

APPENDIX 7 – Development Management Forum

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

Council offices and Civic use of site:

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

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

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

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

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

Sustainability:

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

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

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

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

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

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

Transportation and Highways:

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

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

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

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

Public involvement:

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

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

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

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

Miscellaneous discussion:

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

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

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

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