more broadly references the principal elevation being “defined by a projecting frontispiece (the principal face of a building) with full-height glazing and an off-centre entrance canopy supported by a pair of square columns”. Regardless, the loss of the steps will be a permanent alteration to the building and thereby have a level of harm to this heritage asset.

6.3.41 The case for introducing a level access focuses on inclusive design guidelines, as required by the Equality Act 2010 and Part M of Building Regulations. The Historic England ‘manual for easy access to buildings’ does set out scenarios where total compliance with the building regulations can be more flexibly applied to avoid significant harm. However, the importance of the proposed use for the Civic and

Council as a public building means that inclusivity in design is a key aspiration for the site.

6.3.42 The steps and ramp are both in poor condition and would not meet current modern regulations and standards for accessible entry for a front entrance to a public building. The existing ramp is too steep, has inappropriate landing areas, insufficient width and non-compliant handrails. The most up to date accessibility guidance also requires all users be able to use primary access, no greater than 50m distance from disabled bays and that such bays be no steeper than 1:50 in any direction.

6.3.43 The steps themselves have been altered and repaired over time and are not of the original form. Even if these were to be repaired, any reinstatement would retain the issue of the drop in levels from the entrance to the highway and requirement for a ramp, landing area and handrails. The proposed gentle sloping access would avoid such a drop and create a continuous route from highway to building entrance. The Accessibility Statement submitted with the application has investigated alternative options to the sloped entrance, which would require 15m width if sited to the south of the entrance and 19m width if sited to the north of the entrance, both with additional landing areas. These options would impact the parking bays and landscaping of the frontage and the northern option would also require a 'dog leg' to avoid removal of established existing trees. The steps themselves would still require replacing even if there was no change to the existing stepped access and entrance arrangement, but would retain this feature of the building. In such a scenario of replacing the steps, the ambition of the simplified, singular access would also not be achieved, whilst the cluttered and convoluted dual entry point to the entrance would remain.

6.3.44 It is therefore proposed, in order to comply with current accessibility regulations and standards, to remove both the existing front steps, side ramp and raised cross-hatched marked area and replace them with a single sloped entrance. This would have a gentle rise of 490mm over 15 metres from the highway and would allow the decluttering of railings and retaining walls, as well as re-introduction of planting beds in place of the existing ramp. The prominent canopy above the entrance would also be retained and restored, with lighting replaced, to better emphasise and enhance this area of high significance. The cross hatched road marking and rise and fall of kerbs would be encompassed in the singular landscaped material, providing a simplified and de-cluttered area

6.3.45 The Council's Conservation Officer has raised concern regarding the potential harm caused to the original building through the removal of the stepped entrance and considers that replacing the existing ramp would be a preferable solution. No objection has been received from Historic England or the 20th Century Society regarding the loss of the steps but the harm raised by the Council's Conservation Officer does hold significant weight. However, it is considered that the requirement to replace steps and re-introduce handrails and ramps would also

have a degree of harm, even though these would replicate existing undesirable features that pre-date the listing.

6.3.46 The removal of the ramp and restoration of the canopy and landscaped area in front of the entrance are considered to better emphasise the principle face of the building, entrance canopy and supporting columns through de-cluttering and restoring a planting bed in place of the additional convoluted secondary arrangement within the frontage. The development would also enable the ambition for inclusivity of access, to provide an inclusive civic use. When considered in the context of the wider design of the frontage this would also provide a much improved and simplified entrance and landscaping.

6.3.47 Accordingly, it is accepted that the proposed works instead of the alternative of new sloped access and replacement steps is the best option to enhance the accessibility of this site and preserve the heritage context and that loss of the steps would amount to less than substantial harm, outweighed by the wider benefits of the proposal

Image 12 – Proposed entrance arrangement



Alterations to roof of the Civic Centre Building

6.3.48 A small section of roof above the caretaker's flat and plant room will be removed to accommodate the open air requirements of modern day plant equipment. The roof itself will also be insulated and house solar PV panels. The parapet wall will be modestly extended to provide a small upstand, to accommodate the insulation and to improve water proofing and run off, thus protecting the roof and facade.

6.3.49 These works would involve modest alterations to the parapet wall and surface of the roof but would retain the original character and integrity of the statutory Grade II Listed Civic Centre building.

Other façade works

6.3.50 The Council's Conservation Officer is supportive of the restoration of brickwork but has encouraged further investigation of the cracks and potential subsidence impacts on the western elevation brickwork, pointing to damaged fire escape fixings which are no longer providing restraint to the staircase. Further investigation by a structural engineer is required to be carried out to determine the cause and develop an appropriate repair strategy for all brickwork. Likewise, the render on this elevation will also require replacing, as will cracked tiles in the fascia of columns in the east elevation. Appropriate conditions requiring full investigation, details and remediation works to be submitted for approval have been imposed following any grant of planning permission.

6.3.51 Various panels in the eastern elevation have marble clad columns and fascia, which have signs of minor displacement observed to low level panels. Numerous cracked tiles require replacement, and a general cleaning is recommended as well as possible re-fixing of the larger cladding stones at the canopy columns which appear dislodged.

6.3.52 The applicant's specialist survey recommends developing a 'Planned Preventative Maintenance Strategy' including a 5-10-year cycle of surveys following completion of the masonry works to maintain the fabric and long-term integrity of external masonry and helping to reduce the frequency and cost of future possible repair. Appropriate conditions requiring details of remedial works to be submitted and approved have been imposed.

6.3.53 Other minor works include decluttering of existing unsympathetic features such as the rear external rear fire escape and are welcomed as part of the improved design of the building.

Setting of the Listed Building

6.3.54 The proposed alterations to the landscaping will broadly have a positive impact on the setting of the statutory Grade II Listed Civic Centre Building. It is considered that the improved surfaces, soft landscaping and re-provision and repair of the planting beds will enhance the character and setting. However, officers are concerned that the proposed siting of two plinths and symmetrical sculptures in front of the main entrance may detract from the heritage qualities of the building and introduce fresh cluttering and detract from the entrance. The use of the site for public displays is welcomed in general but will need to consider the impact on the Listed Building with regards to scale and siting of these features. It is therefore recommended that a condition is imposed requiring a public art plan

to be submitted for approval in order to assess this in more detail and ensure that the setting of the listed building is protected.

6.3.55 The benefits of removing the ramp and handrails have been cited above and this de-cluttering is welcomed. The existing site has significant hard landscaped areas and street furniture including barriers, bollards and lighting columns. The proposed development will update these and provide sympathetic landscaping in-keeping with the heritage setting. Indicative details have been submitted but these are subject to review as part of the detailed landscaping condition.

6.3.56 The proposed development also includes a number of cycle and refuse storage areas, which are considered to be sympathetic in design and scale, but precise details will be required to ensure these are secure and well designed. The use of green roofs and contextual materials are welcomed. The opening of the site, particularly in the Trinity Road frontage, is welcomed. Likewise the additional trees, planting and 'play-on-the-way' installations.

6.3.57 The proposed development of the existing car park and wider setting of the Grade II Listed Building are supported and considered to better utilise the site, thus securing the long term future of the building. The proposed scale, massing and design of the proposed developments will not harm the heritage setting and are detailed further in the Design section of this report.

Removal of internal partitions:

6.3.58 DPD Policy DM9 highlights that the Council recognises that in order to make heritage assets fit for contemporary use they may require changes to deliver energy efficiencies and greater resilience to climate change. However, mitigation and adaptation should avoid harming intrinsic qualities that contribute to significance of heritage assets or their settings.

6.3.59 The proposed removal of internal partitioned small rooms within the existing Civic Centre building are proposed to create a modern, predominantly open plan office layout. The partitions in the North wing of the existing building are predominantly of low, medium and neutral significance in the listing. The Council's Conservation Officer notes that the office wing has been altered and impoverished at various stages of the life of the building and generally has modest finishes and further notes the aesthetic, historic and communal values attached to the interiors progressively decrease towards the north end of this wing. It is acknowledged that the proposed layout does retain and refurbish the best preserved, medium significance rooms though and that a sense of the corridor is retained through the retention of columns and internal ceiling and plan form achieved through such furnished finishes.

6.3.60 Although these rooms are of lower significance the overall layout and plan form of corridors with rooms forms part of the historic form of the building and the

original plan form. Officers have suggested through the planning process that investigation of the potential for retaining more of this plan form and ways to retain a visual corridor be considered. Similar suggestions of plan form retention are also reiterated in comments from the 20th Century Society.

- 6.3.61 In response to requests for greater retention of these rooms the applicant has set out that retention would provide 42 formal workstations and 10 short stay workspaces whereas the open plan layout would accommodate 68 formal workstations and 14 short stay workspaces per floor. Removal of the partitions is therefore critical to meeting the Council's brief for the capacity of the office space and fundamental to increased accidental collaboration; promotion of transparency; increased future flexibility; increased efficiency of the workspace layout; creation of an airy, open environment for staff; and the possibility of cross ventilation. The internal design has also been designed to retain the impression of a corridor, with retained columns, suspended ceiling and suitable furnishings.
- 6.3.62 It is therefore accepted that the cellular design may not lend itself to modern office layout and would not be efficient use of this floor plan for modern day working environment. Officers have reviewed these scenarios and viewed the proposed partitions on site and agree that such benefits, alongside the proposed sympathetic retention and restoration works would outweigh further retention of the plan form. There is also an acceptance that retaining viable office use alongside the civic uses within the building is a key component in these uses being retained on site and a sympathetic built form of the proposed Trinity Building. As such, the Council's Conservation Officer has advised that the potential harm to the listed building is less than substantial and is acceptable.
- 6.3.63 The 20th Century Society initially raised a concern regarding the blanket low heritage significance of the basement and citing that this was constructed as 'Class A air raid shelter, conforming to Home Office requirements for atom bomb attack. The applicant's heritage advisers have responded by providing showing photographic evidence that these rooms are utilitarian in appearance, comprising typical basement level, functional rooms, some of which have undergone later alteration. One of the telephone exchange rooms is now empty and the other has a power distribution board within it. It notes that a strong room also remains, which again, is not rare in its existence and further reinforces the utilitarian and functional character of this part of the building. Concluding that minimal features of interest remain, limited to light switches and doors, all typical of the era. Following a site visit the 20th Century Society have confirmed that there is little heritage value retained in the basement and have expressed this in the most recent comments.
- 6.3.64 The Council and the applicant's Heritage Officers have previously reviewed the significance and have agreed the current basement is of low heritage value. Therefore, modest alterations to allow suitable plant and machinery in this part of

the building have been accepted and are preferable to options of further extensions to the roof or loss of other internal floorspace.

Works to Council Chambers and Committee Rooms:

- 6.3.65 The internal structural layout and configuration of these areas of high significance would remain largely intact. Works have already begun to restore aspects of heritage significance in the Council Chambers through sensitive removal of the asbestos ceiling. The ceiling will be reinstated as part of this proposal following asbestos removal and such alterations are considered to be enhancements to the heritage asset.
- 6.3.66 Further works are required to remove and replace internal timber panelling, marble terrazzo repair and wall finishes as a means to provide internal insulation for these areas of high significance. These intrusive works will need to be carefully managed (as has been the case to date) and undertaken by heritage experts, together with the imposition of conditions requiring further details.

Internal insulation

- 6.3.67 Historic England general guidance is that it is possible to respond to climate change and improve the energy efficiency of older buildings without destroying their distinctive character and value. This policy supports sustainable retrofitting of heritage assets (in line with Policy DM21) but where there is a conflict between delivering sustainability measures and the potential to cause damage to the significance of the heritage asset, priority will be afforded to the preservation of the heritage asset.
- 6.3.68 Insulating and retrofitting any listed building is a challenging process and has potential for harm to the fabric of the building. This is accepted in a more flexible approach to application of Building Regulation Part L and relevant targets for such retrofitting. Whilst changing precast panels, curtain walling and windows were required the brickwork is in a good condition and this part of the façade is therefore proposed to be retained and not clad. A design choice, based on heritage ideals of preserving the original fabric where possible, was made on the basis that removing and replacing existing well preserved external brickwork would cause heritage harm and has not been progressed in modelling for that reason, contrary to this being considered as an optimal solution for energy performance.
- 6.3.69 Internal insulation is proposed for rooms which feature external brickwork. This is welcomed for its potential performance enhancements and improvements to the longevity of the building but has created potential for harm to the internal fabric of the building within rooms of high significance, such as the Council Chambers. In the north wing and Council Chambers predominantly, such a method will require careful removal of panelling and a modified relationship to the

internal floor and ceiling, but this is considered to have a modest impact. The detail of such replacement will require detailed methodology and will be conditioned accordingly. Likewise, further replacement of internal ceilings and floors will require consideration of the final design and shall be conditioned accordingly.

6.3.70 In areas of less significance, such as the northern wing, the applicant has proposed more significant changes to achieve this, in part due to the alcove, inset internal finishes of those rooms and relationship with upstand columns. These have been discussed in detail and subject to site visits and further detailed submissions made during the assessment of the application. These modest infringements of the internal envelope are considered to be acceptable in terms of providing the energy performance improvements.

6.3.71 The hybrid model of internal and external insulation is not the optimal solution and can create issues of thermal bridging and potential condensation. The applicant has addressed these concerns in part and has cited examples where such a solution has been successful. However, it is noted that more detail will be required as the long term success is less known. The applicant team have responded that even if any such issues were to occur, these could be mitigated through potential further mechanical ventilation if required.

6.3.72 The potential issues outlined do not significantly detract from the overall enhancements to the energy performance of the listed building from the existing baseline. The proposed intrusions into the building will be condition as will a need for monitoring post installation, thus reassuring officers that there will be no harm to the internal fabric.

Works to Entrance Hall

6.3.73 The main entrance hall is a key feature and of high significance to the building, with the triple height entrance foyer, striking curved stair and council chamber with its floating balcony and curved roof. The entrance foyer will retain finishes and decorative features of the most significant public areas.

6.3.74 The existing reception desk and platform will be removed and relocated in a more central part of the room. These are not original features and will help improve legibility of the space and prominence of the prominent spiral staircase. Other alterations such as removal of non-original partitions, glazed panelling and restored internal garden are also proposed. The existing rear wall will be replaced and lead onto an enclosed welcome area in place of the existing open sided undercroft.

Planning balance

- 6.3.75 Taking full account of the Council's statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras 202 and 203 of the NPPF this harm has been given significant weight and requires a balancing exercise against public benefit.
- 6.3.76 The alterations to the external parts of the building are supported by extensive survey work and exploratory works. The proposals have taken a 'preservation first' approach and sought a strategy that repairs and restores where possible, such as the retention and restoration of the original brickwork within the façade and restoration of rooms of high significance. However, the requirements of retaining civic and council office use on-site and achieving a sustainable, accessible building, suitable for modern working practices, inevitably creates an element of alterations that have resultant harm to the listed building.
- 6.3.77 The retention of the use and providing improved accessibility and enhanced performance and longevity are all considered to hold significant weight in the balance against harm to the statutory Grade II listed Civic Centre building. Where intervention with the heritage building and setting have been required, the proposal has balanced these changes against the benefits. The façade changes have attempted to provide detail to ensure that the integrity and appearance of the listed building would be retained and that the replacements will achieve high quality material finishes that complement the original façade as well as ensuring significant enhancements to the energy performance of the building.
- 6.3.78 Removal of non-original entrance ramp and handrails which do not meet current accessibility standards are welcomed in principle but would create a level of harm through the removal of the stepped access. The benefits through providing improved access and support for the use as a public building, coupled with this de-cluttering and improvements to the prominent canopy are considered to outweigh the less than substantial harm to the heritage asset.
- 6.3.79 The harm from internal changes to the plan form to enable modern office environment are mitigated by the retention of the best examples of the preserved cellular rooms and the retention and restoration of rooms with high significance. The retention of the vestige of the corridor is positive and provides an acceptable balance when ensuring the efficient use of the proposed floor plan.
- 6.3.80 Insulating and retrofitting the building must also achieve an acceptable balance between sustainability benefits and potential for harm to the fabric of the Statutory Grade II listed Civic Centre building. Modest changes in the relationship between external replacement panels, windows and curtain walling and the original façade are considered acceptable due to a requirement for these to be replaced as they approach the end of their lifespan, coupled with significant performance improvements.

6.3.81 The retention of external brickwork has meant potential complications from internal alterations to the Listed Civic Centre Building. The solution of removing and replacing panelling / re-plastering will require a detailed methodology and exploration on site, at a more advanced stage of development. The applicant team have demonstrated that this is a viable option that can be sensitively achieved in this instance. However, this will require monitoring in-line with Conservation and Carbon Officer comments to ensure that such a solution will not harm the long term condition of the building. On this basis the significant improvements to building performance are considered to outweigh any potential harm. If sufficient reassurance cannot be achieved, then this would need to be re-considered in a revised energy strategy.

Heritage Conclusion

6.3.82 Historic England recognise that the proposals would involve significant works to the external elevations of the Civic Centre in order to bring them up to a good state of repair and improve thermal performance. Historic England encourage conditions for further detailed drawings and on-site samples to ensure that the new windows, glazed facades, replacement panels and detailed junctions between historic fabric and external facing materials be explored. They have deferred to Haringey to determine seeking views of its specialist conservation advisers.

6.3.83 The 20th Century Society are positive about the retention of the civic and council uses on site and the majority of works but initially raised similar concerns regarding the detailing of such alterations to the fabric of the building, as well as exploring potential for repairing existing panels and windows, as suggested in the initial survey. Further survey works have confirmed that these features are in unrepairable condition and that such a process would be unlikely to be successful and subsequent comments from the 20th Century Society confirm their support. The supporting documents also highlight that in the unlikely event of some successful façade repairs, the façade would still be substantially replaced and have an uneven appearance between old and new elements.

6.3.84 Further initial concerns were raised concerns regarding loss of original plan of the North wing and potential for loss of significance in the basement, but similarly have been overcome in subsequent comments from the 20th Century Society. These issues have been reviewed in the balance of providing suitable and efficient use of the site and the significant benefits of retaining the original civic and council office use of the site.

6.3.85 Officers must consider the strong presumption against granting permission for development that causes harm to the setting of a listed building or to a conservation area in line with the legal and policy context set out above.

- 6.3.86 The proposed scheme would retain and in parts enhance the Grade II Listed Civic Centre Building within the site and improve its setting and would, overall, have a positive effect on the character and appearance of the Conservation Area. The replacement of external façade details is required and improved materials in-keeping with the original design and appearance are supported, subject to further detail submission.
- 6.3.87 The loss of the steps will enhance accessibility of the building, de-clutter and better enable to retention of existing civic and council uses on the site. These external alterations are considered to outweigh the harm caused to heritage significance.
- 6.3.88 The internal alterations will enable the retention of civic and council uses and are predominantly in areas of lower significance. Any changes within the areas of high significance will be sensitively undertaken and conditioned accordingly. The less than substantial harm has to be weighed proportionally in the planning balance, in accordance with paragraphs 202 and 203 of the NPPF.
- 6.3.89 As such, paragraph 202 of the NPPF is engaged, requiring the public benefits to be weighed against the heritage harm. The resultant harm has been given significant weight, but, in accordance with guidance in the NPPF paras (202 and 203) is considered to be outweighed by substantial public benefits referred to above.

6.4 Inclusive Design

- 6.4.1 London Plan Policies GG1, D5 and D8 call for the highest standards of accessible and inclusive design, people focused spaces, barrier-free environment without undue effort, separation, or special treatment.
- 6.4.2 Inclusive Design is the practice of ensuring that a design is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for all users, and is a key ambition for the applicant.
- 6.4.3 The alterations to the front steps and landscaping are discussed above in heritage context and how these are balanced against the improvements to accessibility through 'level' access to the main entrance. Any changes of level within the public realm and the approach to the main entrance will ensure gradients and any changes in level will be as shallow as possible and circulation routes will be clear, logical and free of obstructions.
- 6.4.4 Upon entering the building, the lower levels will be fully accessible and there will be improved lift access to upper floors. Suitable storage and changing facilities will be provided, alongside accessible facilities. Details of the proposed restrooms arrangements will require compliance with accessibility and provision of gender

neutral toilets and baby changing facilities can be accommodated. The council chamber will be fully accessible to wheelchair users. However, the Public Gallery will not have level access as this would require substantial structural changes to which would be detrimental to the heritage value.

- 6.4.5 The site proposes to retain 8 parking bays of which there would be at least 3 accessible bays. The precise number of bays to be provided will be determined through the parking management plan (PMP) prior to occupation, which will ensure that suitable arrangement of on-site or on-street parking is available to all staff with specific access requirements. All 8 spaces are proposed to have sufficient size for future allocation, and these will be monitored within the PMP.
- 6.4.6 The building will require full compliance with Part M of the Building regulations and has gone beyond this to ensure improved accessibility and inclusivity for all.

6.5 Secured by Design

- 6.5.1 London Plan Policies D1,D3 and D8 stress the importance of designing out crime by optimising the permeability of sites, maximising the provision of active frontages, and minimising inactive frontages. These principles and other issues of safety, security and resilience to emergency are also expanded in the more recently adopted 2021 London Plan, in Policy D11.
- 6.5.2 As discussed above, the proposed layout improves the openness of the site for pedestrians and cyclists and has sought to avoid hard boundaries. The predominantly open boundaries can be accommodated by the use of security cameras attached to proposed lighting columns. Retention and improving of security features such as vehicle barriers and bollards will ensure the site maintains a safe and secure environment. The provision of ground floor windows and glazing will create passive surveillance as well. Collectively, this can ensure a safe and secure development and establish an active public realm particularly along the woodland garden and Trinity Road frontage. The detailed design of the public realm, including proposed security features, landscaping and lighting, are also considered acceptable.
- 6.5.3 The applicant's Design and Access Statement (DAS) sets out a number of detailed access features and internal and external barriers that are intended to be incorporated into the scheme, including secure access doors and CCTV. The Designing Out Crime Officer (DOCO) raises no objection in principle, subject to the imposition of conditions to require Secured by Design accreditation and ensure the DOCO's continued involvement in detailed design issues.

6.6 Impact on Amenity of Adjoining Occupiers

- 6.6.1 Policy D6 of the London Plan notes that development proposals should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 6.6.2 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.
- 6.6.3 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice)
- 6.6.4 To the north, the new office annex will face existing and predominantly two storey residential terraced houses on Trinity Road. As noted in the design section of this report, the proposed Trinity Building would not follow the established building line of Trinity Road, but gradually diverges from it. The proposal is generally well set back from the street edge, in particular to avoid any interference with the existing large mature trees along the boundary with Trinity Road. These trees and this set back will mitigate disturbance from privacy or light pollution to those houses to the north, for which this is also their street frontage, where there is less expectation of privacy and lack of disturbance than to a back garden.
- 6.6.5 Given the distance and relatively modest height of the proposed Trinity Building, there would be no material detrimental loss of daylight and sunlight to adjacent and surrounding residents. Nevertheless, the applicants have prepared a daylight and sunlight assessment in accordance with BRE Guidance. This assessment demonstrates that there would only be minor loss of daylight (that would be barely noticeable) and no loss of sunlight to surrounding residents. This is because of the distance between proposed and existing buildings and scale and massing.
- 6.6.6 The main massing of the Trinity Building would be set well away from Trinity School and the Traveller's site and would avoid significant impact on daylight, sunlight and overshadowing. The window design and siting of the building ensure that overlooking is minimised to these neighbouring sites.

- 6.6.7 The western link will back onto Traveller site, as the western end of the west wing does now, but scale is minimised in this corner of the site. Both Trinity Building and the link will be largely blank façade or only with high-level clerestory lights, to avoid overlooking, whilst maintaining the architectural language of raised ribs and recessed panels in GRC.

Noise

- 6.6.8 The existing civic and office uses would be retained but intensified through the increased floorspace but this would be unlikely to result in additional noise impacts. Additional use for community and civic events is a positive aspect of the proposal and will be managed on-site and will not create significant additional noise and disturbance beyond the existing use. Conditions are proposed to ensure the effective management of such community and weekend use of the site.
- 6.6.9 The applicant's Site Construction Management Plan also sets out minimum standards and procedures for managing and minimising noise during construction. Conditions have been imposed requiring full details and mitigation measures to be submitted for consideration and approval on any grant of planning permission.

Amenity Impacts – Summary

- 6.6.10 The proposal would not have a material adverse impact on the amenity presently enjoyed by surrounding residents.

6.7 Transportation and Parking

- 6.7.1 The NPPF (Para. 110) makes clear that in assessing applications, decision makers should ensure that appropriate opportunities to promote sustainable transport modes have been taken up and that the design of streets and other transport elements reflects national guidance (including the National Design Guide).
- 6.7.2 London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle, or public transport by 2041 and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards and Policies T6 and T6.1 to T6.5 set out car parking standards.
- 6.7.3 Other key relevant London Plan policies include Policy T2 – which sets out a 'healthy streets' approach to new development and requires proposals to demonstrate how it will deliver improvements that support the 10 Healthy Street Indicators and Policy T7 – which makes clear that development should facilitate safe, clean and efficient deliveries and servicing and requires Construction Logistics Plans and Delivery and servicing Plans.

- 6.7.4 Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking, and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in DM Policies DM31 and DM32.
- 6.7.5 DM Policy (2017) DM32 states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is provided for disabled people; and parking is designated for occupiers of developments specified as car capped.
- 6.7.6 The site is located within the Wood Green CPZ, which restricts parking to permit holders only Monday to Saturday, 0800-1830. Trinity Road does contain some pay and display bays with a max stay of 2 hours. Furthermore, a 'School Streets' system is located on Trinity Road, which operates Monday to Friday 08:15-09:15 and 14:45-15:45.
- 6.7.7 The site has a Public Transport Accessibility Level (PTAL) of 6b, indicating excellent public transport accessibility and opportunities for trips to be made to and from the site by modes of transport other than the private car. The site is easily reachable from Wood Green Station, which is only a 4 minute walk. Alexandra Palace Station is within 12 minute walk and 5 minute bike ride from the site. The location is well served by buses along High Road, with frequent 121, 141, 232, 329, 629, and W4 services. Bus stops are located on both sides of High Road in front of the Civic Centre entrance.
- 6.7.8 The proposed development will provide 8 on-site car parking spaces, with 3 allocated as accessible spaces. This is a reduction of 124 spaces from the existing 132 spaces on site. A total of 136 long-stay and 34 short-stay cycle parking spaces would be provided on-site, with further provision made for staff showers and lockers. Four of the on-site car parking spaces would have electric vehicle charging points provided upon delivery, with future infrastructure available for the remaining spaces.
- 6.7.9 The proposed development will have a gross internal floorspace of 10,547sqm, which represents a total increase of 5082sqm from the existing 4357sqm. The development will have an average of 800 office workers on site during the core hours of 08:00 –18:00, with a maximum of 1,030 persons occupying the new development at any one time. The site is currently served by four vehicular accesses to the site.

Trip Generation

- 6.7.10 Trip generation has been calculated using both census data from 2011 and TRICS sites data, where the developer has utilised comparable sites. Transport officers note that these sites have significant differences in terms of their location compared to the development site, which limits comparability, and that some data is more known, as future users are be transferred from existing sites.
- 6.7.11 The proposed hosting of council meetings during weekday evenings from 18:00 – 22:00 and weekends from 09:00 – 20:00 will be similar to the previous use of the Civic Centre. Additional functions are unlikely to generate significant additional trips when compared to the previous use as a Civic Centre and office use. Most of the proposed staff are already located within the local area so Transport Officers have considered that the additional trips be generated by the development proposal will be negligible and likely by sustainable modes of transport.
- 6.7.12 The Transport Assessment (TA) and subsequent addendum sets out that the existing car park is predominantly for casual users who are not reliant on car travel. The removal of the car park for such casual use is reflected in the existing and proposed modal split drop in car drivers to site down from 30% to 5%. The modal split shows projected improved use of public transport, walking and cycling, representing considerable sustainability improvements.

Table 03 – Modal split for proposed use

Mode	Existing Mode Share	Proposed Adopted Mode Split
Car driver	30%	5%
Car passenger	2%	3%
Taxi	0%	0%
Motorcycle	0%	0%
Bus	29%	39%
Underground	14%	19%
Train	9%	12%
Cycle	3%	4%
Walking	13%	18%
Total	100%	100%

- 6.7.13 Transportation Officers acknowledge that there will be reduction in on-site car parking, meaning the new development will produce considerably less vehicle trips. Overall, trip generation is considered to be acceptably reasoned and attempts to improve sustainable modes of transport will be encouraged through condition for a commercial travel plan.

Car parking

- 6.7.14 London Plan 2021 Policy T6.2 'Office Parking' sets out maximum parking standards, which equates to 1 space per 100 sqm GIA. The proposed office (Class E) use for a site with PTAL 6b, the maximum number of car parking spaces permitted would be 105 spaces. This is a 'maximum provision' and should not be considered as justification for car use where sustainable modes of transport are available. The London Plan is clear that lower car provision for office developments is supported where the site is accessible via public transport, walking and cycling. Given the 'excellent' PTAL for the site, the 8 proposed parking bays are considered sufficient.
- 6.7.15 London Plan Policy T6.5 relates to non-residential disabled parking and indicates that a minimum 5% of the on-site car parking spaces be designated disabled persons parking bay from the outset. Three disabled bays are proposed, which would equate to 37.5% of the total spaces. This would therefore be an overprovision. Furthermore, the parking bays proposed would all have sufficient space to be marked as accessible bays, should there be a requirement for more designated bays on site.
- 6.7.16 The Transport Assessment (TA) highlights 5 existing blue badge holders currently working from Alexandra House, which initially led Transportation Officers to request that 5 bays be dedicated from the outset. However, the applicant has clarified that no final decision has been made on which staff / departments will be moved to the site and that hybrid working from home options will be available to staff. They further note that the transfer to the site is not imminent. Accordingly, it is considered that the provision for proportion of accessible bays be better considered closer to occupation. A Parking Management Plan condition will require review of the parking levels and ensure that suitable provision is monitored.
- 6.7.17 The TA and subsequent addendum detail the method for allocation of staff parking permits, which are issued via a priority system. These are ranked from P1-P9, with P1 being the highest (blue badge or mobility issues) and P9 as the lowest (casual use). There are currently 134 permits issued to staff for the existing site, but many of these are for the lower priority categories and 94 would no longer be eligible. As such car use for these casual users with no reason for driving to site is considered unnecessary and unsustainable and should be discouraged. The remaining 46 staff are in the higher priorities, but not in P1 eligibility. The TA and addendum are clear that these staff would still have access to local council sites at Bury Road, George Meehan House and The Mall, all of which are in close walking distance from the site.
- 6.7.18 The TA is clear that any on-street parking permits for surrounding streets would only be staff in the P1 category. Any visitors with a blue badge would be able to park on-street for a limited time if displaying the relevant blue badge. A parking

stress survey was conducted, using the Lambeth Methodology distance of 500m from the site, which covered a maximum 7min walk radius. This survey recorded 317 available on-street parking spaces, which would be more than capable of accommodating any such future use. Blue badge holders can be exempt from School Street restrictions applied to Trinity Road so this would not restrict such access to on-street parking.

6.7.19 The allocation and potential need for converting existing bays will be set out in a Parking Design and Management Plan condition. The requirement of blue badge parking bays on-site will be subject to review and the oversized parking bays will allow such flexibility for these to be allocated if necessary. Accordingly, Officers consider the provision of the 8 total bays, of which 3 will accessible, to be acceptable.

Cycle parking

6.7.20 London Plan Policy T5 refers to the outdated Use Class Order but can reasonably be applied to proposals. This states that office (formerly B1 Use Class) would require long stay cycle parking at a rate of 1 space per 150sqm (GEA), as defined in Figure 10.3. This would equate to a requirement for 68 spaces. Although Wood Green is defined as an area ‘with higher parking standards’ the site itself is outside of the Metropolitan Town Centre and therefore the lower calculation of 68 spaces is relevant. The Civic use would require 21 long stay spaces, which is based on a calculation of 1 long stay space per 8 full time staff and 1 short-stay space per 3 full time staff. Short stay parking for offices requires provision of 1 space per 500 sqm for the first 5000sqm and 1 space per 5,000sqm thereafter. The civic use requires 1 space per 100sqm. These figures are detailed below:

Table 04 – Minimum Cycle Storage

Land Use	Standard Applied		Applied Parameters	Long Stay Spaces	Short Stay Spaces
	Long Stay	Short Stay			
Office use “B1” use in London Plan “rest of London” standards ie. higher standard not applied	1 space per 150sqm GEA	1 space per 500 sqm for the first 5000sqm and 1 space per 5,000sqm thereafter	10,184sqm GEA	68	12
Civic use “D1 other” use in London Plan	1 space per 8 FTE staff	1 space per 100sqm GEA	2,115sqm GEA 166 FTE staff (est. pro rata)	21	22
Total				89	34

the cycling storage and facilities proposed are considered to exceed policy requirement and would encourage cycling to the site.

Pedestrian / vehicular access

6.7.24 The Transport Assessment has included an Active Travel Zone (ATZ) assessment which covers a 20-minute cycle area from the site. An examination of the walking and cycling environment to the site via five routes and 5 clusters for collision data has been provided as part of the assessment. Cluster 1 (A105 High Road – White Hart Lane junction) and cluster 2 (A105 High Road – A109 Bounds Green Road junction) are near the site location and both reference several serious and slight collisions. However, it is unknown how many of these relate to pedestrians and cyclists.

6.7.25 The ATZ recommends improved and upgraded signalled crossings and facilities for pedestrians, tactile paving on existing crossings, dedicated cycle infrastructure on White Hart Lane, and improved east-west pedestrian crossing facilities on High Road-White Hart Lane. These are specifically impacted by the development by virtue of anticipated increase of cycling and pedestrian movements and reduction of on-site parking. As such the proposal must provide funding towards a highway improvement scheme to address this greater demand.

6.7.26 The specific highway works have been detailed and costed below and will form part of the wider highway improvements envisaged for the area:

- Remove existing pedestrian crossing north of Trinity Road, £10k
- Install signalised junction on White Hart Lane / High Road, widened footway on both sides of White Hart Lane, £80k
- Install 2 x shared use bus borders on High Road £20k
- Install 100m of step track on northbound High Road between Bound Green Road and White Hart Lane, involving realigning existing footway and associated gully works £50k
- Install 110m of step track on southbound High Road High Road between Bound Green Road and White Hart Lane, involving realigning existing footway and associated gully works £55k
- Reconfigure Bounds Green Road / High Road junction to facilitate pedestrian crossings and cycle friendly movements across the junction, including widening the footway northbound High Road junction, £90k
- Total works costs: £305k, 10% fee for design and consultation £30.5k and 10% fee on implementation £30.5k
- **Total scheme cost: £366k**

6.7.27 The applicant has agreed to the principle and is broadly in agreement regarding the specific fees, subject to the detailed design.

6.7.28 The existing vehicular accesses to the site will be retained, with barriers used to prevent unauthorised access of vehicles. There are existing barriers, but these are proposed to be relocated closer to the highway, which would have potential for vehicles entering the site to block the pedestrian footpath, which has potential to reduce highway safety. A condition requiring repositioned barriers and barrier operation is recommended.

Electric vehicle charging

6.7.29 London Plan Policy T6.2 'Office Parking' states that '*Operational parking requirements should be considered on a case-by-case basis. All operational parking must provide infrastructure for electric or other Ultra Low Emission vehicles*'. The proposed development would have infrastructure for EV charging for all 8 spaces and active charging points installed for 3 on-site parking spaces only. The applicant has suggested that some of these be provided up front and that review of further connections be covered through monitoring and future installation. It is considered reasonable that half the bays be provided from commencement of use and the remaining half be reviewed through the Parking Management Plan.

Service and Delivery

6.7.30 Servicing of the site will be undertaken from the main service yard off of Trinity Road and smaller yard off of Bowes Green Road. Swept path drawings have been submitted to demonstrate how vehicles will exit in a forward gear. Vehicles using the main servicing location will turn on site and those using the secondary service area will enter via High Road and exit onto Bounds Green. Transportation Officer and Waste Management Officers are satisfied with the proposed arrangement, subject to further details submission. A suitable Service and Delivery Plan will be conditioned.

Construction Logistics Plan

6.7.31 A Construction Logistics Plan (CLP) has not been provided at this stage but some construction detail has been provided within the Transport Assessment. Overall, construction is expected to last 20-22 months, with a start date given of January 2023. A worst-case scenario has been presented in which 75% of traffic will use Trinity Road, and 25% would be diverted by High Road A105. Core working hours have been given as the following Monday to Friday 08:00 – 18:00, Saturday 08:00 – 13:00, and no working on Sundays, Bank or Public Holidays. Working within these times will need to be managed and focussed outside of peak AM and PM traffic flows to minimise the impact to residents, school traffic and the highway network.

6.7.32 The CLP is recommended as condition. Such submission will require the developer to adhere to Transport for London's guidance when compiling the

documents and ensure construction activity be planned to avoid the critical school drop off and collection periods. Payment for the monitoring of the CLP contribution of fifteen thousand pounds (£15,000) will be required.

6.7.33 Recommendation

6.7.34 There are no highway objections to this proposal subject to the following conditions.

6.8 Energy, Climate Change and Sustainability

6.8.1 London Plan Policy SI2 sets out the Mayor of London's energy hierarchy: Use Less Energy (Be Lean); Supply Energy Efficiently (Be Clean); Use Renewable Energy (Be Green) and (Be Seen). It also sets a target for all development to achieve net zero carbon, by reducing CO2 emissions by a minimum of 35% on-site, of which at least 15% should be achieved through energy efficiency measures for commercial development and calls on boroughs to establish an offset fund (with justifying text referring to a £95/tonne cost of carbon).

6.8.2 London Plan Policy SI3 calls for major development in Heat Network Priority Areas to have a communal low-temperature heating system, with the heat source selected from a hierarchy of options (with connecting to a local existing or planned heat network at the top).

6.8.3 London Plan Policy SI4 calls for development to minimise overheating through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.

6.8.4 London Plan Policy SI5 calls for the use of planning conditions to minimise the use of mains water and achieve at least BREEAM 'Excellent' standard for 'Wat 01' water category or equivalent (commercial development).

6.8.5 London Plan Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste.

6.8.6 Local Plan Strategic Policy SP4 requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L of the 2013 Building Regulations) and a minimum reduction of 20% from on-site renewable energy generation. It also requires all non-residential developments to achieve a BREEAM rating 'Very good' (or equivalent), although developments should aim to achieve 'Excellent' where achievable.

6.8.7 Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.

6.8.8 Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout, and construction techniques. The Sustainability section in the report sets out the proposed measures to improve the overall sustainability of the wider scheme, including transport, health and wellbeing, materials and waste, water consumption, flood risk and drainage, biodiversity, climate resilience, energy and CO2 emissions and landscape design.

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Energy Strategy

6.9.9 The existing building is proposed to be retrofitted with use of external insulation in the pre-cast panelling, windows and curtain walling façade details that require replacing. The existing brickwork is in good condition and therefore is not proposed to be dismantled or wrapped in external insulation, as such interventions would be detrimental to the character of this listed building. As such, a hybrid strategy of these external façade areas and internal insulation measures are proposed. This approach is supported in principle by Haringey Policy DM21 to sustainably retrofit existing buildings.

6.9.10 The proposed Trinity Building would provide a predicted reduction in CO₂ emissions, which shows an improvement of approximately 52% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model. This part of the development is therefore compliant and represents an annual saving of approximately 12.8 tonnes of CO₂ from a baseline of 24.8 tCO₂/year.

6.9.11 The tabulated data received has not been verified to date and officers will continue to review. An Energy Strategy will be required within the Heads of Terms but Officers have welcomed further information submission prior to the Committee and can review as an addendum if required.

Energy Use Intensity / Space Heating Demand

6.9.12 Applications are required to report on the total Energy Use Intensity (EUI) and Space Heating Demand, in line with the GLA Energy Assessment Guidance (June 2022). The Energy Strategy should follow the reporting template set out in Table 5 of the guidance, including what methodology has been used. EUI is a measure of the total energy consumed annually but should exclude on-site renewable energy generation and energy use from electric vehicle charging.

6.9.13 Concerns have been raised from the Council's Carbon Team that the calculated EUI does not perform well against the GLA benchmark of 55 kWh/m²/year.

6.9.14 The applicant has justified the higher number, highlighting that this exceedance is a result of the office based function of the proposed site and small power (use of equipment plugged into sockets) required for such office use, which is not accounted for in the GLA benchmark. The density of workstations is also relatively high and the site would also have a dual function office and civic use, with

additional evening and weekend use. However, this will need to be data driven and justified and will be required to be fed into the revised Energy Statement.

Energy – Baseline

- 6.9.15 For major refurbishments, the GLA Energy Assessment Guidance requires an estimate of the carbon savings using an estimated baseline performance of the existing building assuming the notional specification for existing buildings, based on approved document L2. Where existing elements are more efficient than the notional specification, the actual energy performance of the building element should be used with supporting evidence.
- 6.9.16 The applicant has stated that the information is available and linked to the on-site condition surveys provided, but these must be specifically referenced in the Energy Statement in order to justify the assumptions made for existing building fabric. Information has been submitted to this effect, but Officers have not had time to review. It is anticipated that review of this information for the addendum will ensure more accurate and robust conditions and obligations.

Energy – Lean

- 6.9.17 DPD Policy DM21 requires existing buildings to be retrofitted sustainably, and should demonstrate adequate consideration for sustainable design, layout and construction techniques. DM21 does also state that where there is a conflict between delivering sustainability measures and the potential to cause damage to the significance of the heritage asset, priority will be afforded to the preservation of the heritage asset.
- 6.9.18 Although the Council's Carbon Officers have expressed concern that the proposed design does not adequately demonstrate how the existing fabric of the building could be retrofitted sustainably with the right design and construction technique, the applicant has responded that the hybrid model is the best solution for retrofitting in a heritage sympathetic approach. The applicant has subsequently provided outline information to describe the heritage impact that the alternative to the hybrid model would either require dismantling and rebuilding the brickwork or 'wrapping' the building in an external insulation cladding. These options have been avoided as there would be a significant heritage impact, which is afforded to preservation of the heritage asset.
- 6.9.19 Further concerns have been raised that the proposed modelling does not demonstrate how the building's thermal bridging risks have been modelled nor mitigated and how this can be monitored to resolve once the building is in use. The applicant has responded with details of studies of condensation dew point surveys and internal sections that show that where there are issues of thermal bridging, these can be effectively modelled. Such justification of retrofitting and monitoring is recommended for review as conditions.

6.9.20 The applicant has proposed a saving of 3.2 tCO₂ in carbon emissions (13%) through improved energy efficiency standards in key elements of the new build, based on SAP2012 carbon factors. This would fail to comply with the minimum 15% reduction set in London Plan Policy SI2. Be Lean savings have not been reported for the Civic Centre building. Additional information has been prepared, which has sought to clarify this figure, but Officers have not been able to review. This will be assessed further with an update to be prepared in the addendum.

Energy – Clean

6.9.21 London Plan Policy SI3 requires that major development in Heat Network Priority Areas to have a communal low-temperature heating system, with the heat source selected from a hierarchy of options (with connecting to a local existing or planned heat network at the top). Policy DM22 of the Development Management Document supports proposals that contribute to the provision and use of Decentralised Energy Network (DEN) infrastructure. It requires developments incorporating site-wide communal energy systems to examine opportunities to extend these systems beyond the site boundary to supply energy to neighbouring existing and planned future developments. It requires developments to prioritise connection to existing or planned future DENs.

6.9.22 The development is close to the planned future DEN area in Wood Green, so the development is expected to secure connection once this becomes available, subject to demonstration of technical feasibility and financial viability. A condition requiring a plan showing where proposed infrastructure could be installed to outline how the site could reasonably connect to the DEN in future. Further details will be required to show further details regarding such an arrangement.

Energy – Green

6.9.23 As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4. The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 9.6 tCO₂ (39%) reduction of emissions are proposed under Be Green measures.

6.9.24 The total solar array peak output would be 141.7 kWp, which is estimated to produce around 122,367 kWh/year of renewable electricity per year. This translates into 9.2 kWh/sqm for the Civic Centre and 13.7 kWh/sqm for the annexe. The array of 368 panels would be mounted on a total assumed roof area of 691 sqm on roofs of the Civic Centre, and its link block, the new annexe link block and new annexe building on the roof and as a canopy above the plant area. The panels are assumed at a 12° title, with a 20.7% efficiency, 385 Wp per panel,

and facing south and west. The applicant has clarified that the PV arrays are expected to be connected to their nearest main distribution board. They will be assigned to either the existing building or new building in accordance with the most cost effective electrical design. These details will be finalised by condition.

6.9.25 The central ASHP system (min. SCOP of 3.5) will provide space heating to the buildings, anticipated to be delivered through radiators, door curtains, underfloor heating, the air handling and fan coil units. A water-source heat pump (WSHP) will boost temperatures to 70C to serve the existing Civic Centre and will provide domestic hot water to the ground floor showers in the new annexe. The combined SCOP for the Civic Centre of the ASHP and WSHP is 2.5. The hot water storage capacity is calculated at 900L, with a storage loss factor of 3.7 kWh/l/day and secondary pipework losses of 8 W/m.

6.9.26 The development would have expected energy consumption for the whole building:

- ASHP heating: 5.3 kWh/sqm
- ASHP/WSHP heating: 16.9 kWh/sqm
- WSHP hot water: 1.1 kWh/sqm
- Point of use hot water: 3.9 kWh/sqm
- ASHP cooling: 5.2 kWh/sqm
- Electric hot water will instantaneously be provided for handwash basins and staff shower.

6.9.27 Further details are required for the final capacity of the roof spaces for such PV array, as well details of how this will be distributed off site, roof design to maximise PV and insulation performance, water storage, recovery of heat rooms from space heating systems. The Carbon Officer has flagged that waste heat does not appear to be recovered and seeks further explanation of this.

6.9.28 Overall the 39% reduction would be policy compliant but further clarifications will be required to ensure this is the optimum solution. Conditions and obligations will ensure these renewable solutions will be provided.

Energy - Seen

6.9.29 London Plan Policy SI2 requests all developments to 'be seen', to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment and renewable energy technologies.

6.9.30 It is expected that the whole building will use 1,166-1,490 MWh of energy per year, translating into an estimated cost of £293k to £375k (based on a unit price of 25.13p/kWh), which should be measured using metering equipment on site. A public display of energy usage and generation should also be provided in the main entrance area to raise awareness of visitors, staff members and elected members. These details will be conditioned accordingly.

Carbon Offset Contribution

6.9.31 The carbon shortfall will inform the carbon offsetting contribution. This shortfall should be calculated on the basis of the new build and refurbished building. Currently only a shortfall of 12 tCO₂/year is reported in the spreadsheet and this figure will require further scrutiny as the Energy Strategy evolves.

6.9.32 The remaining carbon emissions for the entire development will need to be offset at £95/tCO₂ over 30 years, plus a 10% management fee. The exact figure will be determined from the updated Energy Strategy but an indicative figure of £98,325 anticipated and an obligation attached accordingly.

Overheating

6.9.33 London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.

6.9.34 The applicant has modelled the thermal comfort of the new build and civic centre building in accordance with BREEAM credit Hea04 thermal modelling and design for future thermal comfort requirements. The applicant has used the London Weather Station, for 2020s (DSY1, DSY2, DSY3), 2050s (DSY1), 2080s (DSY1).

6.9.35 All modelled spaces pass the TM52 overheating criteria. The elevational treatment of the proposed building has been specifically designed with solar gain / loss and window proportions and reveal depths in mind. The improved glazing and energy performance for the retrofitted building will also be beneficial in calculations of overheating. However, the proposed Thermal Heating report has not specifically shown how such passive measures have been integrated to reduce overheating risk prior to specifying active cooling.

6.9.36 These details are a requirement of the GLA Energy Assessment Guidance and should be incorporated in the revised overheating and future mitigation strategy required through planning obligation.

Sustainability

- 6.9.37 Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The sustainability section in the report sets out the proposed measures to improve the sustainability of the scheme, including transport, materials and waste, water consumption, flood risk and drainage, biodiversity, energy and CO2 emissions. Although no commentary on climate resilience has been provided at this stage.
- 6.9.38 The applicant has prepared a Bespoke BREEAM Pre-Assessment Report to combine the New Construction and Refurbishment & Fit-Out methodologies. Based on this report, a score of 89.97% is expected to be achieved, equivalent to the 'Outstanding' rating. A potential score of 93.56% could be achieved (also equivalent to Outstanding). This is supported in principle and exceeds the policy target to aim for an Excellent rating, and will be secured via planning condition.
- 6.9.39 The potential credits include Wst 01 (project waste management), Wst 02 (recycled aggregates), Pol 02 (NOx emissions) and the innovation credit for sustainable lighting.
- 6.9.40 Achieving these targets will be secure through a BREEAM compliance condition, which is attached.

Energy, Climate Change and Sustainability Summary

- 6.9.41 There are ongoing discussions regarding the specifics of calculations and data sets and these are anticipated to be clarified through an addendum, when Officers have had an opportunity to review the updated information.
- 6.9.42 The precise details of the energy strategy will be finalised through obligations, requiring updated Energy Statement and Overheating reports and future connectivity to the DEN, as well as through conditions.

6.10 Tress, Ecology and Landscaping

- 6.10.1 London Plan Policy G7 states that wherever possible existing trees of value should be retained, if a development necessitates removal of trees then there should be adequate replacement, in line with. The planting of new trees should generally be included in new developments. Developments that are likely to be used by children and young people should increase opportunities for play and informal recreation, in accordance with London Plan Policy S4.
- 6.10.2 Local Plan Policy SP11 notes that development should promote high quality landscaping on and off site. Development should protect and improve sites of biodiversity and nature conservation, in line with Local Plan Policy SP13.

Opportunities for biodiversity enhancement should be maximised, in accordance with DM DPD Policy DM21.

- 6.10.3 The supporting text to Local Plan 2017 Policy SP13 recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.10.4 The proposal would require the removal 6 low value Cherry / Wild Cherry, Holly and Buddleja trees and a group of 4 smaller trees (predominantly Goats Willow and a single Ash) but proposes a total of 28 additional trees to be planted and protection measures for the mature trees retained on site. Five of the trees to be removed are Category C, low-quality with limited amenity value, as well as one Category B tree. These are predominantly cherry trees and a group of smaller trees and a marginally larger cherry tree. The outline tree planting schedule has been reviewed by the Council’s Arboricultural officer who is satisfied that the planting of 28 trees of a variety of species will provide a net gain of trees on site.
- 6.10.5 Native hedgerow planting and further enhancements to biodiversity and landscaping are proposed as part of a comprehensive landscaping scheme for the site. This will also include a series of rain gardens, a swale and roof gardens, as well as predominantly permeable paving, which will all have positive impacts on surface water drainage. Flower rich perennial planting will also be planted to further encourage biodiversity, alongside aesthetic improvements.
- 6.10.6 The existing frontage will be simplified and offer the chance for planting beds, rain gardens, art plinths and additional trees along the southern part of the frontage. The northern part of the frontage will also provide cycle and vehicle parking near the main entrance. The north-eastern corner of the frontage will be retained as a raised garden above the historic bunker with associated seating.
- 6.10.7 The proposed central courtyard between the proposed Trinity Building and the existing Civic Centre building will be predominantly made up of permeable paved landscaping and will provide outdoor seating areas, tree planting and planting beds to create a green pocket within the centre of the site, whilst retaining a functional use. The roof of the proposed western two storey link (connecting the proposed Trinity Building and the existing Civic Centre building) will provide a further green roof. The glazed ‘welcome’ area at the southern end of this space will also allow views out onto the woodland garden, further enhancing the greening of this area. The only public access point is the main entrance so this area will be controlled for people using the buildings only.
- 6.10.8 The areas around the proposed Trinity Building and the Civic Centre building will have greater accessibility than existing and allow improved legibility and access for cyclists and pedestrians. The existing woodland garden will be further enhanced through the planting of additional perimeter planting of trees and

enhancements through installation of natural play equipment and seating within this area. The specific design of this landscaping is subject to discussion with adjacent sites (local schools and the Travellers' site) and will form part of the comprehensive landscaping scheme for this area. The existing and proposed stores located in the adjacent service area will incorporate green roofs and an additional tree, as a softening of these structures. The precise details will also be required to be submitted for approval by the imposition of conditions.

6.10.9 Further extensive tree planting is proposed in the main service area, in the western corner of the site, accessed off Trinity Road. This area will also include the main bicycle enclosure, which will also incorporate a green roof. The areas surrounding the enclosure will have significant landscaping and planting. The rear boundary currently has an imposing wall separating it the site from Trinity Primary Academy, which will be softened somewhat through landscaping. This is a functional area for servicing but the proposed landscaping and semi-permeable paving is considered to improve the visual appearance and performance of this space.

6.10.10 The proposed building line of the Trinity building will be set back from the mature trees along Trinity Road. These trees are proposed to be retained and protected during construction. The green strip of land that they inhabit is currently fenced off but will be opened up to incorporate 'play on the go' play equipment for use by the wider community. This is especially appealing given the use of Trinity Road as an access point to Trinity Primary Academy and Trinity Gardens open space. The area set back from tree lined frontage will provide a swale area of grass, which is a grassy space able to help drain in times of excessive rainfall.

Image 14- Proposed Landscaping



Ecology

- 6.10.11 Policy G6 of the London Plan outlines that proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. The Biodiversity Net Gain calculation shows a net gain of 10.13%, which is above the 10% requirement due to come into force in November 2023, as set out in the Environment Act 2021.
- 6.10.12 The site has no ecological designation but is adjacent to designated green chain leading to designated open space of Trinity Gardens. These do not result in any specific restrictions over the application site, but the improvements to hedgerow and landscape improvements will help improve this wider ecological context.
- 6.10.13 An Ecological Impact Assessment and BREEAM Ecological Assessment have been provided and set out baseline information on habitats and protected species. The proposed landscaping enhancements and mitigation will ensure ecological enhancement opportunities and Biodiversity Net Gain improvements.
- 6.10.14 Any light spill is considered to be reasonably contained within the building and can be managed externally, subject to condition. As such the proposal would not materially harm adjacent ecological areas.

Urban Greening Factor

- 6.10.15 Policy G5 of the London Plan notes that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. The Mayor recommends a target urban greening factor score of 0.3 for developments that are predominantly commercial.
- 6.10.16 The Woodland Garden, trees and grassland surround the existing building create a green perimeter. The main part of the proposed development (Trinity Building) would be located on the existing car park, which allows enhanced greening through the provision of biodiverse green roofs. The associated landscaping will also offer significant improvements with hedgerows, shrubs, trees, grassland and rain gardens.
- 6.10.17 The submitted Urban Greening Factor Statement indicates that such measures will accord with policy, with a score of 0.30. In addition to the UGF the development would also provide a 0.12 for hedgerow gain, with associated greening and biodiversity improvements. The policy compliant 0.3 factor is suitably addressed within the UGF Statement and will be secured through condition. As such this is considered acceptable.

6.11 Flood Risk, Drainage and Water Infrastructure

6.11.1 Development proposals must comply with the NPPF and its associated technical guidance around flood risk management. Policy SI12 of the London Plan requires development proposals to ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

6.11.2 Policy SI13 of the London Plan and Policy SP5 of the Local Plan expect proposed development to utilise Sustainable Urban Drainage Systems (SUDS).

6.11.3 Policies DM24, 25, and 29 of the DM DPD continues the NPPF and London Plan approach to flood risk management and SUDS to ensure that all proposals do not increase the risk of flooding. Policy DM27 of the DM DPD seeks to protect and improve the quality of groundwater.

6.11.4 Policy SI5 of the London Plan requires proposals to ensure adequate wastewater infrastructure capacity is available.

Flood Risk

6.11.5 The site is entirely in Flood Zone 1 and has a low probability of flooding from tidal and fluvial sources. The nearest watercourse to the development site is approximately 1.4km north of the site, meaning likelihood of flooding is low.

6.11.6 Since the proposed surface water drainage strategy represents an improvement in surface water flood risk the proposal meets the requirements for development within Critical Drainage Areas within Policy DM26 of the DM DPD.

6.11.7 Foul water from the proposed development is proposed to be discharged to the existing combined sewers at a peak rate of approx. 6.69/s, which would represent a significant increase from the estimated foul water discharge from the existing site (2.99l/s). The combined discharge of foul and surface water from the proposed development is 12.59l/s, a reduction of over 130l/s from the existing combined rate. The risk of surface water flooding and flooding from combined sewers is therefore considered to be low.

Drainage

6.11.8 The proposed surface water drainage strategy takes account of likely increased rain fall as a result of climate change, factoring in a 40% increase in peak rainfall intensity. The SUDS report has been compiled in conjunction with the Environment Agency, lead local flood authority and Thames Water. The existing site contains approximately 75% impermeable surfaces.

6.11.9 A variety of SuDS features are proposed to be incorporated, in accordance with the London Plan drainage hierarchy. Areas of living/blue roofs, podium level gardens, tree pits, vegetated areas, dedicated swale and improvements to

permeable surfaces would attenuate water flow and avoid any requirement for underground tanks. The swales also provide effective removal of urban pollutants, as well as reducing run off rates and ground conditions.

6.11.10 The surface water improvement provided is a reduction in peak run-off from approximately 144.10 l/s to 5.9 l/s, equating to 96% less than the previously undeveloped site. As such, this accords with Policy SI3 of the London Plan (which aims to achieve greenfield rates).

6.11.11 Thames Water has raised no objection to the proposed scheme, subject to requested conditions and informatives. The Lead Local Flood Authority (LLFA) likewise has not objected, subject to maintenance of SuDS features. It is recommended that a SuDS management and maintenance plan be secured by a condition.

6.12 Air Quality

6.12.1 Policy SI 1 of the London Plan requires development proposals to not worsen air quality and be at least Air Quality Neutral. The London Plan is supported by the Control of Dust and Emissions during Construction and Demolition SPG.

6.12.2 Policies DM4 and DM23 of the DM DPD require development proposals to consider air quality and be designed to improve or mitigate the impact on air quality in the Borough and improve or mitigate the impact on air quality for the occupiers of the building or users of development. Air Quality Assessments will be required for all major developments where appropriate. Where adequate mitigation is not provided planning permission will be refused. Haringey is an Air Quality Management Area (AQMA).

6.12.3 The application is supported by an Air Quality Assessment, which includes an Air Quality Neutral Assessment. The applicant's Site Construction Management Plan also sets out minimum standards and procedures for managing and minimising dust and air quality impacts.

6.12.4 The heating and hot water strategy is to be emission free, with heating / hot water demand being met through air and water source heat pumps, with feasibility of future connection to a Decentralised Energy Network (DEN) to be investigated. There is a diesel-powered backup generator proposed, however this will only be used in the case of an emergency and for testing. As a result, any impact on air quality is likely to be negligible. Therefore, the impact of combustion plant associated with the proposed development will be not significant.

6.12.5 The applicant's Air Quality Assessment finds that construction activities including emissions, traffic and dust will increase but that these can be mitigated and will not have a residual impact on local air quality. This goes on to note that in the

longer term the significant reduction in 124 parking spaces will compensate and provide a net decrease from the existing site.

6.12.6 The proposed development will seek to connect to any future Decentralised Energy Network and has incorporated suitable steps for energy use to ensure emissions are minimised. Due to the net decrease in vehicle trips and the zero onsite emission energy strategy, the proposed development satisfies the requirements for Air Quality Neutral.

6.12.7 It is recommended that conditions are imposed in order to manage and minimise impacts during demolition and construction, in accordance with the measures highlighted by LBH Pollution.

6.13 Waste and Recycling

6.13.1 Policy SI7 of the London Plan requires proposed development to have adequate, flexible, and easily accessible storage space and collection systems that support the separate collection of dry recyclables and food. Policy SP6 of the Local Plan and Policy DM4 of the DM DPD require development proposals make adequate provision for waste and recycling storage and collection.

6.13.2 The applicant's Waste Management Plan has been developed in accordance with guidance provided by Waste officers and outlines that the waste and recycling storage arrangements will be supported by the facilities management team.

6.13.3 Two refuse stores are proposed and located in the rear and side service areas. The side service area is accessed off Bounds Green Road and would accommodate a freestanding external refuse store for the existing Civic Centre building. Refuse vehicles would operate on a one way system between Bounds Green Road and High Road. The rear service area is accessed off Trinity Road and would have the refuse store contained internally within the proposed annex. This would serve as refuse store for the annex only. Tracking diagrams show that there would be sufficient space for refuse vehicles to manoeuvre within the service yards and enter and egress in a forward gear.

6.13.4 Both waste stores would contain recycling, residual and organic bins. The waste generation rates and compositional splits for residual, recyclable and organic waste are considered to be reasonable assumptions. Collection has been agreed to be three times a week for both existing and proposed buildings and such an arrangement has been agreed with the Waste Management Team. As such the size of the proposed refuse stores are considered acceptable in size and siting and can be collected effectively by refuse vehicles.

6.14 Fire Safety and Security

6.14.1 Policy D12 of the London Plan clearly states that all development proposals must achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement. The Mayor of London has published draft guidance of Fire Safety (Policy D12(A), Evacuation lifts (Policy D5(B5) and Fire Statements (Policy D12(B).

6.14.2 The application is supported by a Fire Statement that meets the requirements of a Fire Statement required by Policy D12 (A) of the London Plan.

6.14.3 It is recommended that, in accordance with the Mayor of London's draft guidance, it should include a planning condition requiring the development to be carried out in accordance with the planning fire safety strategy (included in the Fire Statement).

6.15 Employment

6.15.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations Supplementary Planning Document (SPD) requires all major developments to contribute towards local employment and training.

6.15.2 There would be opportunities for borough residents to be trained and employed as part of the development's construction process. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council). These requirements would be secured by legal agreement.

6.15.3 As such, the development is acceptable in terms of employment provision.

6.16 Equalities

6.16.1 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

6.16.2 As noted in the various sections in this report, the proposed scheme would retain enhance the civic functions of the site and provide modern accessible council offices in a highly accessible site, just outside of a Metropolitan Town Centre.

6.16.3 The alterations to the existing Civic Centre and new office space would provide significant improvements to the accessibility and inclusivity of the building, enhancing the accessibility of these Civic functions and the Council's offices. The enhancements include an equal access for all users; staff and members of the public and generous lifts to all floors. The proposal provides accessible landscaped spaces within the surrounds of the building for all to enjoy. Accessible WCs are provided on all floors and gender neutral WCs are also included alongside gender specific WCs.

6.16.4 The proposal will therefore have a positive equalities impact for people with a disability and other people who require level access such as people using prams, it will also be positive for people undergoing gender reassignment whilst respecting the religious beliefs of others.

6.17 Conclusion

6.17.1 The proposal will provide an exemplary restoration of the Grade II listed Civic Centre securing the future the building through providing high quality civic and office space

6.17.2 The proposal will improve the immediate setting of the Conservation Area and locality. The 'less than substantial harm' to the heritage significance would be outweighed by the significant public benefits that the proposed scheme would deliver.

6.17.3 The layout and design optimises the development potential of the site, providing a high quality design that respects the scale and character of the surrounding area and is sensitive to the amenity of neighbours.

6.17.4 The proposed scheme broadly complies with Site Allocation SA5 of the Council's Site Allocations Development Plan Document.

6.17.5 A total of 124 parking bays will be removed from the site, the provision of 136 long stay, and 34 short stay cycle parking spaces and suitably located and desirable showering and changing facilities will encourage the use of sustainable travel alongside improvements to the surrounding highways environment to encourage active travel to the site.

6.17.6 The proposed scheme will make significant improvements to the energy performance of the existing building through an internal and external retrofitting strategy. The proposed Trinity Building will provide a sustainable which will achieve suitable passive design and mitigation, some outstanding sustainability matters will be resolved through further submissions.

6.17.7 The proposal through improvement to accessibility would have a positive equalities impact.

7 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 Based on the information given on the plans, the Mayoral CIL would be £334,304.45. There would be no Haringey CIL charge as office are subject to a Nil CIL rate.

8 RECOMMENDATIONS

- 8.1 GRANT planning permission and listed building consent for the reasons set out in Section 2 above.