Haringey Civic Centre Refurbishment & Extension
Design and Access Statement

HCC-HBA-XX-XX-RP-A-081000

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1 Introduction

1 Introduction

1.1 Project Overview

The Civic Centre has a long and rich local history. Many nationally significant moments in history have taken place at the Civic Centre, and its refurbishment and expansion will re-establish this iconic building as a focal point for public life in Haringey; a reminder of those important past events, and an opportunity to create many more in the future. The council is committed to creating a site that is as accessible and inclusive as possible, and one that demonstrates a true commitment to the sense of transparency that was at the heart of the original design. This will be achieved whilst supporting the Council's commitment to work towards a Zero Carbon estate.

The Civic Centre refurbishment and expansion allows the council to consolidate it's core office accommodation on to one site, providing a modern, flexible, and accessible environment that will support how the council wants to work as an organisation in the future and to deliver for residents. The building will demonstrate how the council values it's staff, and is committed to their wellbeing. The site will also include exciting opportunities for community use of the spaces within and around the Civic Centre building, and enhancements to the surrounding landscape will maximise public access, including a woodland garden area that will be co-designed with the local community.

1.2 Summary of the Proposals

This Design & Access Statement is submitted in support of an application for full planning permission and Listed Building Consent, made on behalf of The London Borough of Haringey.

The project will require three distinct provisions:

- Administrative Office Functions:
  The council's offices will be accommodated in independently functioning flexible office areas, that can flex with needs and accommodate new ways of working (NWOW) and cross-departmental integration and collaboration.
- Civic & Democratic Functions:
  The Council Chamber and Committee Rooms will be used flexibly for multi-purpose meetings, training seminars and conferences. Work and meeting space for the Mayor, Leader, Opposition Leader and Council Members will be provided nearby.
- Shared Space:
  A multi-function co-work and collaboration area will be available for use of staff, partners and visitors by appointment, providing a variety of touchdown, collaboration, meeting and breakout settings, including some smaller interview / meeting rooms for sensitive meetings unsuitable for customer service centres elsewhere in the borough.

Haringey Civic Centre is a grade II listed structure - a ground breaking example of post-war public architecture. The proposed refurbishment will bring the building back to it's former glory, restoring the listed council chamber and committee rooms as the democratic heart of the borough. The external envelope of the existing building is in poor condition and is poorly insulated. Significant work is required to repair or replace the artificial stone, concrete copings and brickwork.

An extension to the building is required to provide sufficient space for all council staff to work in modern flexible office space that can accommodate new ways of working and better facilitate cross departmental collaboration.

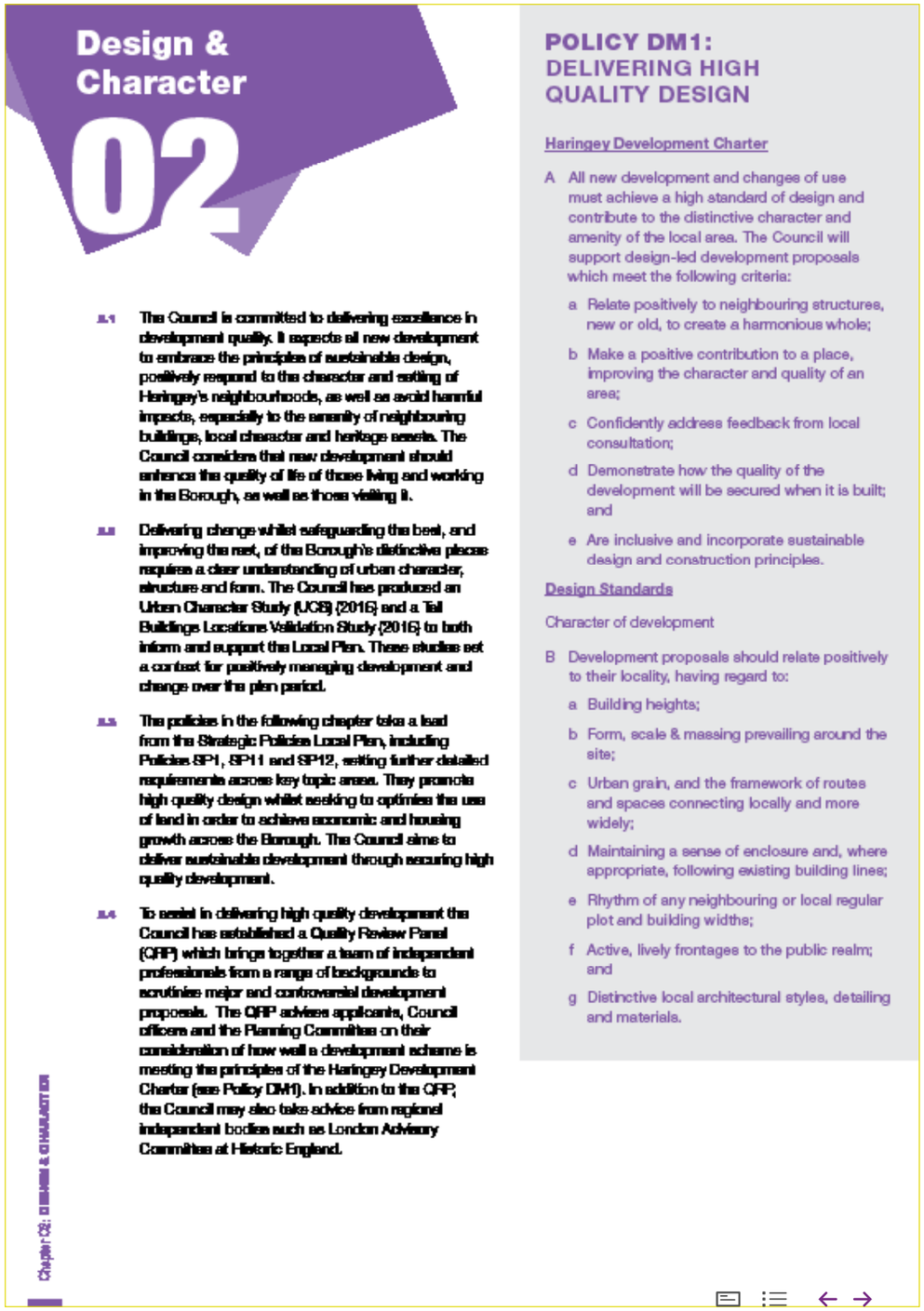
1.3 Planning Statement Summary

A Planning Statement has been prepared by Montagu Evans which provides an assessment of the application against the policies and guidance contained within adopted Development Plan and other material considerations. Montagu Evans has also prepared a Heritage Statement which presents a detailed historic and architectural appraisal of the Civic Centre based upon documentary research and site visits, as well as an assessment of the contribution made by the property to the significance of the Trinity Gardens Conservation Area. The Statement considers the setting of relevant heritage assets located within the vicinity of the Site and uses this understanding to provide an overall assessment of the proposals.

1.4 Design Charter Response

The project has been developed with reference to LB Haringey's Development Management DPD Policy DM1: Delivering High Quality Design. The Quality Review Panel Report dated 18 Jan 2023 states:

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.



2 Project Objectives

2 Project Objectives



Transforming Corporate Working Culture

Creating new open plan office space with a wide variety of working environments; increasing the flexibility of office accommodation and creating an environment that prioritizes collaboration and staff well-being



Environment to Enrich Lives

Instil a sense of civic pride whilst contributing to wider public area benefits, promoting and supporting health and well-being, sustainability, and enabling public use



Promoting Accessibility & Diversity

The building will promote diversity and exceed the normals of accessibility for the benefit of building users and visitors



Using Space Flexibly & Effectively

Enables the Council's community access and flexible working ambitions; providing office accommodation that has a variety of adaptive, multi functionary workspaces that are adaptable to future needs



Contributing to a Sustainable Future

In response to the Haringey Climate Change Action Plan, Council buildings will push the boundaries in terms of energy efficient measures, including passive design measures and energy generation on-site

3 Consultation

3 Consultation

The Montagu Evans Planning Statement provides an overview of pre-application engagement with the London Borough of Haringey and other key stakeholders.

A range consultation has taken place during the design evolution of this scheme. This has included engagement with Officers at LBH, Historic England and community groups. Further detail surrounding the evolution of design following these meetings is set out within the DAS.

Public consultation events took place on 22 and 28 February 2023 and provided members of the community an opportunity to provide comments on the emerging design proposals. Further information is set out within the Statement of Community Involvement.

An overview of the pre-application meetings, Quality Review Panel and technical meetings with LBH to-date, is set out in the table below:

Meetings	Date
Pre-application Meeting 1	28 January 2022
Quality Review Panel 1	27 April 2022
Pre-application Meeting 2	06 September 2022
Conservation Officer Meeting	04 November 2022
Pre-application Meeting 3a	24 November 2022
Pre-application Meeting 3b (Feedback)	01 December 2022
Conservation Officer Meeting	22 December 2022
Highways/Transport Officer Meeting	11 January 2023
Pre-application Meeting 4	17 January 2023
Quality Review Panel 2	18 January 2023
Historic England Meeting	02 February 2023
Pre-application Meeting 5	01 March 2023
Pre-Submission Planning Committee	06 March 2023
Pre-application Meeting 6	07 March 2023
Highways/Landscape Design Meeting	09 March 2023



Hearing comments and feedback from the community at public consultation events

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4 Existing Building

4 Existing Building
4.1 History

Haringey Civic Centre was constructed between 1955-58 to designs by Sir John Brown, AE Henson and Partners. It was the first civic centre of its size to be built after WWII, and influenced the design of later civic centres, including Crawley Town Hall. The design has clear Scandinavian influences, with generous planning and creative use of space.

The original design intent was that the Civic Centre was to be built in three phases: the town hall and council offices first, followed by an auditorium and small hall, then finally a public library. In reality only the first phase was built.

The Civic Centre was grade II listed on 26 July 2018. The Site is located within the Trinity Gardens Conservation, which was designated on 22 September 1978.

The building has a reinforced concrete structural frame, and is faced on the exterior in brick and pre-cast reinforced stone. The windows and glazed screens are aluminium framed.









Historical Significance

The Civic Centre is Grade II listed. The list description identifies the following principal reasons for the Grade II listing of the Civic Centre:

Architectural Interest:

- For its 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;
- For its generous planning and creative use of space;
- For its elegant and consistent application of high quality materials and detailing in the principal internal spaces;
- For the level of survival of key aspects of the building's character and physical fabric.

Historic Interest:

- As the first civic centre of its size to be built from scratch after the end of the Second World War;
- In the subsequent interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country.

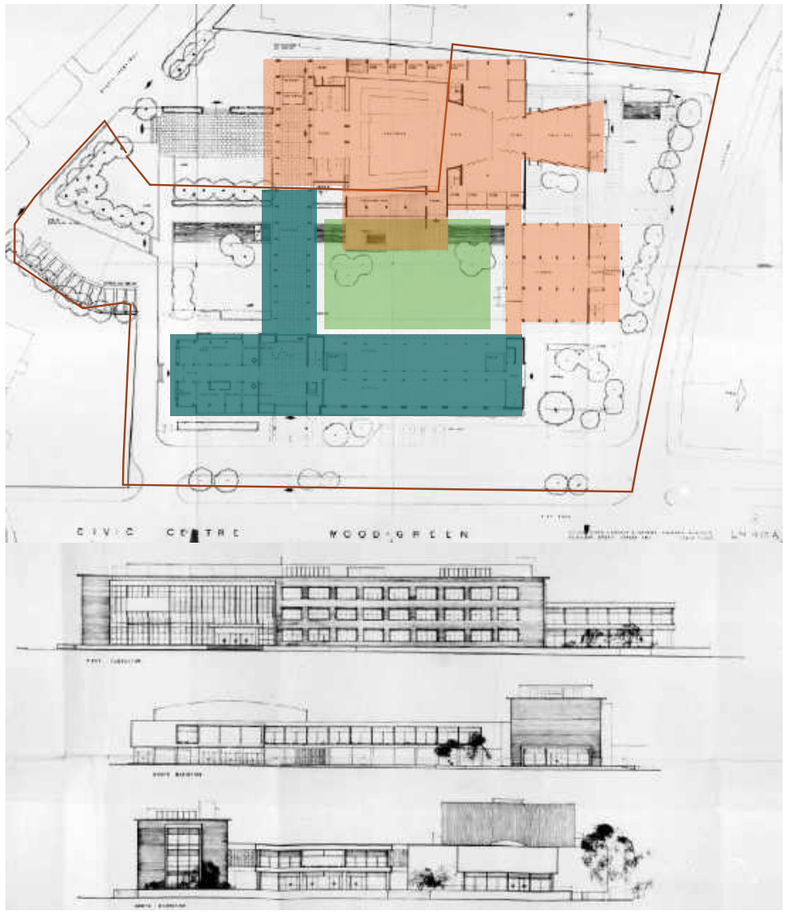
For full details refer to Montagu Evans Heritage Assessment which provides a detailed historic and architectural appraisal of the Civic Centre based upon documentary research and site visits, as well as an assessment of the contribution made by the property to the significance of the Trinity Gardens Conservation Area.

4 Existing Building
4.2 Initial vision

The initial vision for the Haringey Civic Centre included a large auditorium and library in addition to the democratic and office building. Only the 1st phase of the three intended phases of the original master-plan was constructed. The outline 3-D model on the far right has been useful to understand the proposed massing of the proposed development of an auditorium and library on the site and the intended relationship with the wider context The model illustrates how an internal courtyard would have been framed by two new wings (the auditorium and a library).

Key

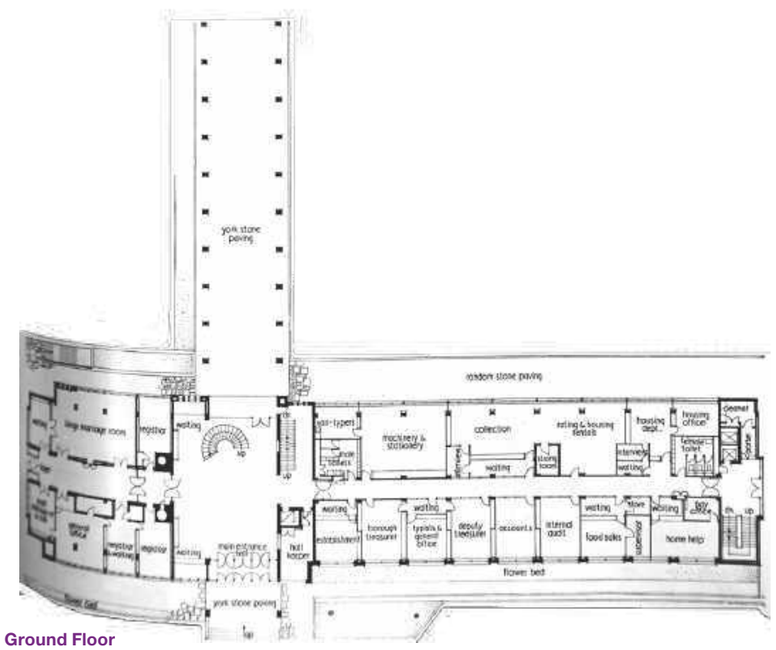
- Civic Centre (Built)
- Initial HCC courtyard vision
- Site boundary
- Initial HCC Vision- Auditorium / Library
- Initial HCC Vision- Auditorium / Library Massing





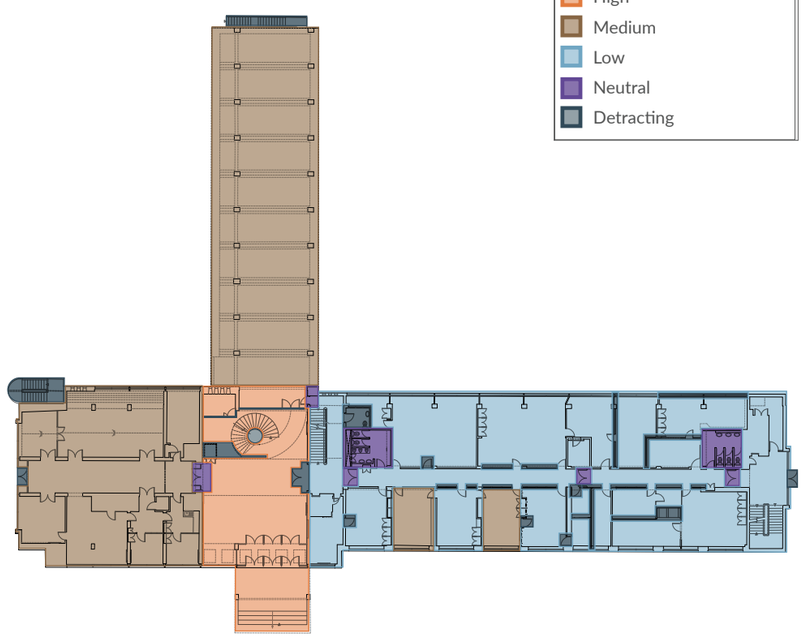
Original massing vision

Historic Floor Plans
The Architect & Surveyor - 1958



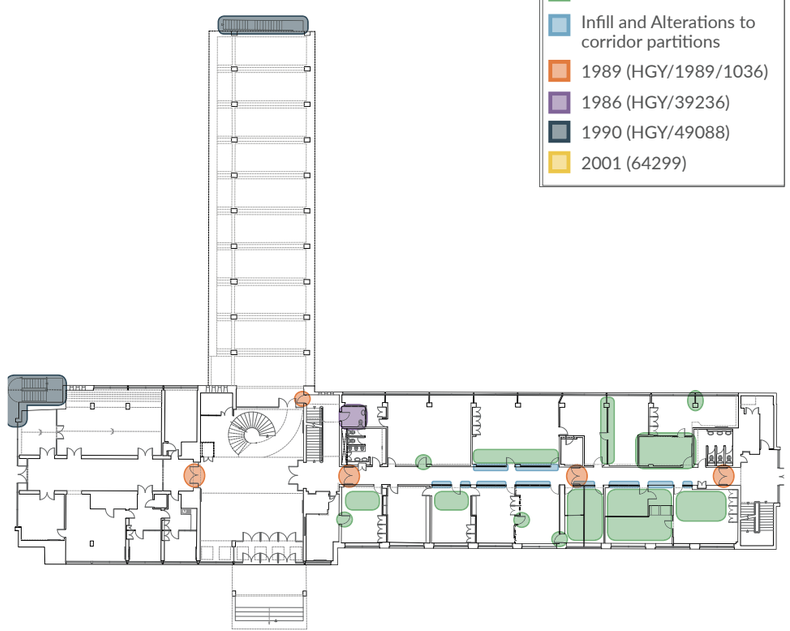
Ground Floor

Areas of Historical Significance Plans
Montagu Evans

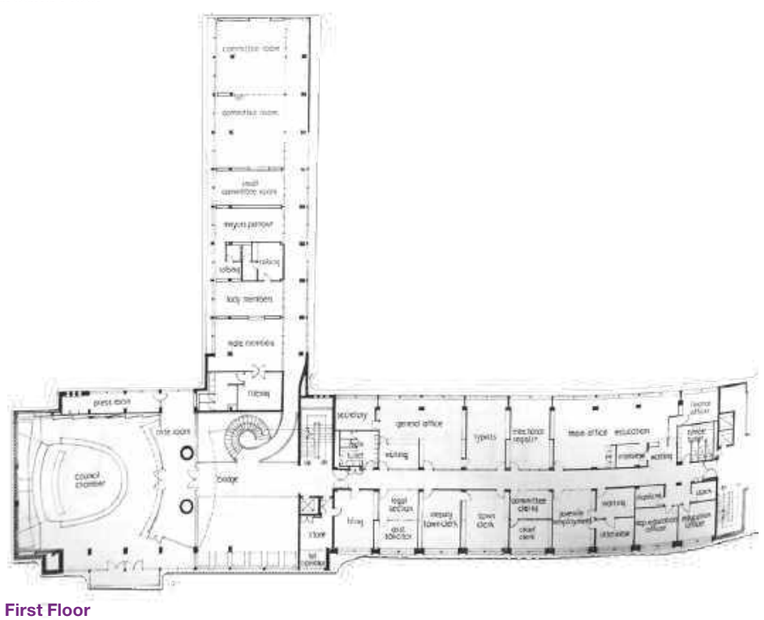


KEY
- High
- Medium
- Low
- Neutral
- Detracting

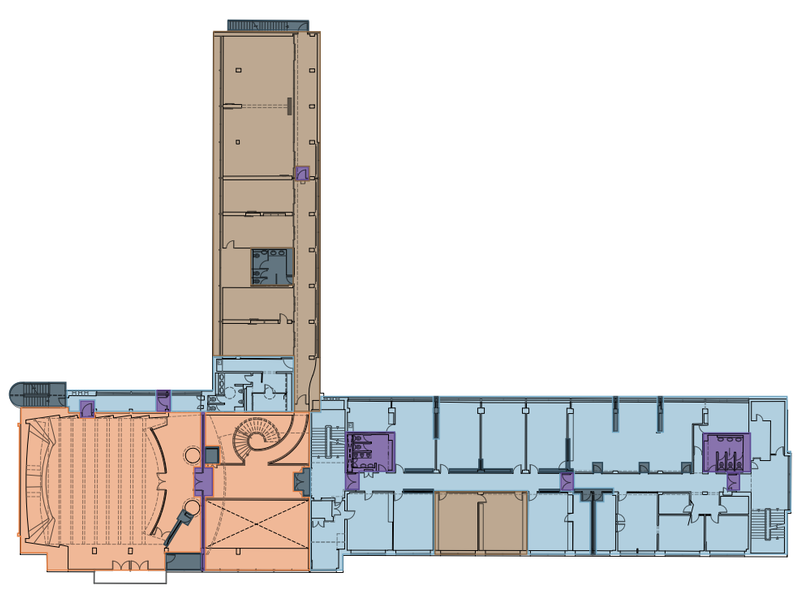
Historical Alterations Plans
Montagu Evans

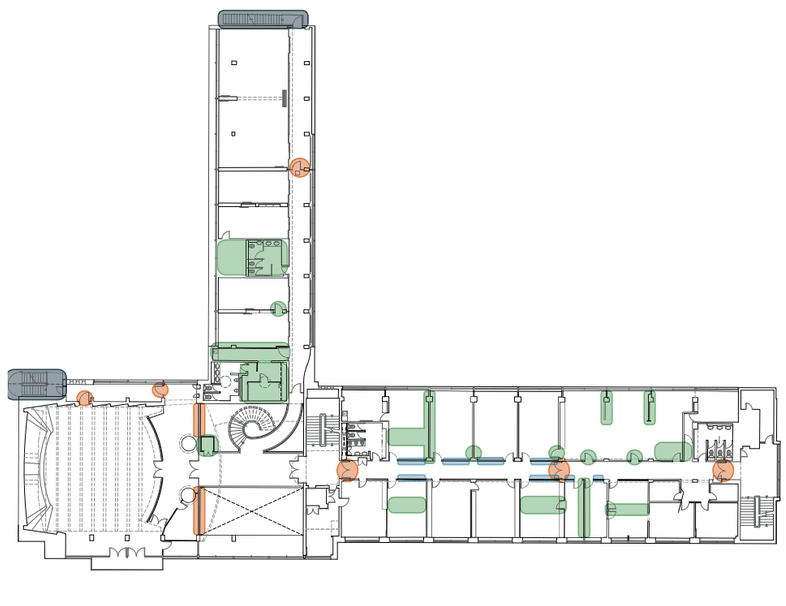


KEY
- Post 1958 Alterations
- Infill and Alterations to corridor partitions
- 1989 (HGY/1989/1036)
- 1986 (HGY/39236)
- 1990 (HGY/49088)
- 2001 (64299)

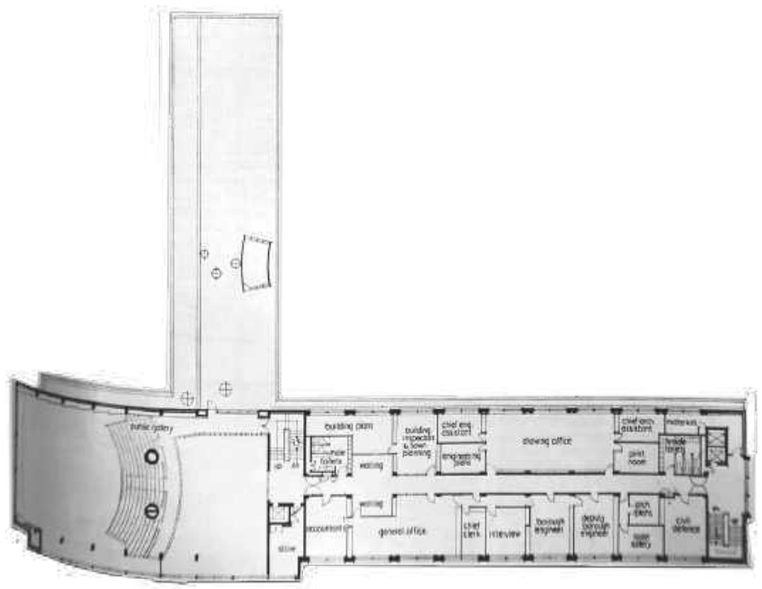


First Floor

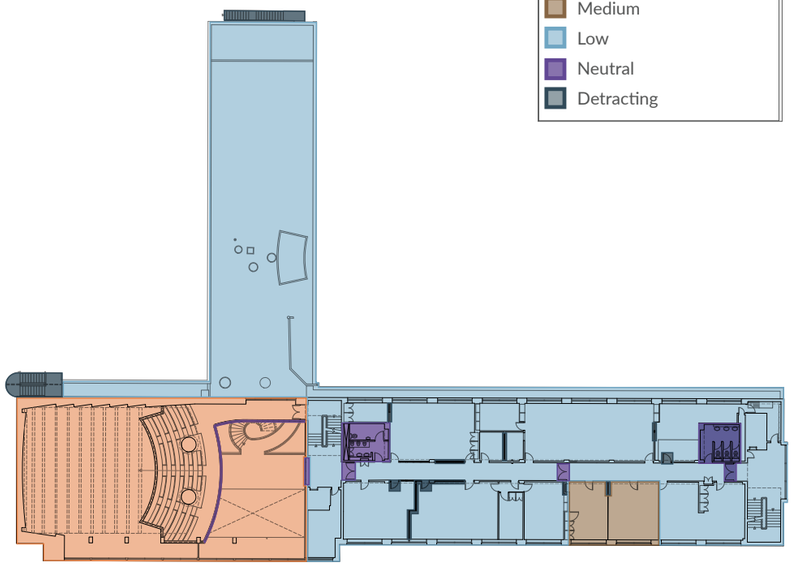




Historic Floor Plans
The Architect & Surveyor - 1958

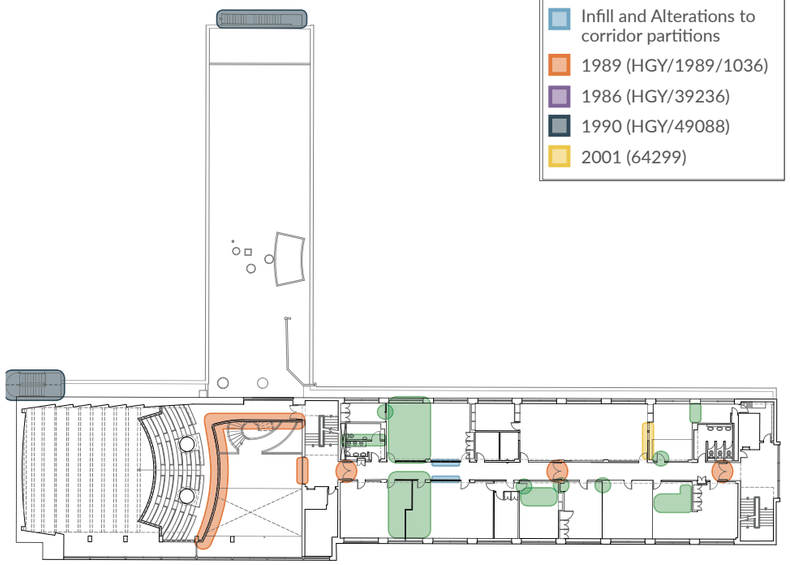


Areas of Historical Significance Plans
Montagu Evans



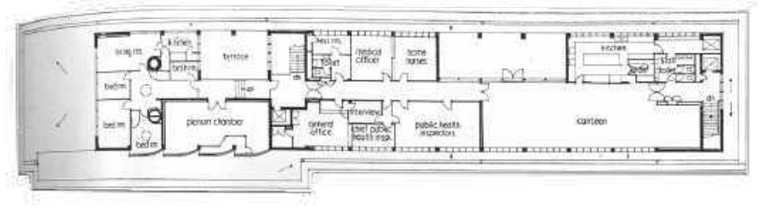
KEY
- High
- Medium
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- Detracting

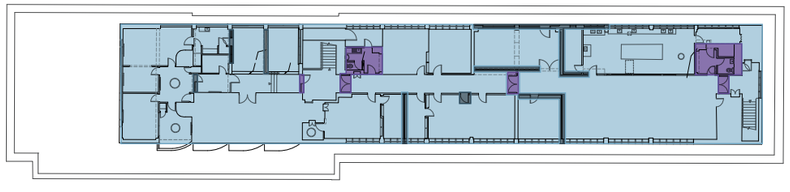
Historical Alterations Plans
Montagu Evans

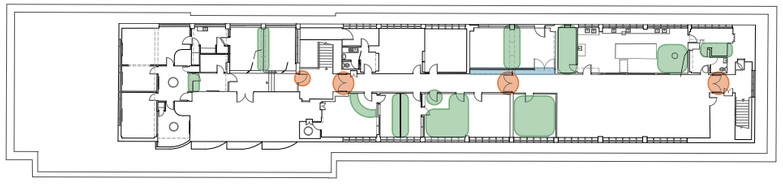


KEY
- Post 1958 Alterations
- Infill and Alterations to corridor partitions
- 1989 (HGY/1989/1036)
- 1986 (HGY/39236)
- 1990 (HGY/49088)
- 2001 (64299)

Second Floor







Third Floor (Attic)

4 Existing Building
4.4 Key Internal Spaces - Lobby

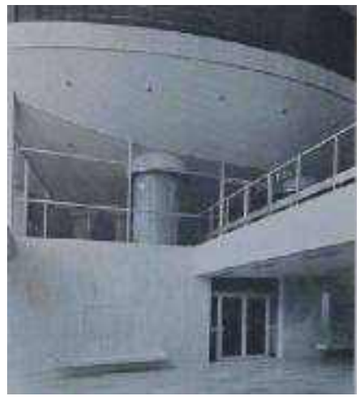
Entrance Lobby

Features
Triple height atrium
Self-supporting, Spiral staircase with link bridge to Council Chamber
Glazed to promote transparency
Memorial Plaque
Garden adjacent to entrance

Materiality
Travertine stone cladding
Timber wall panelling with brass inlays
Stone tiled flooring

Pre-Enabling Works Condition
Extensive cracking/chipping in stone tiled flooring
Brass inlays tarnished
Spotlights and recessed strip-lights in bridge require upgrading

Post-Enabling Works Condition
Ceiling below bridge removed
Carpet Removed & Blinds Removed











Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4 Existing Building
4.4 Key Internal Spaces - Council Chamber

Council Chamber

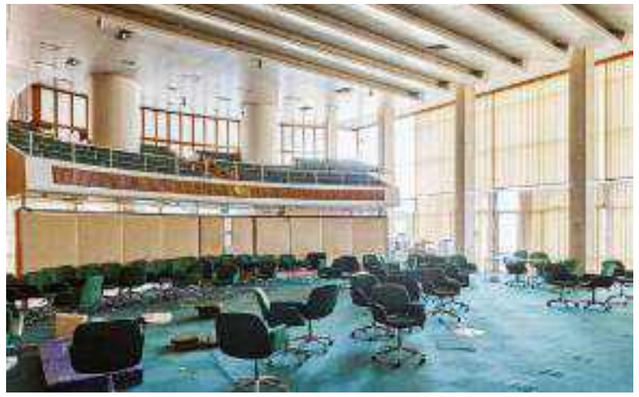
Features
Fanned Ceiling
Timber panelling
Public Gallery
Glazing

Materiality
Fanned Ceiling
Timber panelling with brass inlays
Public Gallery
Glazing

Pre-Enabling Works Condition
Asbestos ceiling
Timber panelling with brass inlays - brass tarnished
Non-Original carpet
Vertical Blinds
Original brass clock removed

Post-Enabling Works Condition
Asbestos ceiling removed
Carpet Removed & Blinds Removed (Curtain track retained)








Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4 Existing Building
4.4 Key Internal Spaces - Committee Rooms and Mayors Office

Committee Rooms & Mayors Parlour

Features
Fanned Ceiling
Timber panelling
Public Gallery
Glazing

Materiality
Fanned Ceiling
Timber panelling with brass inlays
Public Gallery
Glazing

Pre-Enabling Works Condition
Asbestos ceiling
Timber panelling with brass inlays - brass tarnished
Non-Original carpet
Vertical Blinds
Original brass clock removed

Post-Enabling Works Condition
Asbestos ceiling removed
Carpet Removed & Blinds Removed (Curtain track retained)

Large Committee Room







Committee Room Corridor







Mayor's Parlour







Robing Room





Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4 Existing Building
4.4 Key Internal Spaces - Registrar and North Wing Offices

North Wing Meeting Rooms

Features
Frenger Ceiling
Timber panelling & cupboards

Pre-Enabling Works Condition
Asbestos above ceilings
Non-Original carpet
Vertical Blinds
Original brass clocks removed
Scratched joinery

Post-Enabling Works Condition
Asbestos ceiling removed
Carpet Removed & Blinds Removed (Curtain track retained)

North Wing Stairs
Features
Terrazzo flooring
White plaster walls and ceiling
Metal balustrade with timber handrail

Pre-Enabling Works Condition
Vinyl flooring on landings

Post-Enabling Works Condition
Flooring & ceilings removed

Registrar
Features
Plaster ceiling
Barrel vaulted in main wedding room
Timber panelling & cupboards

Pre-Enabling Works Condition
Asbestos above ceilings
Non-Original carpet
Vertical Blinds
Original brass clocks removed
Scratched joinery

Post-Enabling Works Condition
Asbestos removed
Carpets & Blinds Removed (Curtain track retained)

North Wing Meeting Room













Registrars





North Wing Stairs



Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4 Existing Building
4.5 External Fabric Condition

Summary of Facade Condition

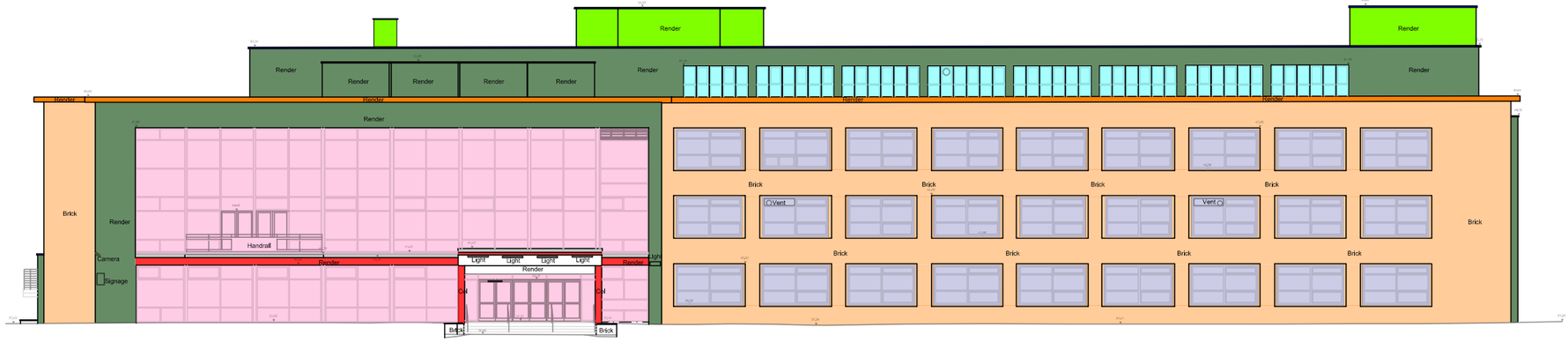
Brickwork
Facing brickwork to all elevations is in fair condition, and cleaning, local re-pointing and minimal crack repairs will be implemented as part of the refurbishment works. Within certain locations there is more extensive visible cracking which will require further structural investigation to assess the cause of movement and propose remedial works.

Pre-cast
The pre-cast cladding at levels 0 to 2 are generally in poor condition. The cladding at level 3 is in a more advanced state of disrepair.

Stone
A small band of travertine stone cladding to the East elevation fascia and canopy appears in fair condition: some 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.

Render
The rendered areas of the facade to the West wing are in poor condition with cracking in areas which require further structural investigation. New render should take into account any movement joints required in the façade of the West wing to minimise the risk of future cracking.

Glazing
All existing glazed areas, both the aluminium curtain walling and steel windows all levels are in poor condition. The glazing is generally single ply: glazed areas account for a large portion of the façade surface and therefore it is expected that the overall thermal performance of the building will be poor unless replaced. In addition to this, there is evidence of previously perceived glare discomfort and heath gain (solar film was applied to the majority of the windows).



East Facade (Front)









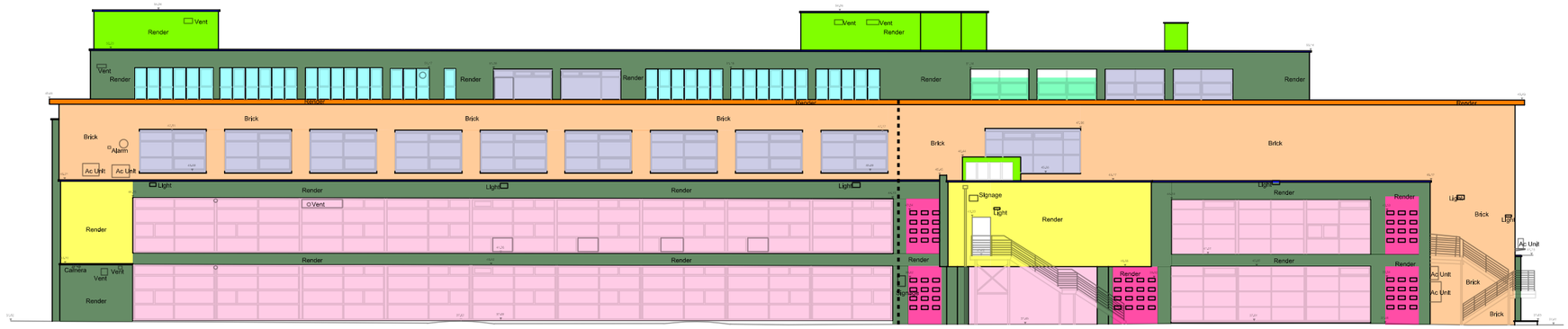






- Brickwork outer skin
- Precast Concrete Panels
- Precast Concrete Panels + Render/Skim Layer with integrated glazing
- Concrete Wall + Render/Skim Layer
- Aluminium Curtain Walling
- Aluminium Window System
- 'Monolithic' Render
- Stone Cladding
- Stone Coping
- Feature Cornice (Third Floor)
- Steel Window System
- External Glazing at Terrace

Concrete Capping and Roof
The reinforced concrete cornice at level 3 is in need of urgent concrete treatment including removal of stone cladding, removal of detached and loose portions of concrete, making good of the exposed reinforcement with anti corrosion treatment, refacing with thixotropic mortar products.



West Facade













- Brickwork outer skin
- Precast Concrete Panels
- Precast Concrete Panels + Render/Skim Layer with integrated glazing
- Concrete Wall + Render/Skim Layer
- Aluminium Curtain Walling
- Aluminium Window System
- 'Monolithic' Render
- Stone Cladding
- Stone Coping
- Feature Cornice (Third Floor)
- Steel Window System
- External Glazing at Terrace

4 Existing Building
4.5 External Fabric Condition

Existing Building Thermal Performance Enhancement - Option Report
Buro Happold
0044501-BHE-XX-XX-RP-Y-0002

In July 2022, Buro Happold produced a report on the existing facade systems and provided options and recommendations for their thermal upgrade.

The aim of the report was to outline potential options to enhance the thermal performance of the existing façade types thus reducing the overall energy consumption of the building services, whilst maintaining internal comfort in terms of ventilation, moisture level, condensation etc.

Recommendations from this report have formed the basis of the upgrade strategy developed through Stage 03 and will continue to inform the technical design. It should be noted that these details are subject to further investigations/strip out works to confirm the condition and expose the structure within the existing building.

Existing Civic Centre Condition Survey
Buro Happold
HCC-BHE-XX-XX-RP-S-000004

In November 2022, Buro Happold undertook a structural condition survey of the existing building and produced a report which provides:

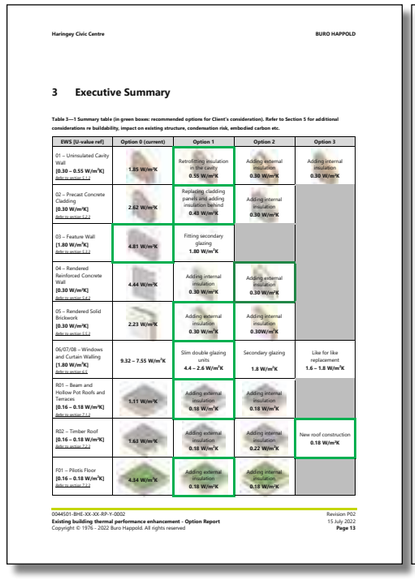
- information on the current condition of the structure, using information gained through visual inspection and review of existing drawings.
- a list of observed defects and categorise their impact to structure and durability;

It is intended that the report is a live document and represents the type of defects discovered to date. The report will be updated as the full extent of defects are be confirmed, which will be following future strip out works and site walkabouts with the repair contractor.

Precast & Concrete Facade Survey, & Scope of Works
PAYE

Specialist restoration contractor PAYE have been appointed to undertake a photographic survey noting the condition and common and notable defects of the existing visible Precast cladding panels, window surrounds and cast in-situ precast concrete cornice with close visual inspection where accessible. Annotated elevation drawings if made available at the time of the survey to show locations of visible damage and defects.

From their survey they will produce a report to included recommendations on defects and repairs as well as an itemised schedule of repairs with budgets and priority codes between 1-4 with 1 being the less at risk and 4 being the highest. In addition, PAYE will carry out test cleans and attempt repairs of the precast.

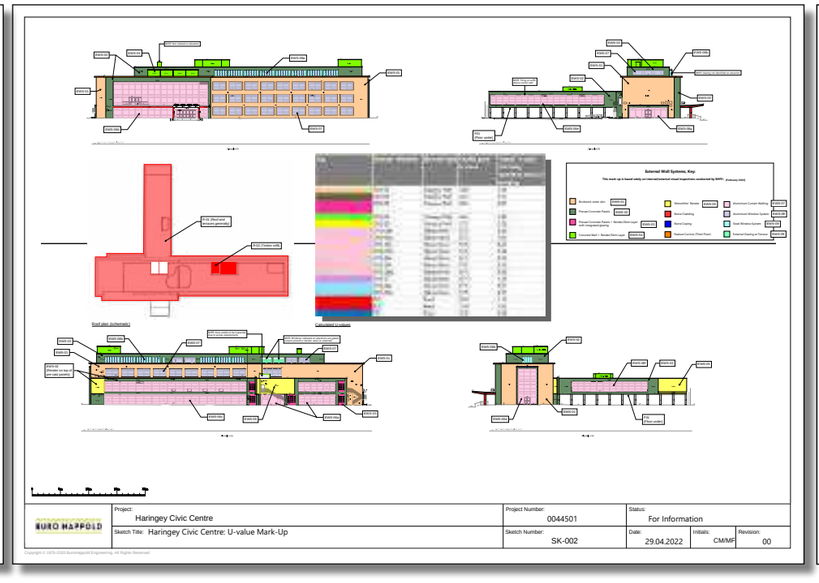

Haringey Civic Centre BURO HAPPOLD

3 Executive Summary

Table 3—1 Summary table (in green boxes: recommended options for Client's consideration). Refer to Section 5 for additional considerations re buildability, impact on existing structure, condensation risk, embedded carbon etc.

EWS (U-value ref)	Option 0 (current)	Option 1	Option 2	Option 3
01 – Uninsulated Cavity Wall **(0.30 – 0.55 W/m²K)** Refer to section 5.4.2	**1.55 W/m²K**	Retrofitting insulation in the cavity **0.55 W/m²K**	Adding external insulation **0.30 W/m²K**	Adding internal insulation **0.30 W/m²K**
02 – Precast Concrete Cladding **(0.30 W/m²K)** Refer to section 5.4.2	**2.52 W/m²K**	Replacing cladding panels and adding insulation behind **0.40 W/m²K**	Adding internal insulation **0.30 W/m²K**	
03 – Feature Wall **(1.80 W/m²K)** Refer to section 5.4.2	**4.81 W/m²K**	Fitting secondary glazing **1.80 W/m²K**		
04 – Rendered Reinforced Concrete Wall **(0.30 W/m²K)** Refer to section 5.4.2	**4.44 W/m²K**	Adding internal insulation **0.30 W/m²K**	Adding external insulation **0.30 W/m²K**	
05 – Rendered Solid Brickwork **(0.30 W/m²K)** Refer to section 5.4.2	**2.23 W/m²K**	Adding external insulation **0.30 W/m²K**	Adding internal insulation **0.30W/m²K**	
06/07/08 – Windows and Curtain Walling **(1.80 W/m²K)** Refer to section 5.4.3	**5.32 – 7.55 W/m²K**	Slim double glazing units **4.4 – 2.6 W/m²K**	Secondary glazing **1.8 W/m²K**	Like for like replacement **1.6 – 1.8 W/m²K**
R01 – Beam and Hollow Pot Roofs and Terraces **(0.16 – 0.18 W/m²K)** Refer to section 5.4.4	**1.11 W/m²K**	Adding external insulation **0.18 W/m²K**	Adding internal insulation **0.18 W/m²K**	
R02 – Timber Roof **(0.16 – 0.18 W/m²K)** Refer to section 5.4.4	**1.63 W/m²K**	Adding external insulation **0.18 W/m²K**	Adding internal insulation **0.22 W/m²K**	New roof construction **0.18 W/m²K**
F01 – Pilotis Floor **(0.16 – 0.18 W/m²K)** Refer to section 5.4.5	**4.34 W/m²K**	Adding external insulation **0.18 W/m²K**	Adding internal insulation **0.18 W/m²K**	

0044501-BHE-XX-XX-RP-Y-0002 Revision P02
Existing building thermal performance enhancement - Option Report 15 July 2022
Copyright © 1976 - 2022 Buro Happold. All rights reserved. Page 13





Historic England

Haringey Civic Centre

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Haringey Civic Centre

List entry Number: 1454719

Location

High Road, Wood Green, London, N22 8ZW

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26-Jul-2018

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Civic Centre of 1955-1958 by Sir John Brown, A E Henson and Partners, partner in charge, J E S Sayers.

Reasons for Designation

Haringey Civic Centre, 1955-1958, by Sir John Brown, A E Henson and Partners is listed at Grade II for the following principal reasons:

Architectural interest:

* for its 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; * for its generous planning and creative use of space; * for its elegant and consistent application of high quality materials and detailing in the principal internal spaces; * for the level of survival of key aspects of the building's character and physical fabric.

Historic interest:

* as the first civic centre of its size to be built from scratch after the end of the Second World War; * in the subsequent interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country.

History

Opening in 1958, Wood Green (now Haringey) Civic Centre was the first town hall of its size to be built from scratch after the Second World War. A first design for the civic centre was awarded to Sir John Brown, A E Henson and Partners in 1939 after a national competition. It was to be built at the site of

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5 Site & Surrounding Context

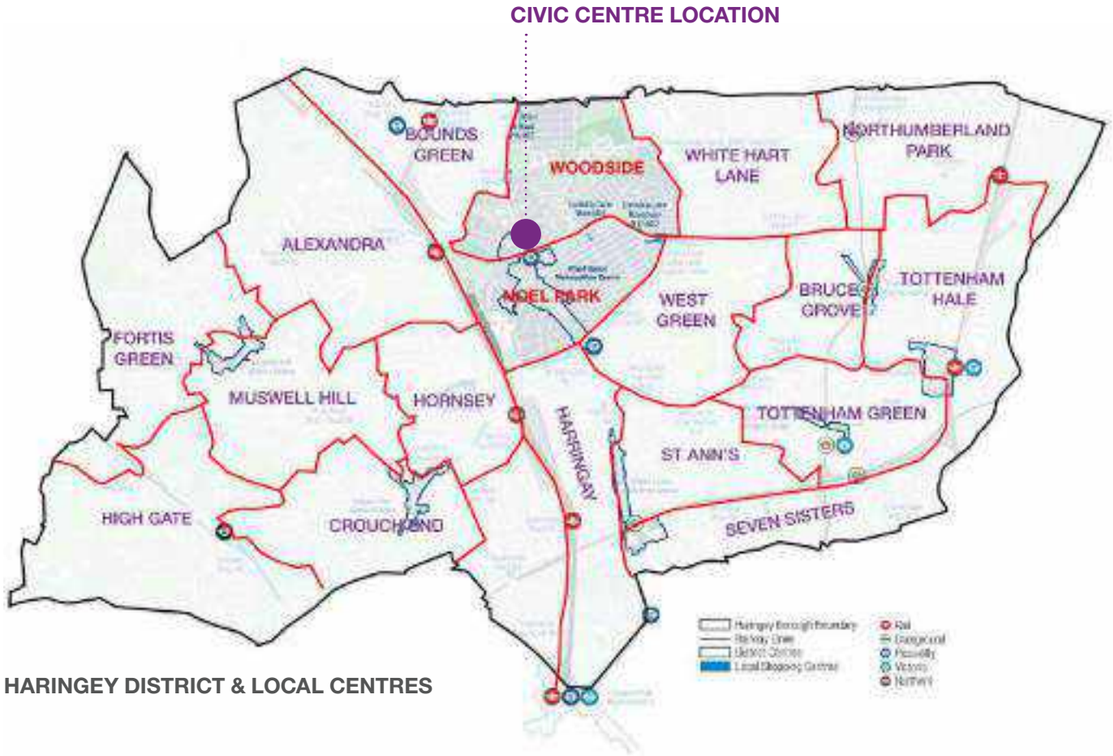
5 Site & Surrounding Context
5.1 The Borough of Haringey

Relation to the City
Haringey remained a rural area until the 18th century when large country houses close to London became increasingly common. The coming of the railways from the mid-nineteenth century onwards led to rapid urbanisation; by the turn of the century much of Haringey had been transformed from a rural to an urbanised environment.

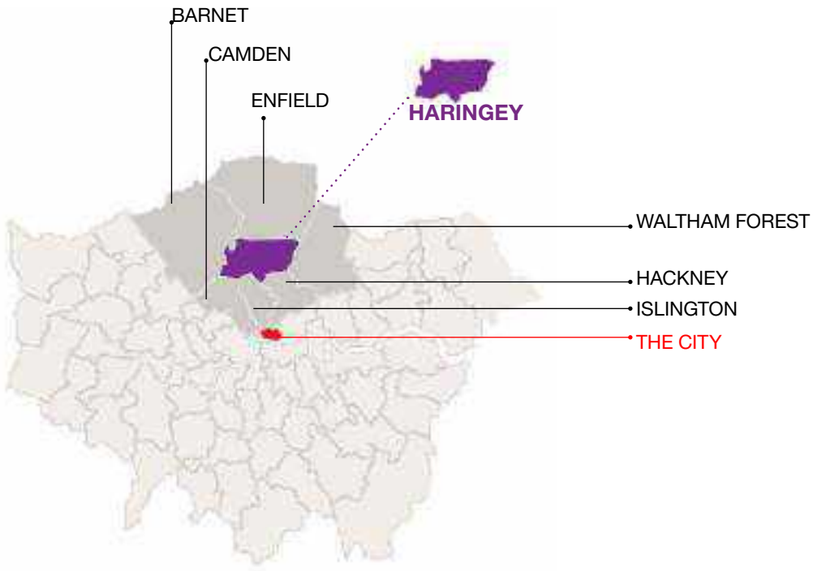
Surrounding Boroughs
Haringey shares borders with six other London boroughs. Clockwise from the north, they are: Enfield, Waltham Forest, Hackney, Islington, Camden, and Barnet. The majority of these boroughs have seen considerable investment in the refurbishment of their town halls to ensure the continued use by the councils and outreach to the public.

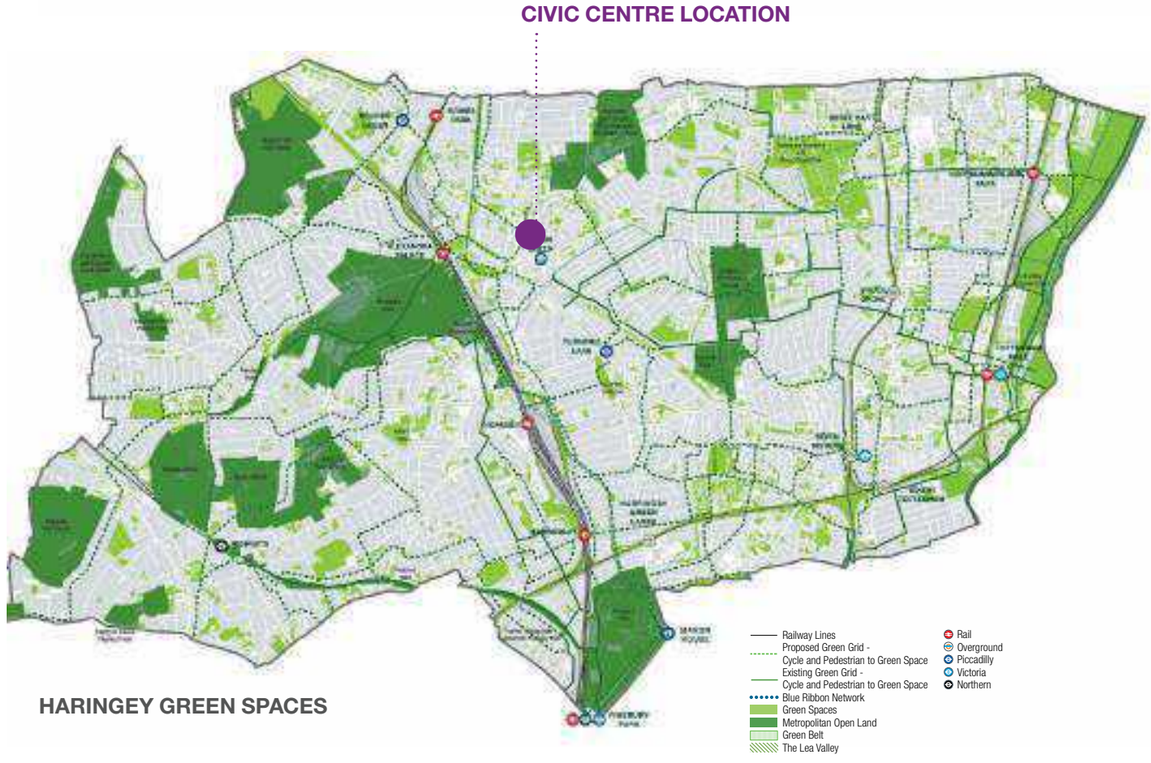
Haringey's Green Spaces & The Green Chain
The borough includes large areas of green space, which make up more than 25% of its total area. The Green Chain forms part of the strategic planning of green infrastructure within the borough; to link up the green spaces for the public to use and enjoy.

Conservation & Places of Interest
Haringey covers an area of more than 28.5 km^2. Some of the more familiar local landmarks include Alexandra Palace, Bruce Castle, Jacksons Lane, Highpoint I and II, and Tottenham Hotspur Football Club.



HARINGEY DISTRICT & LOCAL CENTRES





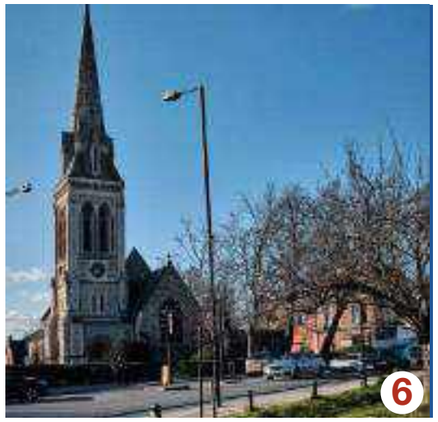
HARINGEY GREEN SPACES

5 Site & Surrounding Context
5.2 Context

Haringey Civic Centre is located on the A105 High Road, north of Wood Green tube station. The context around the site is characterised by a variety of building typologies, heights and character.



Trinity Garden Conservation Area with HCC site in red.



Church of St. Michael and all angels (Garde II Listed)



Trinity Road



Haringey Civic Centre (Grade II Listed)



Car Park Site



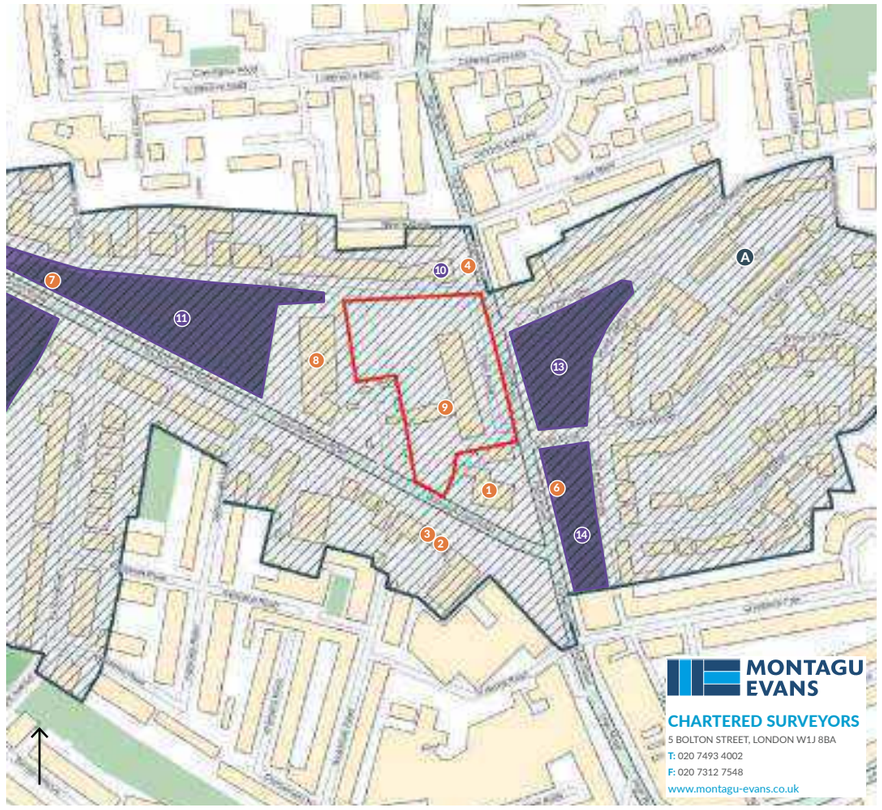
Trinity Primary Academy (Grade II Listed)

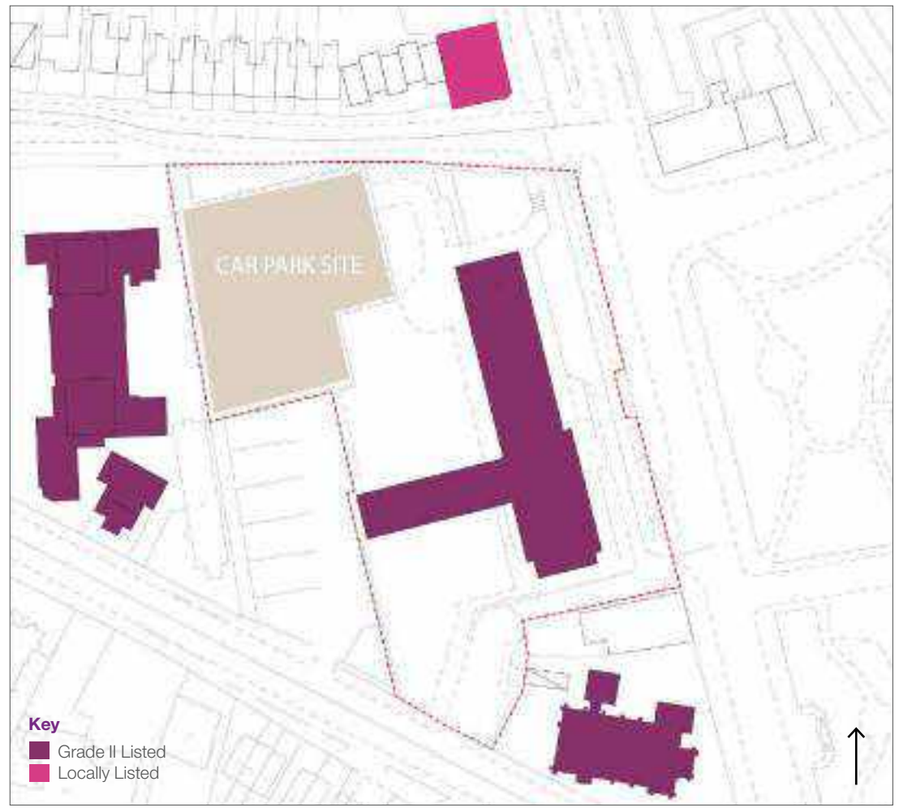


Crescent Gardens (Locally Listed Park)

5 Site & Surrounding Context
5.3 Conservation Area and Listed Buildings

The HCC car park site is located within Trinity Garden Conservation Area, with the proposed Trinity Building sitting sympathetically between three Grade II Listed Buildings and one Locally Listed Building.





HERITAGE ASSET PLAN

Conservation Areas

A. Trinity Gardens CA

Listed Buildings

Grade II

1. Church of St Michael and All Angels
2. 7, Bounds Green Road N22
3. 9, Bounds Green Road N22
4. Cattle trough
5. Braemar Avenue Baptist Chapel
6. War Memorial
7. Obelisk Memorial drinking fountain
8. Trinity Primary School including attached School House
9. Haringey Civic Centre

Locally Listed Parks and Buildings

10. No. 287 High Road (the former Fishmongers Arms Public House)
11. Trinity Gardens
12. Nightingale Gardnes
13. Cresent Gardens
14. King George VI Memorial Garden







Left
Haringey Civic Centre

Right
Church of St Michael and All Angels

Centre
Trinity Primary School including attached School House

5 Site & Surrounding Context
5.4 Adjacent Building Heights and Risk of Overlooking

Context Heights
The immediate context around the car park site varies between 2 to 5 storeys. The proposal reacts appropriately to the different scenarios, mediating between the public facing and civic function of the Civic Centre, the specific needs of the Grade II Listed School and the lower scale of the single occupancy dwellings along Trinity Road.

Overlooking
The proposal considers the potential issues of overlooking, both in terms of staff from council offices overlooking into adjacent sites (such as school and traveller sites). Overlooking of the dwellings along Trinity Road do not create an issue as they are more than 20m away from the proposal.











Right
Haringey Civic Centre

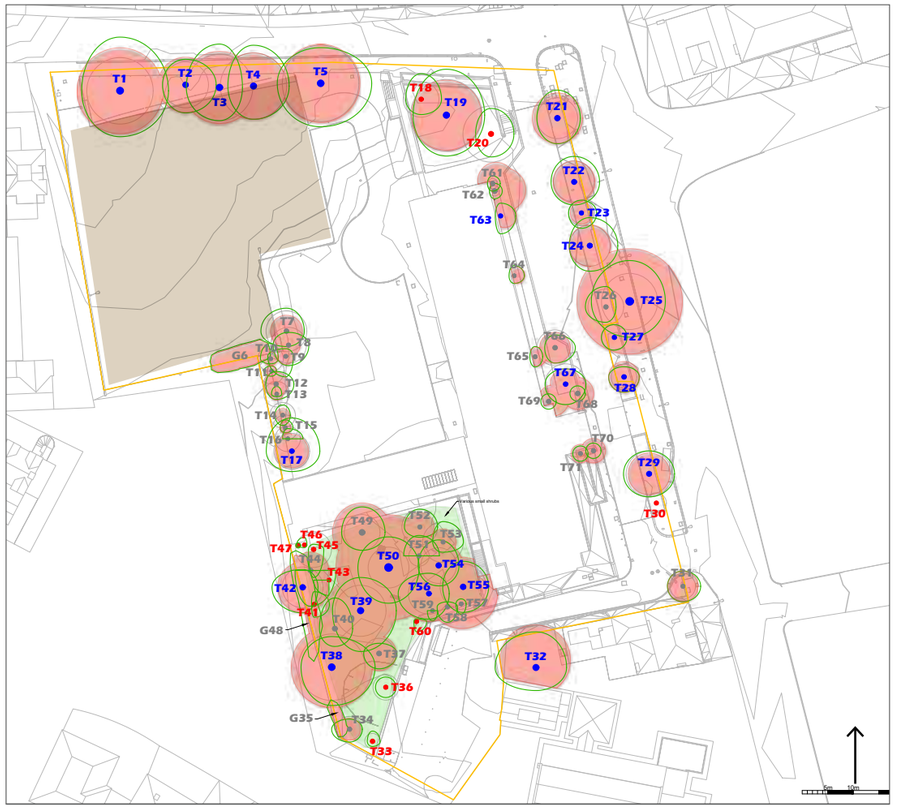
Centre (Left)
Trinity Primary School including attached School House

Centre (Right)
No. 287 High Road (the former Fishmongers Arms Public House)

Far Right
Trinity Road

5 Site & Surrounding Context
5.5 Existing Tree Root Protection Zones

Trees and Green Spaces
Trees and green spaces represent a key feature to be considered for the re-development of the car park site. The mature trees along Trinity road and the current wide green area on the west side of the Civic Centre are two key aspects considered by the proposal. The proposal maximises the opportunity to extend and enhance the central public green spaces surrounding the site (currently framed by west wing and car park site).







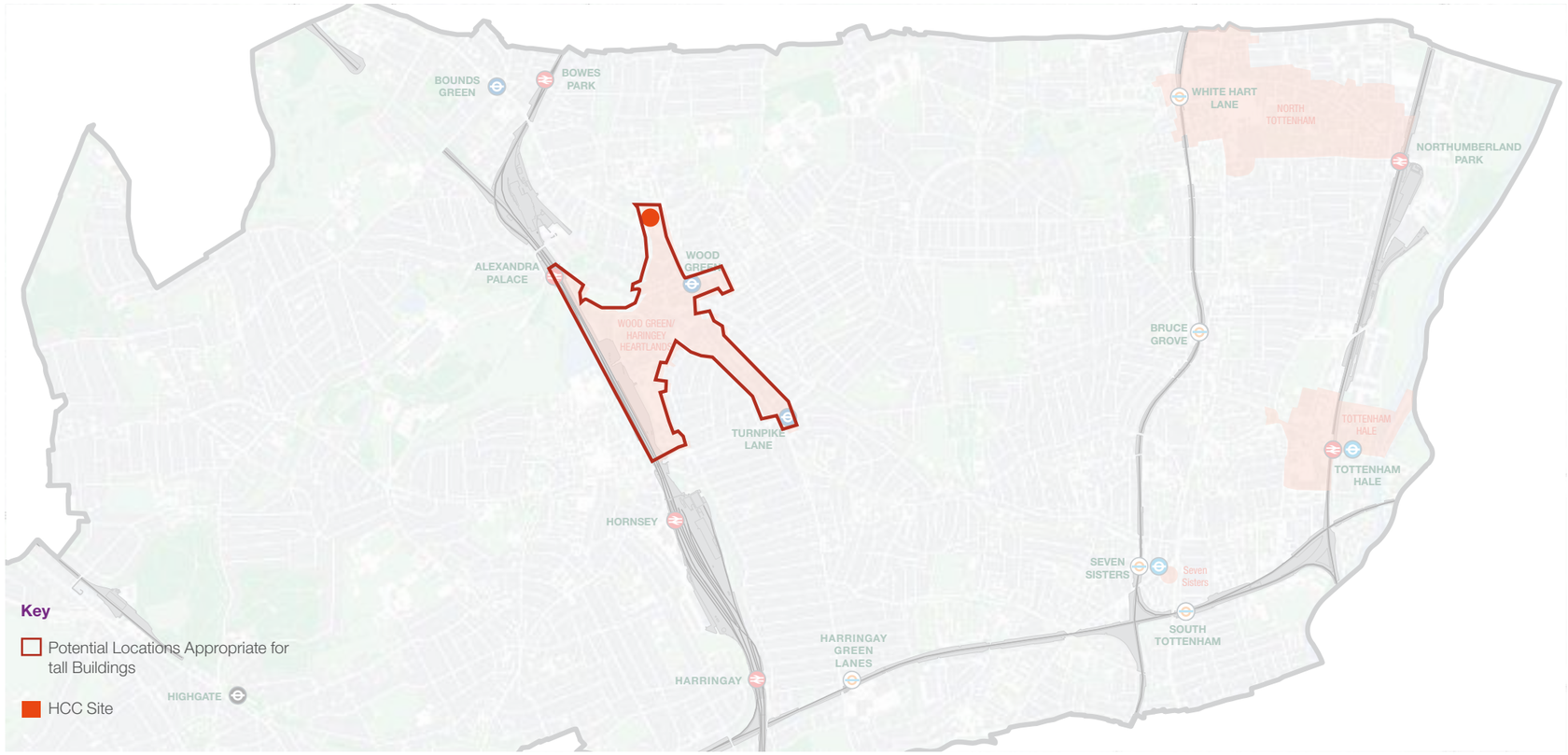


Tall and Taller Buildings
The site falls within an area identified by Haringey Development Management DPD and Draft Wood Green AAP as a 'Potential Location Appropriate for Tall Building'. In the documents, there is clear and useful distinction between Tall and Taller:

Tall Building
Defined in the Strategic Policies Local Plan as being buildings 10 storeys and over.

Taller Building
Defined as those that are two to three storeys higher than the prevailing surrounding building heights.

Given the setting of the Listed Buildings around the site, the Conservation Area and the site sitting at the edge of the identified area, the proposal avoids placing a tall or taller building on the site. However, it maximises the opportunity to deliver Haringey's ambition for the Civic Centre site in becoming the Council's primary corporate headquarters office location.







Left & Right
The two images show the drop between the HCC ground level and the current car park level.

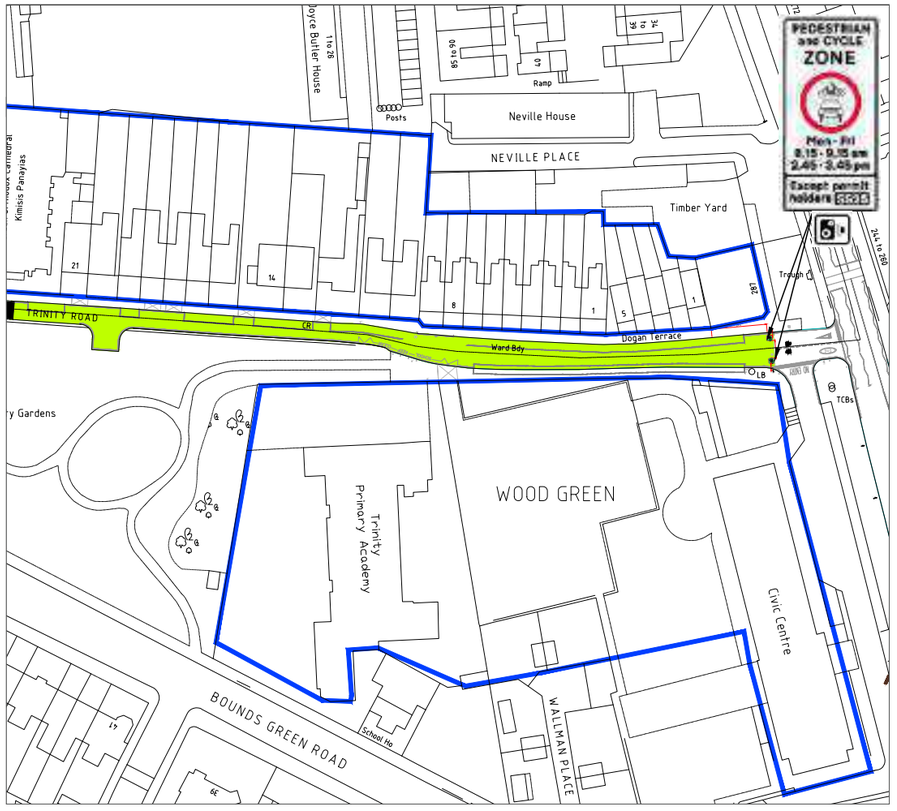
5 Site & Surrounding Context
5.7 Unique Requirements & Boundary Conditions

School Street
Trinity Road is proposed to be converted into a school street. The proposals call for a pedestrian friendly street and pavements, alongside vehicular restrictions between school starting and finishing hours. The new development bears this in mind by avoiding primary vehicular access to the rear of the site.

Traveller Site
The design team is conscious of the proximity with the Traveller site. Overlooking and daylight is carefully considered in the proposal.

Wood Green and Turnpike Lane Design Manual
The Manual is a tool for designing inclusive neighbourhoods based on the principles of environmental, social, cultural and economic sustainability; safe guarding locally distinctive features and heritage assets and making a place that is fit for purpose for all users.









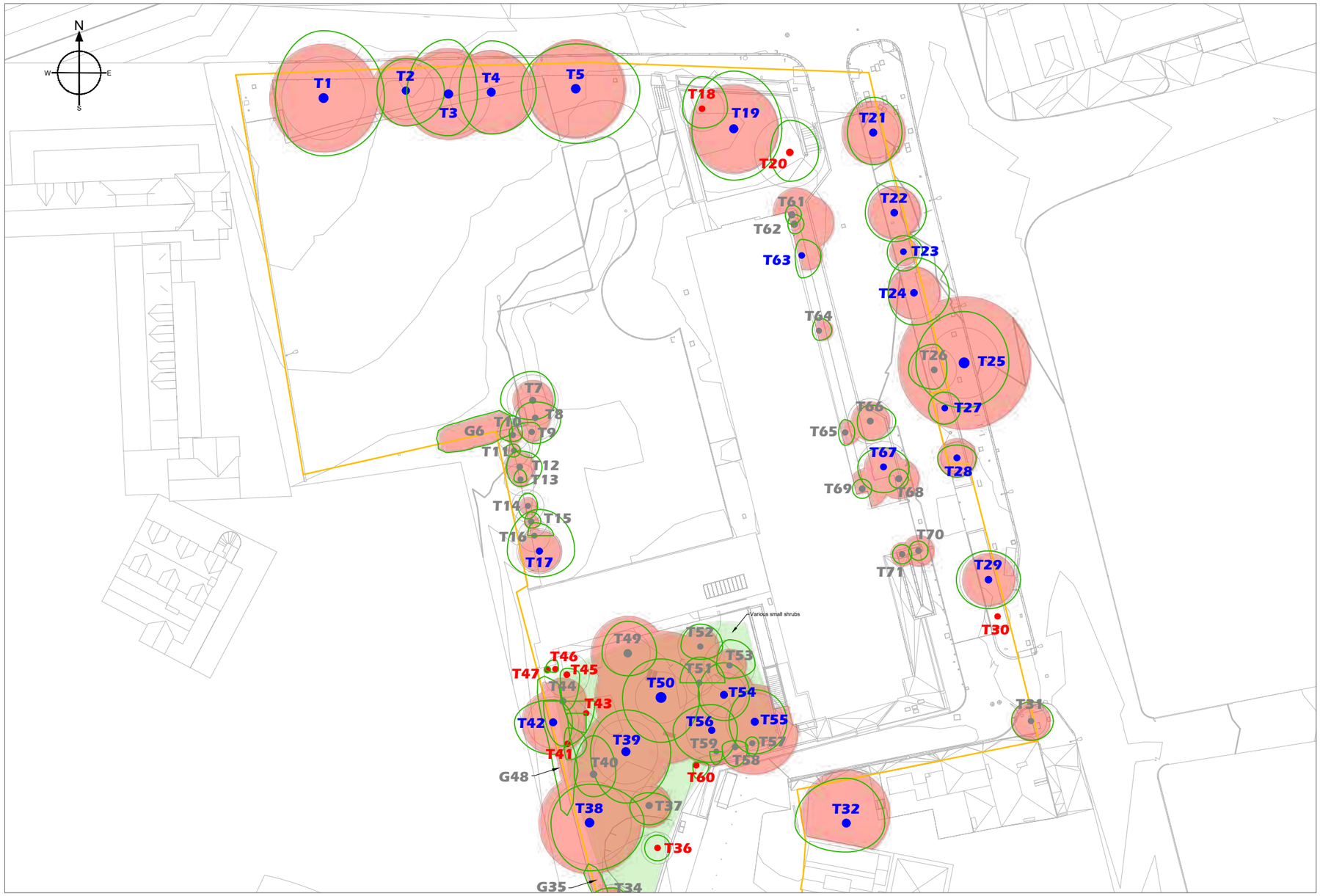




Left & Centre
Existing town houses street-scape along Trinity Road.

Left
Aerial View of the Traveller site adjacent to the Car Park site.

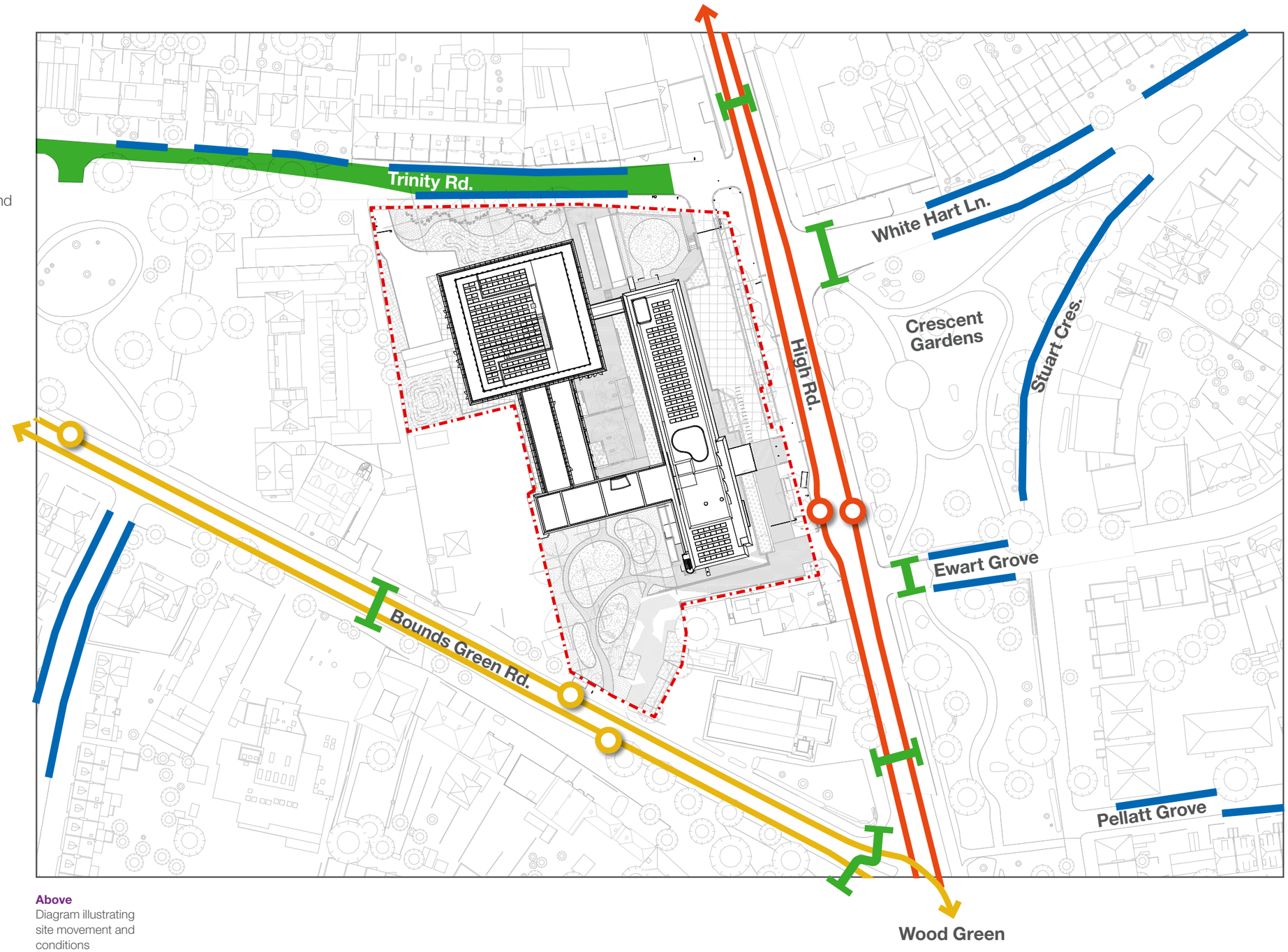
Site topography
As it can be seen in the adjacent photos, the GF level of the Civic centre is higher than the current car park level. Therefore, the proposal for the new Trinity Building should be able to provide a more generous ground floor clear height, while providing 3 storeys of office accommodation, compared to the five storeys originally proposed.



Parking & Traffic Flow
Bounds Green Rd. and High Rd. are two-way single carriageway roads that provide a number of bus routes.

As mentioned previously, Trinity Road is proposed to be a 'School Street' meaning it will have restricted access during certain periods. It has Public Meter and Resident Permit parking spaces.

Other surrounding roads are two way single-carriageways and have Public meter and resident permit spaces as shown.



Key:

- Site Boundary
- Public Meter & Resident Permit Space
- School Street
- Bus Route - 221 & N91
- Bus Route - 121, 141, 232, 329, 629, N29, W4
- Bus Stop
- Pedestrian Crossing

Above
Diagram illustrating site movement and conditions

6 Architecture

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.1 Curtain Walling and Windows

Overview.
The external envelope of the Civic Centre is in poor condition and is poorly insulated. Significant work is required to make the building safe, weathertight, robust and improve the overall appearance of the building. In addition the council wants to improve the thermal performance of the building to meet their sustainability objectives.

Curtain walling and windows
There are a number of problems with the current curtain walling and windows:

- Poor thermal performance
- Solar gain and glare
- Beading contaminated with asbestos
- Deemed to be end-of-service-life with repairs not recommended (Buro Happold Survey Report)
- Glazing at low level is float glass and does not meet current safety regulations

The current proposal is to replace all windows with new double glazed high performance glass with thermally broken frames. This willl have a significant benefit in terms of heat loss, solar gain and result in lower running costs and an improved carbon footprint. As this is a listed building it is important to preserve the appearance, so the curtain walling and windows will be designed to replicate the existing windows in terms of panel size, frame size and materials.

The provision of high performance glass will help re-create the original design intent and restore a sense of openness and accessibility.



Extracts from section 5.5 on page 12 of Facade Systems Condition Survey
Buro Happold
0049545-BHE-XX-XX-RP-Y-0001 - 15 June 2021

Windows & Curtain Walling Generally - Ground Floor to Second Floor
- Overall, these window systems are in poor condition and appear to have reached the end of service life.
- The framing is generally in poor condition: externally the painting or coating applied at some point to the aluminium mullions and transoms is degraded and patchy in places.
- The sealant between the frame and glass is brittle and patchy.
- A solar coating was present internally on most of the glazing inspected, marked as ‘SOLAR SHIELD BS 6206/B FILM’, which could be evidence of a perceived discomfort with the original glazing specification. The majority of this film applied was in good condition, but in many locations was starting to peel at the edges.
- A few panels on the West elevation curtain walling had an additional film applied externally with a ‘blue’ appearance, possibly a privacy filter, which appears to be in bad condition.
- It should also be noted that asides from the typical glass thicknesses identified in this paragraph, many of the aluminium windows/curtain walling presented variation in glazing configurations (i.e. lack of consistency in glass thicknesses/build-up between similar types).

Steel Windows - Third Floor
- Generally, the steel windows appear to be in poor condition and in need of a general refurbishment
- Here, the glass was measured as a single glazed 4 mm pane.
- In some locations, the concrete fins between the windows are also generally in poor condition and some of them have been repaired previously however with unsympathetic concrete patches.
- The sealant between the frame and glass has also become brittle and in need of general redoing.

Precedent: ARK Putney Academy - before and after renovation
Hawkins\Brown Architects








6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.1 Curtain Walling and Windows

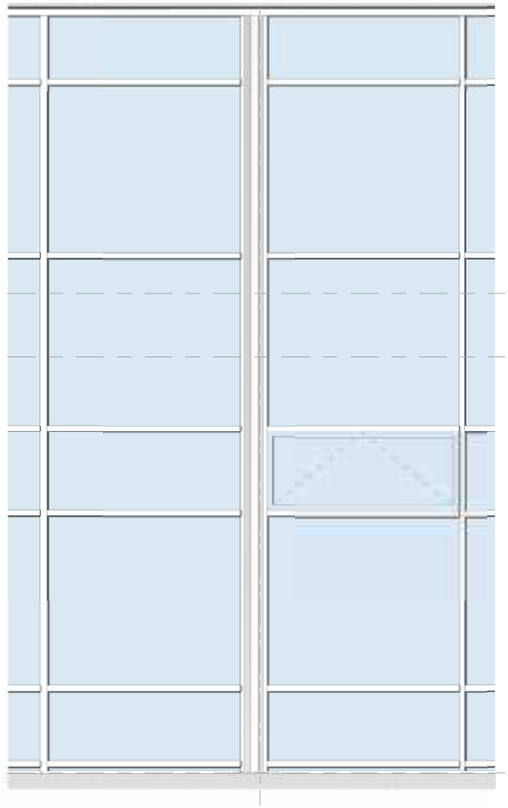
Type 01
Aluminium Curtain Walling System



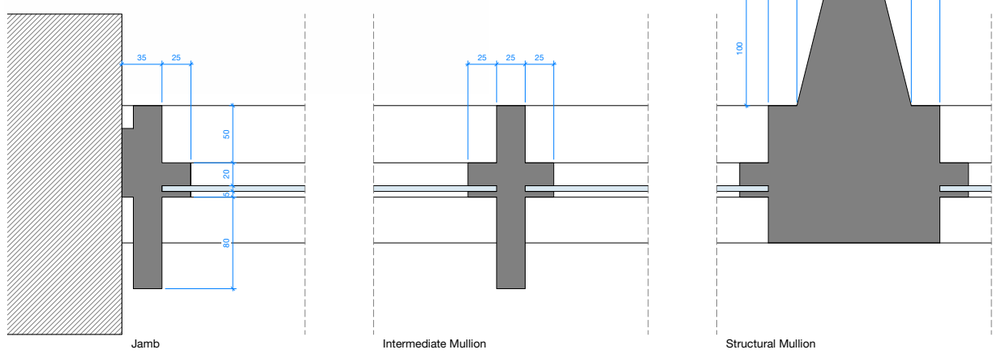
Council Chamber and Entrance Lobby
West Elevation Ground and first Floor
West (Committee) Wing

- Generally Single glazed
- Inconsistent top-hung opening lights,
- Internally solar control film in places - in some locations this is degrading/peeling
- External privacy film in various locations
- Secondary Steelwork in back-boxes of mullions with larger profiles
- Several panels/bays have been replaced on west elevation ground floor
- Double doors have been replaced in north and south elevations
- Sealant/beading has degraded and contains asbestos

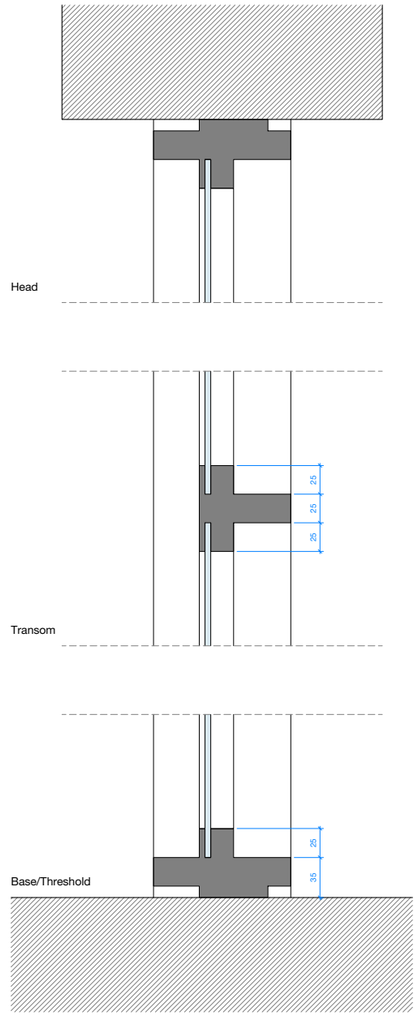
Existing Bay & Typical Profile Sections



H11/110 - Typical Bay - Refer to 310310, 310311 & 310312
1 : 20



Civic Centre - Curtain Walling - Existing Plan Details
1 : 2



Civic Centre - Curtain Walling - Existing Section Details
1 : 2

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.1 Curtain Walling and Windows

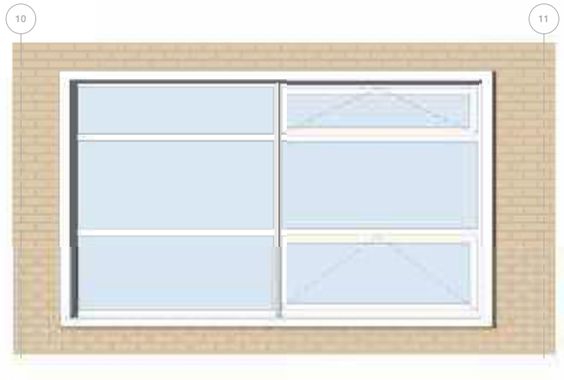
Type 02
Aluminium Punch Windows - GF-L02



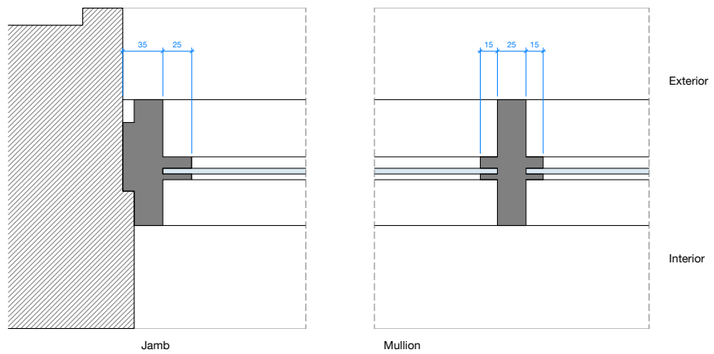
Ground floor to Second Floor
East (Front) & West (Courtyard) elevations

- Aluminium stick system
- Generally Single glazed
- Inconsistent positioning of top-hung opening lights,
- Internally solar control film in places - in some locations this is degrading/peeling
- Sealant/beading has degraded and contains asbestos

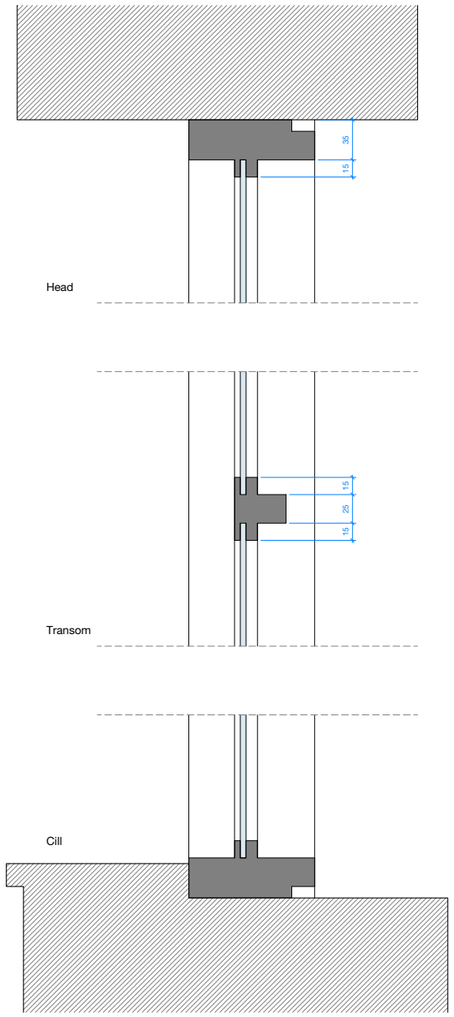
Existing Bay & Typical Profile Sections



L10/331 - Typical Bay - Refer to 310313 & 310314
1 : 20



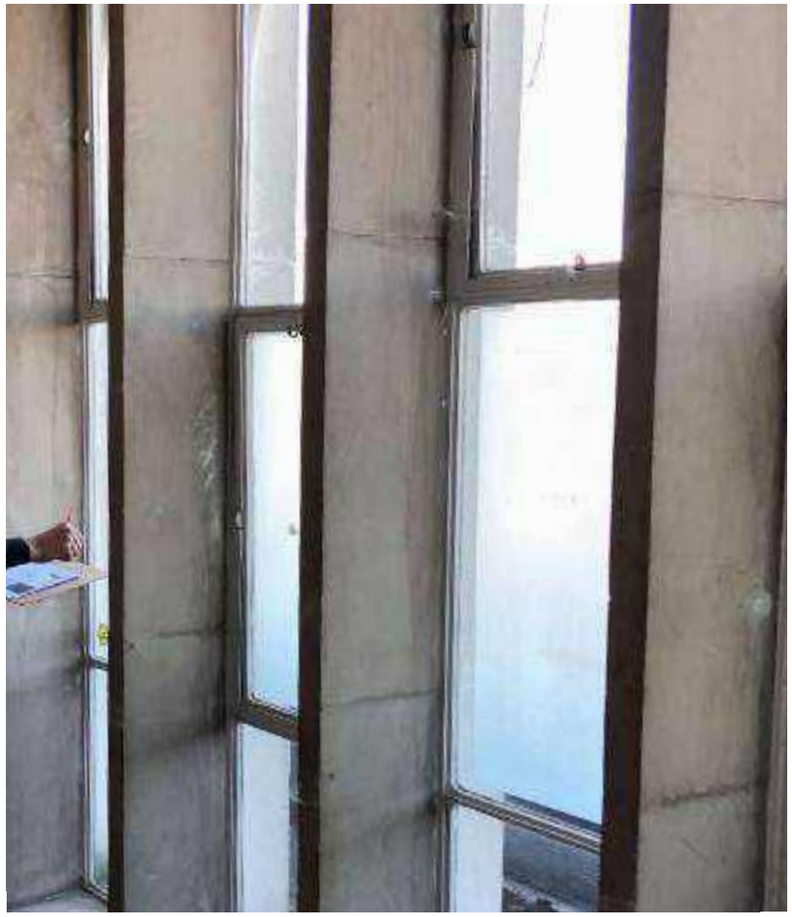
Civic Centre - Existing Aluminium Window - Plan Details
1 : 2



Civic Centre - Existing Aluminium Window - Section Details
1 : 2

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.1 Curtain Walling and Windows

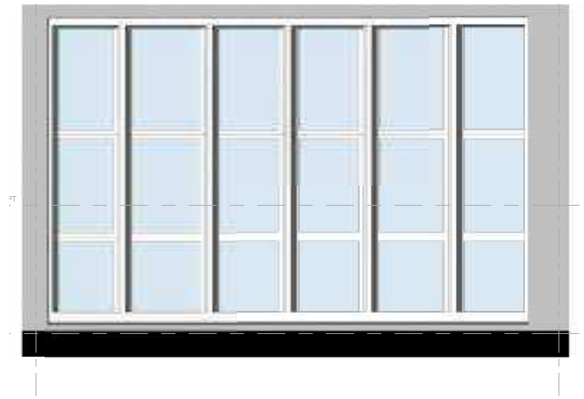
Type 03
Steel Windows



Third Floor (Attic)
All elevations

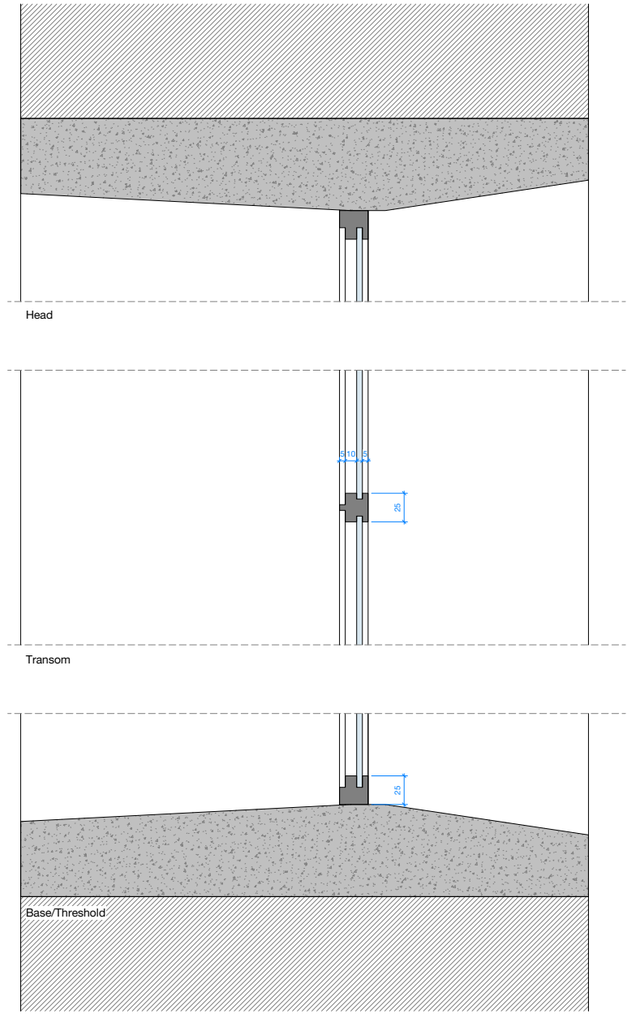
- Steel window system
- Precast concrete surrounds in need of urgent repair (Repaired in places previously unsympathetically), not thermally broken and signs of water ingress.
- Generally Single glazed
- Inconsistent positioning of top-hung opening lights,
- Internally solar control film in places - in some locations this is degrading/peeling
- Sealant/beading has degraded
- Paint added to frames has degraded

Existing Bay & Typical Profile Sections



L10/332 - Typical Bay - Refer to 310313 & 310314
1 : 20

Civic Centre - Existing Steel Window - Plan Details
1 : 2



Civic Centre - Existing Steel Window - Section Details
1 : 2

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.1 Curtain Walling and Windows

Curtain Walling Systems
The emerging preferred approach for the replacement of the existing curtain walling is a steel curtain walling system which is clad in an extruded aluminium profile cap. The adjacent details show the comparison between existing and emerging profiles.

Windows (Ground Floor to Second Floor)
The emerging preferred approach for the replacement of the existing aluminium windows is a steel system with a bespoke cover cap. Which will be coated in a finish to mimic the current anodised aluminium

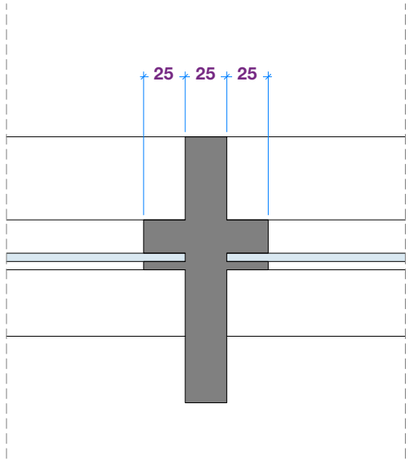
Windows (Third Floor - Attic)
The emerging approach for the replacement of the windows on the Third floor is a steel system with a bespoke cover cap. Which will be coated in a finish to mimic the current

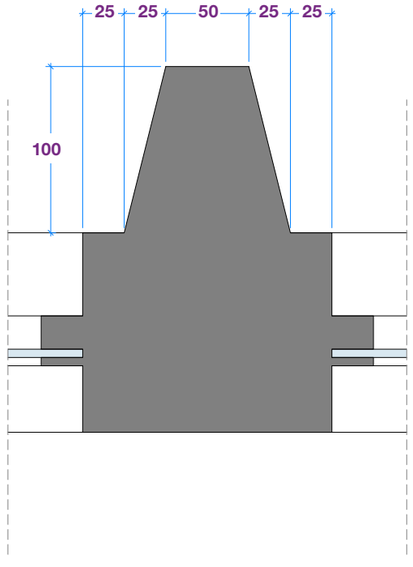
Glazing Generally
The mullions and transoms will match the setting out and proportions of the existing. Double glazed panels are proposed to improve thermal performance and higher g-value glass will reduce the need for shading devices and increase transparency. However, due to the additional weight of the double glazed panels, a steel system is required (clad in anodized aluminium to match existing) to provide the structural integrity without majorly increasing the sizes of the mullions and transoms.

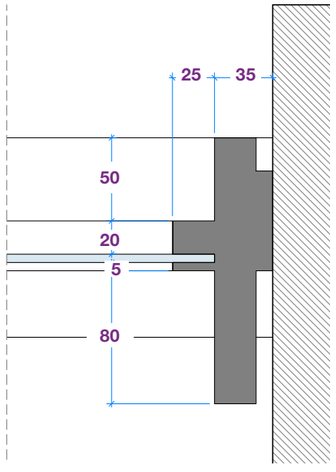
The design team is continuing to develop the preferred approach for the replacement of all glazing systems throughout the civic centre, balancing thermal and solar performance with heritage & conservation aspects.

This proposed solution is being developed to mimic as far as possible the appearance of the existing aluminium profiles & sight-lines. During the next stages, fabrication drawings will be developed ensuring the proposed replacements & profiles will mimic as closely as possible the existing systems.

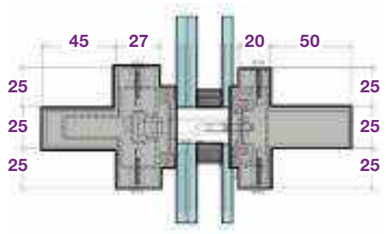
Existing Aluminium Curtain Walling System



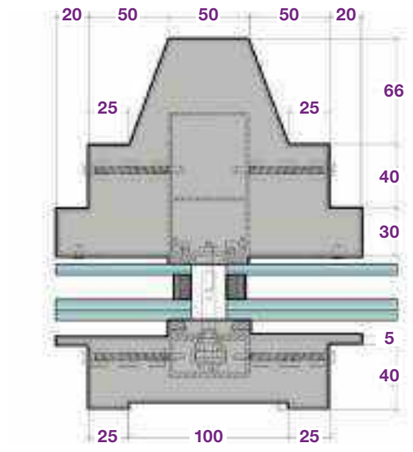




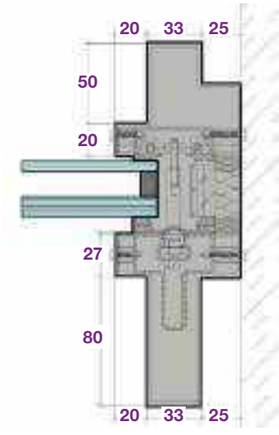
Proposed Steel Curtain Walling System with Extruded Aluminium Profiled Caps.



Transom



Jamb



Jamb


Haringey Civic Centre

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.2 Existing pre-cast cladding / proposed GRC replacement

Solid walls - overview
The Civic Centre has two principle cladding materials - brickwork and pre-cast panels. In addition, there is an in-situ concrete cornice at the top of the second floor and in-situ / pre-cast window surrounds to the punched windows in the brickwork on east and west elevations.

Buro Happold carried out a condition survey in 2021 and PAYE were recently appointed by the council to carry out a further survey complete with a schedule of proposed repairs. At the time of writing this remains in-complete, although the initial verbal assessment is reported below.

Pre-cast panels: Existing Condition
The Buro Happold (BH) Facade System Condition Survey dated 15 June 2021 states:

Panel condition
"The precast concrete cladding condition is poor throughout the building, however there are some differences depending on level and location."

The attic storey is of particular concern:
"..for both their appearance and structural integrity....many of the panels level are beyond the point where a concrete repair cycle could be effective in the long term.

At lower levels the cladding is in better condition, the BH report states *'there might be scope for in-situ repairs as opposed to replacement.* But even at these levels (below the attic) there is inconsistency - BH reports specific problems of cracking on the East elevation, above the curtain walling at the main entrance and at the South East corner. They go on to state:

Panels....appear to have been refaced at some point with a thin layer of render, which is patchy and peeling off.'

Subsequent conversations with PAYE suggest the repair and cleaning of panels will be extremely challenging because of both the surface condition of the original panel and the thin layer of render - making a consistent, visually uniform appearance unachievable.

Fixing condition
The BH survey states "*The integrity of the fixings is also a cause of concern as the cast in channels to the concrete structure – where exposed – are heavily corroded and have possibly lost their restraint action."*

As there is only a very small cavity behind the panels (10-20mm), it will be impossible to access fixings to carry out any repair or maintenance without removing panels. Removal of the panels would inevitably lead to further damage.

At the time of writing PAYE have been instructed to carry out a further assessment of the condition of fixings.

Insulation
Panels are currently uninsulated.

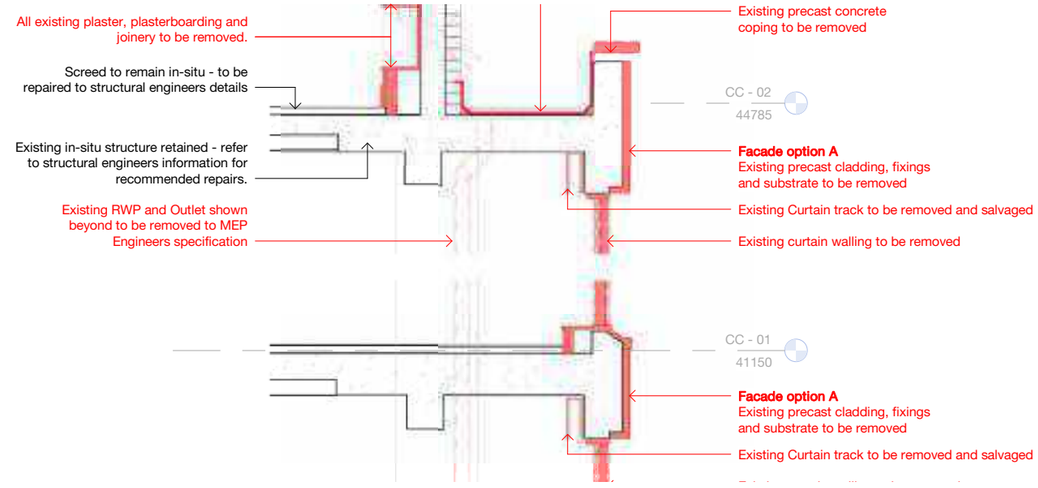
Pre-cast panels: Recommendation
Full replacement of the pre-cast panels is recommended for the following reasons:

- The council require a safe and robust solution to the long term fixing of the panels.
- A large number of panels are deemed beyond repair. A hybrid repair and replacement strategy would not produce a uniform appearance.
- For any panels where repair may be technically possible, repairs are likely to be visually unacceptable. (A trial repair has been suggested to clarify this point, but is not currently instructed).
- Replacement with GRC will allow insulation in the wall build-up - helping to meet the council's sustainability targets.

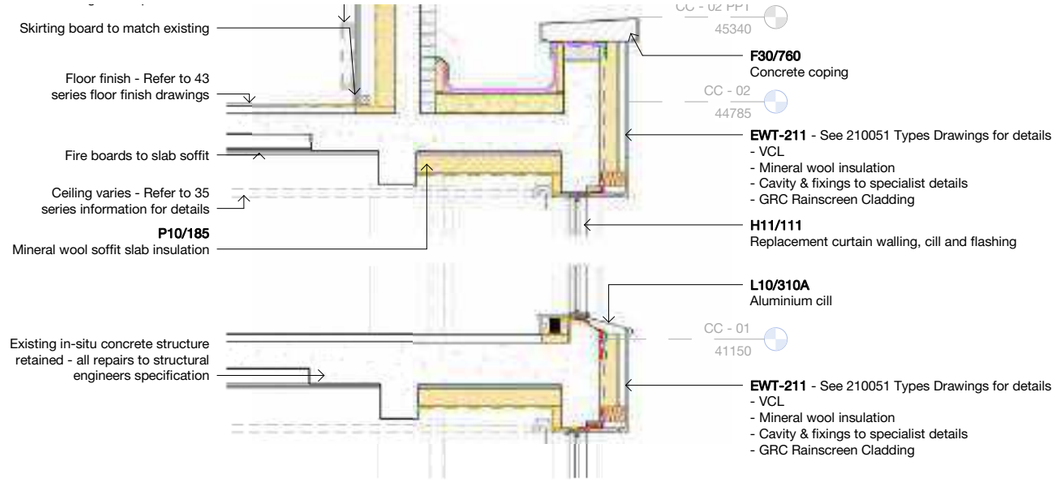
Replacement of Pre-cast panels with GRC cladding
It is proposed to replace the pre-cast panels with insulated GRC (glass reinforced concrete). GRC is a lightweight product available in a colour and texture to match the existing pre-cast. Because it can be made in thinner panels than pre-cast, it provides an opportunity to insulate the building. The detail right illustrates the proposal to replicate the appearance of the existing pre-cast but integrate 100mm of mineral wool insulation. This will create a thicker overall build-up than the existing (approx 60mm thicker), but will not significantly change the appearance of the building. This will achieve the target U-value of 0.3W/m2/K

The extent of the pre-cast / GRC areas is highlighted on the elevations overleaf - different colours represent different substrates - all will adopt the same basic approach for the new cladding.

Section through West Elevation - Proposed demolition



Section through West Elevation - Proposal



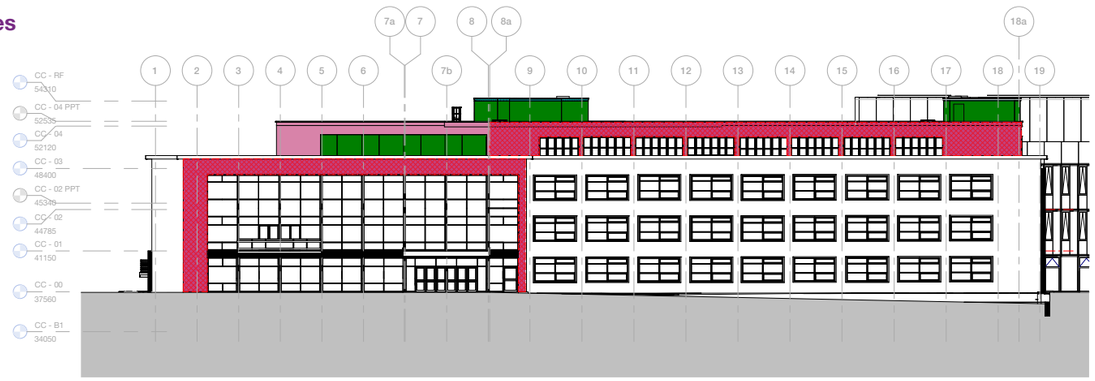
6 Architecture

6.1 Civic Centre

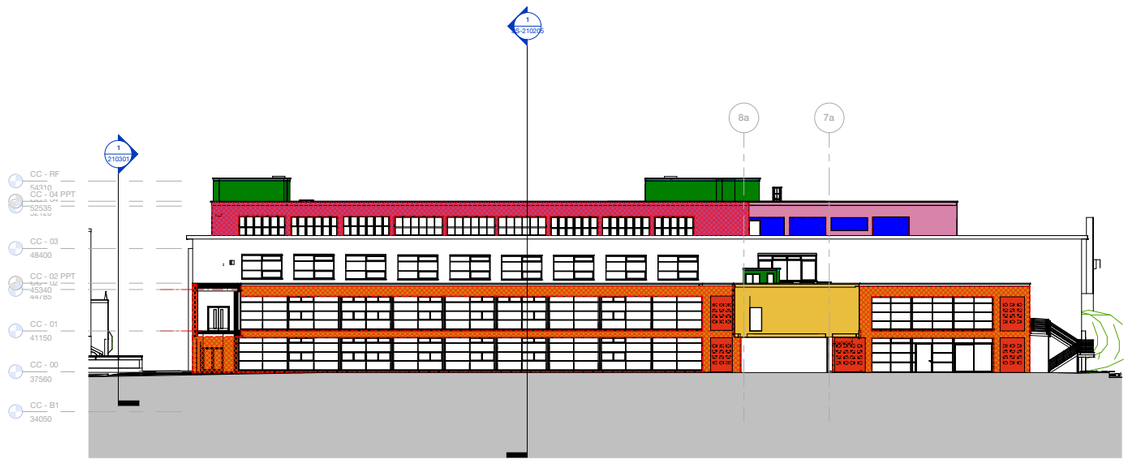
6.1.1 Repair and restoration of the civic centre

6.1.1.2 Existing pre-cast cladding / proposed GRC replacement

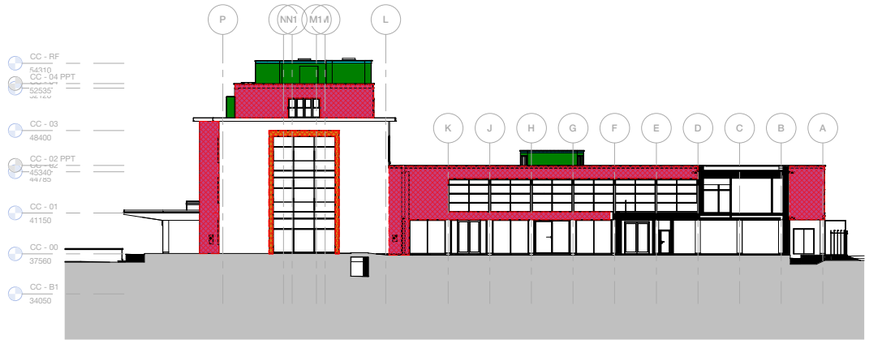
GRC Wall Types



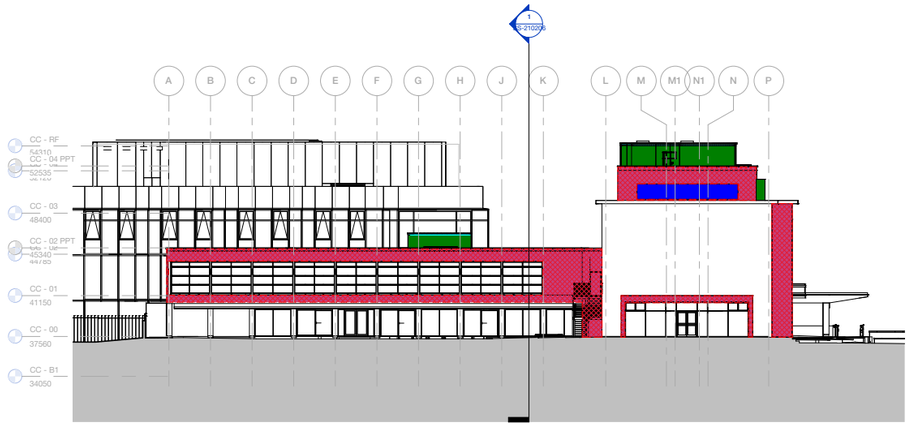
External Concrete & Render Wall Types - East Elevation
1 : 200



External Concrete & Render Wall Types - West Elevation
1 : 200



External Concrete & Render Wall Types - North Elevation
1 : 200



External Concrete & Render Wall Types - South Elevation
1 : 200

WALL TYPES KEY:

Precast/GRC panel Systems - Refer to DWG 210051

EWT-201
Concrete Panels on Solid Brick - Insulated

EWT-202
Concrete Panels on Solid Brick - Uninsulated

EWT-211
Concrete Panels on Concrete upstand - Insulated

EWT-301
Concrete Panels infill walls - Uninsulated

Miscellaneous - Refer to DWG 210052

EWT-302
Render Solid Brickwork - Insulated

EWT-311
Feature Wall - Precast with integrated glazing

EWT-312
Reinforced Concrete Wall

6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.3 Brickwork

Brickwork
The existing brickwork is in relatively good condition and requires only minor repair work.
To enhance thermal performance of the brick faced walls it is proposed to insulate internally.

The extent of the brickwork areas is illustrated in the diagrams overleaf. The different colour coding represents conditions / wall types as described below.

Wall Type EWT-111 East and west walls of north wing

Existing condition: brickwork on concrete substrate (minimal cavity) with uninsulated plastered lining.

Proposal: the uninsulated plastered lining is to be removed and replaced with an insulated plasterboard lining.

Internal floor structures and retained internal walls create cold bridges where they meet the external wall. These will be minimized through insulation of the structures at the perimeter. Air tightness and vapour permeability and condensation risks will be considered and addressed through the use of vapour barriers and air tightness membranes. These details will be developed at the next stage.

Proposed demolition of internal finishes

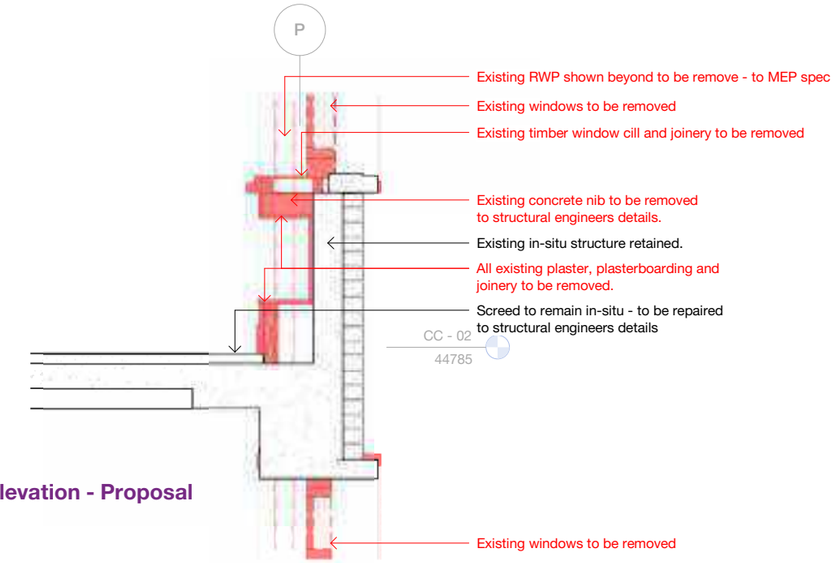




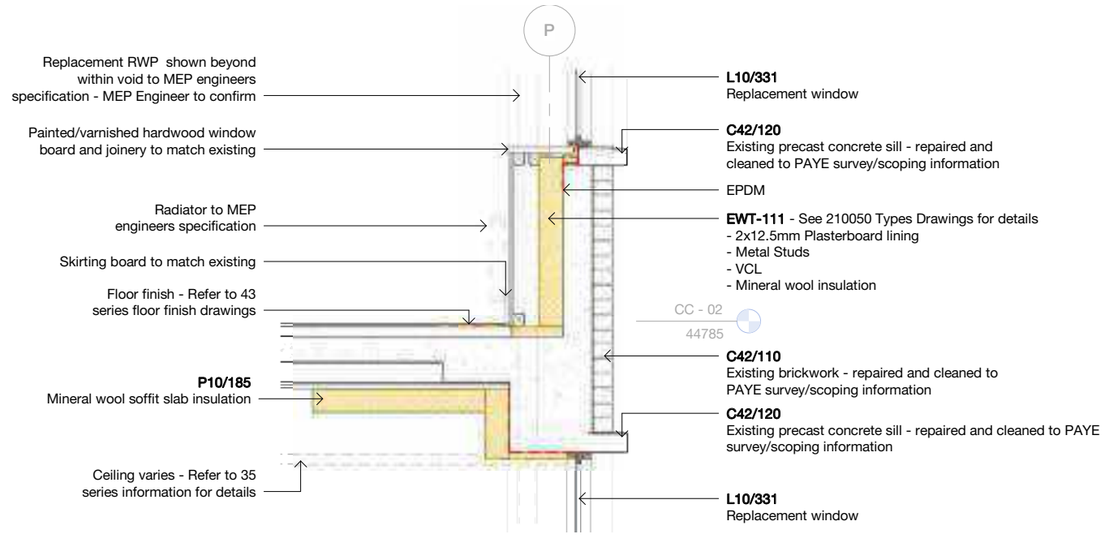
North Wing - East Elevation



Section through East Elevation - Proposed demolition



Section through East Elevation - Proposal



6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.3 Brickwork

Brickwork continued.
Wall Types EWT-101A and 101B. Council chamber.

Existing condition: cavity wall with brickwork inner and out leaf. Type 101A is unlined, Type 101B areas have fine finish linings such as the marble behind the podium and podium itself, or timber panelling.

Proposal: In 101A areas (bare brickwork) - the walls can simply be lined with insulation (they will be concealed by the replacement ceiling).

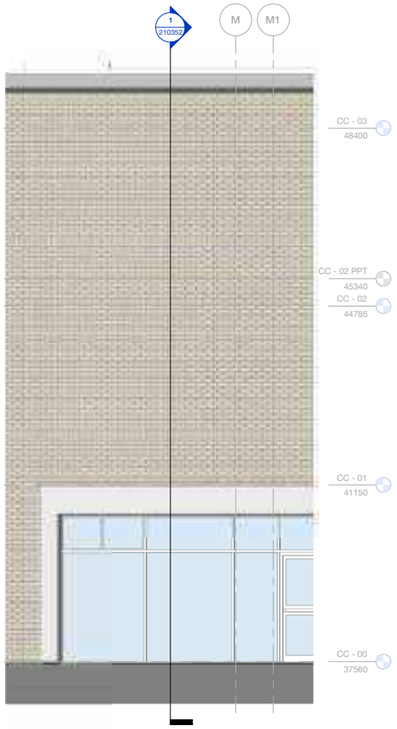
Proposal: In 101B areas the fine finishes are to be de-mounted, the walls insulated and the finishes re-placed

Internal floor structures and the concrete podium canopy structure create cold bridges where they meet the external wall. These will be minimized through insulation of the structures at the perimeter. Air tightness and vapour permeability and condensation risks will be considered and addressed through the use of vapour barriers and air tightness membranes. These details will be developed at the next stage.

Wall Type EWT 102A. North wing / north stair (north elevation)
Existing condition: cavity wall with brickwork inner and out leaf, plastered internally.

Proposal: The existing terrazzo stair butts up against the wall making an insulated internal lining impossible. The preferred option to limit heat loss is to remove existing plaster and replace with an insulating plaster. This will not achieve the target 0.3 W/m2/K but will reduce heat loss. As this is a transitory area, the council may wish to set the thermostat level lower than elsewhere in the building to further reduce heat loss.

South Elevation - Council Chamber

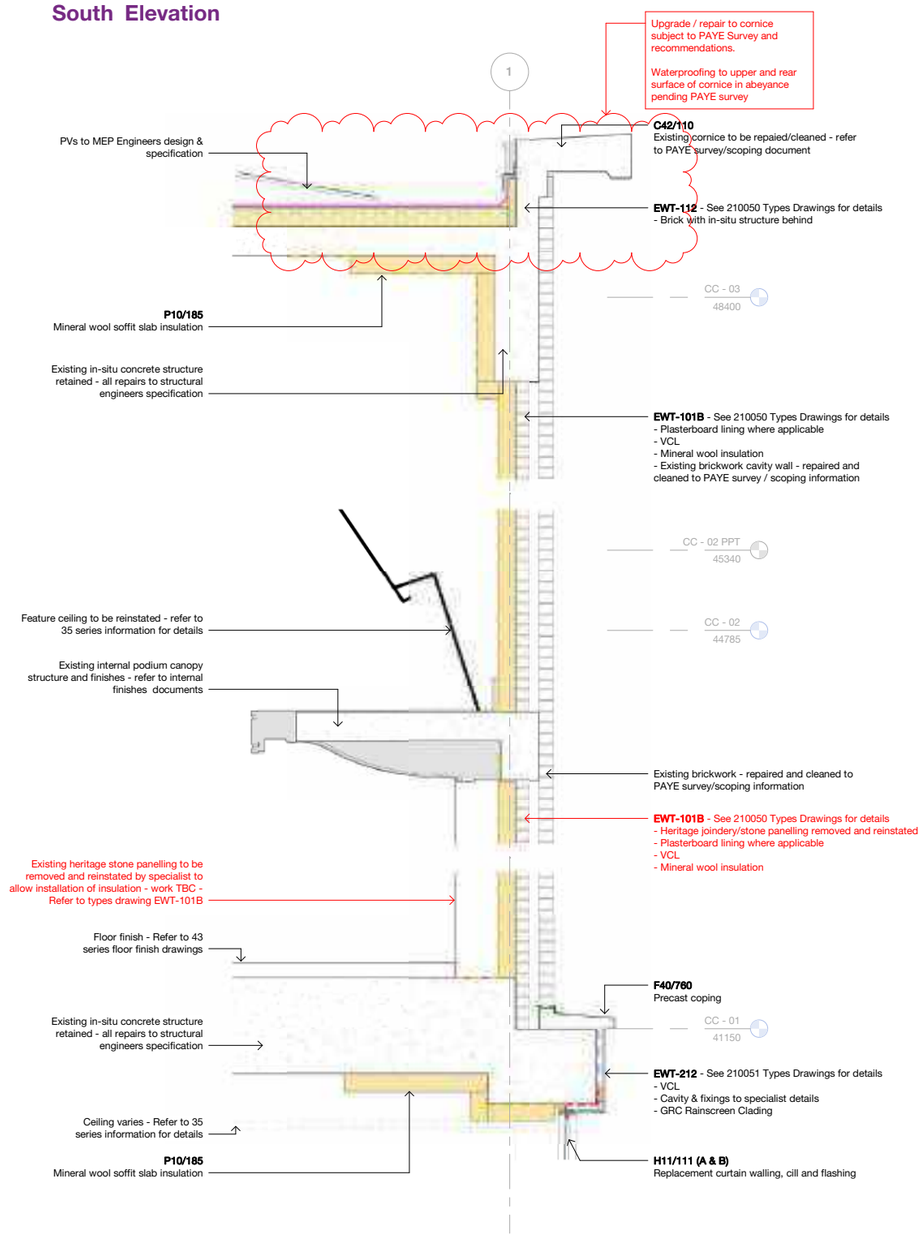






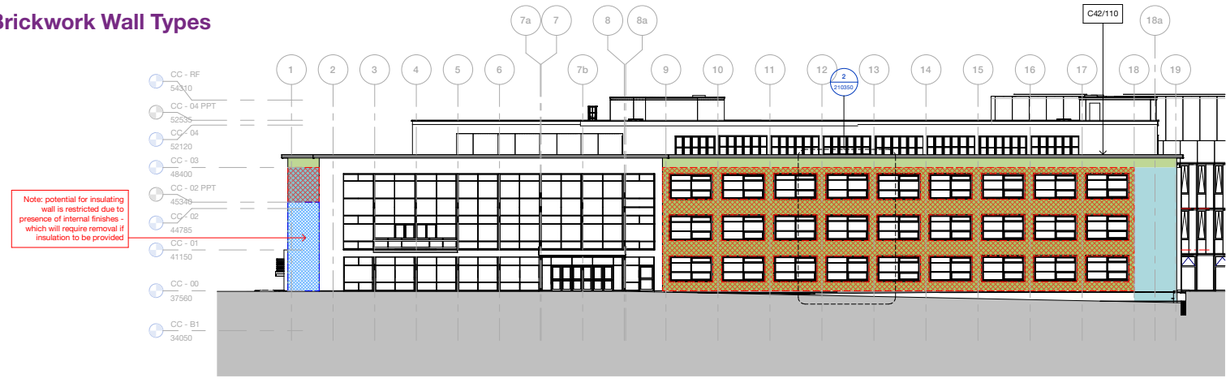
Left: Council chamber. Right: North stairwell

South Elevation

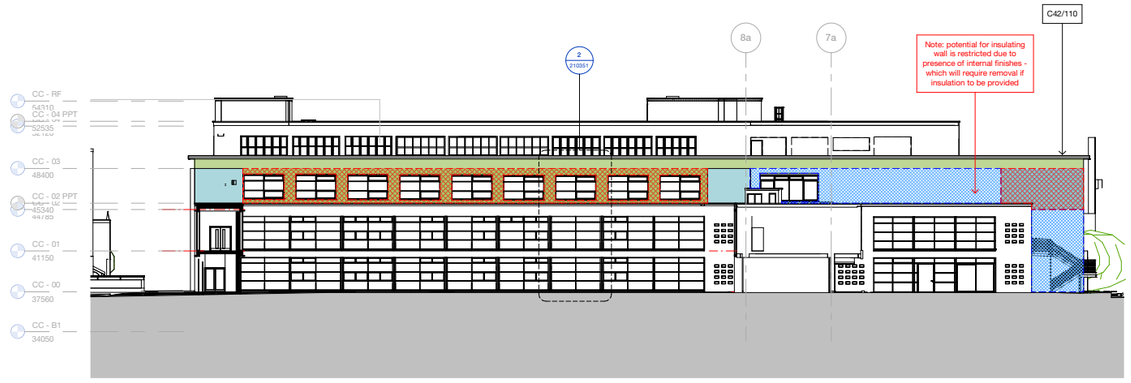


6 Architecture
6.1 Civic Centre
6.1.1 Repair and restoration of the civic centre
6.1.1.3 Brickwork

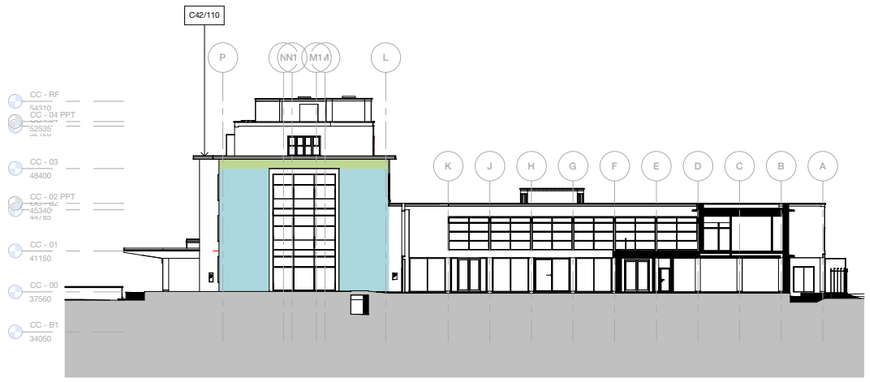
Brickwork Wall Types



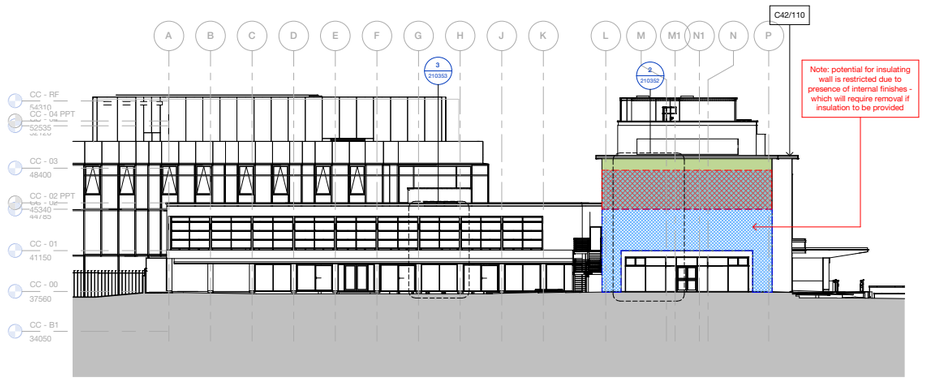
External Brickwork Wall Types - East Elevation
1 : 200



External Brickwork Wall Types - West Elevation
1 : 200



External Brickwork Wall Types - North Elevation
1 : 200



External Brickwork Wall Types - South Elevation
1 : 200

WALL TYPES KEY:

Facing Brickwork Systems - Refer to DWG 210050

EWT-101A
Brickwork Cavity Wall - Insulated internally

EWT-101B
Brickwork Cavity Wall - Insulated internally

EWT-102A
Brickwork Cavity Wall - Uninsulated

EWT-111
Brick with Concrete upstand - Insulated

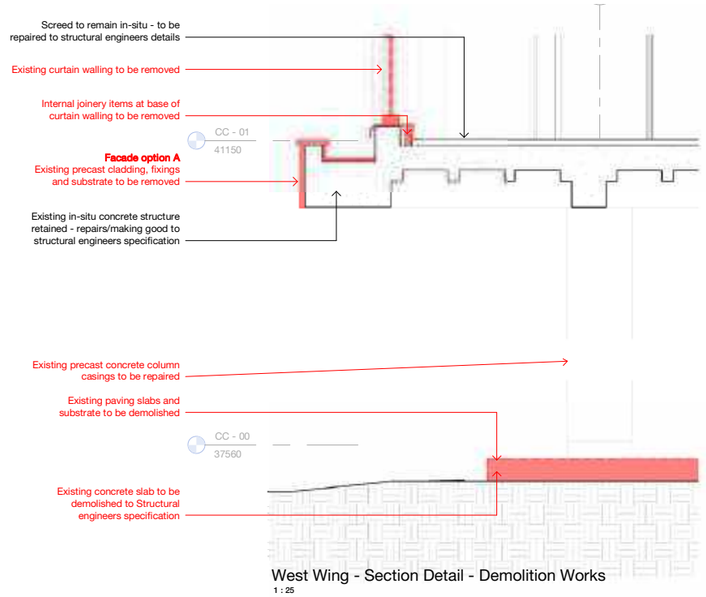
EWT-112
Refer to 27 series roof package

6 Architecture
6.1 Civic Centre
6.1.2 West wing undercroft

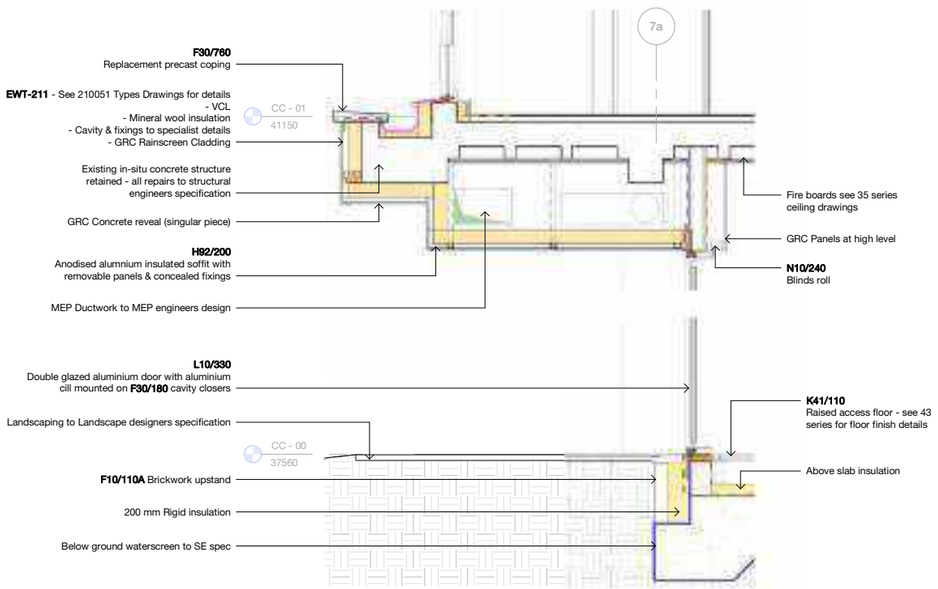
Proposal
The external undercroft space under the first floor west wing is to be enclosed with glazed screens to provide a light and airy welcome space opening out to the woodland garden area and central couryard. The glazing is to be positioned to the inner face of the existing columns to retain the appearance of a wing on pilotis.

To avoid exposed ductwork running through the welcome space itself, it is proposed to route ductwork under the overhang to the south of the wing. The ductwork is to be concealed within a bulkhead clad in GRC panels as shown in the detail right. The perspective view (bottom right) illustrates the visual impact is relatiively minimal.





West Wing - Section Detail - Demolition Works
1 : 25



West Wing - Section Detail - Proposed Upgrade
1 : 25



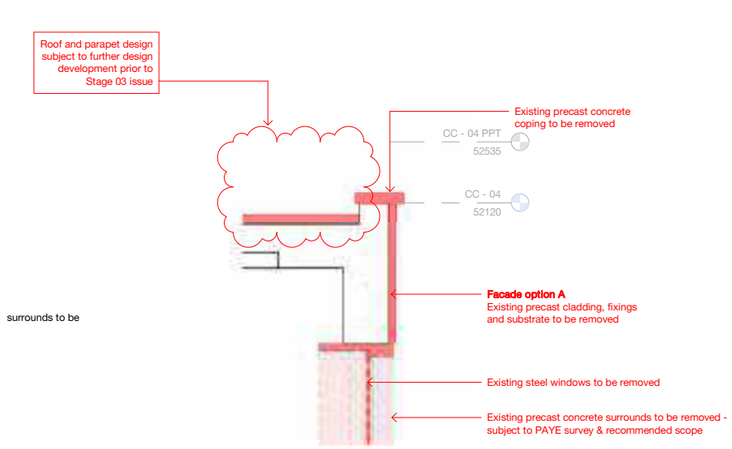




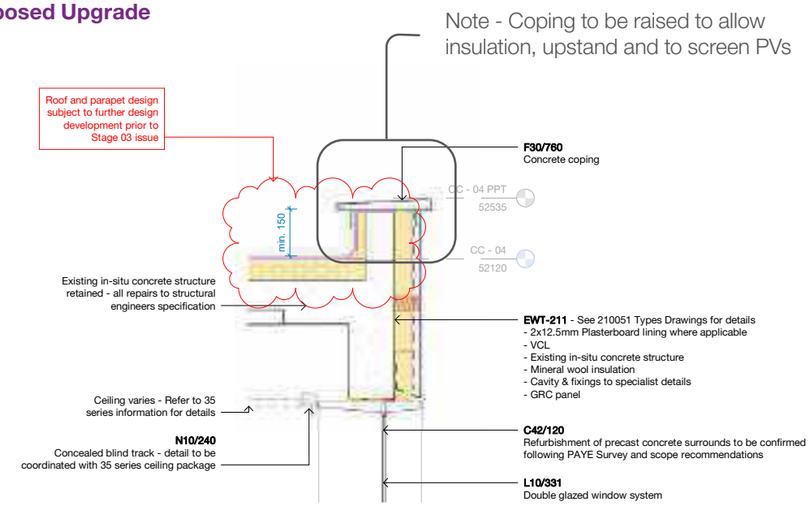
6 Architecture
6.1 Civic Centre
6.1.3 Attic Storey

Proposal
The attic storey is currently clad in pre-cast panels. As described on the previous page the current proposal is to replace all pre-cast panels with insulated GRC panels. At attic level this provides the opportunity to lift the parapet height by 350mm in order to conceal new insulation to the roof and an improved 150mm upstand to the rear of the parapet. This upstand will provide a better weatherproofing detail and help to hide the photovoltaic panels proposed for this roof area (refer to Section 6.3.2

Demolition Works



Proposed Upgrade



Perspective view - original height





Perspective view - additional 350mm parapet



6 Architecture
6.2 Trinity Road Building
6.2.1 Development of the building form and massing

Summary
To meet the councils requirements for additional floorspace, an extension of the existing Civic Centre is required - the car park site to the rear of the council is to be developed for this purpose.

The diagrams on the following page set out the design principles adopted to achieve the required floor area and connectivity, whilst respecting the heritage value of neighbouring buildings and the specific challenges of the context.

The proposal can be summarized as follows:

- A square plan, three storey building with single storey recessed roof plant - currently referred to as the Trinity Road Building
- A two storey link block to the west of the site, connecting the Trinity Rd Building to the existing west wing
- A first floor bridge structure connecting the Trinity Rd Building to the existing north wing staircore.

Design Development
During RIBA Stage 1, the design team met with the Haringey Design and Conservation Officers to informally discuss alternative approaches to the development of the car park site. This led to the adoption of 'Option B (4 storey)' - the basis of the current design.

Over the course of Stages 2 and 3 this strategic approach to the site massing has been tested and refined taking into account comments from numerous Pre-application meetings and two Quality Review Panels. The design has undergone a variety of changes including:

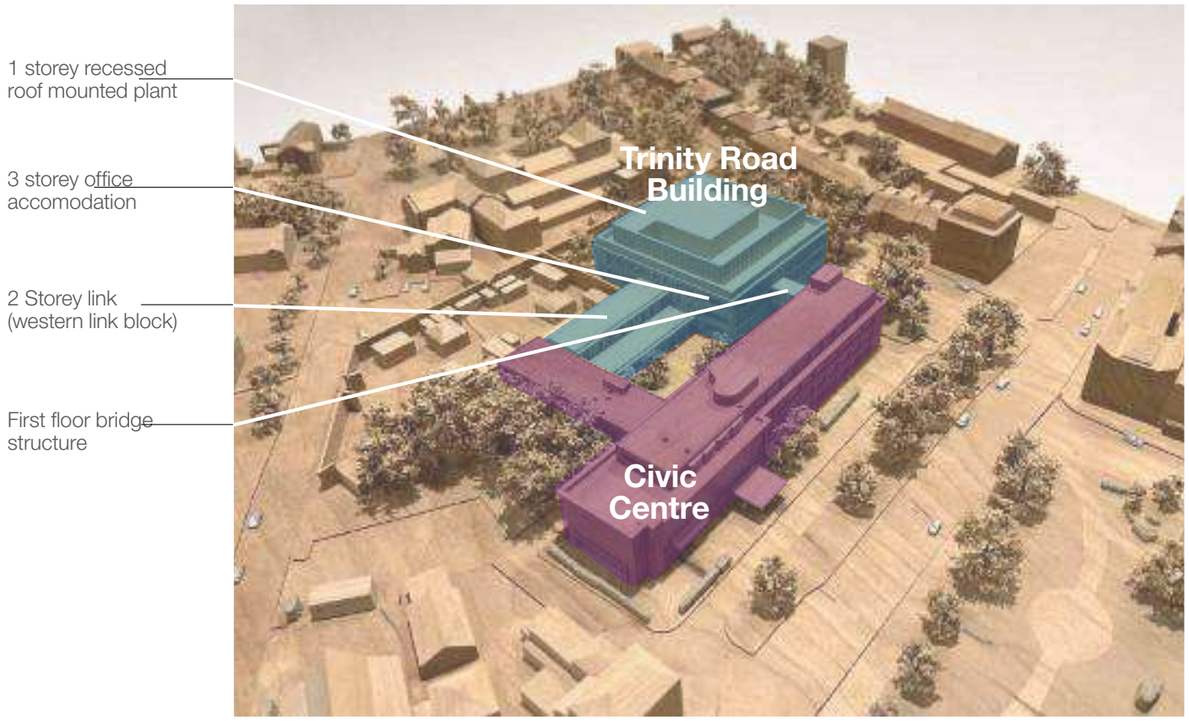
- Basement omitted
- Plant relocated to the roof
- Height of the Trinity Rd building reduced by 1 storey
- Floorplate reduced (distance from school increased)

A key discussion point during the Pre-app meetings was the height and design of the plant screen. Collaboration with MEP and Structure the plant screen has been reduced in height and set back from the perimeter. The design of the plant screen has also developed, providing additional articulation to the GRC panels.

The QRP panel provided the following feedback:

"The panel warmly supports the proposals. The project team has...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 building and the wider context."

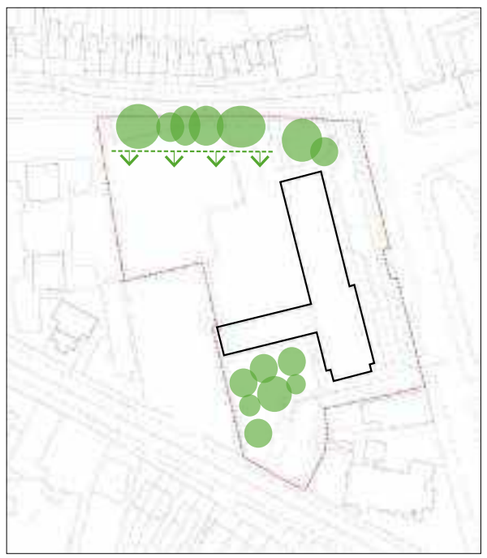



Stage 1 Option B (4 Storey)

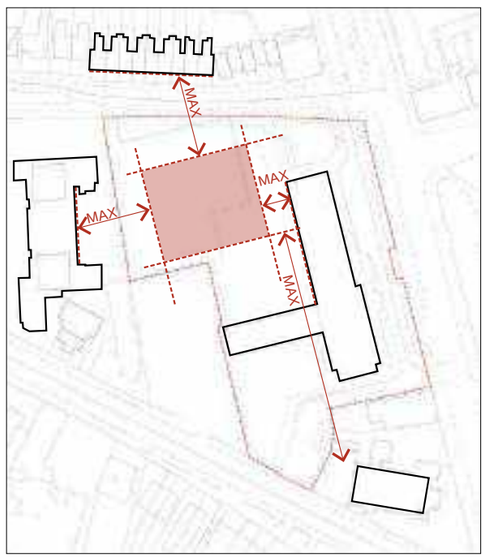

Revised Stage 02 Proposal


Early Stage 03 Proposal


Current Proposal



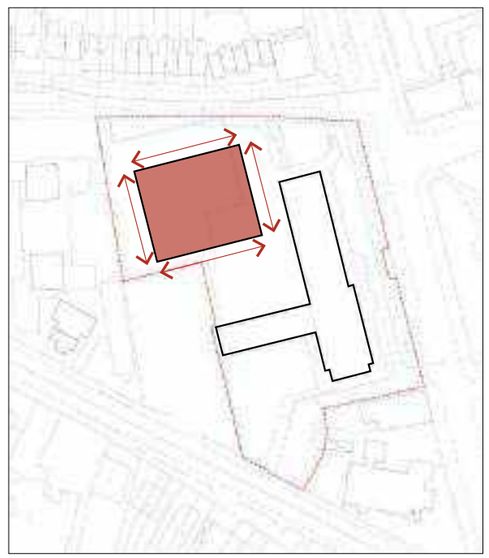
1. Retain existing trees on Trinity Road
New Trinity Building to be built outside of the root protection zone



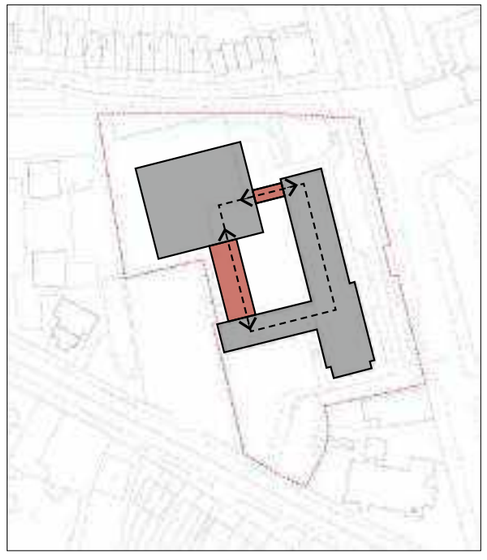
2. Offset from neighbouring buildings
Locating the Trinity Building to maximise distance from neighbouring buildings



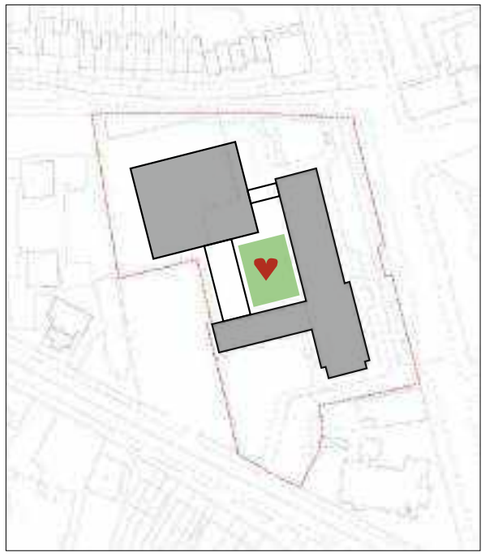
3. Adopt 1950s planning principles
The new building is designed as an object in a park, adopting design principles from the original 1950s master plan for the site



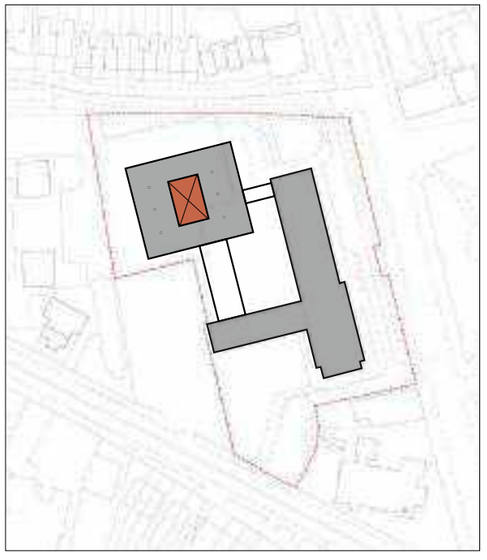
4. Building Form
Efficient & simple building form that maximises the form factor ratio between floor & facade area to reduce facade & increase floor space



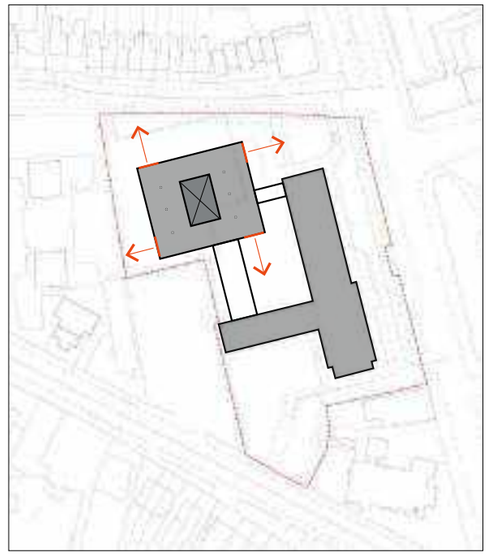
5. Connection to Civic Centre
Linking the Civic Centre to the new building maximising connectivity between the two buildings



6. Central courtyard
Creating an internal central courtyard at the heart of the development adopting the original master-plan for the site



7. Core Location
The Trinity Building core is centrally located on plan to offer maximum flexibility to the floor plate

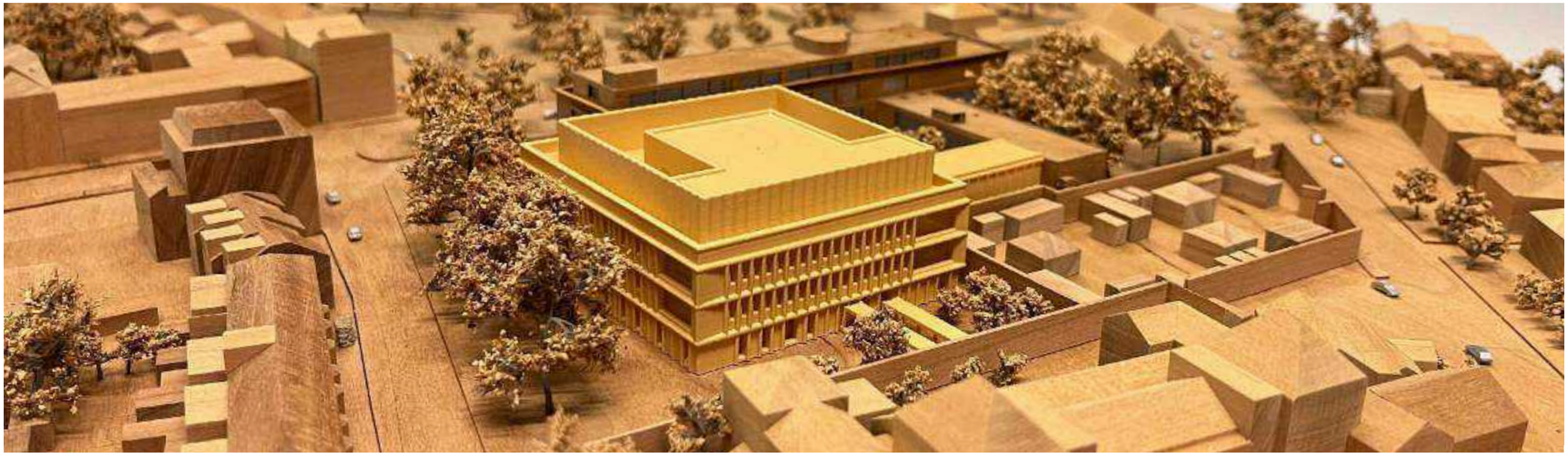


8. Picture windows
Larger windows located on the corners of the new building frame views out of the building & allow views in from the public realm









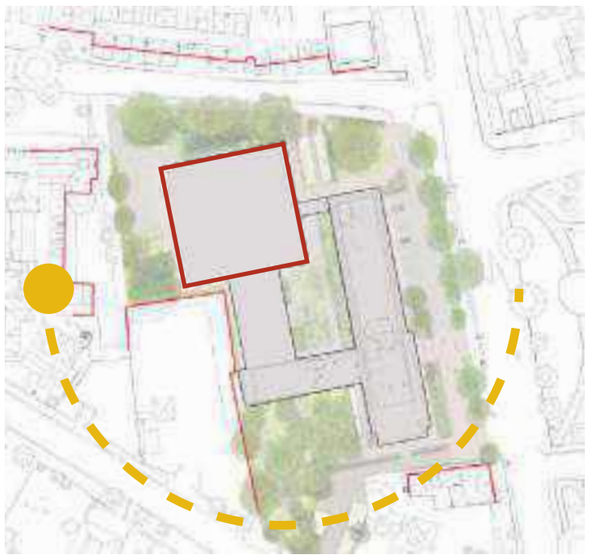
Solar control

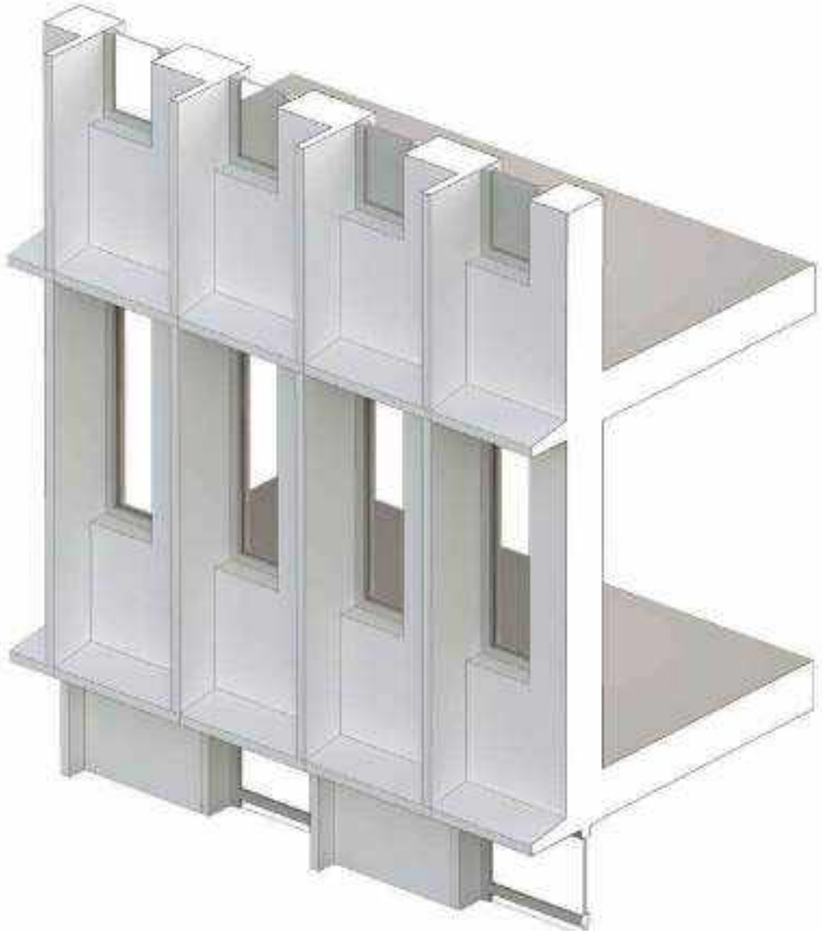
The building envelope is 40% glazed to both maximize natural light within the interior and avoid overheating. To minimize solar gain (heat from the sun), the facade requires shading in the form of projecting vertical fins and horizontal stringers. These projecting elements will also provide an appealing pattern of light and shade. The fin spacing and positioning of adjacent windows responds to each façade's solar orientation. The window sill is aligned with desk height.

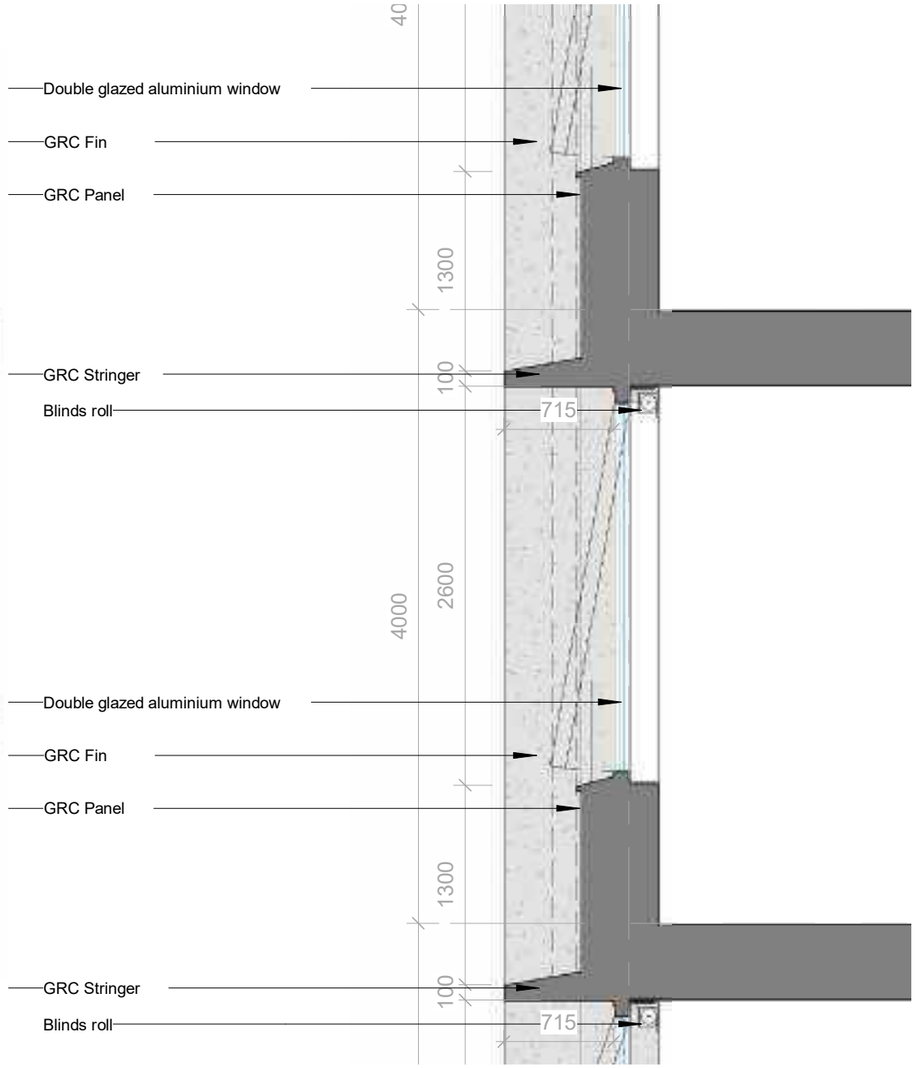
The windows, solid panels, fins and cornices are set out on a rational grid picking up on the regular panellised cladding and vertical windows of the Civic Centre attic. The grid follows a regular module, but changes on different floor levels and on different façades in response to different environmental conditions. This helps bring variety and animation to the facade and helps break down the mass of the building

At key points around the building large picture windows are introduced to celebrate key internal spaces and allow this to be read on the elevation. This lets building users and visitors to understand the building organisation from the outside.

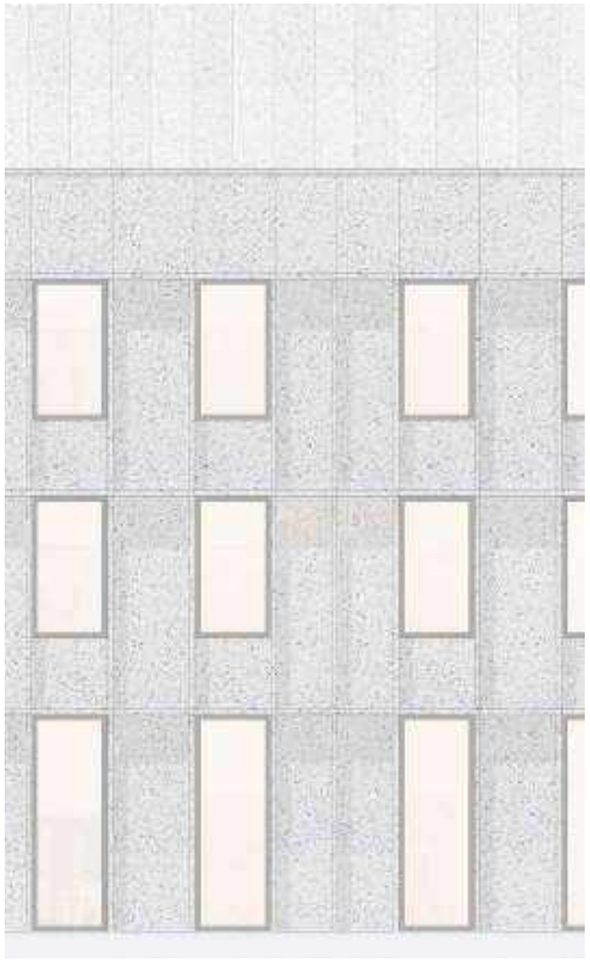
Site plan below



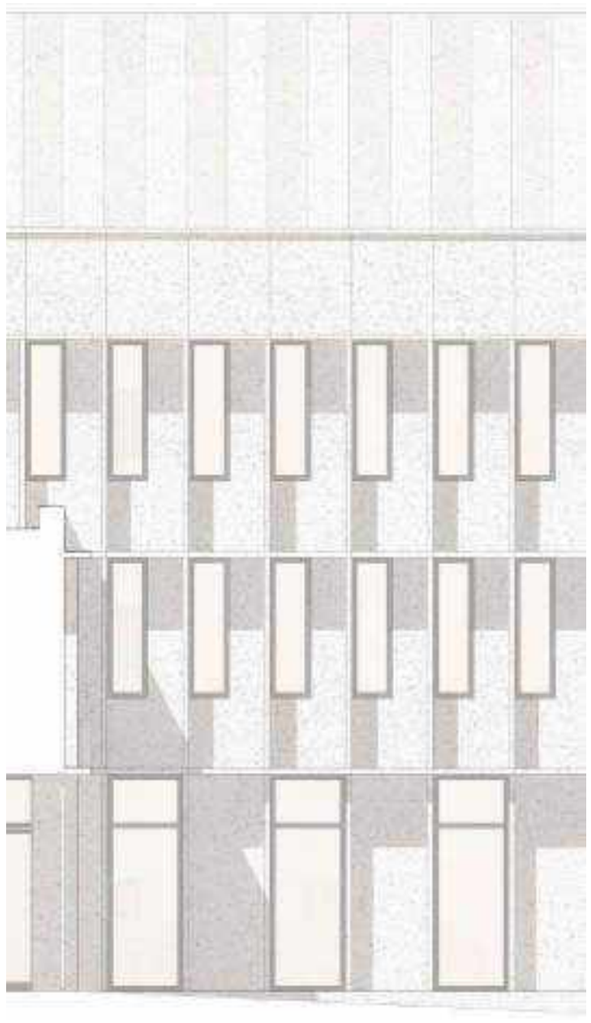




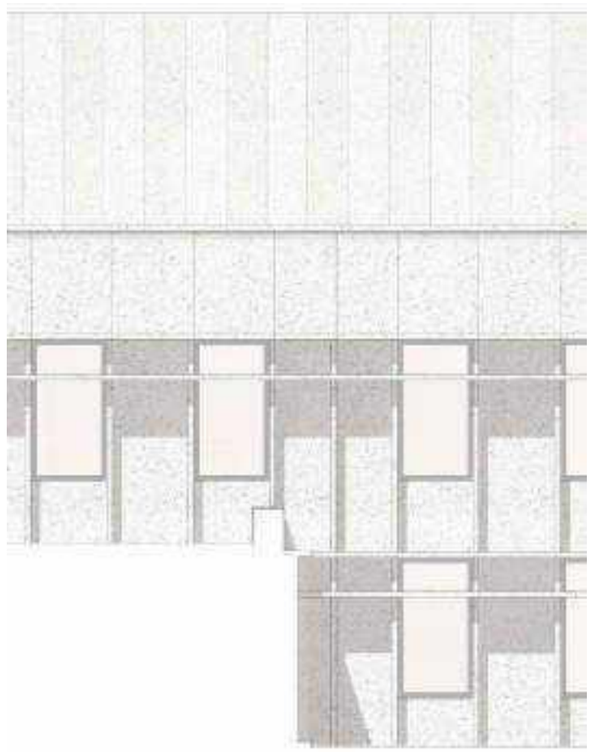
The fin spacing and positioning of adjacent windows responds to each façade's solar orientation.



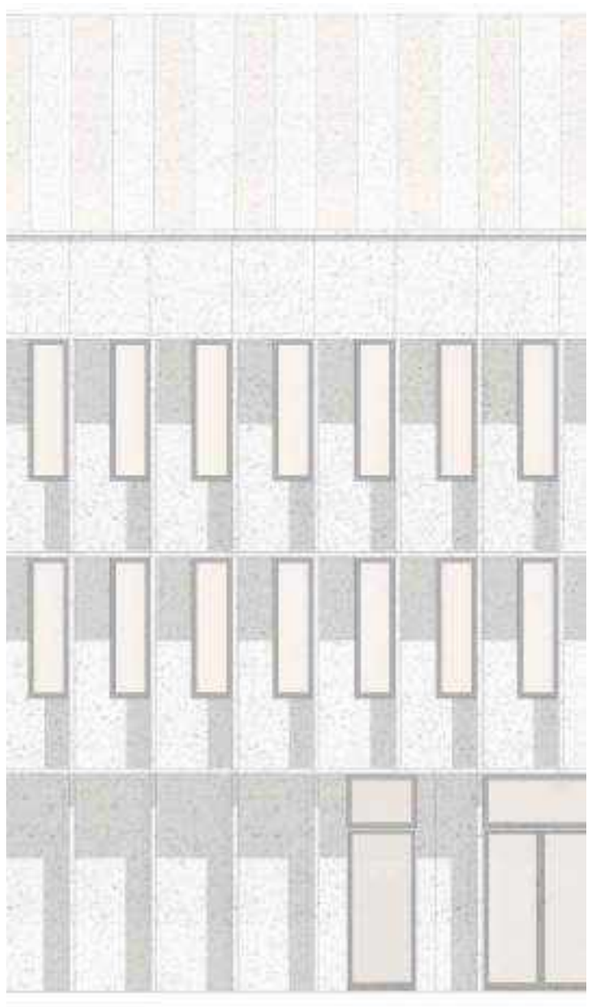
North



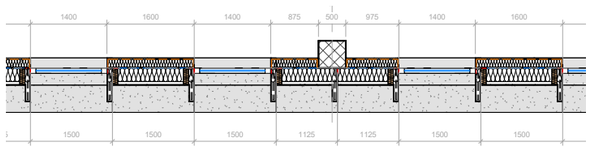
East

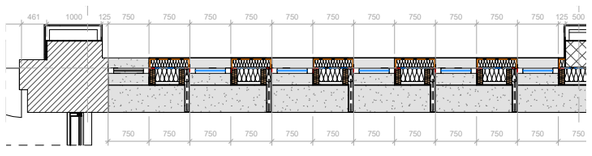


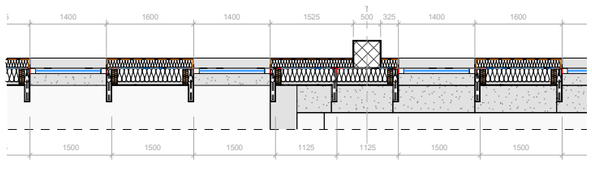
South

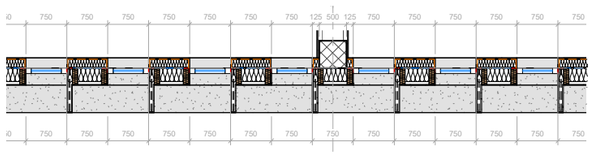


West









Material Palette

The starting point for the design development of the annexe is the existing Civic Centre. The design team has drawn inspiration from the existing building and the original design intent for the original 1950s master plan.

Key features of the existing facade:

1 Use of artificial stone (pre-cast)
- Highlighting the lobby, registrar and council chamber to the High Rd elevation
- For the attic storey
- West wing
- Elements of the west facade

2 Attic to the Civic Centre is setback and submissive to the primary façade,

3 Attic has rational grid of panellised material, vertical windows and fins

4 Sculptural concrete forms to the lift over run and plant room.

* A piece of the pre-cast artificial stone panel from the Civic Centre third story attic knocked off by remedial works. The design team have been reviewing material samples of artificial stone cladding (GRC) , to find a suitable match to the original colouring of the concrete and stone cladding of the Civic Centre.

Embodied Carbon

The façade of a building is a high proportion of the potential embodied carbon within a building. The design team are working reduce any embodied carbon through several ways:

– Where possible, simplify the massing of the building to produce an efficient form factor (ratio of internal floor area to external wall area)
– Develop a low carbon façade build up using low embodied carbon materials and construction techniques

The material selection is vitally important to any building as it forms the first visual impression. The balance between visual appearance and carbon will need to be carefully struck as some materials have higher embodied carbon than others.

To help the design team in these decisions Hawkins Brown have developed a tool (HBERT) for analysing materials to better understand how aesthetics can be achieved using lower carbon materials. The tool is a compendium which can analyse and compare different materials and wall build-ups as well as being able to analyse the BIM model and give an accurate value for embodied carbon within the project as a whole.

A selection of external wall build ups have been analysed using the HBERT tool and are shown right for the Civic Centre. As can be seen from the data, a proposed artificial stone (GRC) build-up offers significant reduction in embodied carbon over options such as aluminium rain-screen.









Existing Material Palette





Proposed Material Palette

Axonometric Bay Study

The artificial stone (GRC) panels can be formed into a variety of shapes and sizes through a mould. As the panels are formed in this way they can be very thin, reducing the embodied carbon within them and the total weight of the material. This lightweight facade further reduces the need secondary steel supports which again is of benefit to lower embodied carbon.

The image below shows how the material can be formed into elegant thin fins which the design team are proposing for the basis of the solar shading strategy within the Annex.

GRC has been selected because the material:

- can be colour matched to the existing building
- can be formed into highly articulated panels to create the required solar shading fins and stringers (see below)
- is sufficiently robust that the panels can be thin and lightweight.
- has low embodied carbon





1. ARTIFICIAL STONE (GRC)
Rainscreen cladding system as main facade material

2. ROCKWOOL INSULATION
250mm A non-combustible rainscreen installation.

3. SFS FRAME
Lightweight secondary frame fully filled with non-combustible insulation.

4. FIRE-STOP
Fire stops will be installed horizontally and vertically to break the facade into compartments.

5. WINDOW
Smaller windows will be openeable for natural ventilation.

6. RAISED ACCESS FLOOR
Raised access floor with 150mm clear void.

7. PT Slab
For further information on the concrete frame refer to structures report.

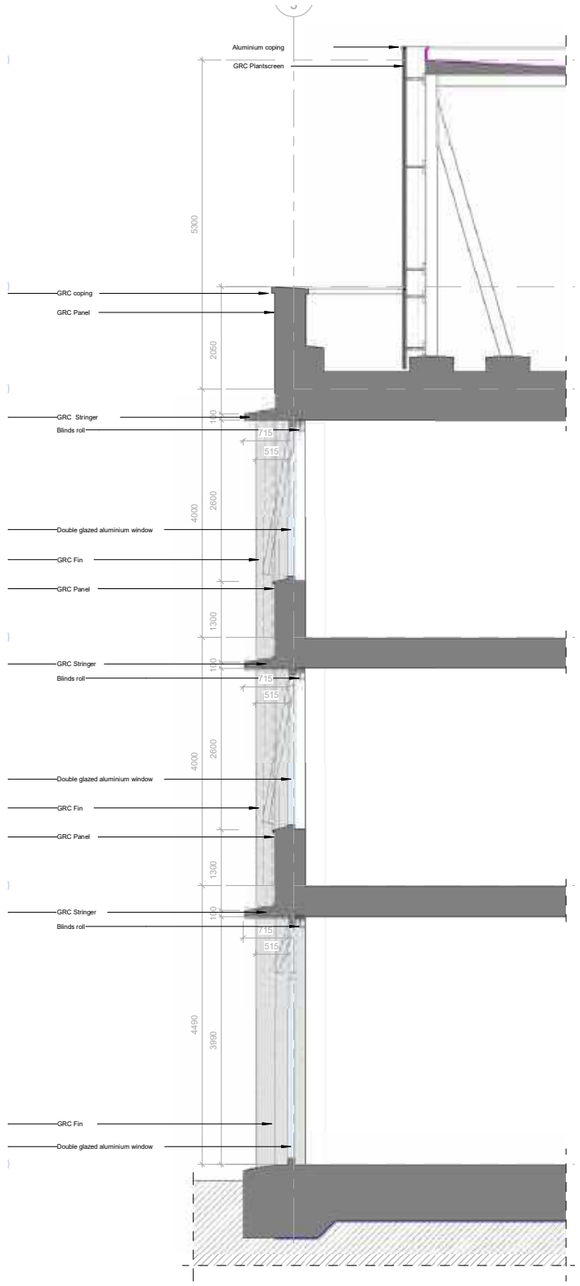


6 Architecture
6.2 Trinity Road Building
6.2.6 Facade Development

The optimum working module size for the facade grid and is reflected in the rhythm of flat panel framing. Large picture windows punctuate the GRC units, providing framed views out from the internal spaces as well as relief and depth to the facade externally. The materiality and depth of the panels also assist in the building's performance, adding thermal mass for a controlled environment. The grid is further sub-divided to achieve a more human scale, as well as providing multiple external mullions for necessary solar shading.

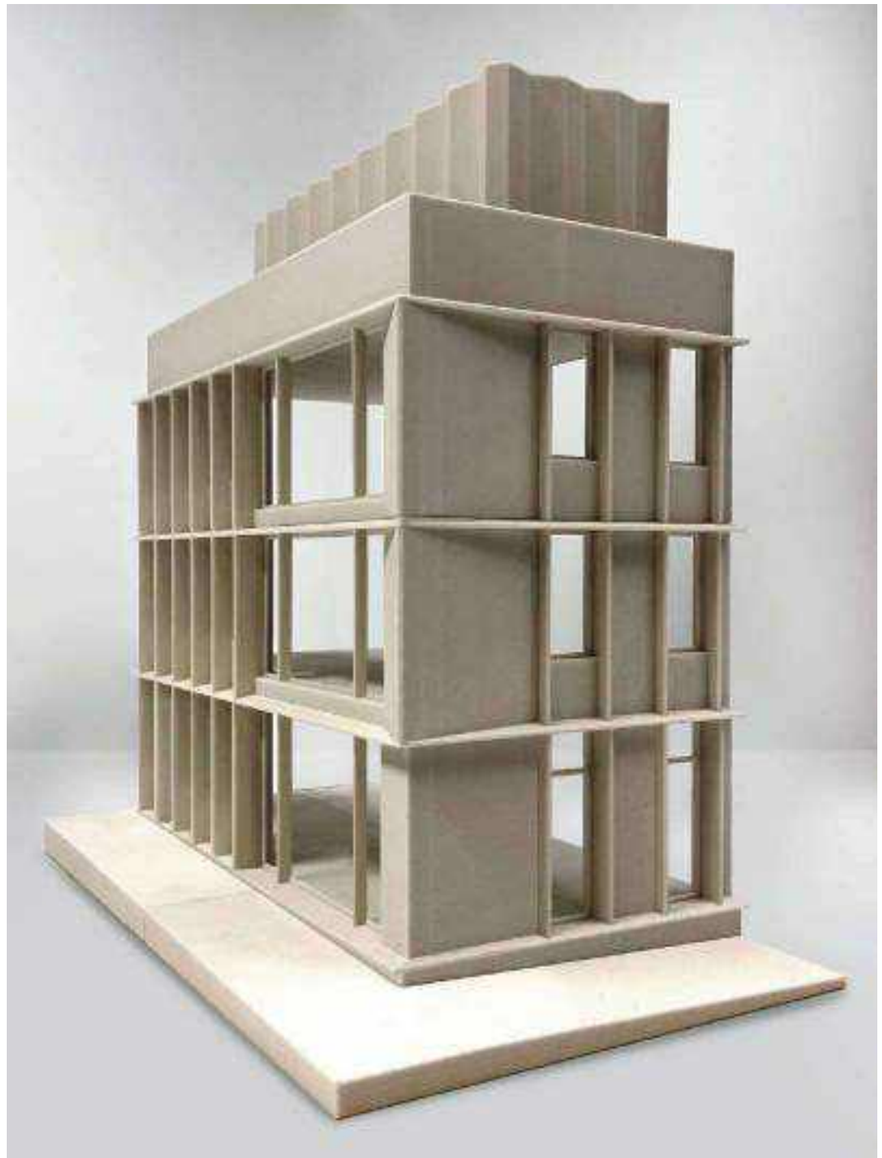
The rational grid allows for good areas of glazing within the standard bay. These are divided by protruding GRC fins that follow the proportions established. At key spaces, the bay height follows the internal space to allow this to be clearly read from the building approach.

Datums that respond to the immediate context. The datums help relate the building to its context.



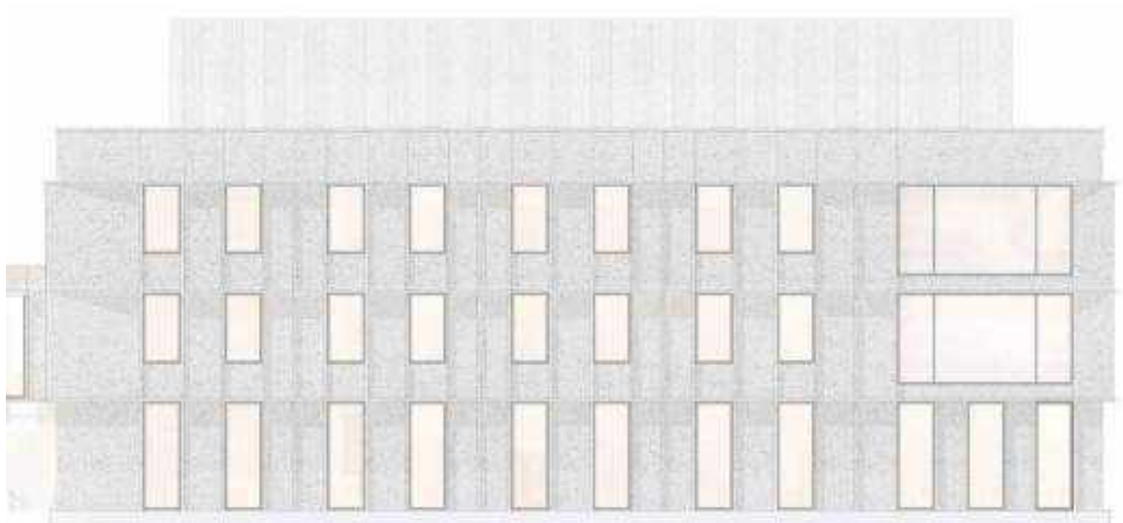


Precedents

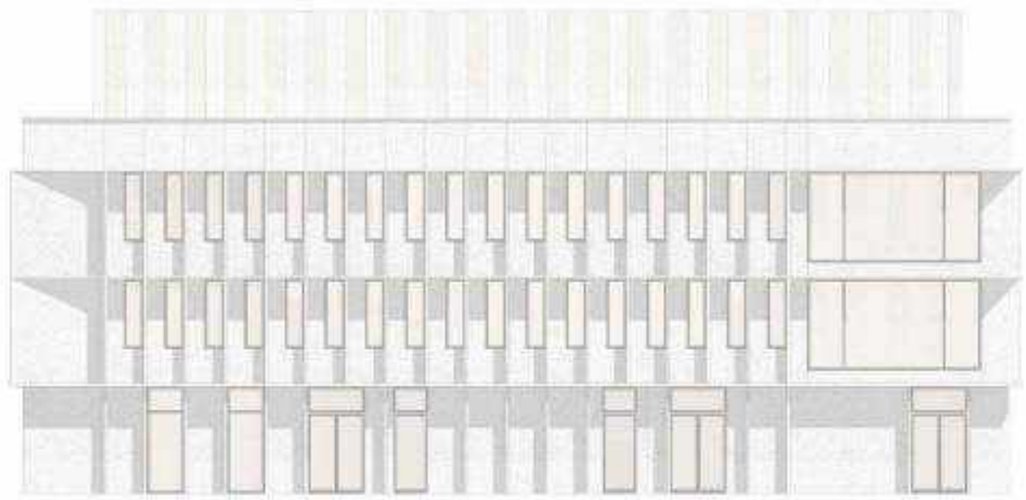


Physical model

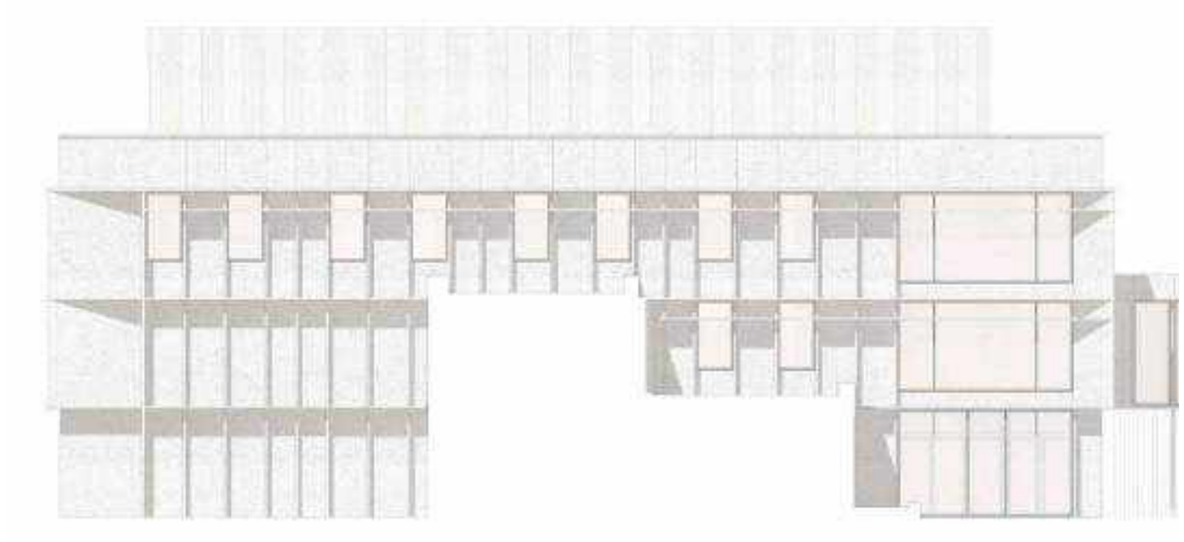
A physical model of the proposed facade has been created as a key design tool, providing an opportunity to review.



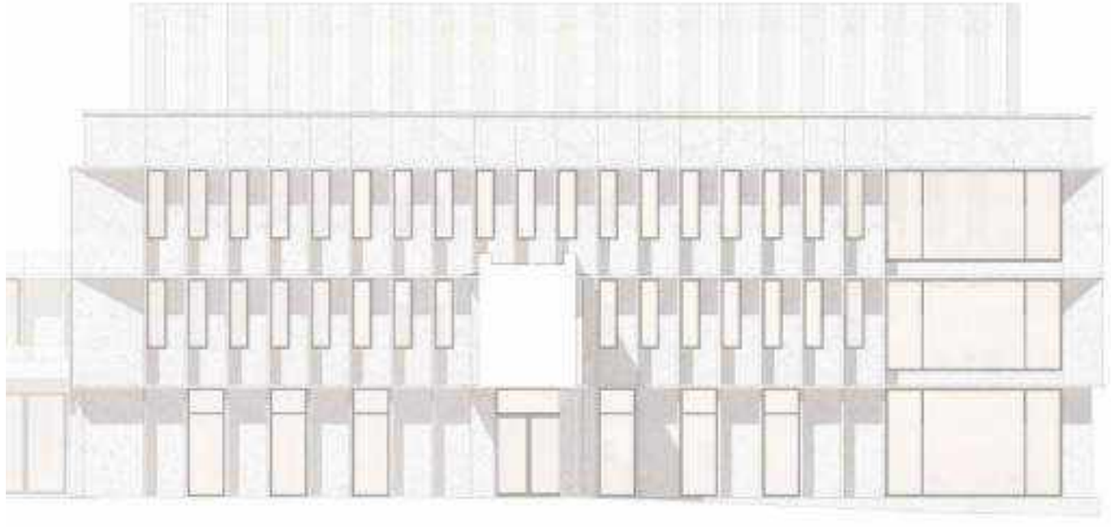
North Facade



West Facade (opposite to school)



South Facade



East Facade (opposite to Civic Centre)

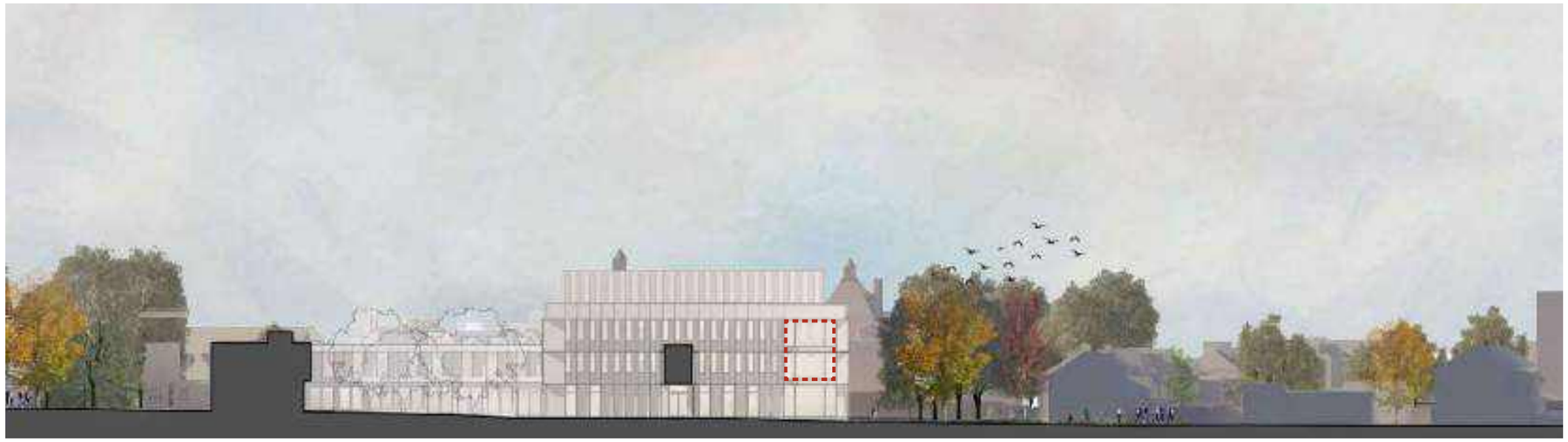
Picture windows to frame key views and activities

The East and South elevations incorporate large picture windows at the corners of the building to orientate the building, provide views and connection to the surrounding street-scape and the internal courtyard. These large windows also allow views into the building from outside - reflecting the intent for transparency and openness in the original civic centre design.

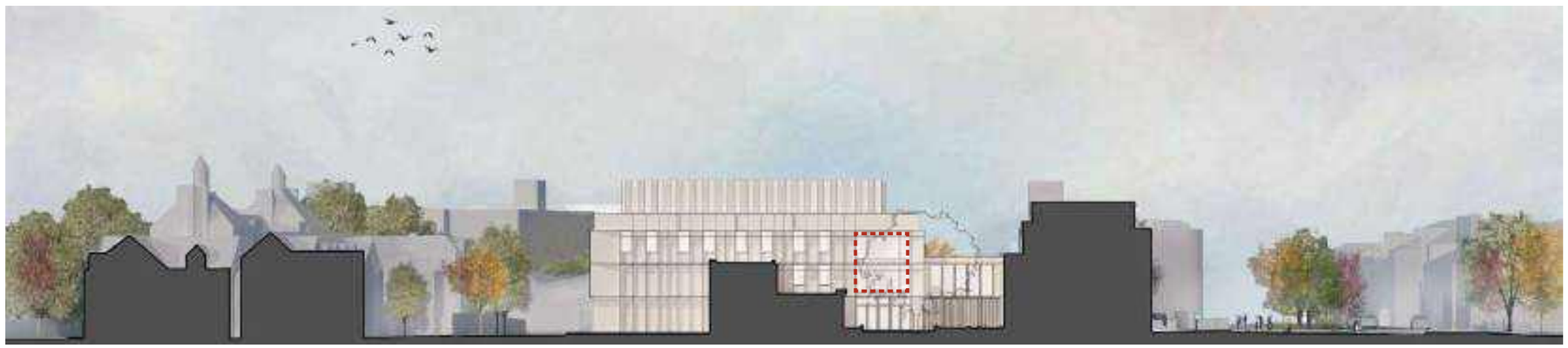
Key Plan

Large picture windows

Key Plan



East (Courtyard) Elevation



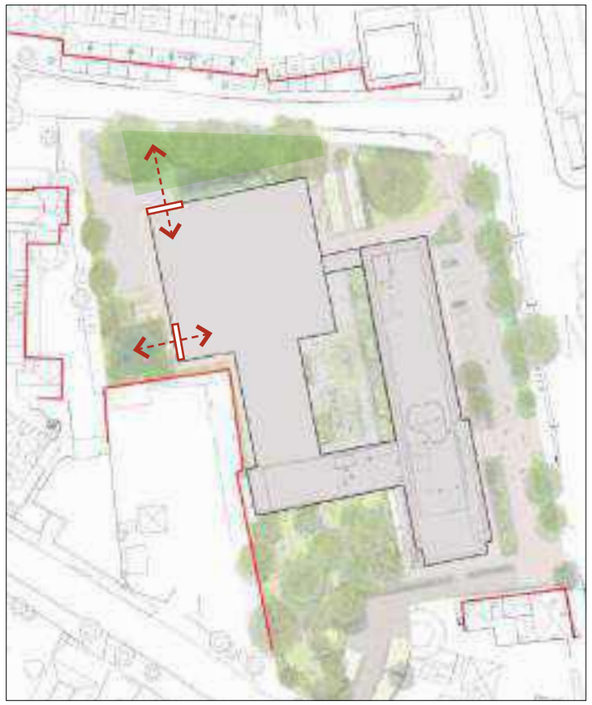
South (High St) Elevation

Picture windows to frame key views and activities

The North and West elevations also incorporates large picture windows at the NW corner (looking toward the mature trees on Trinity Rd) and the SW corner - looking toward Alexandra Palace.

Key Plan

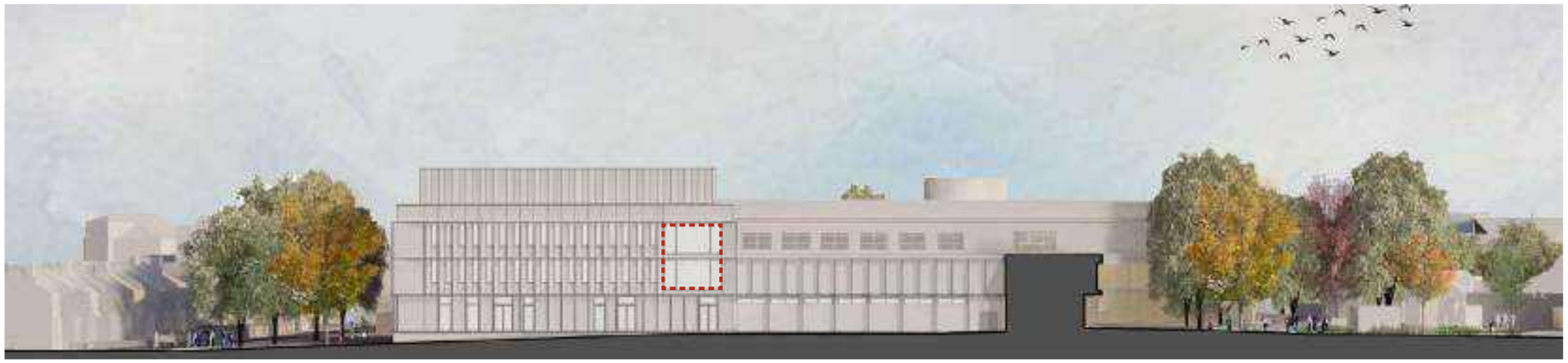
Large picture windows



Key Plan



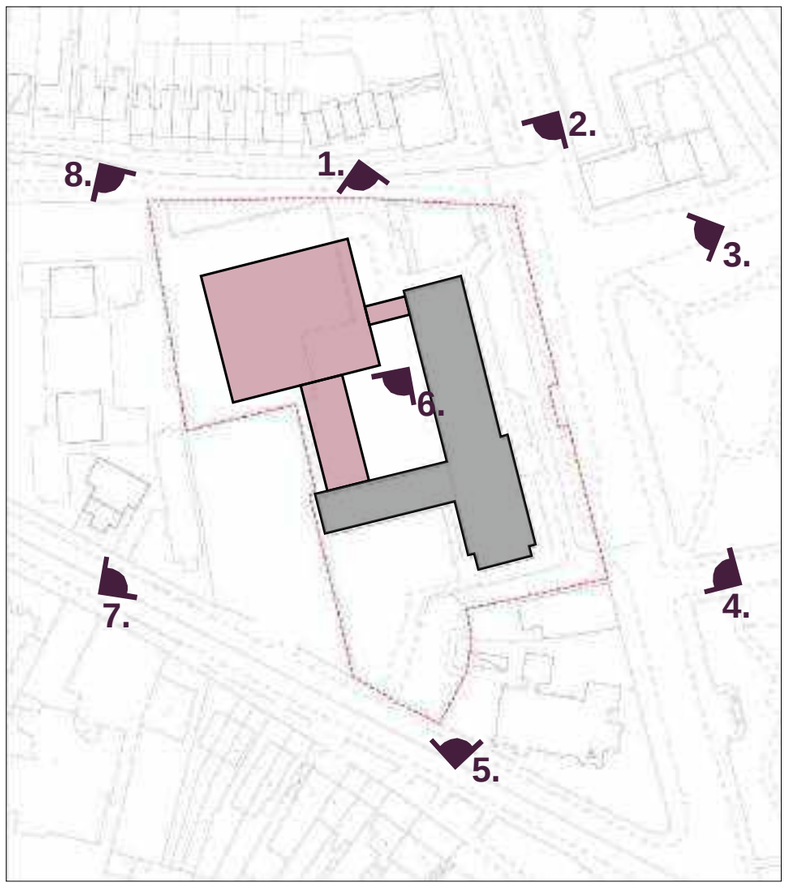
North (Trinity Rd) Elevation



West Elevation (facing Trinity School)


1.


2.




3.


4.


5.


6. Refer to landscape information for courtyard design


7.


8.



View from NE (corner of High Rd and Trinity Rd)



View from NW (Trinity Rd)



View from SW (Bounds Green Rd)

Original 1950s Master Plan

The original master plan for the Civic Centre site included an auditorium and library to the west and north of the site respectively. The west wing of the Civic Centre was to connect to the auditorium and the library was to connect to the Civic Centre north wing creating a landscaped central courtyard (see plan right)

The auditorium and library were never realised however the areas on the facade of the Civic Centre where the link blocks were to connect are visible in the built Civic Centre - as they are faced in render rather than pre-cast concrete. These areas are highlighted in purple on the photos (right).

Proposed Link Blocks

The current proposals include two new link blocks for circulation between the Trinity Rd Building and existing Civic Centre in the same locations as the connections proposed in the original masterplan.

The west link block is a two storey structure, stepped in section with a relatively narrow floor plate at first floor (to avoid a clash with windows in the existing west wing) and wider ground floor. The building connects the existing committee rooms to the Trinity Building at first floor and incorporates meeting rooms and a private terrace area. At ground floor the building connects to the welcome space and provides additional open plan office space.

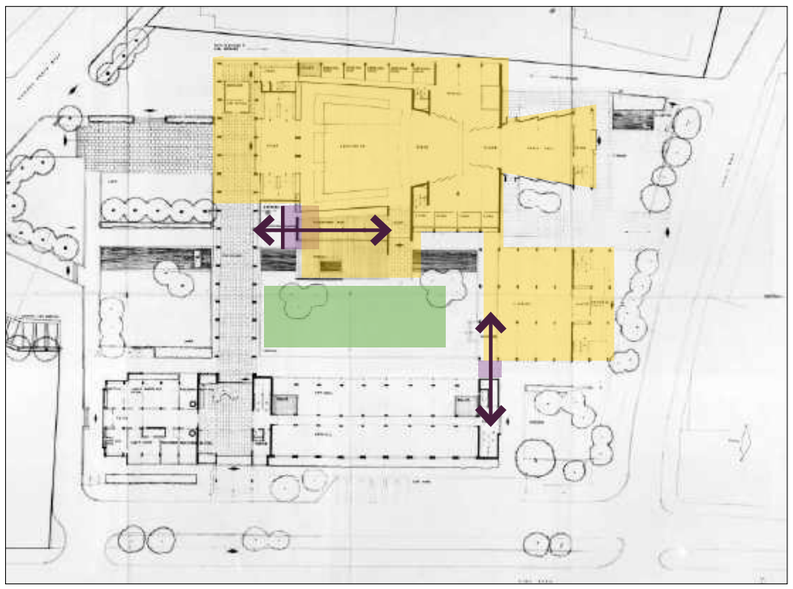
The north link is a bridge structure at first floor only for circulation purposes. The bridge structure creates a sheltered area to the proposed staff entrance from Trinity Street at ground floor.

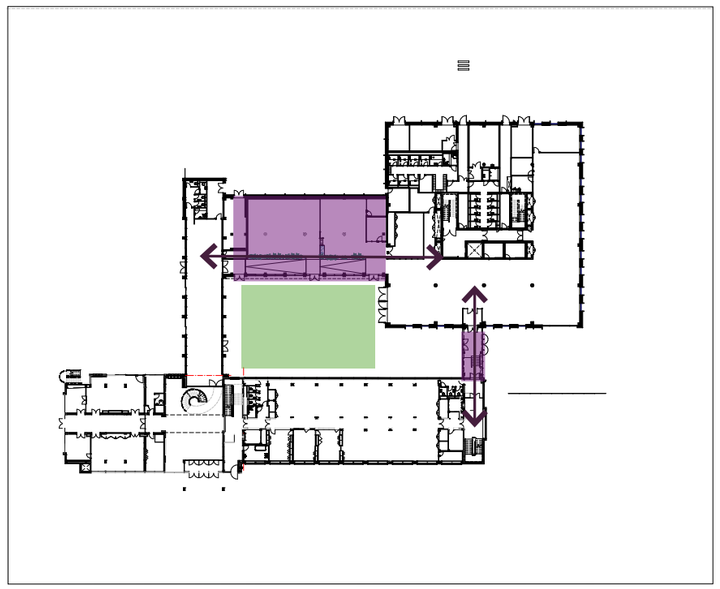












Key Plan

- Original master plan - auditorium and library
- Link blocks
- Internal courtyard



View of staff entrance from Trinity Rd

6 Architecture
6.3 Whole building systems
6.3.1 Roof Strategy

Existing Civic Centre Building
The majority of the roof areas of the existing building have a cold roof build-up with pot and beam plus a screed forming the falls finished with an asphalt and felt covering.

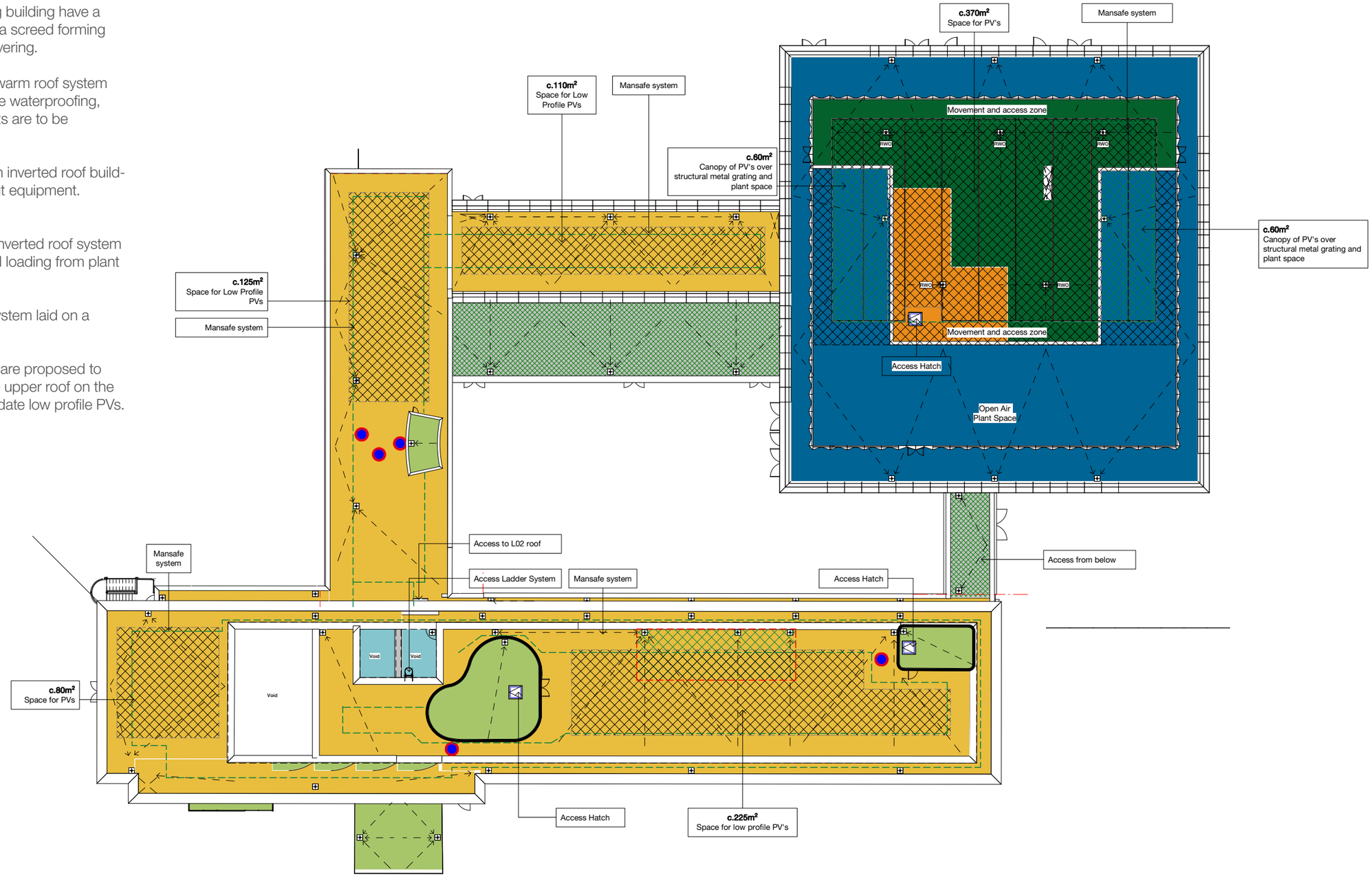
The roofs are to be fully refurbished with a warm roof system made up of insulation and high performance waterproofing, maintaining existing falls. All rainwater outlets are to be replaced.

Within the external plant space at level 3, an inverted roof build-up is proposed as a robust solution for plant equipment.

Trinity Rd Building
On the main roof of the Trinity Building, an inverted roof system is proposed due to the increased traffic and loading from plant equipment.

On the enclosed plant space, a cold roof system laid on a concrete slab is proposed.

On the link block roofs, green roof systems are proposed to achieve the urban greening factor, while the upper roof on the west link block is a warm roof to accommodate low profile PVs.



Warm Roofs

	RFS-FW1	- 0.18 W/m²K
	RFS-FW2	- Structural Substrate to form falls - min. 1:40 - 0.26 W/m²K
	RFS-FWG	- Warm Roof Gutter - 0.35 W/m²K

Green Roofs

	RFS-FG1	- Taper design tbc. - min. 1:40 - 0.11 W/m²K

Inverted Roofs - Designed to 1:80 falls

	RFS-FI1	- Pebble/Ballast - 0.18 W/m²K
	RFS-FI2	- Pebble/Ballast - 0.11 W/m²K
	RFS-FI3	- Pavers - 0.18 W/m²K
	RFS-FI4	- Pavers - 0.11 W/m²K

Cold Roofs

	RFS-FC1	
	RFS-FC2	- min. 1:40 falls
	L10/460	- Circular rooflights to match existing - upstand to manufacturers recommendations

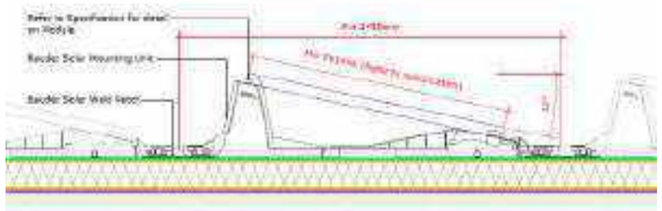
6 Architecture
6.3 Whole building systems
6.3.2 PV Strategy

Low Profile Solar PV Modules
Several areas on the existing Civic Centre Building and on the west link block there is a low parapet/up-stand, meaning lower profile PV modules are required to minimise the impact on the building's appearance.

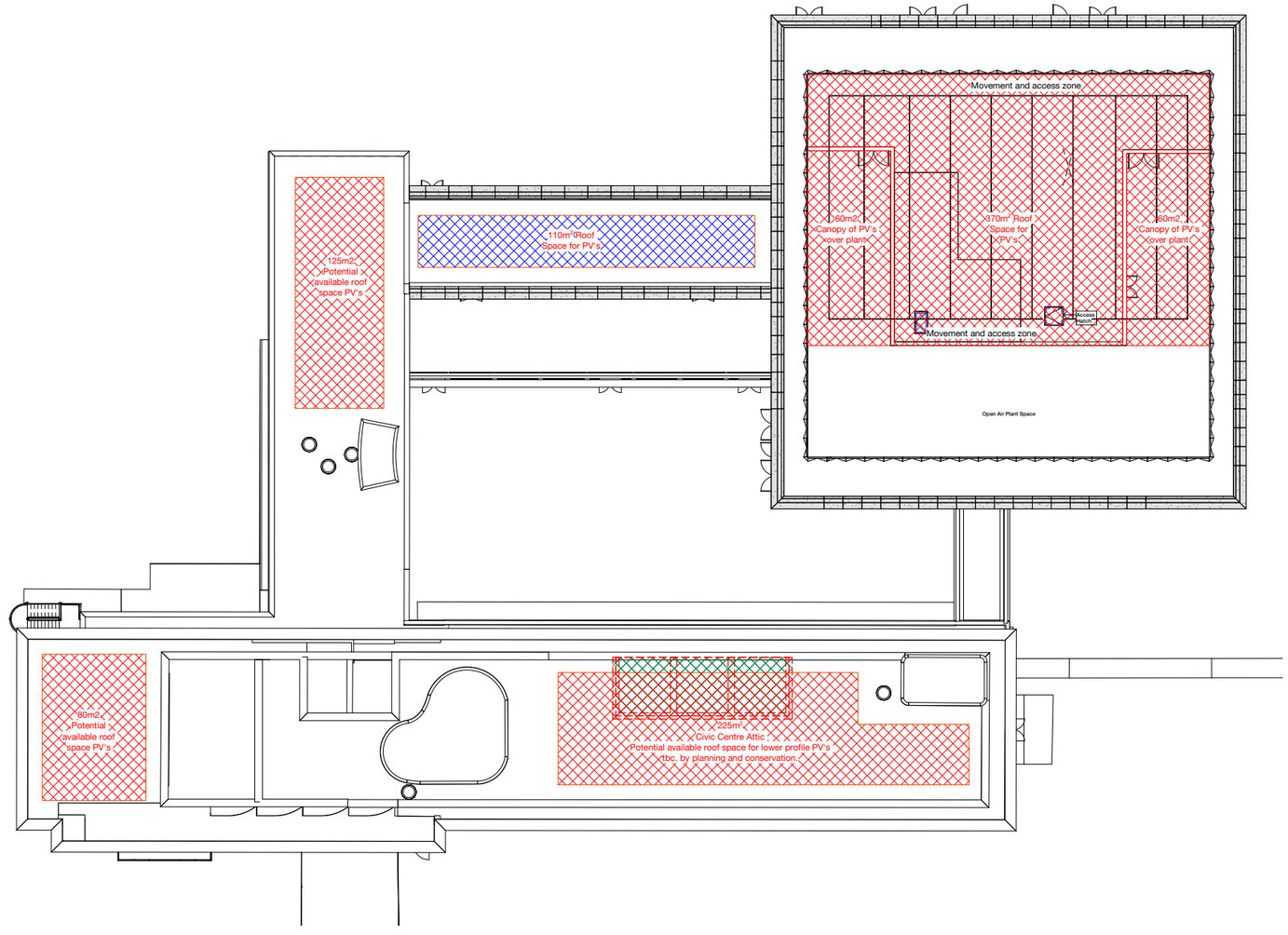


Regular Solar PV Modules
In other areas where there is a parapet, such as the roof space directly above the Civic Chamber and Annex roof, regular solar PV modules provide a greater efficiency.





Low Profile Solar PV Modules Typical Detail



View of central courtyard from welcome space

Civic Centre Lobby Signage

LBH is considering using signage inside the main glazing and within the landscape (e.g. flags and banners), subject to future application. The design and type of signage are to be agreed upon with the client. Below are some initial thoughts.



Precedents, Plumstead Library, Hawkins Brown



New light signage for the Civic Centre lobby



Possible signage location

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7 Interior Design

7 Interior Design
7.1 Introduction
7.1.1 Building User Groups

Building User Groups

Three categories of building user groups have been identified as described right. These different groups will have access to different areas of the building and at different times of the day / week as described on the following pages.



General Public / Community

- Members of the public attending council meetings or visiting to perform other civic functions (e.g. Elections)
- Community groups using specific spaces within the Civic Centre for organised activities and events.



Visitors (Corporate users)

- Visitors meeting council staff on official business for meetings



Council staff

- Administrative Council workers and their respective directorates
- Democratic users: Elected members of the public who come to the building to perform civic functions, mostly out-of-hours (councillors, mayor, leader and opposition leaders)
- Partner organisations that work alongside the council staff.

7 Interior Design
7.1 Introduction
7.1.2 Entrances and zoning

Entrances and zoning

The existing Civic Centre entrance and lobby will continue to provide the main point of access to both the existing building and the extension.

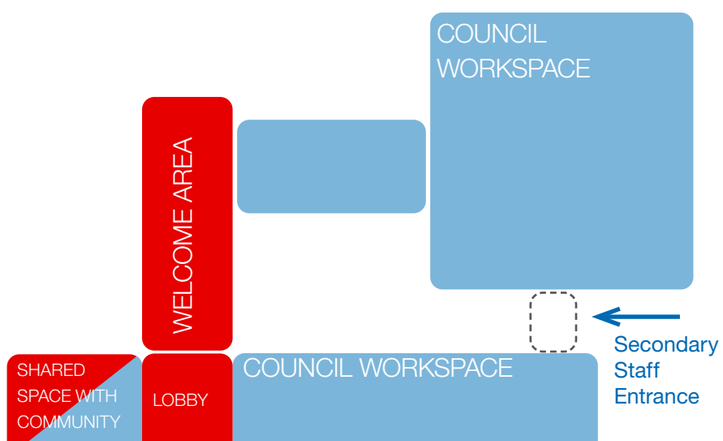
Behind the lobby, in the converted west wing under croft is the welcome area - a place for staff to meet and greet visitors

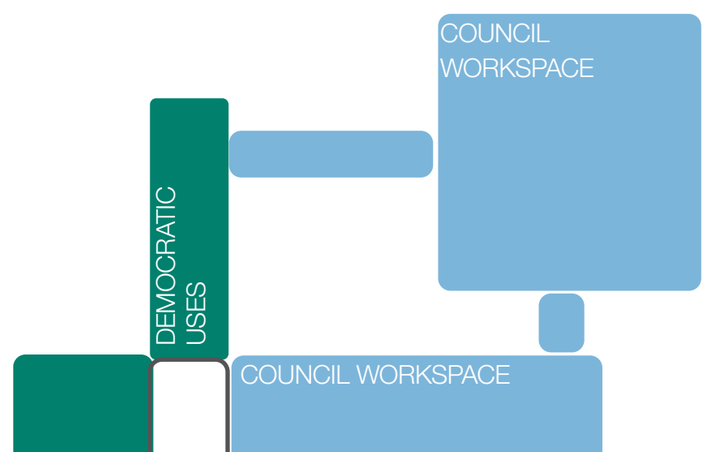
To the left of the lobby, in the old Registrar, a number of meeting rooms are available for staff, members or for use by the community.

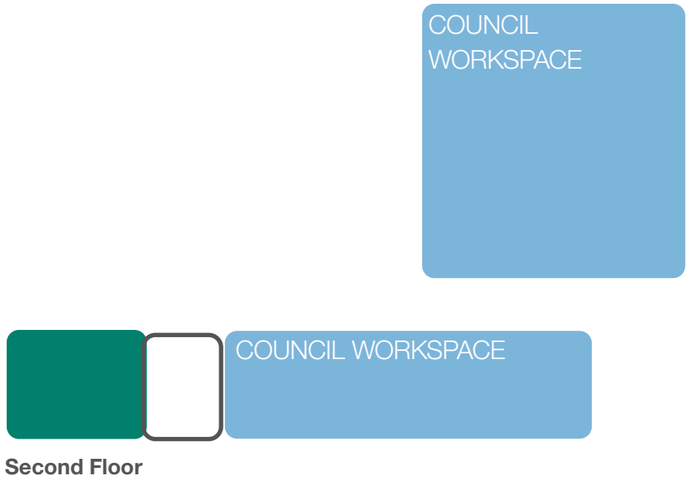
The existing council chamber is located on the first and second floors of the existing civic centre. The existing committee rooms are located on the first floor of the west wing.

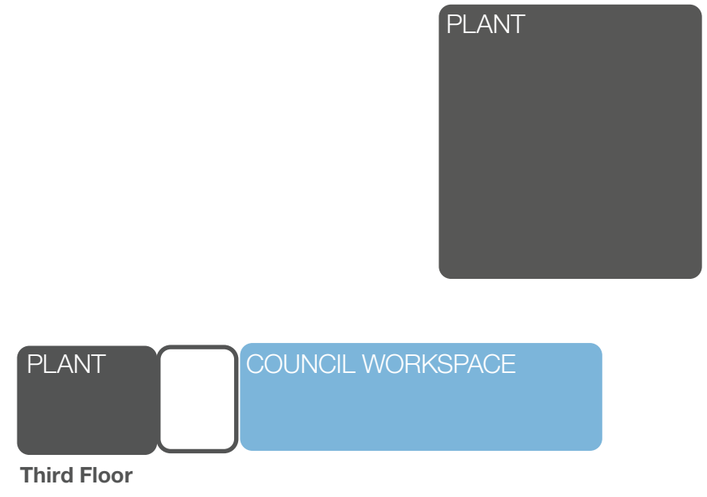
The remainder of the building houses council workspace and ancillary space serving the workspace

There will be an additional secondary staff entrance to the Trinity Building from Trinity Rd.









Administrative uses:
Council staff, partners workspace and amenities

Public - Democratic uses:
Council chamber, committee rooms and members' areas

Public - Welcome area / Potential Community
Reception and greeting spaces. Flexible spaces available to the community

7 Interior Design
7.1 Introduction
7.1.3 Access and Security

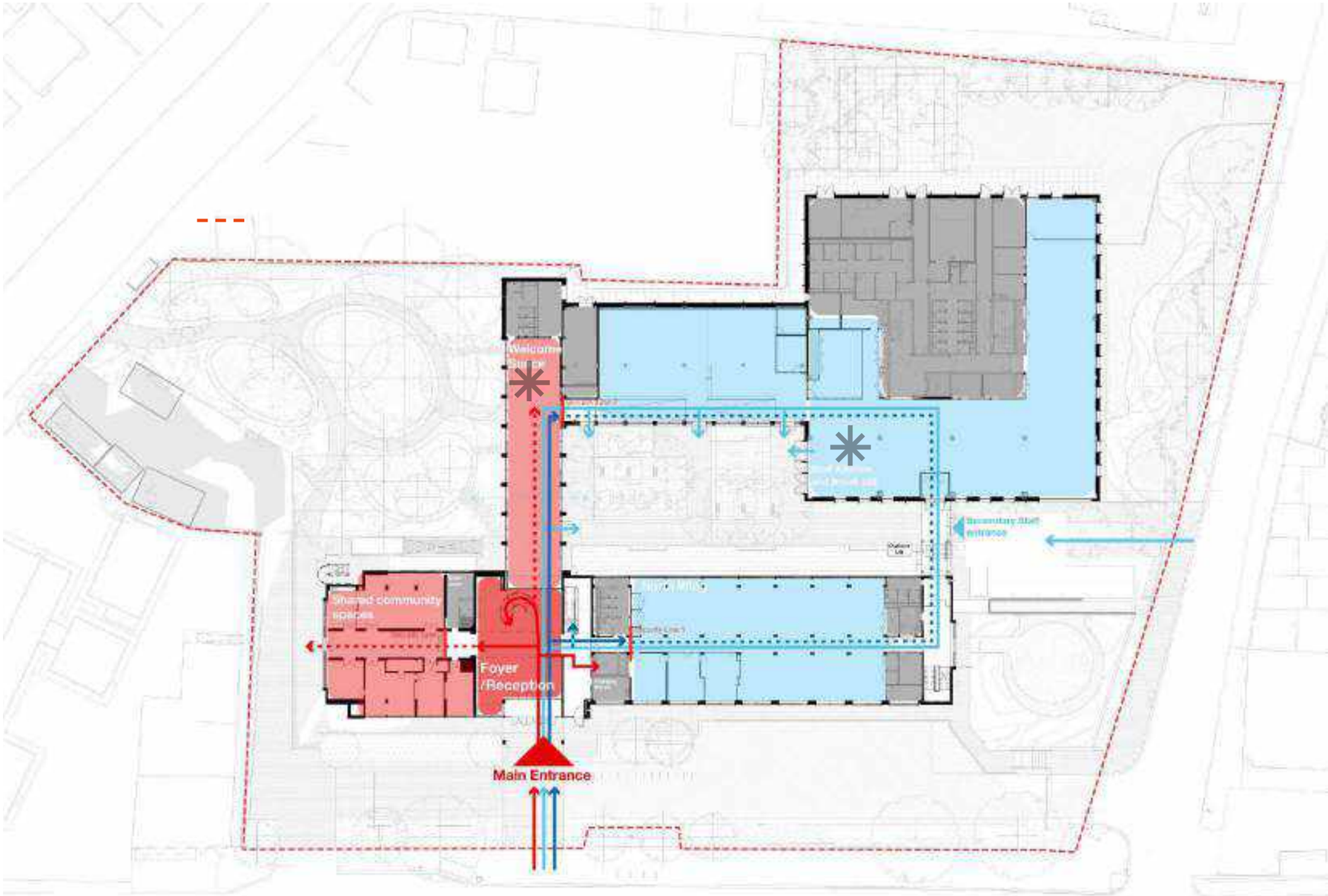
Access and Security

All visitors to the building will enter the existing main entrance lobby from the High Rd where they will be greeted by reception staff at a new reception desk. Having checked in, the general public, community groups and corporate visitors will be given access to the welcome area (created within the under-croft of the west wing), the council chamber, committee rooms and shared community space.

Access to the private staff areas will be by means of card access type security on doors leading to the areas identified in blue on the plan right.

Staff will also have a secondary entrance from Trinity Rd. Cyclists have an additional potential entrance leading direct to the shower areas from the western bike storage area.

Refer to section 17 for further detail on security and section 8 for further details on bike parking



7 Interior Design
7.1 Introduction
7.1.4 Public Realm

Public realm

The general public will have access to the grounds of the civic centre. The secure line for the property is at the building - i.e. the public will be able to access nearly all the external space within the red line boundary illustrated to the right.

Access to the central courtyard will be restricted to council staff and invited visitors.

Refer to Section 9 for further detail on the landscape.

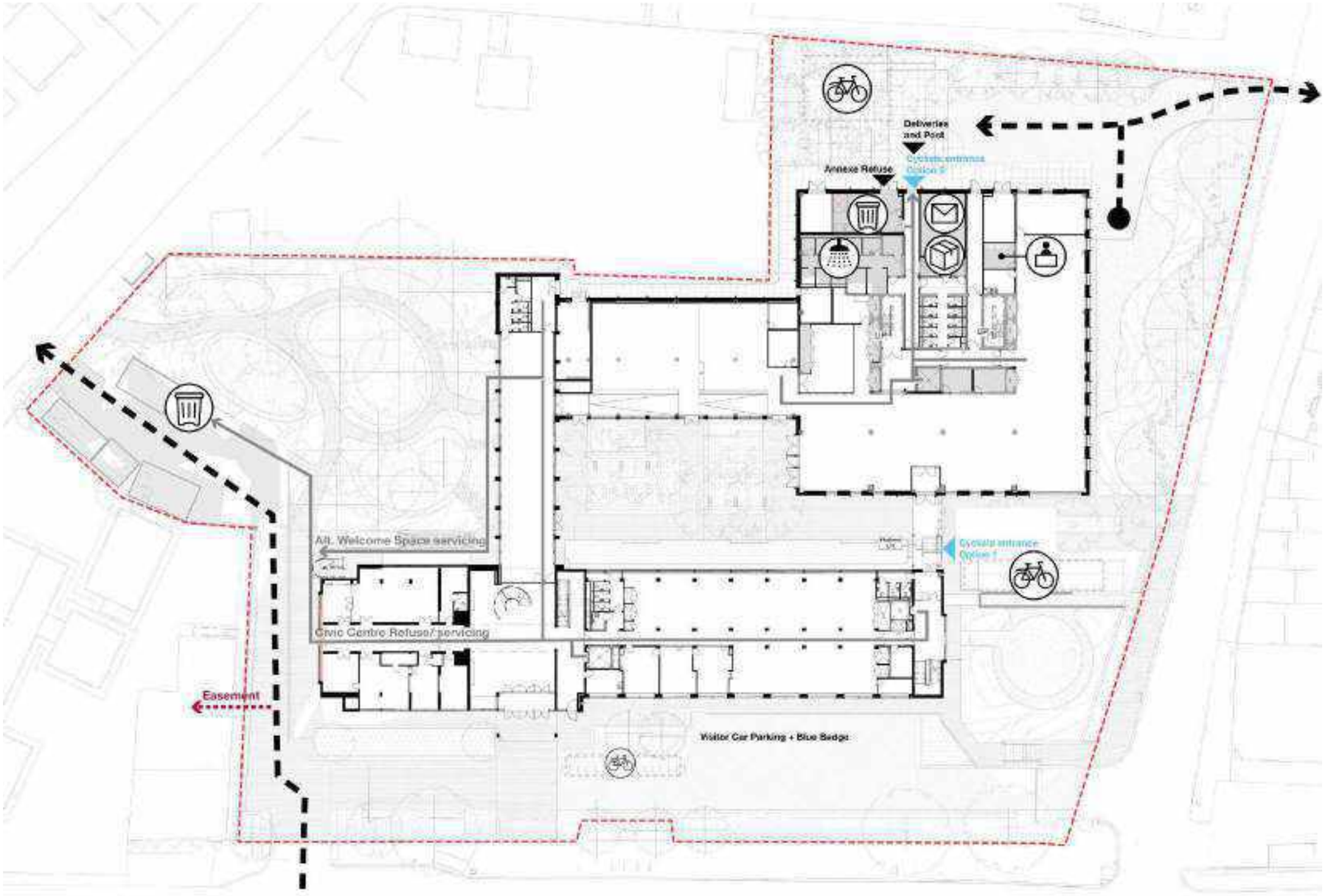
Servicing Strategy:

The servicing strategy is structured across two service yards:

- Trinity Road service yard :
  - Trinity Building refuse
  - Site-wide post and deliveries
  - Long-stay cycle parking
  - Fire and emergency vehicles

- Bounds Green service yard:
  - Welcome area and Civic Centre refuse
  - Catering deliveries
  - Fire and emergency vehicles
  -

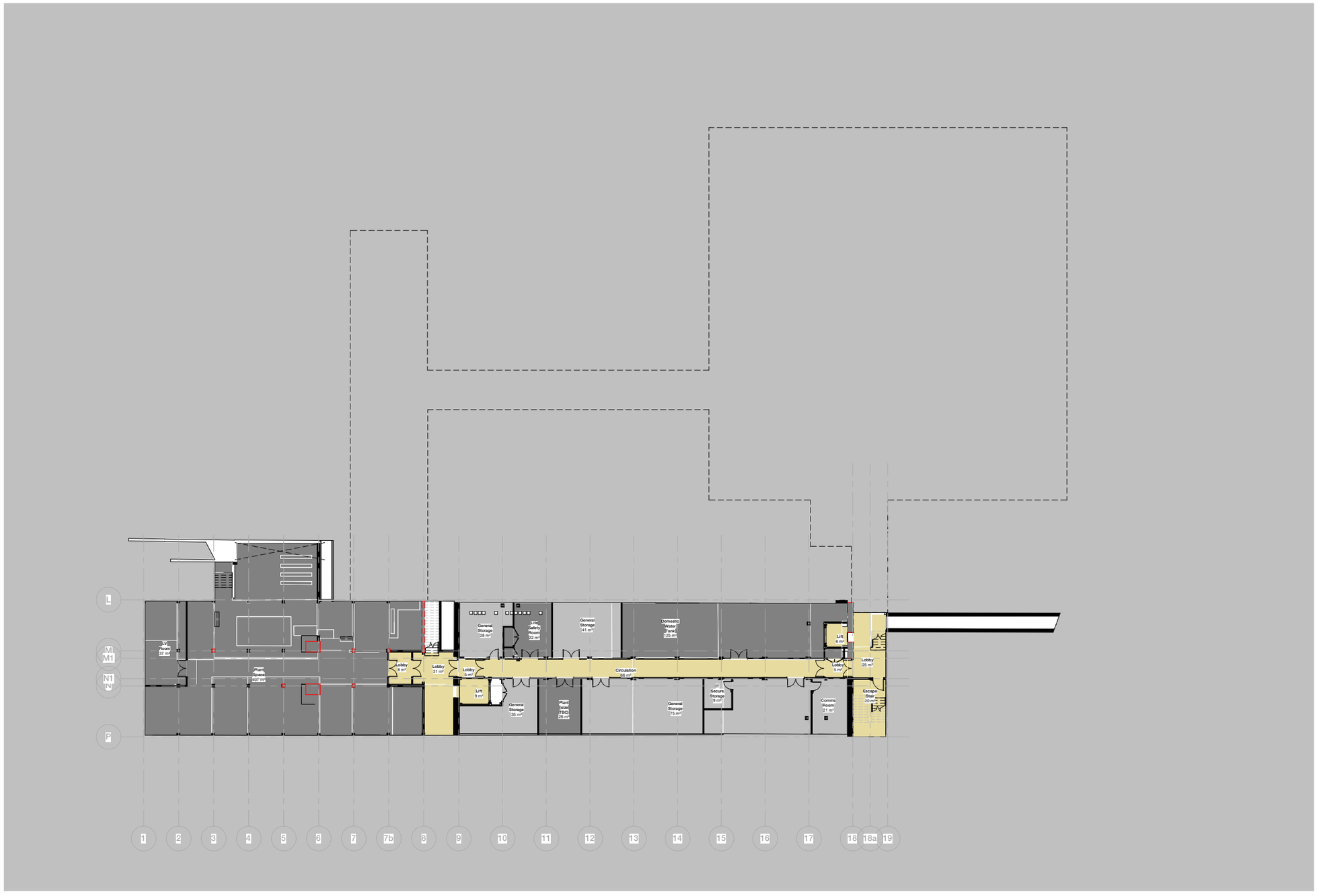
Please refer to Buro Happold's information for further information on Transport and Waste respectively.



Key:

- Refuse Location
- Post Room/Deliveries
- Cycle Storage (long and short stay)
- Showers
- FM office
- Vehicular movement
- Potential Service route
- Site Ownership

7 Interior Design
7.1 Introduction
7.1.5 GA Plans



Space Key:

Net-usable areas

- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

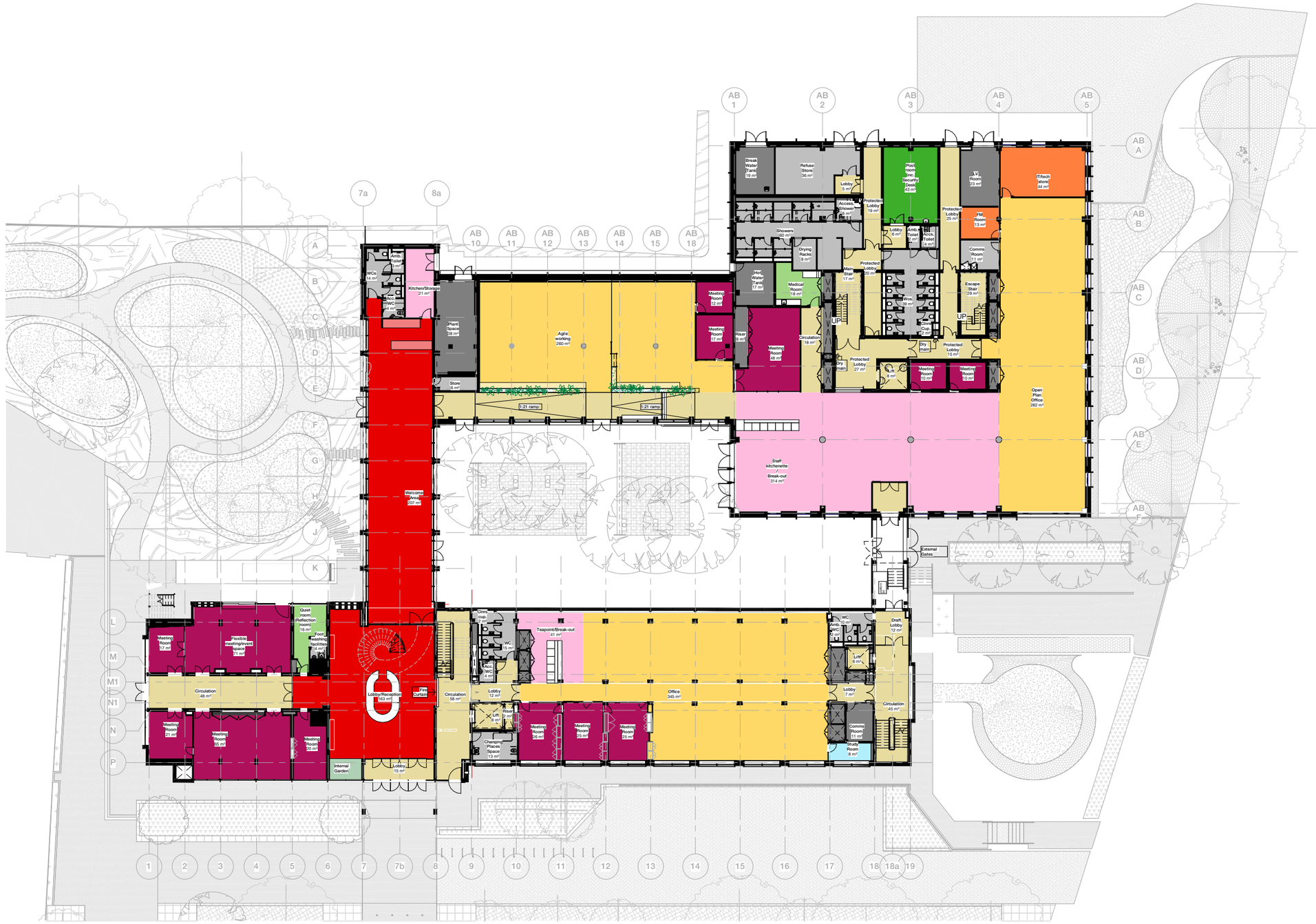
Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

Walls

- Existing
- Proposed
- Site Ownership

7 Interior Design
7.1 Introduction
7.1.5 GA Plans



Space Key:

Net-usable areas

- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

Walls

- Existing
- Proposed
- Site Ownership

7 Interior Design
7.1 Introduction
7.1.5 GA Plans

First Floor



Space Key:

Net-usable areas

- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

Walls

- Existing
- Proposed
- Site Ownership

7 Interior Design
7.1 Introduction
7.1.5 GA Plans

Second Floor

Space Key:

Net-usable areas

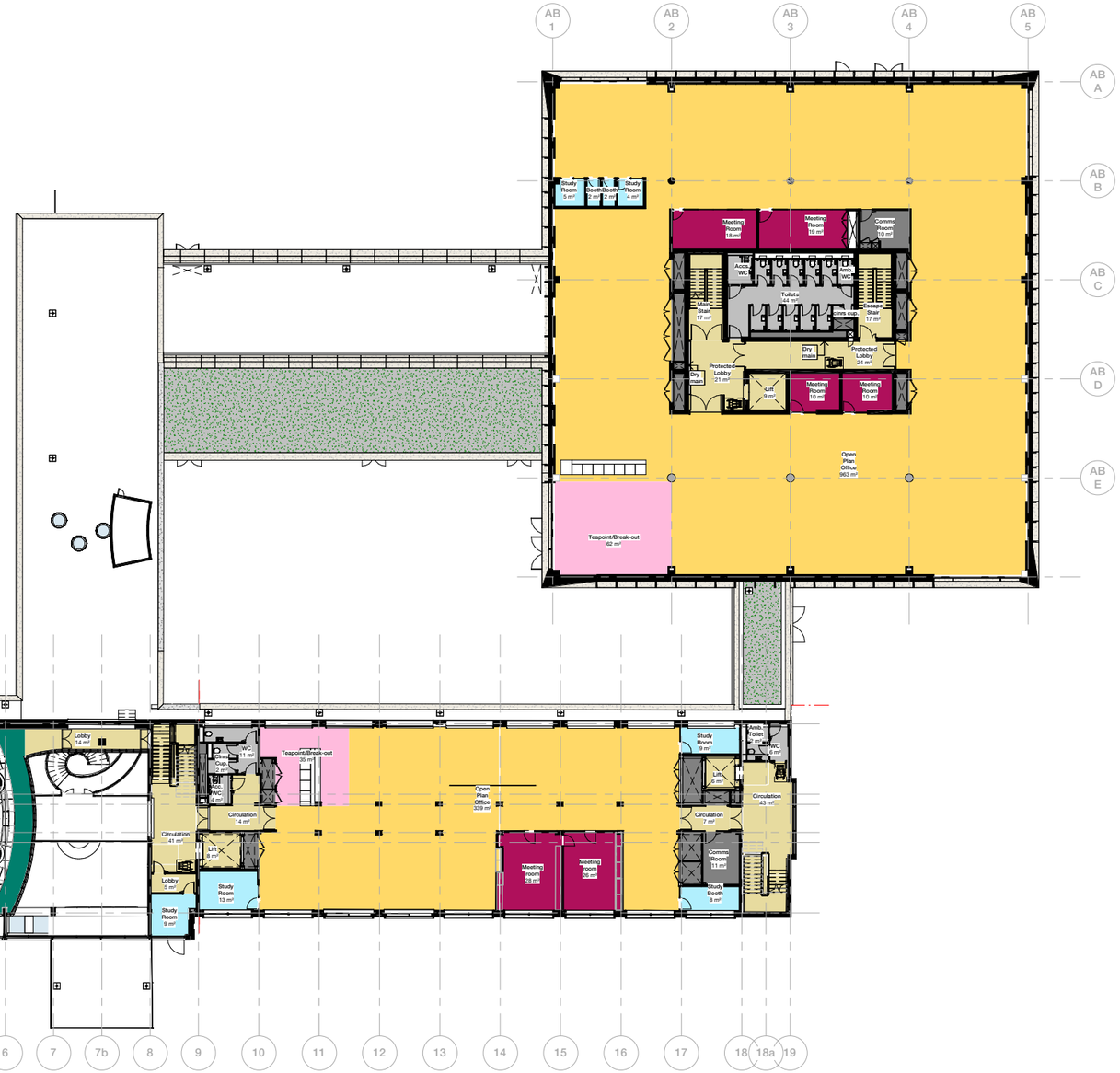
- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

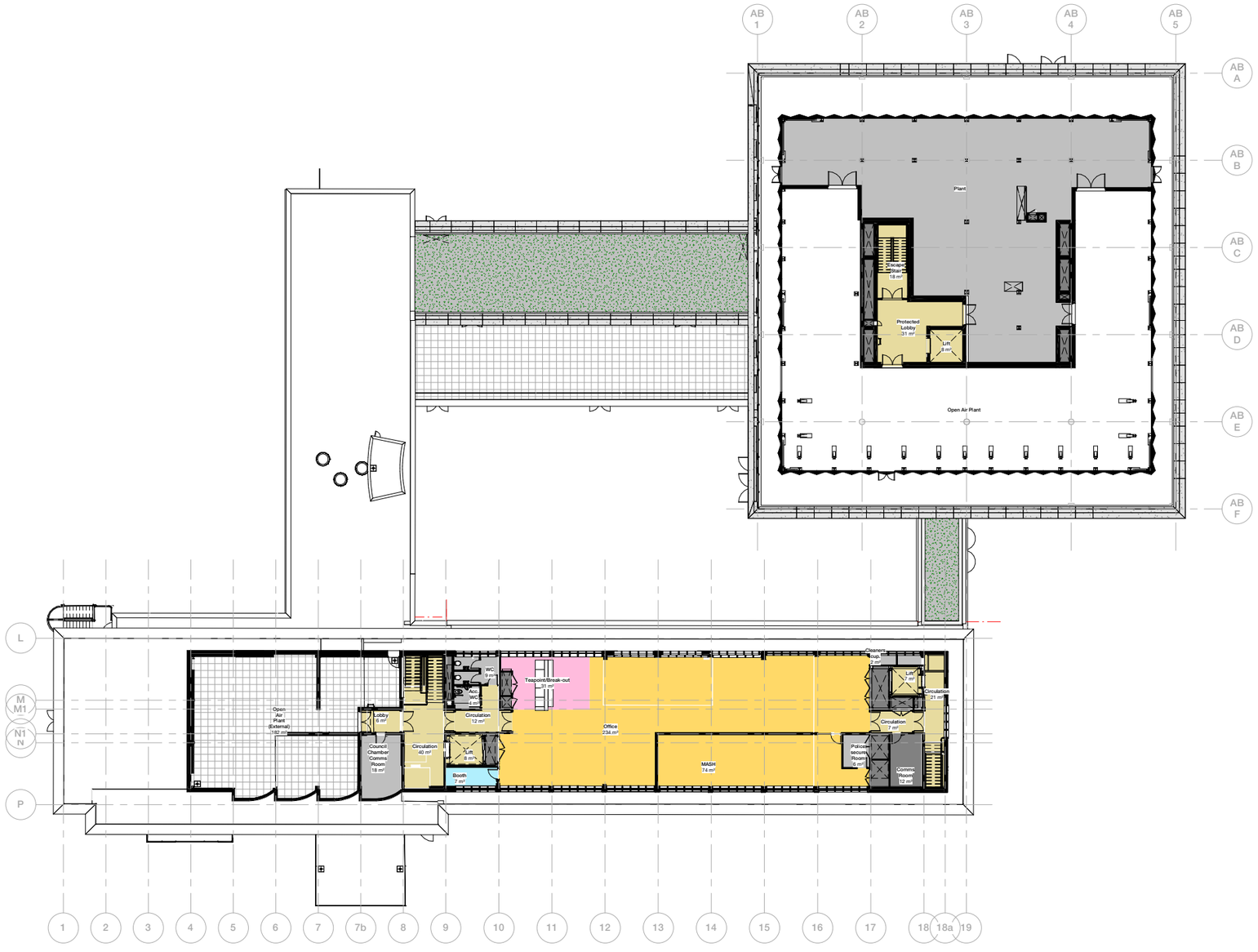
Walls

- Existing
- Proposed
- Site Ownership



7 Interior Design
7.1 Introduction
7.1.5 GA Plans

Third Floor



Space Key:

Net-usable areas

- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

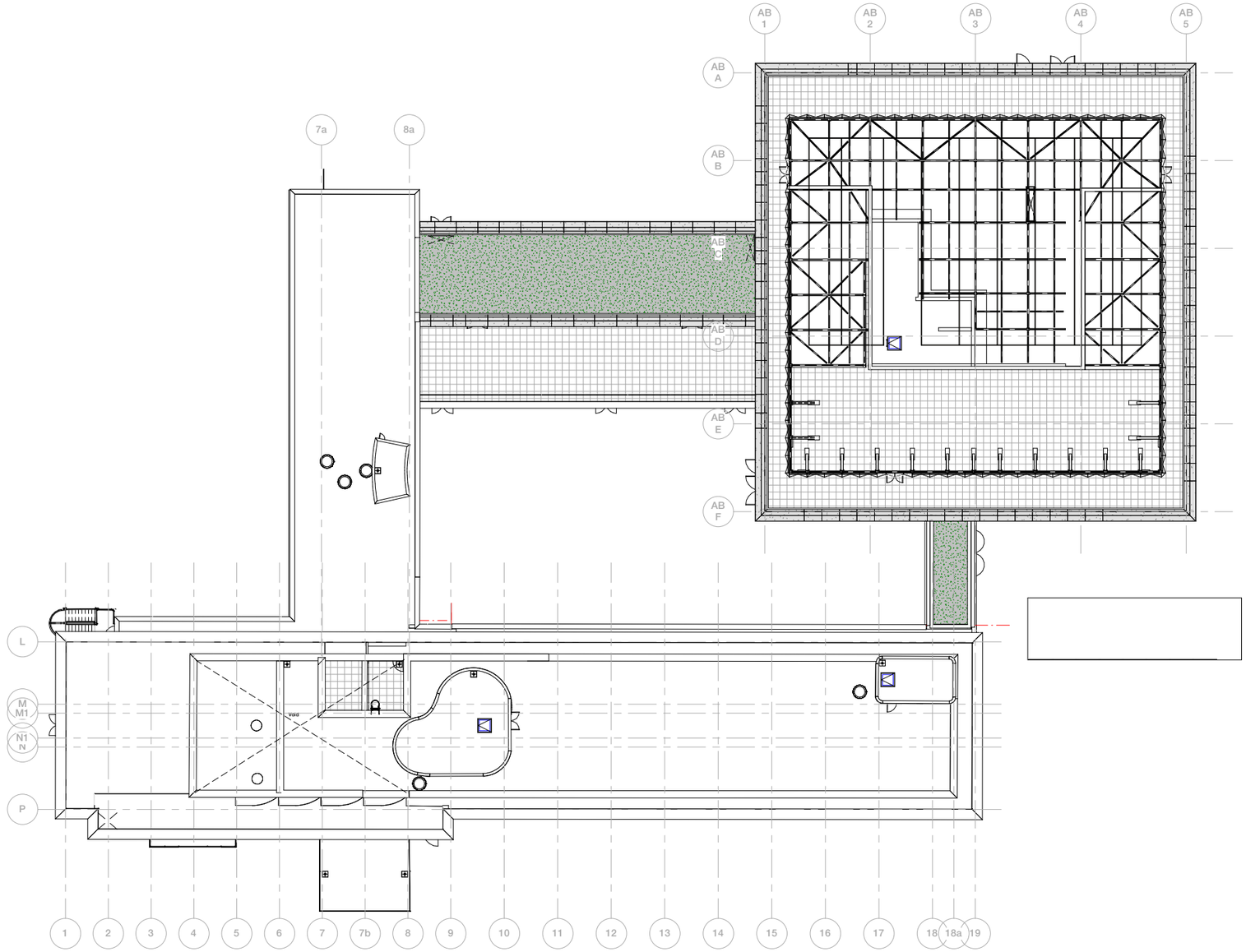
Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

Walls

- Existing
- Proposed
- Site Ownership

7 Interior Design
7.1 Introduction
7.1.5 GA Plans



Space Key:

Net-usable areas

- Workspace
- Collaboration Spaces
- Social spaces (e.g. Kitchens)
- Focused Spaces
- Meeting Rooms
- Welcome Area
- Civic Spaces
- Well-being Spaces
- Secure rooms

Non-net areas

- Circulation
- Balance (toilets, comms rooms, changing places)
- Plant spaces (plant, risers, etc)

Walls

- Existing
- Proposed
- Site Ownership

7 Interior Design
7.2 Civic / Community Functions
7.2.1 Lobby & Welcome Space

Heritage Significance
The existing reception is a generous and impressive space, assessed as 'high significance' in the Montagu Evans Heritage Statement

Lobby Space Proposal
The lobby lacks suitable waiting / informal meeting space.
The proposed welcome area in the west wing under-croft will extend the reception functions, complementing the original design.

Proposed refurbishment works to the Lobby
- Removal of existing platform lift + reception desk (not original) - completed as part of the enabling works
- Removal of non-original glazed doors from the lobby area to the adjacent stair core
- Removal of opaque film applied to the glazed screen separating the lobby and council chamber at first floor
- New free standing reception desk
- Restore the original interior garden.
- Refurbishment / repair / cleaning of existing finishes (stone and timber)
- Refurbishment of helical stair and bridge structure
- Refurbishment of draft lobby enclosure
- Storage provision (for small deliveries) to the rear of the lobby space

Welcome Space Proposal
The external under-croft space under the first floor west wing is to be enclosed with glazed screens (see also overleaf) to provide a light and airy welcome space opening out to the woodland garden area and central courtyard (refer to landscape section for more detail).
A small catering facility is located at the far west of the space to support both everyday activities and special events. The facility will serve hot beverages and warmed food to invited visitors and staff but is not intended as a public cafe.

Welcome Space Functions
- Waiting / greeting area for visitors
- Breakout area for staff
- Touchdown space for short stay-work
- Art integration
- Access route to the west link block and Trinity Building
- Flexible event space with access to a kitchen for catering (special occasions)

Furniture
Soft furniture and cafe style seating is positioned to the perimeter of the proposed welcome space to maintain a clear route through to the link block and trinity Building.

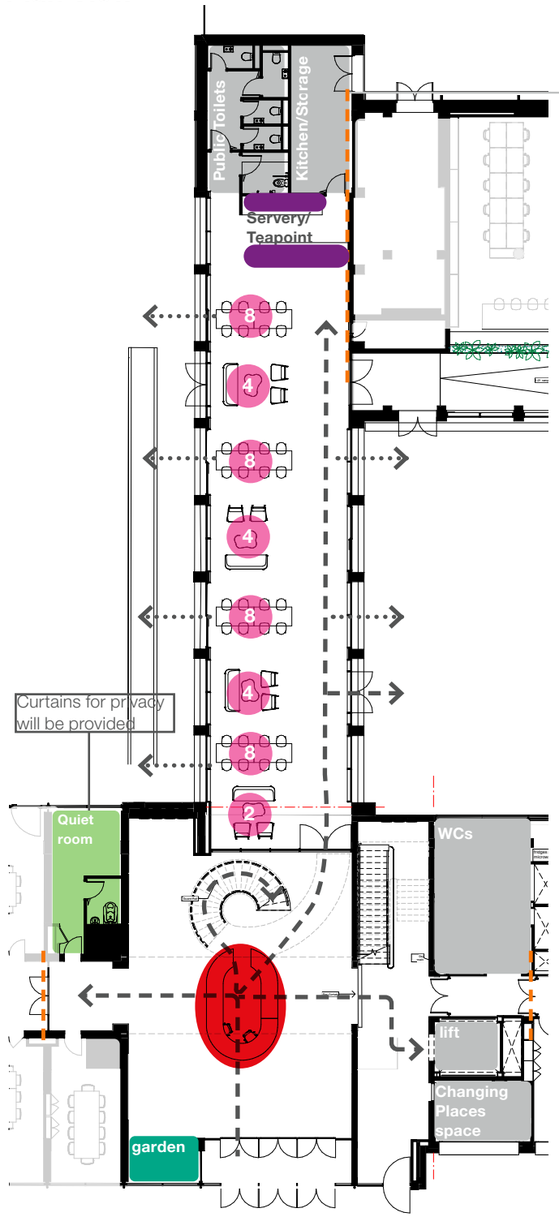
Flexibility is achieved using loose furniture to allow a variety of activities and events.
An indication of the potential daytime occupancy is shown below:

Welcome Area Figures	
Breakout / Social seats	46

Further Information
Refer to document HCC-HBA-CC-XX-SH-A-400001 for a detailed scope of refurbishment works
Refer to section 7.5 for additional detail on interior design

Key:
- Toilets / Changing places space / Kitchen Area
- Quiet room for staff (faith and reflection)
- Planted area
- Reception desk
- Servery/Teapoint
- Circulation
- Secure Line
- Openable window in summer

Plan View



Existing Photos







Lobby (top) and under-croft (bottom)

Architectural Precedent



Waltham Forest Town hall
Reception area and multifunction welcome area



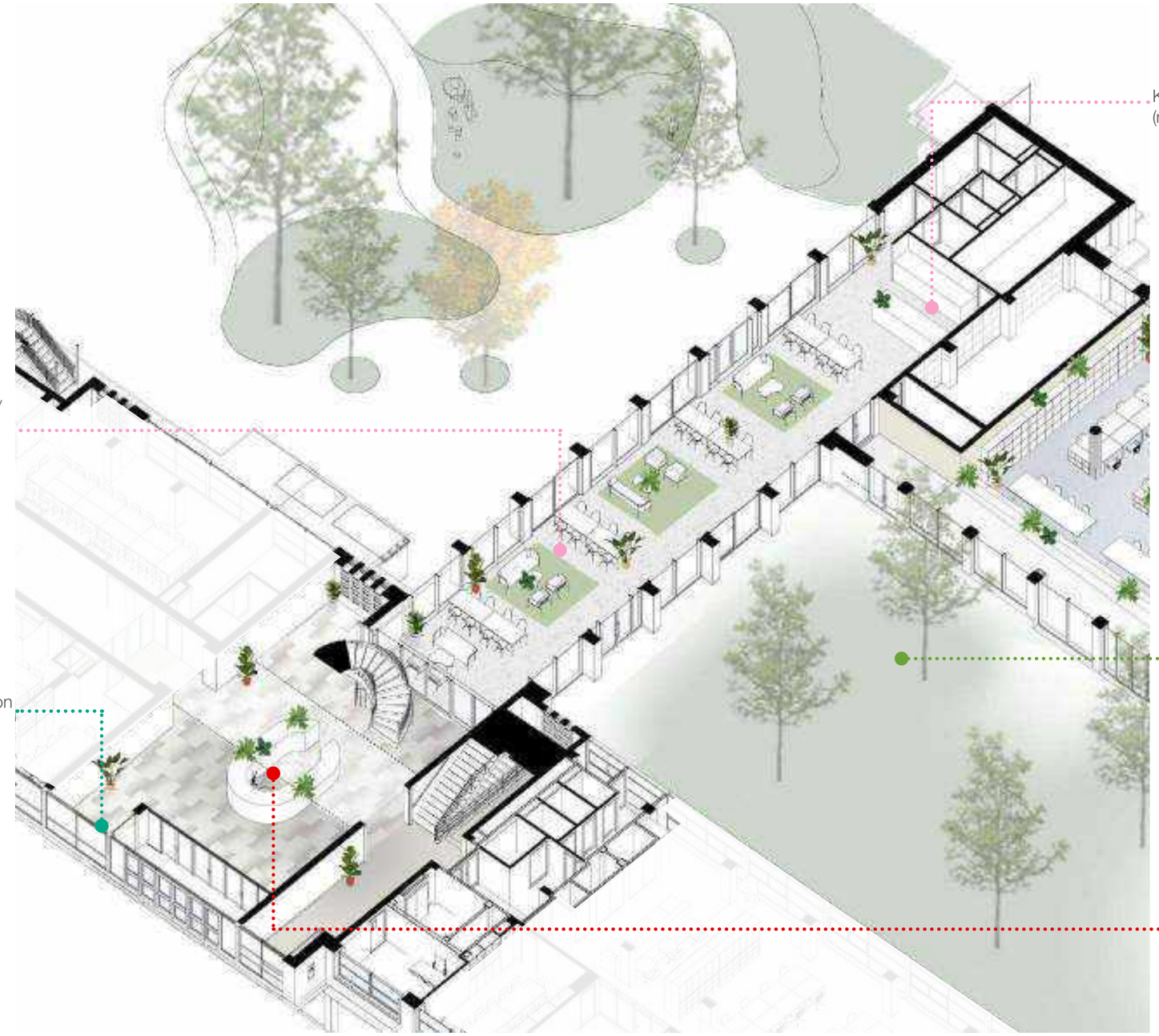
7 Interior Design
7.2 Civic / Community Functions
7.2.1 Lobby & Welcome Space



Kitchen / Teapoint
(requirements TBC)



Waiting area/
collaboration
spaces





Contemplation
Garden

Exterior break-
out spaces



Reception




Welcome

7 Interior Design
7.2 Civic / Community Functions
7.2.2 Council Chamber

Heritage Significance
The existing council chamber is a generous space, assessed as ‘high significance’ in the Montagu Evans Heritage Report

Proposal
The council chamber is the democratic heart of the borough. But there are only a limited numbers of council meetings per year, therefore it is proposed the space be flexible to allow a variety of other activities to take place. Flexibility is to be achieved, without significant compromise of the primary democratic function through the use of appropriate furniture and flexible IT/AV systems.

Functions
Primary function:
– Council meetings

Potential Secondary Functions:
– Events (e.g. pop-up cinema, music events)
– Lectures and conferences
– Special ceremonies

Proposed Refurbishment Works:
– Repair, refurbishment of existing wall finishes including acoustic timber panels, leather wall and stone
– Refurbishment of gallery seats
– Ceiling to be rebuilt as per original design;
– New carpet with bespoke design
– New loose furniture
– Curtains

Users and Accessibility
The lower level of the council chamber is fully accessible to wheelchair users. However, the Public Gallery would require substantial structural changes to allow level access, which would be detrimental to the heritage value. LBH is committed to providing public access to the lower level.

Furniture
New loose furniture will provide a variety of work-settings. Possible layouts are indicated in the brief document ‘Furniture Tests’ - see diagram right.

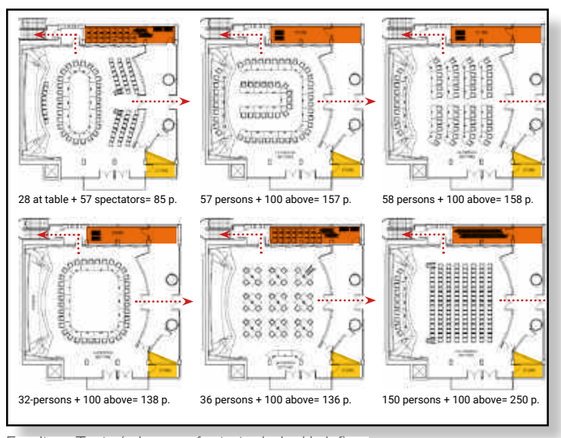
MEP
Upgrade of heating, cooling, ventilation, IT and AV systems.
Re-uses existing risers and voids for distribution
Re-use of existing built-in lighting - incorporating new fittings

Further Information
Refer to section 7.4 for a detailed scope of refurbishment works

Seating figures for main function layout

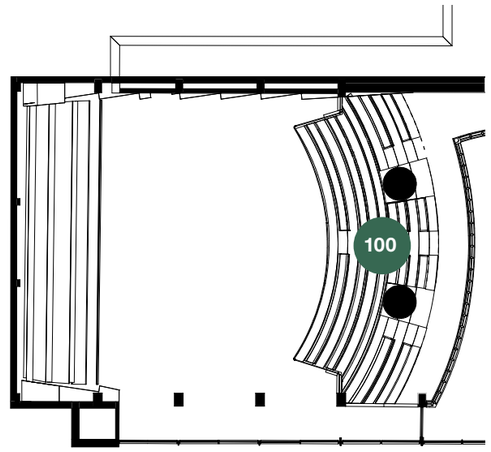
Seats in gallery	approx. 100
Seats in ground floor	60
Seats in podium	7
Disabled seats	3

Key:
Circulation

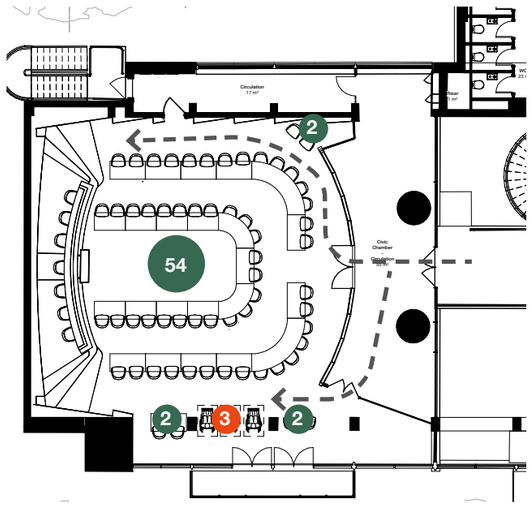


Furniture Tests (please refer to technical brief)

Plan View



Gallery view - 2nd Floor



Council chamber main function layout - 1st Floor

Existing Photos



Ground Floor pre-strip out (top) and gallery post-strip out (bottom)

Architectural Precedent


Corby Cube
New-built Council Chamber with flexible furniture setting and a feature lighting.



7 Interior Design
7.2 Civic / Community Functions
7.2.3 Committee Rooms / Mayors Parlour

Heritage Significance
The existing committee rooms are characterful spaces assessed as ‘medium significance’ in the Montagu Evans Heritage Statement

Committee Rooms Proposal
The committee rooms will be flexible spaces that can be used as meeting rooms, when not being used for council meetings.

Mayors Parlour Proposal
The mayor’s parlour currently located at Meehan House is to be re-located to the civic centre, making use of the original purpose made space within the west wing.

Committee Room Functions
Primary Function
- Meeting rooms for official council business

Potential secondary functions:
– Meeting space for council staff
– Formal meeting space for external users - TBC

Mayors Parlour Functions
Primary Function
– Mayor’s workspace and ceremonial duties

Potential secondary functions:
– Could double up as a meeting room when the mayor is not in the building

Proposed Refurbishment Works:
– Repair, refurbishment of existing wall finishes including acoustic timber panels, leather wall and stone
– Refurbishment of glazed screens and sliding doors
– Refurbishment of built in furniture and folding doors
– New ceilings
– New carpet
– New loose furniture
– Curtains

Users and Accessibility
– Staff and visitors (during business hours)
– Councillors (evenings)
– Committee rooms are fully accessible through elevator at Ground Floor lobby

Furniture
New loose furniture

MEP
Upgrade of heating, cooling, ventilation, IT and AV systems.
Re-uses existing risers and ceiling voids for distribution
Refurbishment of existing bespoke light fittings integrating new lamps/wiring.

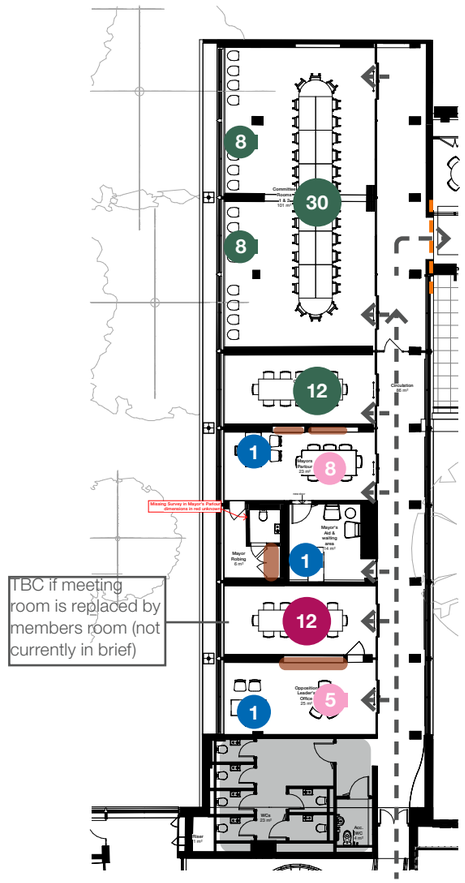
Further Information
Refer to section 7.4 for a detailed scope of refurbishment works

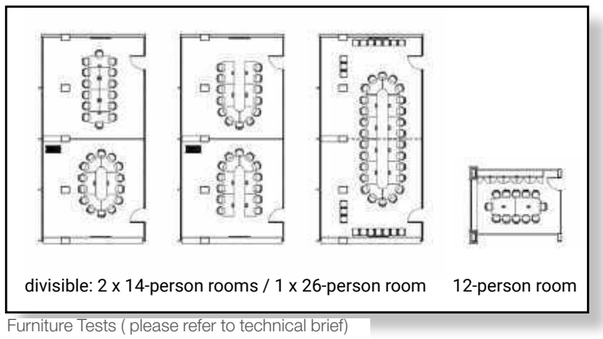
West Wing Figures

Committee rooms seats	56
Meeting rooms seats	12
Break Out in meeting rooms	13
Cellular office spaces	3
Storage	
Built-in heritage storage	6.6 linear meters + Mayor’s robing

Key:
Toilets
Circulation
Secure Line

Plan View





Furniture Tests (please refer to technical brief)

Existing Photos





XXXXX

Architectural Precedent



Original Mayor’s Office and Committee rooms photos



7 Interior Design
7.2 Civic / Community Functions
7.2.4 Shared Space (Staff / Community)

Heritage Significance
The old Registrar area includes characterful spaces assessed as ‘medium significance’ in the Montagu Evans Heritage Statement

Proposal
The council will offer support spaces to the community in the old Registrar spaces. This area is conveniently separated from other areas of the building and has direct access to the woodland area. The space will also be available for use by council staff during working hours.

Functions
- Meeting / event space for community groups
- Meeting rooms for council staff
- Special council events - bigger marriage room

Proposed Refurbishment Works:
- Repair, refurbishment of existing wall finishes including acoustic timber panels, leather wall and stone
- Refurbishment of glazed screens and sliding doors
- Refurbishment of built in furniture and folding doors
- New ceilings
- New carpet
- New loose furniture
- Curtains

Potential Users and Accessibility
- Staff and visitors
- Community Groups
- Charity organizations

All rooms are wheelchair accessible.

Furniture
New loose furniture

MEP
Upgrade of heating, cooling, ventilation, IT and AV systems. Re-uses existing risers and ceiling voids for distribution Refurbishment of existing bespoke light fittings integrating new lamps/wiring.

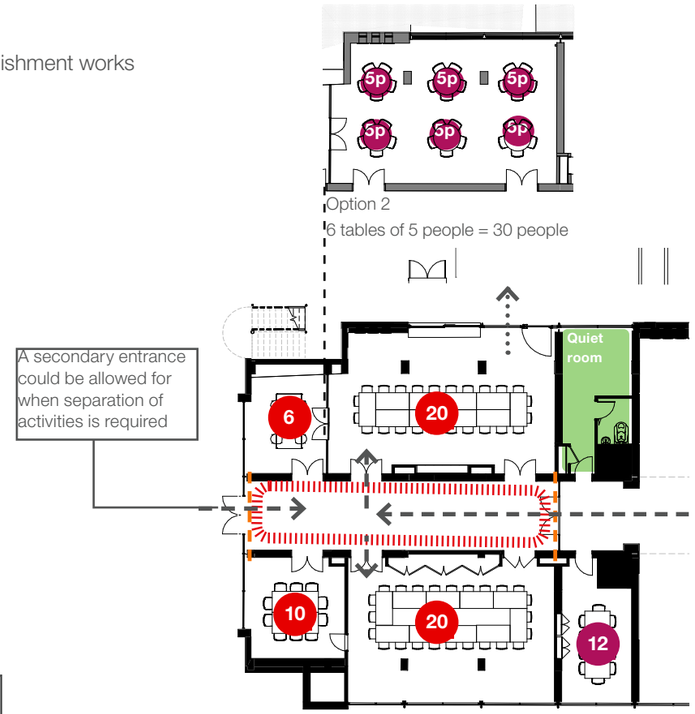
Further Information
Refer to section 7.4 for a detailed scope of refurbishment works

West Wing Figures

	Shared spaces occ.	60
	Meeting room seats (Council)	12
Storage		
	Built-in heritage storage	XX linear meters

Key:
- Toilets / Changing places space / Kitchen Area
- Quiet room for staff (faith and reflection)
- Potential Gallery Area
- Circulation
- Secure Line
- Openable window in summer (TBC)

Plan View



Existing Photos







Former Registrar Rooms

Architectural Precedent



Small meeting Rooms - Brooklyn Library
Spaces dedicated to community partners



Flexible Spaces - Phoenix Community Gardens , Soho
New-built Council Chamber with flexible furniture setting and a feature lighting.



7 Interior Design
7.3 North Wing Workspace
7.3.1 Original Design

Original design.
The structural design of the office space in the north wing of the Civic Centre was specifically designed to allow a flexible approach to the partitions -see plan below published in Official Architect and Planning June 1958 which shows the north wing with no partitioning.



Original Ground Floor Plan Drawing

The original fit-out of the offices incorporated a central corridor running north/south and cellular space to the west and east. The corridor was constructed with plastered partitions interspersed with timber and glazed partitions. All of the glazed partitions have subsequently been infilled. The location of partitions generally has been altered over time - (see historical modifications drawing right). In some cases the subdivision has reduced the visual permeability of the building, which as a key aspect of the design intent, has detracted from its significance.

Some offices retain their original cupboard joinery (see right) - these areas were assessed by Montagu Evans to be of medium significance, whereas the remainder of the space is assessed as low significance

The other large room is the former staff canteen on the third floor, which is subdivided from the kitchen by a counter, with wooden shutters, which are not original. The former canteen is altered and is of low significance, so changes to the partitions would be less sensitive than in the public civic parts of the building.





Historic Floor Plans
The Architect & Surveyor - 1958

Areas of Historical Significance Plans
Montagu Evans

KEY
- High
- Medium
- Low
- Neutral
- Detracting

Historical Alterations Plans
Montagu Evans

KEY
- Post 1958 Alterations
- Infill and Alterations to corridor partitions
- 1989 (HGY/1989/1036)
- 1986 (HGY/39236)
- 1990 (HGY/49088)
- 2001 (64299)



Ground

First Floor

Second Floor

Third Floor

The need for change

The refurbished civic centre has to provide adequate and appropriate office space for council staff. It is critical to the success of the project that sufficient work settings are provided on site to accommodate the council workforce. This has led the design team to propose an open plan arrangement in the north wing office space.

Through the course of the planning process there has been pressure to reduce the quantity of new floorspace provided on site in the extensions - to avoid harm to the setting of the listed buildings But this has increased pressure to provide the most efficient office space in the existing buildings. Open plan space is inherently more efficient than cellular space. The design team has tested alternative layouts - open plan and cellular - as shown in the diagrams right. The cellular arrangement accommodates approximately 30 less workspaces on each floor - a total of over 100 less workstations when applied to all floors.

Open plan space is also a fundamental part of the council's brief in order to benefit from the following pages

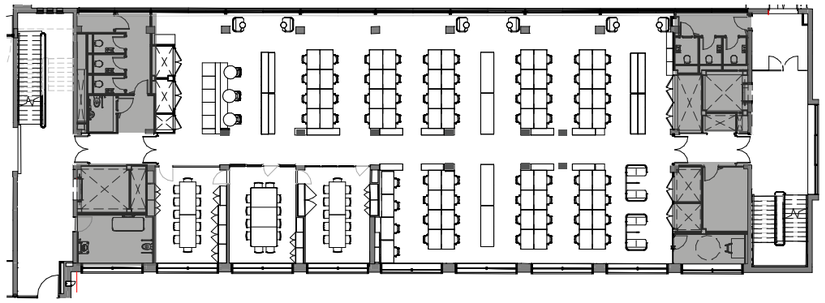
Retention of medium significance spaces

As noted on the previous page, some offices retain original joinery. These are evenly distributed over each floor as indicated on the significance plans. In the proposals overleaf, all these spaces are retained as meeting space..

It was suggested during the pre-application process that all partitions be retained on one floor concentrating the total meeting room requirement in one location. This has been discounted as it would not provide adequate access to the meeting space.

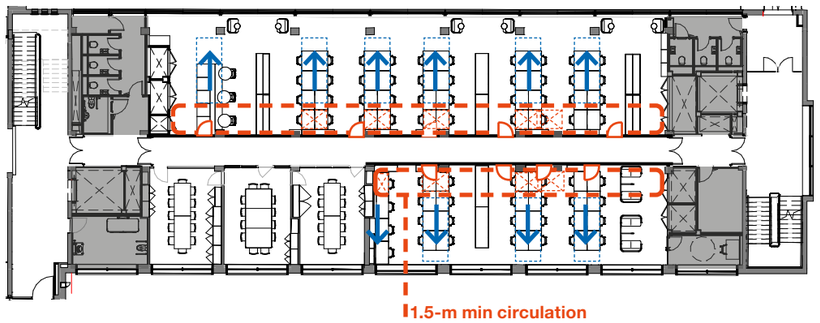


68 formal workstations



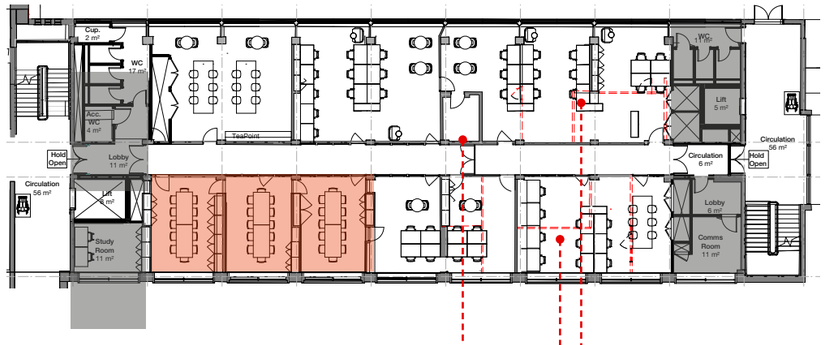
Top diagram
The current Proposal consists of creating an open-plan office space by removing all partitions except the areas of high significance, which are to be used as meeting rooms.

52 (-23%) formal workstations



Middle diagram
Overlay of the existing corridor in the current proposal to demonstrate how many workstations will be lost due to the extra circulation required within each office wing.

42 (-40%) formal workstations



Some existing cellular spaces are too small and irregular, creating particularly inefficient space planning. In particular, the post-1958 partitions.

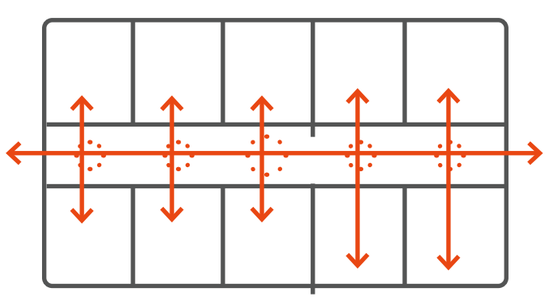
Bottom diagram
Demonstrates the office space's appearance if most of the interior partitions are maintained, creating a segregated, unflexible and inefficient office space.

7 Interior Design
7.3 North Wing Workspace
7.3.2 The need for change

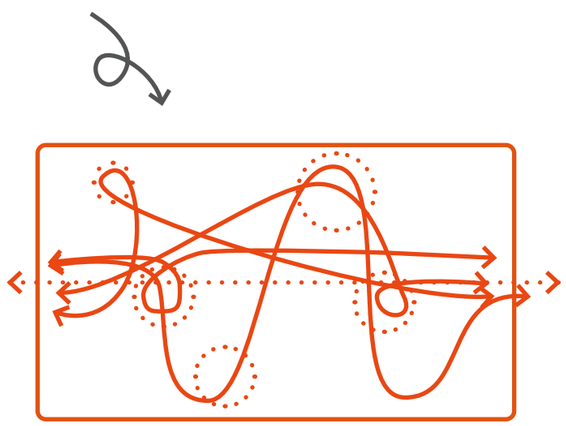
Support Workspace Transformation:

The proposal aims to create a more transparent and collaborative work environment. The new layout will be able to meet contemporary ways of working and remain more resilient to future changes.

The central circulation axis will be kept to honour the existing corridor structure. Bespoke furniture elements will help define this space and help provide some privacy to workspaces near it, whilst improving the everyday user experience - from a long, dark corridor space to an airy open circulation space.



existing condition



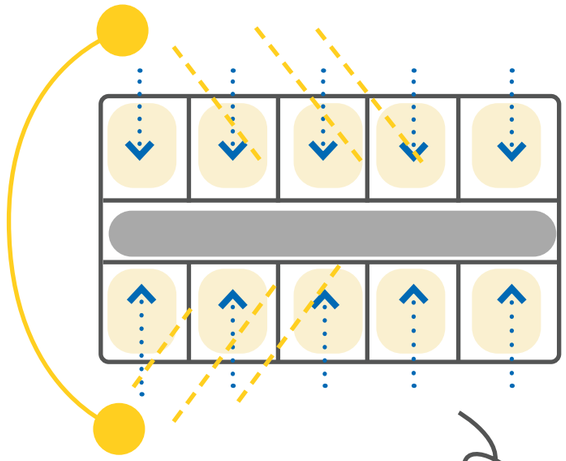
proposal

Promote Well-being

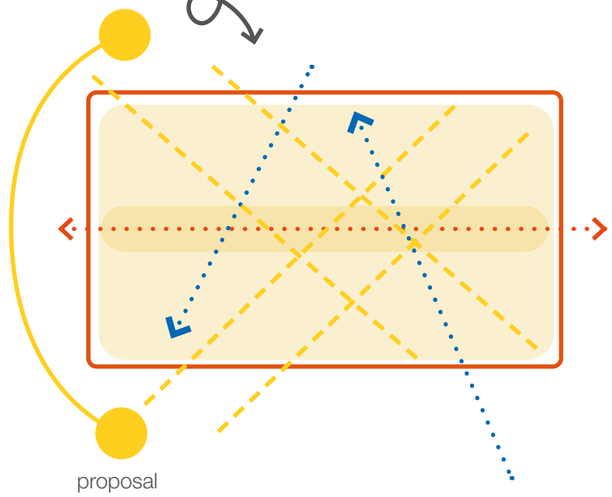
An open-plan office will provide an increased natural daylight by allowing light sources from both orientations. Both wings will be able to enjoy daylight from all times the day. This will significantly improve the existing condition: one-sided cellular spaces served by a corridor with no access to daylight.

It is well known that daylight is crucial to workplace productivity and happiness. It is the council's brief and aspirations to improve and promote staff wellbeing and health.

Removing the partitions will also improve visual permeability and connection with the exterior. This also creates a more friendly environment where staff connects more frankly with the outside.



existing condition



proposal

Key:

- View out
- Daylight
- Central Axis
- Shadow

7 Interior Design
7.3 North Wing Workspace
7.3.3 Workspace Proposal

Proposal
Generally
It is proposed to remove the majority of the existing partitions within the north wing to create modern, open plan office accommodation. This has the following advantages:
- Increased efficiency of the workspace layout
- Creation of airy an open environment that fosters collaboration amongst staff.
- Allows for the possibility of cross ventilation

The main circulation routes will be maintained in the open plan arrangement.

Rooms of medium significance
- Historical rooms of high significance will be maintained and repaired. These will be re-purposed as attractive meeting rooms

It is proposed that the original glazed timber partitions to these rooms be retained - with glazing re-introduced where previously in-filled

Functions
- Open plan office space
- Meeting rooms

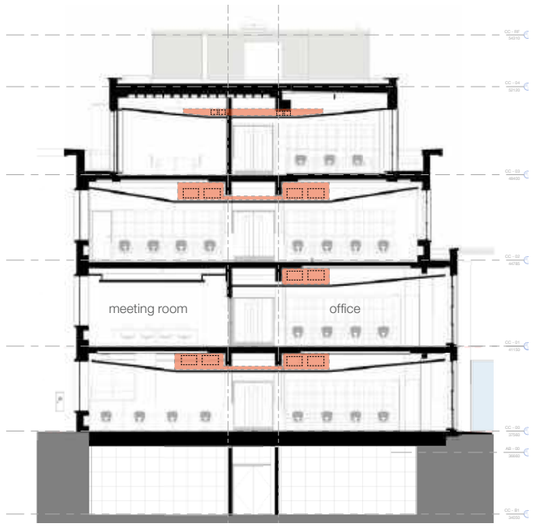
Proposed Refurbishment Works:
- Strip-out of partitions
- Refurbishment of built in furniture (medium significance rooms)
- New acoustic ceilings throughout
- Bespoke tea points on each floor
- Bespoke furniture to house print points
- New carpet
- New loose furniture
- Curtains
- Fully re-furbished WCs on each floor

Users and Accessibility
Council staff
Members
All rooms are wheelchair accessible via new lifts

Furniture
New loose furniture

MEP
Upgrade of heating, cooling, ventilation, IT and AV systems.
New risers and new ceiling voids for distribution.
Power and data distribution to be surface mounted

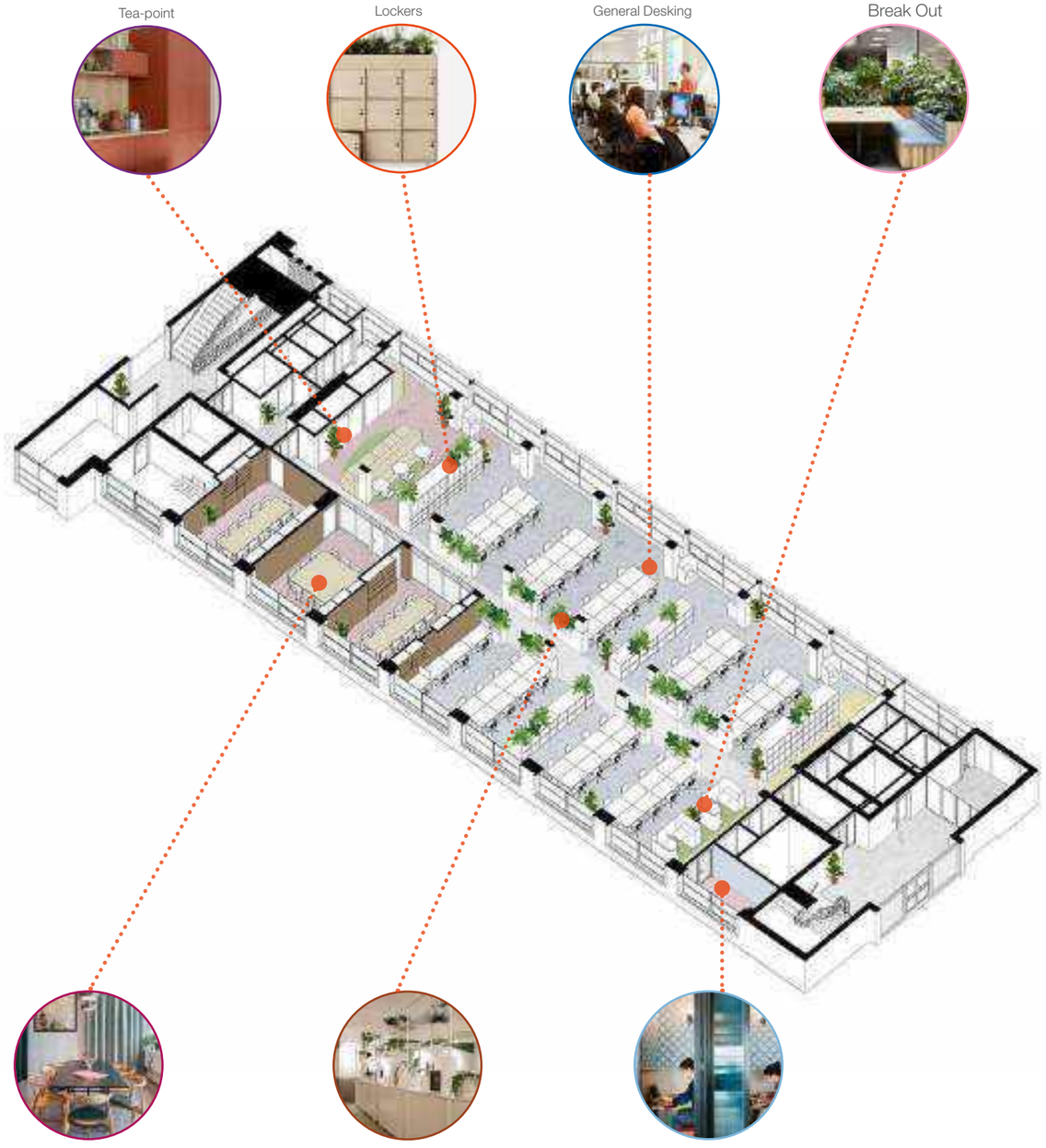
Ceiling / Services distribution
The office space is to be mechanically ventilated - this requires substantial ductwork to be routed through the space on either side of the central circulation space. A 2.4m high ceiling conceals this ductwork - the ceiling is angled from the central zone to a higher level adjacent to the windows on both perimeter walls.



Typical Section
main service zone

Retaining the character of the central corridor
The original central circulation route is retained in the proposal. The memory of the central corridor is retained by structural columns, a different floor finish and the positioning of bespoke furniture at the edge of the circulation space.

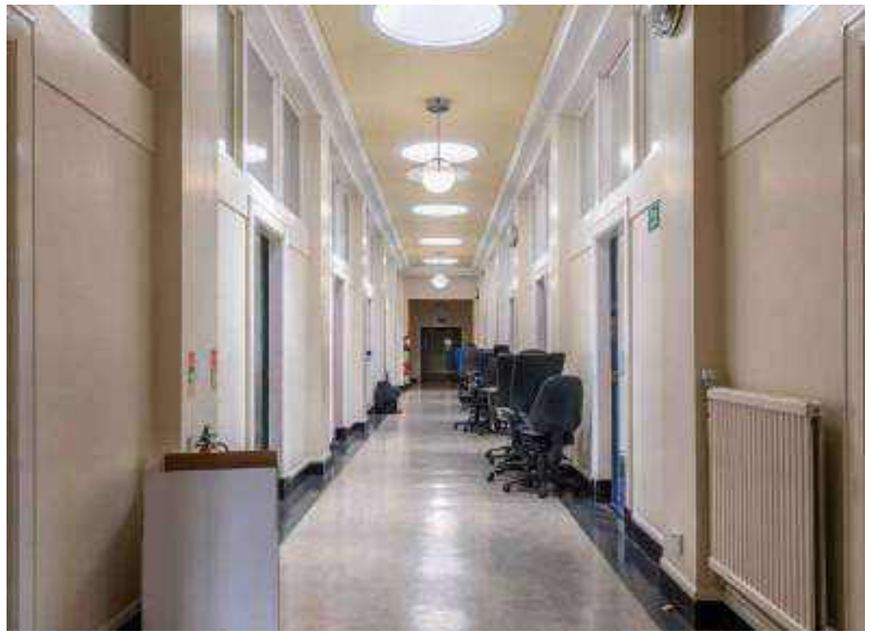
Further Information
Refer to section 7.4 for a detailed scope of refurbishment works. Refer also to 00 Series strip out drawings.



Axonometric view

Waltham Forest Town hall by Hawkins/Brown (Case study)

Before



After intervention



Haringey Civic Centre

Before



After intervention (artistic impression)





7 Interior Design
7.3 North Wing Workspace
7.3.4 WCs

Heritage Significance
The existing toilets are of neutral heritage significance. Some of the accessibility toilets were added later are classified as detracting. These areas were stripped as part of the enabling works contract

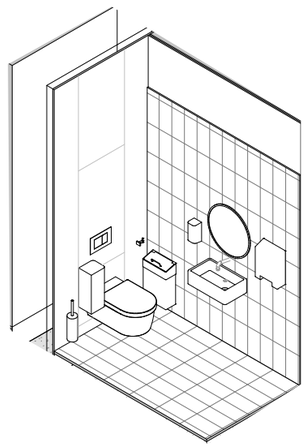
Proposal
The existing toilets no longer meet the council's needs and aren't in good condition. The proposal seeks to reconfigure the toilet areas to provide high-quality facilities that meet current standards and regulations and the council's ambitions on accessibility and gender equality. The design creates individual, self-contained unisex toilets, ambulant and accessible toilets

Refurbishment and design
The proposal looked to re-use the existing risers to toilets while reconfiguring the toilet space with new sanitary appliances and finishes. The proposal is to use tiled floors and walls in keeping with the previous design and reflect the design principles/era of the building in the design.
The material finishes of the toilets will create a warm environment through a simple design, mainly using porcelain tile and IPS systems at the back for easy access. The selection of finishes will take into consideration BS8300 recommendations for accessible design.

Potential Users and Accessibility
- 1 accessible toilet per floor (+ 1 extra at Ground Floor and 1st Floor for committee rooms and welcome space);
- 1 ambulant toilet per floor (+ 1 extra at Ground Floor and 1st Floor for committee rooms and welcome space);
- The selection of finishes and colours is to meet BS 8300 for good accessible design;
- Some gendered toilets will be provided through signage to meet specific faith group requirements.

Furniture
New, integrated plumbing fixtures and sanitary appliances with IPS panels.

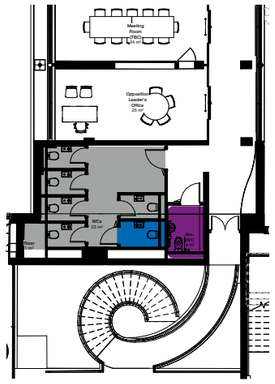
MEP
Upgrade of heating, cooling, and ventilation systems.
Re-uses existing risers for distribution.



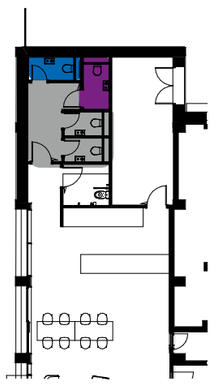
Axo of typical Toilet cubicle



North Wing typical Toilet Blocks



West Wing Toilet Block



Welcome Space Toilet Block

Key:

- Toilets blocks
- Accessible toilet
- Ambulant toilet

Existing Photos









Precedents



Integrated IPS Panels



Forge Working by Hawkins\Brown

7 Interior Design
7.3 North Wing Workspace
7.3.4 Stairs

Heritage Significance
The stair cores, are rated low significance in the Montagu Evans assessment, but are generally in good condition.

Proposal
The proposal is to enhance these spaces in keeping with the existing finishes. The proposal also looks to improve the lobbies areas by reconfiguring the position of the lift and replacing these, as the previous ones were no longer up to standard and compliant.

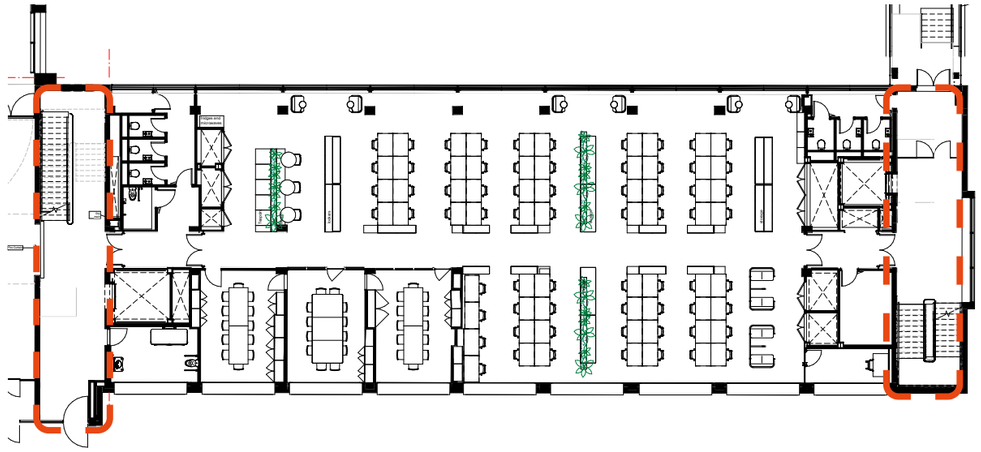
Functions
- Provide level access to all levels of the building and fire escape.

Proposed Refurbishment Works:
- Terrazzo steps to be repaired and made good;
- Plaster Soffits to be repaired and made good;
- Plasterboard ceilings in lobbies are to be reinstated;
- Repair of balustrades and railings (resistance and fixings to be tested before repair;
- Strip out redundant signage;
- Repair plaster where necessary
- Plaster to external walls is to be removed and replaced with insulating plaster

Potential Users and Accessibility
New lifts are to be evacuation lifts for the safe evacuation of disabled people in case of an emergency, as per the latest London Plan requirements.

MEP
Upgrade of heating, cooling, and ventilation.
Replacement of light fittings in keeping with existing aesthetic.

Further Information
Refer to section 7.4 for a detailed scope of refurbishment works.



North Wing typical staircores

Existing Photos





Main Stair core







North Stair core

7 Interior Design
7.4 Schedule of Refurbishment Works

Page no.: 1
Room / Areas Name: LOBBY
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- Relevant H&S standards and Building Regulations (Building Control Body compliance)
- Required fire ratings
- Required acoustic ratings
- Building design life of 60 years
- Contractor shall not employ materials listed as 'Prohibited Materials' as noted in the Project Prelims.
- All timber elements to be FSC certified.
- BREEAM requirements
- Material samples to be approved by client and submitted to planners as part of any planning permission conditions.

Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to room data sheet drwg no. **HCC-HBA-ZZ-00-DR-A-770509**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photos
Wall Finishes						
Timber wall finish EWF-02	English straight-grained elm panelling + polished brass infill to west elevation	Brass is corroded. Minimal visible damage to timber	Refer to room data sheet. Clean and polish corroded brass elements. Repair any surface damage Panelling to be french polished	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161	
Stone wall finish EWF-05	Original Florentine Travertine tiles to the perimeter walls, bridge structure and columns	Stone tiles generally appear to be in reasonable condition with minimal visible damage	Refer to room data sheet. Make good following removal of redundant FF&E Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Stone wall finish EWF-05	Florentine Travertine clad columns / draft lobby	Minimal visible damage	Refer to room data sheet. Repair any damage Make good following removal of redundant FF&E Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Feature to stone wall finish	Florentine Travertine clad built in benches (2 no.)	Minimal visible damage. Missing stone section to one end of one bench	Repair any surface damage Clean			
Feature to stone wall finish	Foundation Stone built into wall finishes	Minimal visible damage	To be retained / cleaned			
Feature to stone wall finish	Clock built into stone finish	Mechanism is missing	Replace mechanism and restore the clock	Refer to salvage schedule.		
Feature to stone wall finish	Series of picture frames / plaques		To be salvaged and re-instated at end of project.	Refer to salvage schedule		
Skirtings	None					
Internal Glazed Partitions / Doors				Refer to wall types drawing		
Non-original aluminium Glazed Screen / Doors	Alumium frame, single glazed including glazed double doors See right for location	Framing has superficial damage in places,	Ground floor marriage rooms - replace with new to match original - Ground floor adjacent to stair core - replace with fire curtain - First Floor adjacent to stair core - replace with fire curtain - Second floor adjacent to stair core - repalce with new ballustrade and fire curtain	Refer to wall types drawing / door types drawing (fire curtains)		
Original Aluminium Glazed Screen / Doors EPCS-201	Original aluminium glazed partitions to council chamber at first floor including aluminium frame single glazed door	Generally good condition Initial design intent for glazed partition below council chamber to be fully transparent. Opaque glass panels do not reflect initial design intent.	Refer to wall types drawing Remove opaque film Restore and repair glass partition and frame. Repair / replace ironmongery as required Replace any non-complinant fragile glass at low level with safety glazing. NB The glazing at this level should provide protection from falling - an assessment is required as to the strenth / integrity of the existing partition and allowance made for remedial work to upgrade to regulations	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Timber Glazed Screen EPCS-202	Timber framed glazed partition to second floor	Frame in reasonable condition - Georgian wired glazing.	Repair / re-laquer the timber frames Re-place georgian wired glass with laminted fire safety glass. Certification of fire integrity by specialist Replace handrail within corridor with new to match original design.	Refer to wall types drawing Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	Laquer M60/162 colour film L40/610	
Aluminium framed glazed partition and doors EPCS-203	Forming draft lobby		Repair Assume replacement required (part of curtain walling / doors package - see below)	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Non-original Partitions / Doors to office	Partitions forming reception office space. Aluminium frame, glazed and solid panels	Does not reflect initial design intent to be removed	Remove existing reception desk / office partitions and lift - INCLUDED in enabling works package Make good any damage to adjacent finishes	Refer to strip out drawings		
Stair						
Feature Stair and bridge ESTR-201	In-situ staircase and bridge structure, fascias clad in stone, aluminiunm ballustrade (see EBAL-101 below) , plaster soffits	Minimal visible damage	Refer to Stair Refubishment Scoping Drawing for locations / extent, Stair nosings to be replaced Refer to RCPs for repairs to soffits Refer to EWF-05 for repairs to stone facings Refer to structural engineer information for any structural repairs			
Balustrade to Feature Stair, bridge and main stair core EBAL-101	Aluminium ballusters and horizontal rails / Timber handrails and kick plates / Georgian wired glass panels	Some cosmetic wear and tear. Some cosmetic wear and tear. Balustrades's resistance and fixings to be tested before repair. Section of ballustrade missing where platform lift removed	Refer to Stair Refubishment Scoping Drawing for locations / extent, Replace missing section of ballustrade (approx 1m) where previously removed for platform lift. New ballustrade to match existing. Restore / repair / clean timber and aluminium elements as required Timber surfaces to be laquered Refer to structural engineer information for any structural repairs	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer NB Ballustrading to existing stairs does not meet current building regulations – in terms of height, spacing of ballusters / rails and the presence of horizontal rails. Given the building is listed, derogation from the regulations is required – Building Control is to be consulted on this matter 17/2/23	M60/161	

Floor Finishes						
Floor finish EFF_01	Gritted Serpegient marble tiles	Approx 1/3 of stone tiles are damaged. Previous attempts to repair cracked tiles have created further damage.	Replace broken tiles. Clean existing stone tiles. Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	NB - asbestos is present to redundant services within the floor slab. Power and data to be provided to the reception desk through new drilled opening (diameter TBC) to the basement.		
Floor finish	Entrance matting within draft lobby	End of life. Remove and replace.	New entrance matting with new as shown on floor types drawing	See floor finishes drawing		
Architectural feature to floor	Rockery		To be retained / refurbished and replanted - refer to landscape architect drawings.			
Ceilings						
Ceiling ECLG-01	Main ceiling at third floor / roof level Plasterboard	Some surface cracks and damaged areas around light fittings.	Repair and re-paint. Existing circular downlights are to be removed for restoration or replaced with new TBC. Allow for remediial works to plasterboard soffit on completion of this work.	Refer to ceiling types drawings		
Ceiling ECLG-03	Plastered curved soffit of gallery	Some surface cracks and damaged areas around light fittings.	Repair and re-paint. Existing circular downlights are to be removed for restoration or replaced with new TBC. Allow for remediial works to plasterboard soffit on completion of this work.	Refer to ceiling types drawings		
Soffit to helical stair ECLG-06	Painted skim coat on structure	Minimal visible damage	Repair and repaint	Refer to ceiling types drawings		
Ceiling to bridge structure	Stripped out.		New ceiling as shown on ceiling types drawing	Refer to ceiling types drawings		
Soffit to draft lobby ECLG-06	Painted skim coat on structure	Some surface cracks and damages, in particular in front of the entrance door.	Repair and repaint	Refer to ceiling types drawings		
Glazed soffit (internal rooflights) to draft lobby ECLG 06	Glass replaced with solid panels		Replace with new toughened glass panels.	Refer to ceiling types drawings		

7 Interior Design
7.4 Schedule of Refurbishment Works

Page no.: 2
Room / Areas Name: Council Chamber
Notes:
This is an outline scope document issued for Stage 3 which covers architectural elements of the project only and is to be read alongside the drawings and other consultants' specifications.
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- Relevant H&S standards and Building Regulations (Building Control Body compliance)
- Required fire ratings
- Required acoustic ratings
- Building design life of 60 years
- Contractor shall not employ materials listed as 'Prohibited Materials' as noted in the Project Prelims.
- All timber elements to be FSC certified.
- BREEAM requirements
- Material samples to be approved by client and submitted to planners as part of any planning permission conditions.

Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to room data sheet drwg no. **HCC-HBA-ZZ-00-DR-A-770510**
Refer also to the strip out and salvage strategy document

Refer to introduction notes at the beginning of this section, Note access to council chamber was

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photos
Walls Finishes						
Timber panelling EWF-01	Original elm-veneered panelling incorporating: polished brass inlays perforated panels (over acoustic absorbtion) integrated lighting bespoke aluminium skirting integrated bronze ventilation grilles	Minimal visible damage	Refer to Room data sheet Repair any damaged timber panelling French polish timber elements Repair / clean / polish corroded brass elements. Repair damaged aluminium skirting Clean and reinstall ventilation grilles Upgrade concealed lighting to MEP specification Dismantle and re-build sections to allow MEP installations - refer to MEP drawings for locations	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161 (french polishing)	
Stone to columns EWF-05	Original Florentine Travertine stone tiles	Minimal visible damage	Make good following removal of redundant FF&E / asbestos Check structural integrity Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Stone behind podium EWF-06	Verte de Fre marble	Minimal visible damage	Repair any cosmetic damage Check structural integrity Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Architectural features	Signage / coat of arms to marble cladding behind podium	Minimal visible damage	Check structural integrity Clean as necessary	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Internal Partitions						
Bespoke feature wall below gallery EIWS-01	Original bespoke partition incorporating: Aluminium frame glazed clerestory Leatherette finish to chamber Timber lining to ante-chamber Aluminium frame/ timber face doors Aluminium/ glazed skirting	Some superficial damage Anticipate some making good following strip out.	Refer to wall types drawing Remove any film / vinyl Restore and repair glass partition and frame. Repair / replace ironmongery to doors as required Replace non-complinant fragile glass at low level with laminate glazing Repair damaged aluminium skirting	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Soffit / facia to gallery EIWS-02 EBAL-102	Plaster and timber slats Ballustrade	All balustrades's resistance and fixings to be tested before repair.	Repair any damaged timber slats French polish timber elements Repair damaged aluminium skirting Clean and Repair aluminium balustrade Clean and reinstall ventilation grilles Upgrade concealed lighting to MEP specification Dismantle and re-build sections to allow MEP installations - refer to MEP drawings for locations	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer Ballustrading to existing stairs does not meet current building regulations – in terms of height, spacing of ballusters / rails and the presence of horizontal rails. Given the building is listed, derogation from the regulations is required – Building Control have given in principal approval		
Ceilings						
Bespoke feature ceiling	Profiled acoustic ceiling with integrated lights	Removed as part of strip-out	Replace with new to match existing in accordance with design drawings	Refer to ceiling drawings		
Plasterboard ceiling ECLG-01	Existing ceiling adjacent to curtain walling	Minimal visible damage	Repair and redecorate			
Timber curtain track recess edging			Repair and re-laquer		N10-235	
Floor Finishes						
Carpet	Stripped out	TBC	New carpet with new carpet to match the original design	Refer to floor types drawing		
Cork Tiles EFF-03	To gallery areas including stairs. Stairs incorporate nosing	Dirty but appears to be reasonably good condition	Repair, clean and re-finish.	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Built in furniture						
Built-in seating to public gallery	Curved timber benching with faux leather (TBC) cushions and built in bronze ash-trays and row number plates	TBC	Repair and french polish bespoke joinery Refurbish / replace cushions TBC Clean and polish ash trays and plates		M60/162	
Podium / canopy to podium	Timber frame podium platform with timber nosings to steps / edging. Curved timber desk to front of podium. Timber frame canopy with timber fascia		Repair and french polish bespoke joinery	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		

Page no.: 3
Room / Areas Name: Council Chamber Ante-chamber
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- BREEAM requirements
- Material samples to be approved by client and submitted to planners as part of any planning permission conditions.

Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to Wall Finishes plan **HCC-HBA-ZZ-00-DR-A-420100**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photos
Walls Finishes						
Timber panelling EWF-04	Timber slatted panelling incorporating fire hose cupboard Painted skirting	Generally in reasonable condition. Some surface damage and discolouration due to sunlight, Skirting damaged in places.	Refer to wall finishes drawing Repair damaged timber panelling French polish Repair, clean and polish corroded brass elements. Repair damaged aluminium skirting	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161	
Plaster / plasterboard finish	Plaster finish to columns / beams / partitions	Some cosmetic wear and tear	Refer to wall finishes drawing Make good plaster finishes as necesary. Redecorate		M20-200 (plaster) M60-110 (paint)	
Painted timber panelling EWF-03	Painted hardboard (TBC) to circulation area	Some cosmetic wear and tear	Refer to wall finishes drawing Make good as necesary. Redecorate		M60-110 (paint)	
Internal Partitions						
Bespoke feature wall below gallery EIWS-01	Refer to council chamber scope	Refer to council chamber scope	Refer to council chamber scope	Refer to council chamber scope		
Ceilings						
Ceiling ECLG-03	Plastered curved soffit of gallery above.	Some surface cracks and damaged areas around light fittings.	Repair cracks Redecorate			
Plasterboard ceiling ECLG-01	Existing ceiling adjacent to curtain walling in old press rooom / corridor	Minimal visible damage	Repair and redecorate			
Aluminium curtain track recess edging			Repair, clean			
Floors						
Vinyl floor	Not original		New - refer to floor types	Refer to floor types drawings	Refer to floor types drawings	

7 Interior Design
7.4 Schedule of Refurbishment Works

Page no.: 4
Room / Areas Name: Committee Rooms / Mayors Parlour / Opposition Leaders Office / Meeting Room
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Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to room data sheet drwg no. **HCC-HBA-ZZ-00-DR-A-770507**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photo
Walls Finishes						
Timber panelling EWF-08	Original polished elm panelling / bespoke anodised aluminium skirting	Generally in reasonable condition. Some surface damage and discolouration due to sunlight. Skirting damaged in places.	Repair damaged timber panelling Panelling to be french polished Repair damaged aluminium skirting Restore / repair built in shelves to the original design intent	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161 (french polishing)	
Architectural features	Built-in clock to timber panelling (small committee room)	Broken / Missing clock hands	Restore / repair original clock			
Architectural features	Mayors parlour / opposition leaders office have built in shelving - inlaid with Ashburton marble / with aluminium trim and timber sliding doors					
Plaster finish	Plaster finish to walls / columns	Some cosmetic wear and tear	Refer to wall finishes drawing Strip out redundant signage Make good plaster finishes as necesary. Redecorate		M20-200 (plaster) M60-110 (paint	
Replacement timber finish EWF-07	Fire rated west wall of large committee room	Partition to the west of the room has been upgraded to a fire rated partition with new timber panelling installed over the original. New timber panelling does not match the original.	Replace timber panelling to match timber panelling adjacent Panelling to be french polished Repair damaged aluminium skirting	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161 (french polishing)	
Internal Glazed Partitions / Doors				Refer to wall types drawing		
Original Aluminium Glazed Screen / Doors EPCS-204	Original aluminium glazed partitions to committee rooms at first floor including sliding aluminium frame single glazed door	Framing has superficial damage in places, sliding doors mechanisms are in need of repair / maintenance	Refer to wall types drawing / room data sheets Restore and repair glass partition and frame. Refurbish sliding door mechanism. Repair / replace ironmongery as required Replace any non-complinant fragile glass at low level with laminate glazing Allow for manifestation for visually impaired. Note requirement on new wall types plan for high level partition over (to create fire barrier)	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Timber folding Partition / Door	Original timber folding partition to large committee room	Fixed open with brackets, Mechanism for folding partition damaged Some surface damage to panelling	Repair and restore folding partition Timber panelling / doors to be french polished	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161	
Ceilings						
Ceiling	Stripped out		New as RCP drawings			
Aluminium curtain track recess edging			Repair, clean			
Floor Finishes						
Floor	Stripped out		New as floor finishes drawing			

Page no.: 5
Room / Areas Name: Committee corridor
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- BREEAM requirements
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Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to Wall Finishes plan **HCC-HBA-ZZ-01-DR-A-420101**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photo
Walls Finishes						
Stone wall finish EWF-05	Original Florentine Travertine tiles to corridor walls. Note structural movement joint between west wing and main building	Stone tiles generally appear to be in reasonable condition with minimal visible damage	Refer to Internal Finishes / Existing Finishes Refurbishment Plan Make good following removal of redundant FF&E Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Architectural features	Existing detail in stonework where there was a proposed future connection to Auditorium (not built)		TBC			
Plaster / plasterboard finish	Plasterboard to external wall. Plaster finish to columns / beams	Some cosmetic wear and tear	Repair and redecorate plasterboard / plaster		M20-200 (plaster) M60-110 (paint)	
Internal Glazed Partitions / Doors						
Glazed partitions (original) EPCS-204	Glazed partitions to committee rooms -	Refer to committee rooms scoping	Refer to committee rooms scoping			
Ceilings						
Ceiling	Stripped out as part of enabling works		New as RCP drawings			
Ceiling ECLG-4	Timber Access panelling adjacent to glazed screen	minimal visible damage	Repair and laquer	Future access requirements TBC	M60/162	
Floor Finishes						
Floor	Timber effect vinyl - not original	General wear of vinyl in some areas	Replace with new finish - refer to floor types drawing			

Page no.: 6
Room / Areas Name: Old Registrar and Marriage Rooms (Now Meeting / Community)
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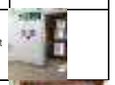
Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to room data sheet drwg no. **HCC-HBA-ZZ-00-DR-A-770508**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photo
Walls Finishes						
Timber panelling EWF-08	Original elm panelling / bespoke anodised aluminium skirting Main meeting room - refer to room data sheet DR-A-&&0508	Generally in reasonable condition. Some surface damage and discolouration due to sunlight. Skirting damaged in places.	Refer to wall finishes drawing Repair damaged timber panelling Panelling to be french polished Repair damaged aluminium skirting Restore / repair built in shelves to the original design intent	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161 (french polishing)	
Stone wall finish EWF-05	Original Florentine Travertine tiles to large meeting room (old marriage room), walls and columns	Stone tiles generally appear to be in reasonable condition with minimal visible damage	Refer to wall finishes drawing Main meeting room - refer to room data sheet DR-A-&&0508 Make good following removal of redundant FF&E Clean	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Plaster finish	Plaster finish to columns / beams / walls	Some cosmetic wear and tear	Refer to wall finishes drawing Make good plaster finishes as necesary. Redecorate		M20-200 (plaster) M60-110 (paint)	
Internal Glazed Partitions / Doors				Refer to wall types drawing		
Original Aluminium Glazed Screen / Doors EPCS-201	Original aluminium glazed partitions to lobby and large marriage waiting room. Alumium frame, single glazed including glazed double doors	Framing has superficial damage in places	Refer to wall types drawing Remove opaque film Restore and repair glass partition and frame. Repair / replace ironmongery as required Replace any non-compliant fragile glass at low level with safety glazing	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer Refer to signage / interior design section of Stage 3 report.		
Timber framed glazed partition and timber doors **EPCS-205**	Timber frame partitions formerly glazed	Original condition unclear	TBC- demolition probable	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Ceilings						
Barrel Vault ceiling	Barrel vault plaster ceiling	Stripped out	New to match original as RCP drawings			
Ceiling adjacent to window in large marriage room ECLG-02	Original timber panelling	Minimal visible damage Excessive varnish applied	Repair damaged timber panelling Prepare timber for polishing French polish		M60/161	
Floor Finishes						
Carpet	Stripped out		New as floor types drawing			

Page no.: 7
Room / Areas Name: Existing South Stair Core to North wing (Note north stair core similar)
Notes:
This is an outline scope document issued for Stage 3 which covers architectural elements of the project only and is to be read alongside the drawings and other consultants' specifications.
This document is based on a visual inspection only. Further detailed inspections will be required for all areas during later work stages.
All works require detailed specification at Stage 4 and listed building consent prior to works commencing
The list of items is not exhaustive and the design is subject to further development and coordination during the detail design stage.
Where changes are proposed / required, the proposed substitutions must be equivalently rated or better under the Green Guide to Specification.
All materials / products / systems to achieve:
- Relevant H&S standards and Building Regulations (Building Control Body compliance)
- Required fire ratings
- Required acoustic ratings
- Building design life of 60 years
- Contractor shall not employ materials listed as 'Prohibited Materials' as noted in the Project Prelims.
- All timber elements to be FSC certified.
- BREEAM requirements
- Material samples to be approved by client and submitted to planners as part of any planning permission conditions.

Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to Wall Finishes plan **HCC-HBA-ZZ-01-DR-A-420101**
Refer also to the strip out and salvage strategy document

NB - this scope document relates primarily to the south stair core, however the north stair core is similar

Element ESTR-202	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photo
Wall Finishes						
Plaster finish	Plaster finish to walls / columns	Some cosmetic wear and tear	Refer to wall finishes drawing Strip out redundant signage Re-plaster external walls.		M20-200 (plaster) M60-110 (paint	
Timber linings	Timber lining to opening to lobby areas ground / first / second floors	Some cosmetic wear and tear	Make good / laquer		Laquir M60/162	
Internal Glazed Partitions						
Window	Aluminium framed window to lightwell at 3rd floor incorporating coloured glass spandrel		Refer to wall types / wall finishes drawing Opening to be blocked. Window to be retained to create light box			
Stairs / Ballustrades						
Staircore ESTR-202	Concrete staircase with Terrazzo steps, carburundum inlays and plaster soffits	Terazzo nosings have been significantly damaged - typically 50mm wide chips to approx 1in4 nosings.	Terrazzo steps to be repaired and made good Carburundum inlays to be replaced Plaster Soffits to be repaired and made good	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M20-200 (plaster) M60-110 (paint	
Balustrade to Feature Stair, bridge and main stair core EBAL-101A	Aluminium ballusters and horizontal rails / Timber handrails and kick plates / Georgian wired glass panels Timber handrails fixed to walls	Some cosmetic wear and tear.	Replace Georgian wired glass with clear laminated glass TBC Restore / repair timber and aluminium elements as required Timber surfaces to be laquered Clean and repair the aluminium railings Balustrades's resistance and fixings to be tested before repair.	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer Ballustrading to existing stairs does not meet current building regulations – in terms of height, spacing of ballusters / rails and the presence of horizontal rails. Given the building is listed, derogation from the regulations is required – Building Control is to be consulted on this matter 17/2/23.	Laquer M60/162	
Floor Finishes						
Floor / stair finish EFF-02	Terazzo stair finish, with mosaic tile anti-slip strips and terrazo skirting Terazzo and terrazo tile landings / floors to stair lobby with stainless steel inlay. Stone edging to lobby openings	Siginificant damage to nosings Some cracking	Repair damaged nosings Clean and repair floor / skirtings generally	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		see photos above
Floor finish	Terazzo Tiles					
Skirtings	Terazzo					
Ceilings						
Soffit to stairs ECLG-05	Painted skim coat on concrete		Make good following strip out. Redecorate	Refer to ceiling types drawing	M20-200 M60-110	

Page no.: 8
Room / Areas Name: Retained medium significance office areas (for meeting room accomodation)
Notes:
This is an outline scope document issued for Stage 3 which covers architectural elements of the project only and is to be read alongside the drawings and other consultants' specifications.
This document is based on a visual inspection only. Further detailed inspections will be required for all areas during later work stages.
All works require detailed specification at Stage 4 and listed building consent prior to works commencing
The list of items is not exhaustive and the design is subject to further development and coordination during the detail design stage.
Where changes are proposed / required, the proposed substitutions must be equivalently rated or better under the Green Guide to Specification.
All materials / products / systems to achieve:
- Relevant H&S standards and Building Regulations (Building Control Body compliance)
- Required fire ratings
- Required acoustic ratings
- Building design life of 60 years
- Contractor shall not employ materials listed as 'Prohibited Materials' as noted in the Project Prelims.
- All timber elements to be FSC certified.
- BREEAM requirements
- Material samples to be approved by client and submitted to planners as part of any planning permission conditions.

Other Documents:
Refer to the heritage report for detailed descriptions of significance
Refer to room data sheet drwg no. **HCC-HBA-ZZ-00-DR-A-770506**
Refer also to the strip out and salvage strategy document

Element	Material / Description	Condition	Scope of Works	Notes	Specification CAWS Code (where available)	Photo
Walls Finishes						
Plaster / plasterboard finish	Plaster finish to internal columns / beams. Plasterboard finish to partitions	Some cosmetic wear and tear	Refer to wall finishes drawing Make good plaster finishes as necesary. Redecorate		M20-200 (plaster) M60-110 (paint)	
Internal Glazed Partitions / Doors				Refer to wall types drawing		
Timber framed glazed partition and timber doors **EPCS-206**	Timber frame partitions formerly glazed - now boarded.	Currently all typically boarded over. Original condition unclear	Restore and repair glass partition and frame Replace boarding with safety glass. Target acoustic rating Class B as acoustic report Repair / re-laquer the timber frames	Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer		
Joinery						
Built-in joinery	Built-in joinery incorportating glazed screens, open shelves, cupboards	Generally in working condition but with considerable wear and tear.	Refer to Typical Room data sheet Restore and repair joinery including: Repair any surface damage to timber French polish Restore all ironmongery to achieve fully functioning doors Replace glass in doors with safety glass	Remedial works to external walls may require the temporary dismantling and/or modification of the joinery. Scope to be assessed by specialist at Stage 4 with benchmark sample agreed with conservation officer	M60/161	

8 Landscape

Civic Offices LB Haringey
March 2023

8.
Landscape & Ecology

Churchman Thornhill Finch

Reference

G:\01 Projects\556 Harringey Civic Offices\04 Presentation and Reports\RP-Report

Revision	Notes	Date	Written/Checked
P01	Draft Stage 2 report issued for information	2022 02 05	LK/CC
P02	Stage 2 report issued for information	2022 03 11	LK/CC
P03	Draft Stage 3 report	2023 03 03	CC
P04	Stage 3 Report	2023 03 13	LK/CC
P05	Stage 3 Report	2023 03 16	LK/CC

8.1 Site Overview
8.1.1 Historic Context
8.1.2 Site Overview
8.1.3 Introduction

8.2 Proposal
8.2.1 Site Wide Landscape Plan
8.2.2 Frontage & Entrance
8.2.3 Trinity Road
8.2.4 Courtyard
8.2.5 Service Yard Bounds Green Road
8.2.6 Service Yard Trinty Building
8.2.7 Woodland Garden
8.2.8 Cycle Parking

8.3 Planting Strategy
8.3.1 Provision & Proposal

8.4 Biodiversity & Sustainability
8.4.1 Strategy
8.4.2 Urban Greening Factor

8.5 Hard Landscape
8.5.1 Proposed

8.6 Boundary Conditions
8.6.1 Proposed

8.7 Hard Materials
8.7.1 Material Schedule

8.8 Planting
8.8.1 Planting Mixes

8.1.1 Site Overview
Historic Context


Historic Map - 1985


Historic Map -1914



Historic Map-1937


Historic Map-1969


Historic image depicting the Fishmongers' & Poulters' Almshouses


Historic image showing St Michaels Church mid 1900's

The refurbishment of the existing Civic Centre, newly proposed Trinity Building and surrounding landscape offer an opportunity to rediscover the urban sigificance and social values of the Haringey Civic Centre which has unfortunately fallen on hard times due to lack of necessary repairs and refurbishment. To understand the importance of the Civic Centre it is necessary to understand a little more of the site's history.

In the 13th century, Wood Green was largely made up of farmland after the deforestation of this area of the Middlesex Forest. What is today Wood Green's High Road was once an important route (a drover's road) along which livestock would be taken to market in London, hence the nickname 'Jolly Butcher's Hill'. The area remained a small hamlet until the 18th century when it began to expand and by the turn of the 19th century some large houses started to appear; built as country retreats for the wealthy of London. Throughout the 19th century, some of the architecture we see in the area today started to appear. St Michael's Church was built in 1844 and The Fishmonger's & Poulter's Almshouses in 1849 to accommodate the retired Fishmongers and Poulters in what would then have still been a small country village.

1895

At this time an emerging triangular space was being laid out either side of the former drovers road. An area referred to as "The Green" consisted of Crescent Gardens and the eastern end of Trinity Gradens. The western end of Trinity Gardens was known as Finsbury Gardens at this stage.

A Fire Station and Infant School sat to the West of St Michael's Church.
The Fishmonger's & Poulter's Institution Almshouses were built in 1849.

1914

In the early 20th Century, Trinity Gardens, Nightingale Gardens & Crescent Gardens were laid out following the formation of the Wood Green Urban District Council in 1894.

Trinity Primary Academy appears.
A tramway branch was added along Bounds Green Road making it an important route.

It is difficult to tell which aspect of the school would be considered the front, although the current entrance does seem to have been in use from the start.

1937

Allotments appear between Trinity Primary Academy and the Almshouses.

1955

The Civic Centre appears on site of the former Almshouses. Designed as part of a competition in 1938 the construction was delayed until 1955 with the Council taking occupation in 1958. At that time the Local Authoity was the borough of Wood Green but in 1964-65 the borough merged with its neighbours Hornsey and Tottenham to become the London Borough of Haringey.

In 1985 Bernie Grant became the first ever black leader of a Local Authority in Europe.

Most if not all of the landscape features which we see now will date back to period 1958-65. This means that the tree stock is starting to reach early maturity, with some trees, notably the Cedar becoming signifiact feature trees. However, the hard landscape is showing its age and is in dire need of renewal.

In 2018 The Civic Centre become a Grade II listed building.

8.1.2 Site Overview
Surrounding Context



Diagram illustrating green infrastructure and designated spaces

The Civic Centre sits within an area of Haringey that has a well developed and historic network of parks and gardens. The potential and context of the site, the local green infrastructure and other designations have been mapped. The Civic Office site has the potential to become part of a wider network of green spaces in the area, providing amenity and the opportunity for expansion of local green chain walking routes.

- The site lies within the Trinity Garden Conservation Area. Nearby Nightingale Gardens, Trinity Gardens and Crescent Gardens are all Local Listed Historic Parks/ Gardens.
- Nightingale Gardens and Avenue Gardens are SINCs. (Sites of Importance for Nature Conservation)
- Avenue Gardens is just off Park Avenue which was laid out to form a connection between Wood Green and Alexandra Palace.
- There is a local context of green chain walks to the South - The Parkland Walk connects Alexandra Palace with Finsbury Park via a linear Nature Reserve along a former railway line.
- The New River Path is a Site of Metropolitan Importance for Nature Conservation and has been explored as a potential green chain walking route by Haringey with Thames Water.

8.2.1 Landscape Proposal
Introduction

Introduction

The approach to the landscape design is set by a number of factors.
•Context
•Upcoming Local Projects
•Available area
•Budget
•Social Connectivity

The Civic Office site, defined by the High Road, Bounds Green Road and Trinity Road is located in a key location within Wood Green, the historic neighbourhood to which it related prior to the establishment of the London Borough Haringey in 1965. The site forms part of what was historically referred to as “The Green” an area now encompassing Crescent Gardens and Trinity Gardens and now bisected by the High Road. The complex of buildings comprising the Listed Civic Building, St Michaels Church and The Trinity Primary Academy sit at the centre of this triangular green space.

The London Borough of Haringey are in the process of developing a number of initiatives intended to improve connectivity within the neighbourhood.

Details of these projects are not currently available so although the works within the Civic Office site will not prejudice these proposals the precise manner in which the scheme will link into these upgrades cannot be determined.

The extent of this project is the back of pavement along Trinity Road, the High Road and Bounds Green Road. Taken as a whole the public realm is a series of linked linear spaces, none of which are particularly deep. Each space is highly programmed accommodating access for vehicles, bikes and pedestrians plus parking.

The in principle approach is for these spaces to be open, with unlimited access for the public. The secure lines are provided either at the threshold of the building or within the building. The central courtyard is not accessible by members of the public, other than by invitation. The only public access point is the existing main front door. Staff have the right of access directly into the Trinity Building.

Connectivity

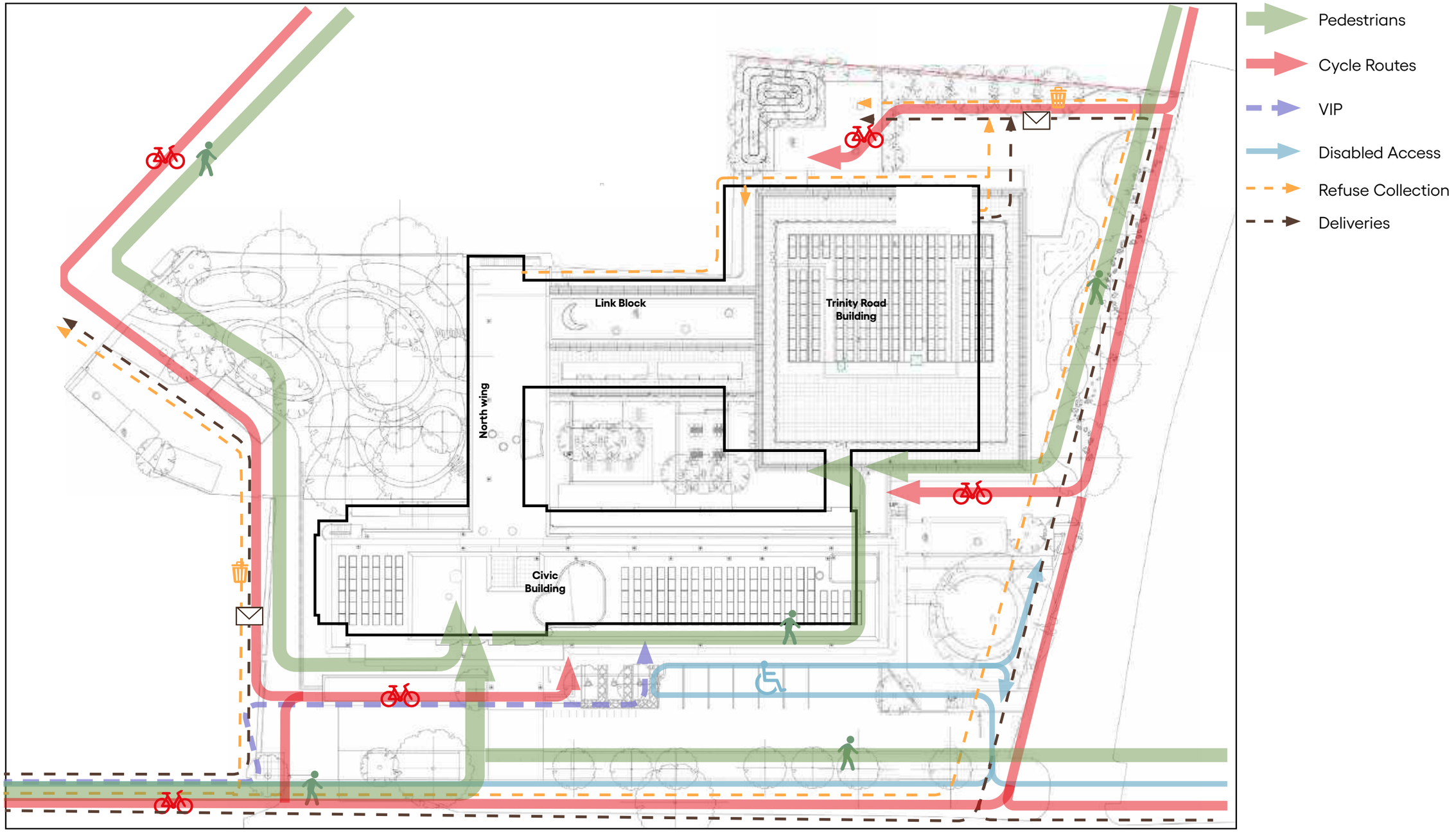
Vehicle Access will be retricted to an entry in the north east corner of the site, at the junction of the High Road and Trinity Road.The resulting left, left turn in from the High Road will need aproavl as part of a Section 278 assessment.

Overall there is limited vehicular access. Three disabled parking bays are provided on the front of the site along with five flexible bays that can be pre-booked. A liftable barrier prevents casual access to these bays.

Cycle parking is in two locations, both accessed from Trinity Road. A smaller enclosure is located in the new Trinity Road entrance while a larger facility is provided between the western boundary with the School and the west façade of the Trinity Building.

Pedestrian acess is from Bounds Green Road, the High Road and Trinity Road.

The existing main entrance remains the only pedestrian entrance, Council employees are able to enter the Trinity Road Buidling directly.

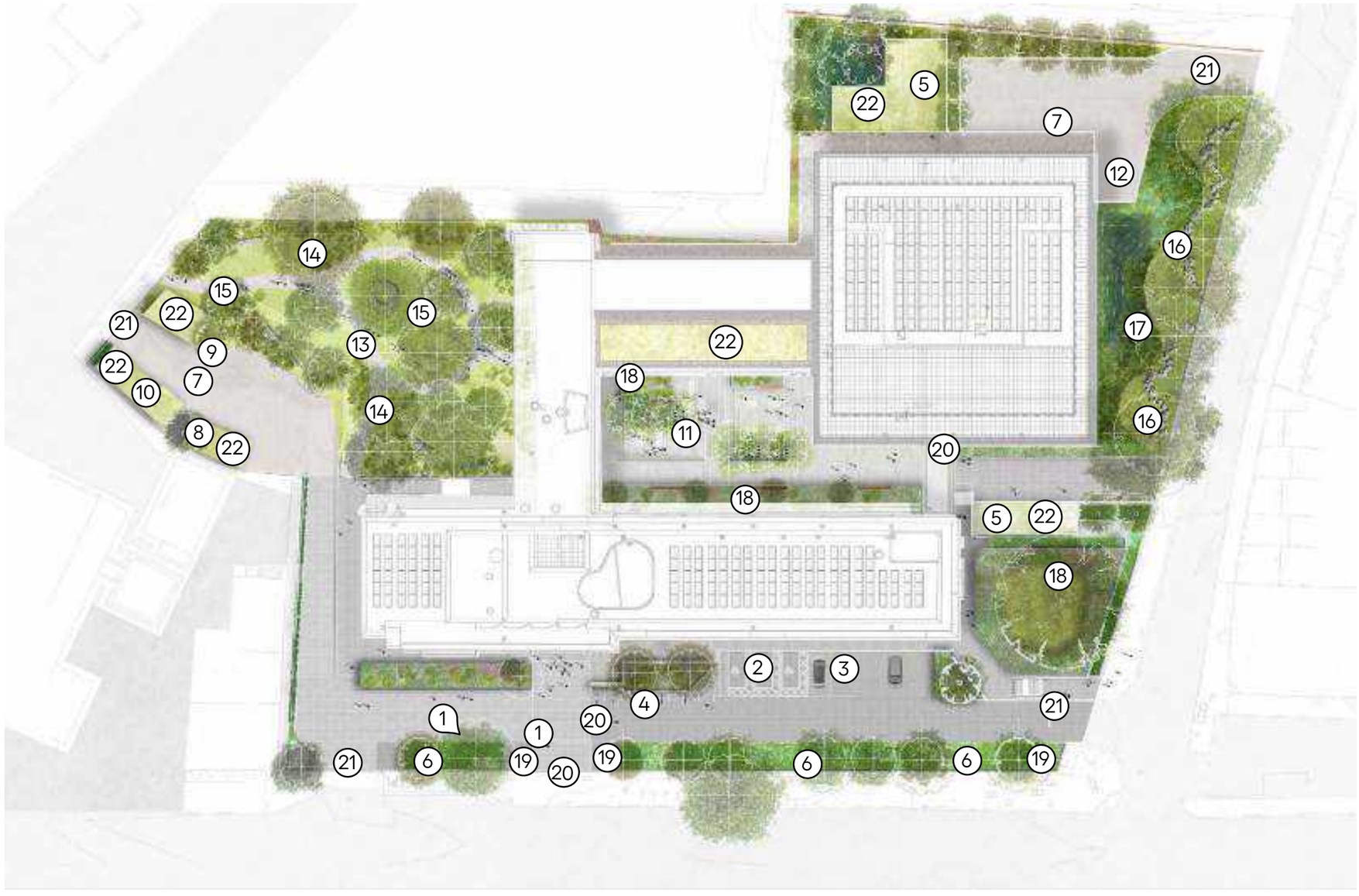


Haringey Civic Offices

Churchman Thornhill Finch

8.2.1 Landscape Proposal

Site-Wide Plan



KEY

1. Sloped Entrance
2. Blue Badge Parking
3. Bookable parking
4. Cycle Parking
5. Cycle Parking
6. Rain Garden
7. Service Yard
8. Substation with green roof
9. Binstore with green roof
10. Generator with green roof
11. Courtyard
12. Turninghead
13. Woodland Garden
14. Nature trail
15. Fixed Seating Areas
16. Play on the Way
17. Swale
18. Raised Garden
19. Art Plinths
20. Bollards
21. Traffic barrier
22. Green Roof

Illustrative Landscape Site Plan

8.2.1 Landscape Proposal
Site-Wide Plan

Due to the limited spatial constarints, and the placement of the building on the site, the landscape manifests itself as a linear sequence of small spaces that wrap around three sides of the Civic Offices

Our approach is to embed the existing building and new Trinity office extension within a connected sequence of gardens and outdoor rooms each tied into the neighbouring context.

The approach builds on the existing characters within the site, improving them with opportunities for a variety of flexible and fixed spaces to accommodate various activities and events.

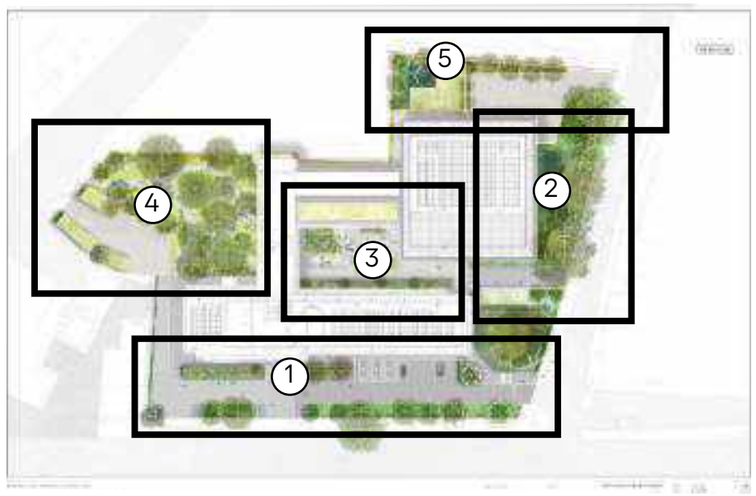
The entrance will focus on pedestrian access that is inclusive to all through the use of accessible slopes. It will present a civic presence onto the High Road bringing a renewed sense of invitation and grandeur to the refurbished Civic Centre.

The planting beds along the frontage have been retained and enhanced . The mix of cherry trees and liquid amber trees will be supplemented with under planting, creating one large planted bed. The bed will be used positively to accomodate rain water providing a visual mainfestation of the sustainable agenda which underpins the the reworking of the Civic building

The existing garden towards the southern end of the site possesses a diverse range of mature trees which will be enhanced with additional planting, seating and small play elements for public use. The woodland area will be an inviting space for the Council employees and public alike

The outdoor enclosure defined by the Civic Offices and the new Trinity Building with its links will become a central breakout area for the Council employees. The area offers seating under trees in a three-tiered courtyard, each level accommodating fixed and flexible furniture.

The mature plane trees along Trinity Road, are retained providing a connection to Trinity Gardens. They provide a visual screen between the Trinity Building and the neighbouring houses. This space provides a second means of controlled access to the civic complex and an opportunity for children to engage with the site through natural play elements within this boundary area.



KEY

1. Frontage
2. Trinity Road
3. Courtyard
4. Woodland Graden
5. Service Yard







8.2.2 Landscape Proposal
Frontage & Entrance



Historic image of the Civic Centre.



Historic image of the Civic Centre.



Image of existing planting bed and trees.



Image of existing frontage



Rain garden, University of Birmingham.



Rain garden detail

The frontage of the Civic Offices onto the High Street is of particularly poor quality, it is not befitting of the architectural status of the Civic Offices. It is also sub standard in terms of accessibility, the building has to be entered via a flight of steps, although a ramp has been added it does not meet the same standards of architecuural quality as the main building.

The building is set back from the High Road behind an access road and a line of parking bays, The bays separated from the High Road by a narrow strip of grass containing a row of Cherry Trees. There is a level change between the High Road and the entrance to the Civic Offices of aproximately 700mm

The proposal seeks to give the main entrance to the Civic Offices much greater status and to do so in a way which maximises inclusive accessibility. The one way vehicular route passing in front of the main doors is stopped up at its southern end. This means vehicles entering the frontage will only be able to do so from the Trinity Road junction to the north. It is possible that the Section 278 process will advise against this manoeuver, in which case the current one way arrangement will need to be maintained.

The route gives access to disabled parking bays and 5 oversized bookable bays.

The narrow green strip of lawn is converted into a rain garden, an area that captures surface water run off as a sustainable alternative to a conventional gully and pipe based darinage system. This area has the dual benefit of contributing to both the Urban Greening Factor and the Sustainable Urban Drainage metric. Although not currently committed and not funded through this project it is feasible, subject to further design, for this area to fulfil a more strategic drainage function, helping to alleviate draiange and flooding issues within this part of Wood Green.

The existing Cherry trees are retained, as are two existing Malus and two Yucca which sit close to the office façade.

The frontage rain garden also provides opportunity for social engagement and community expression. A number of low plinths offer spaces for addition of artwork by local artists.

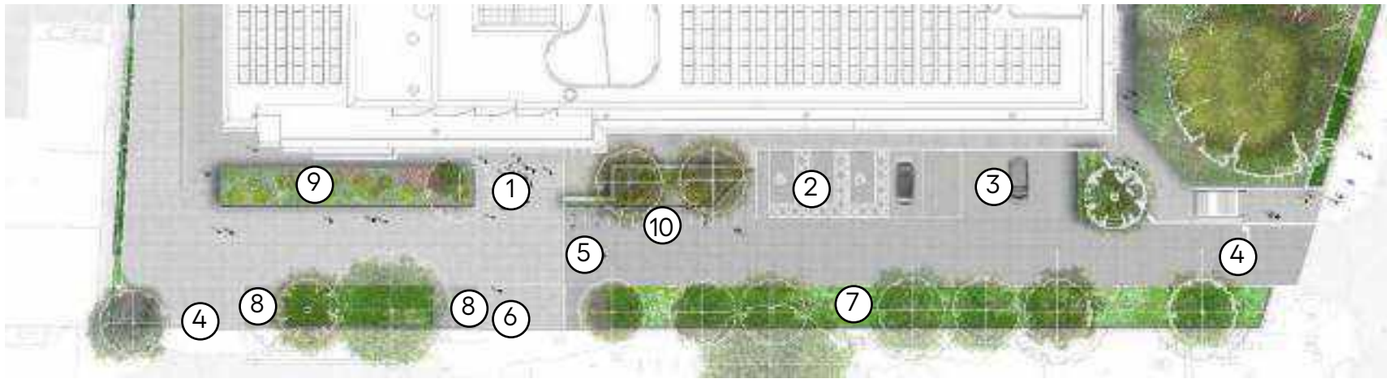
The frontage is secured through two liftable barriers and two lines of bollards



Plinths provide opportunity for local artists to portray work

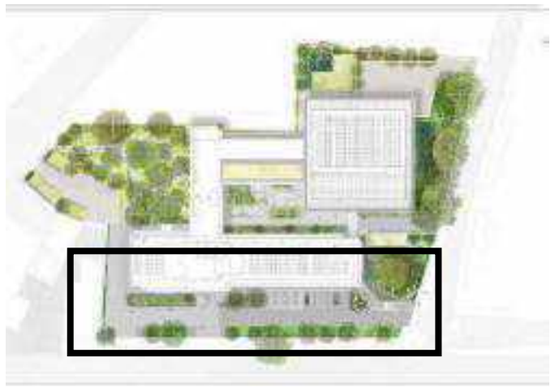
8.2.2 Landscape Proposal

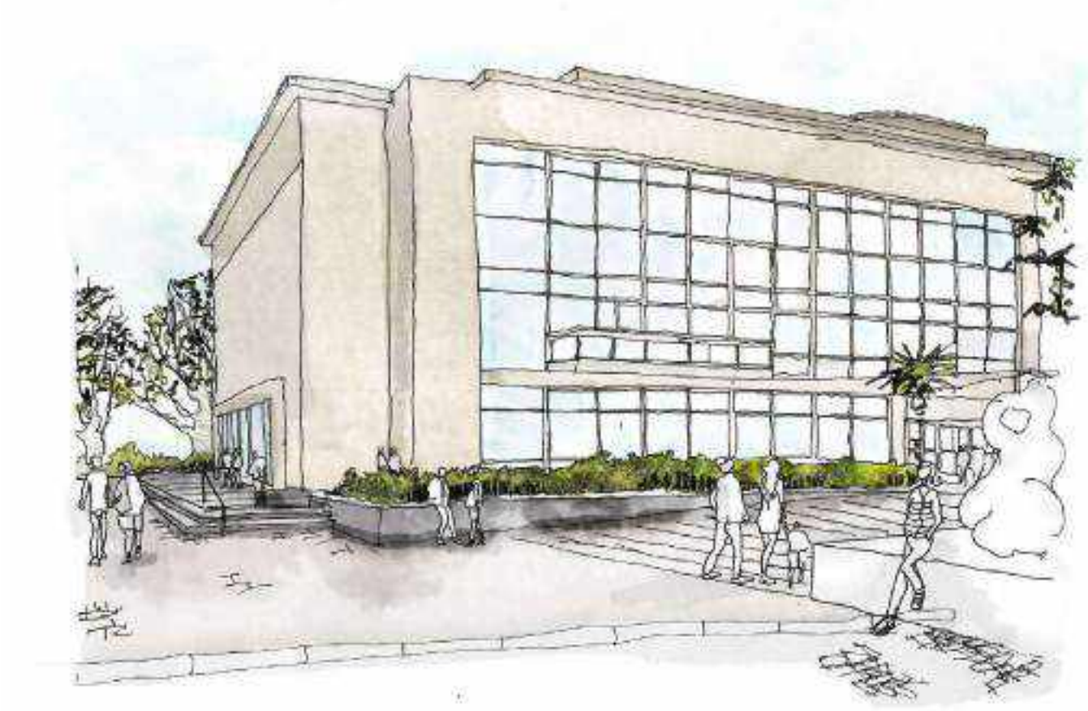
Entrance



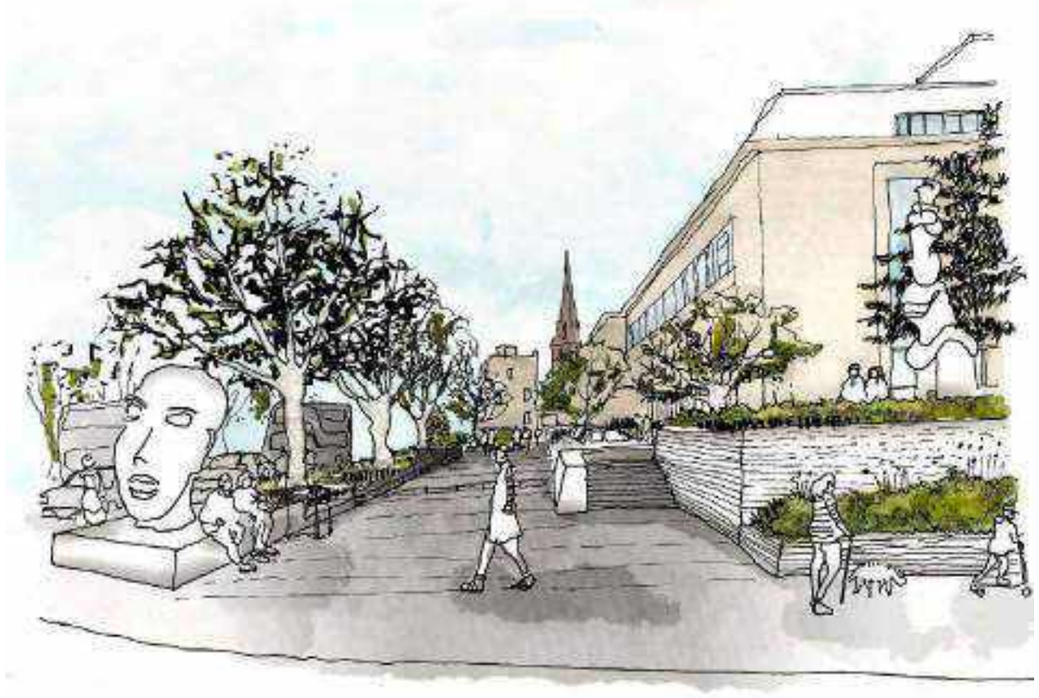
KEY

1. Main entrane
2. Disabled bays
3. Bookable bays
4. Traffic barrier
5. Removable bollard
6. Fixed bollards
7. Rain garden
8. Arts plinth
9. Raised planter
10. Visitor Bike Stands





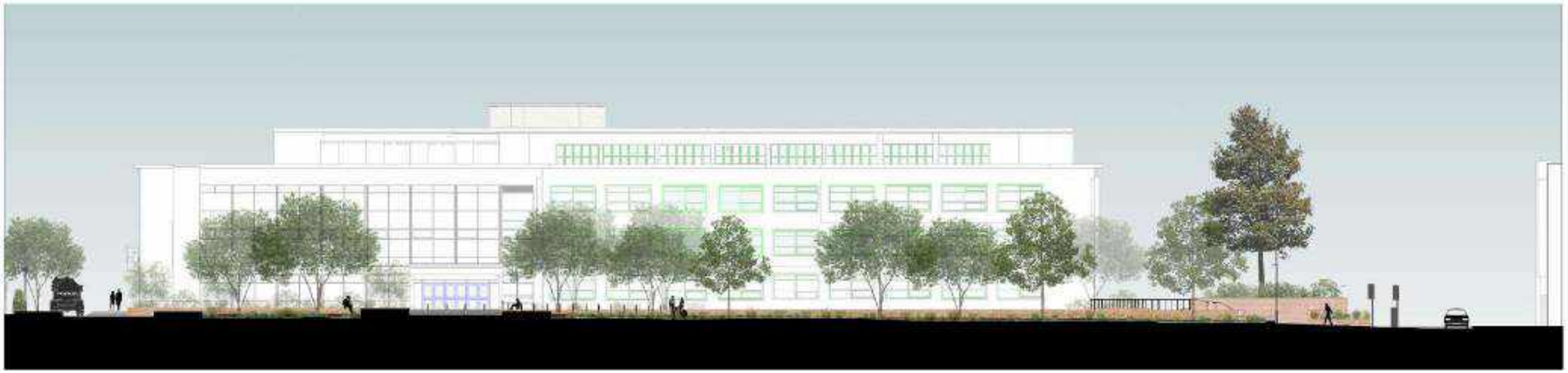
View from the High Road showing the south end of the building



Trinity Road looking south along the frontage of the Civic Offices toward St Michael's Church

8.2.2 Landscape Proposal

Frontage & Entrance



Main Elevation from the High Road

8.2.2 Landscape Proposal

Frontage & Entrance



Section through Courtyard

8.2.3 Landscape Proposal
Trinity Road

The north end of the site is defined by Trinity Road which subdivides into four sub spaces.

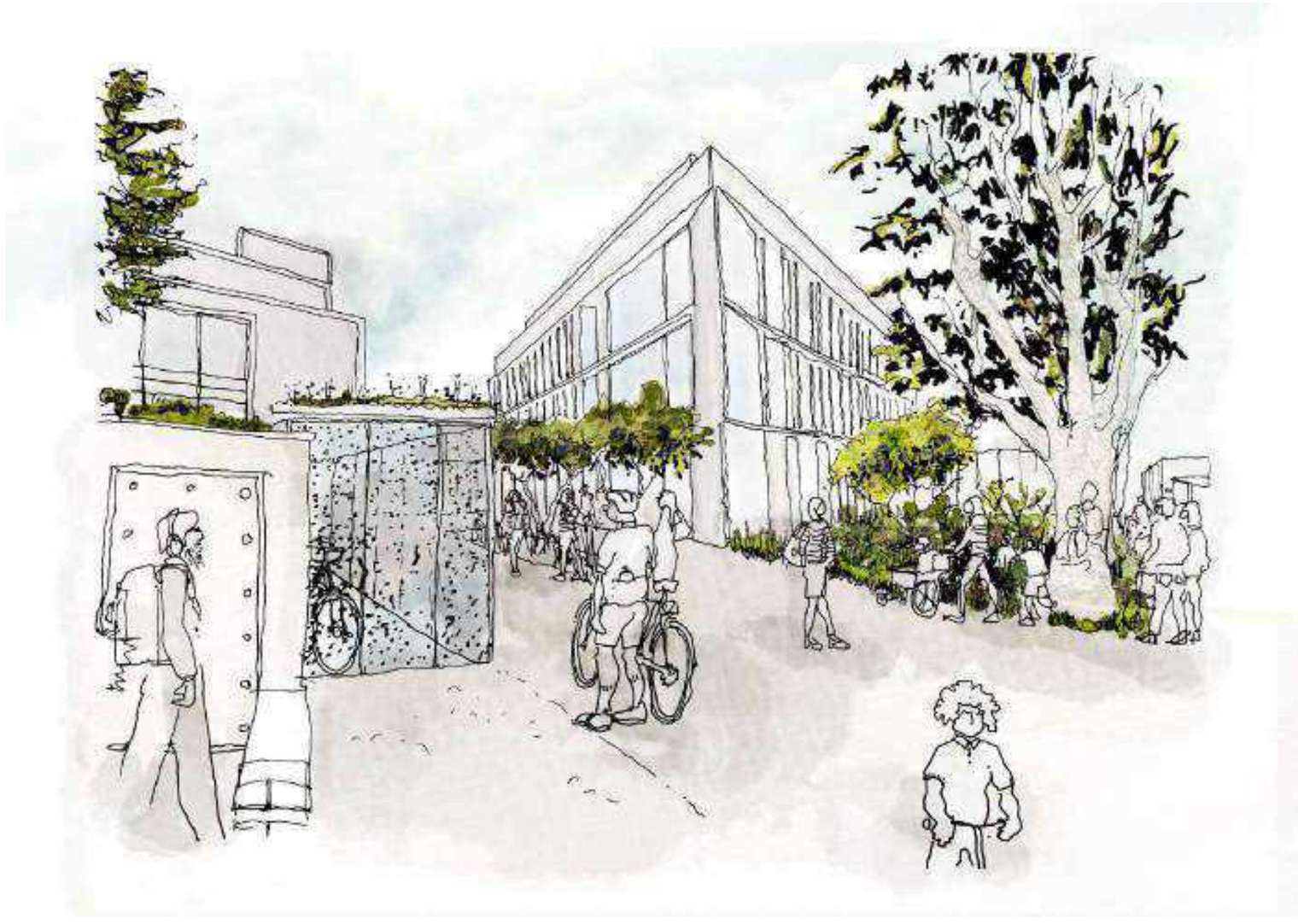
At the junction with the High Road the first space is an existing raised garden, the main feature being a semi mature Cedar. As time passes this tree will become substantially bigger offering a landmark of significant status and a key part of the local street scene. The existing walls which support the raised garden, Listed in their own right, will be retained although they do need minor repairs which may include washing and repointing

The garden, a simple area of grass, will be further planted to add seasonal interest and biodiversity value.

Next is a new piece of public realm providing staff access to the Trinity building. This contains the first of two secure bike stores. The shelter is conceived as an extension of the historic raised garden. It retains all of the inherited structure with the low planter extended around the corner into a new generously paved approach. It accommodates 26 single stacked bikes. The store has a green roof to assist with the Urban Greening Factor.

Further west again, between the façade of the Trinity Road building and the back of pavement on Trinity Road is a zone of planted green space. This will have a dished profile so that it can act as a drainage swale fulfilling a Sustainable Drainage Function. This zone will also act as a natural play area meeting an aspiration to provide "play on the way" for the children moving along Trinity Road to the school. The play offer will be very simple, it is not play equipment as such but a series of boulders, tree trunks and planks. the detail of the play features will emerge at RIBA Stage 4.

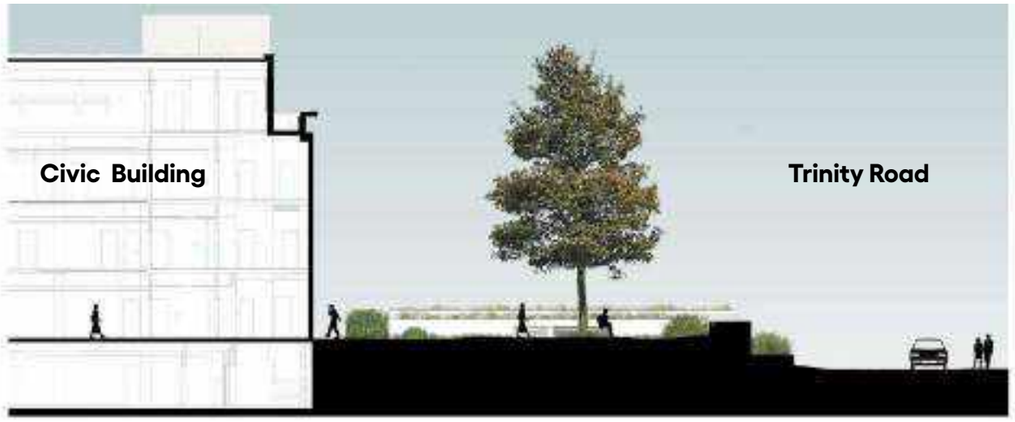
The west end of this sequence, extending up to the Listed Wall of the Trinty Primary School acts as the primary service area. Refuse vehicles will enter this area and park in a turning head, where bins will be loaded. The area also accommodates the second bike store, a double stacked facilty accommodating 110 bikes.



View looking toward the new Council employee entrance from Trinity Road

8.2.3 Landscape Proposal
Trinity Road





Section through the raised garden





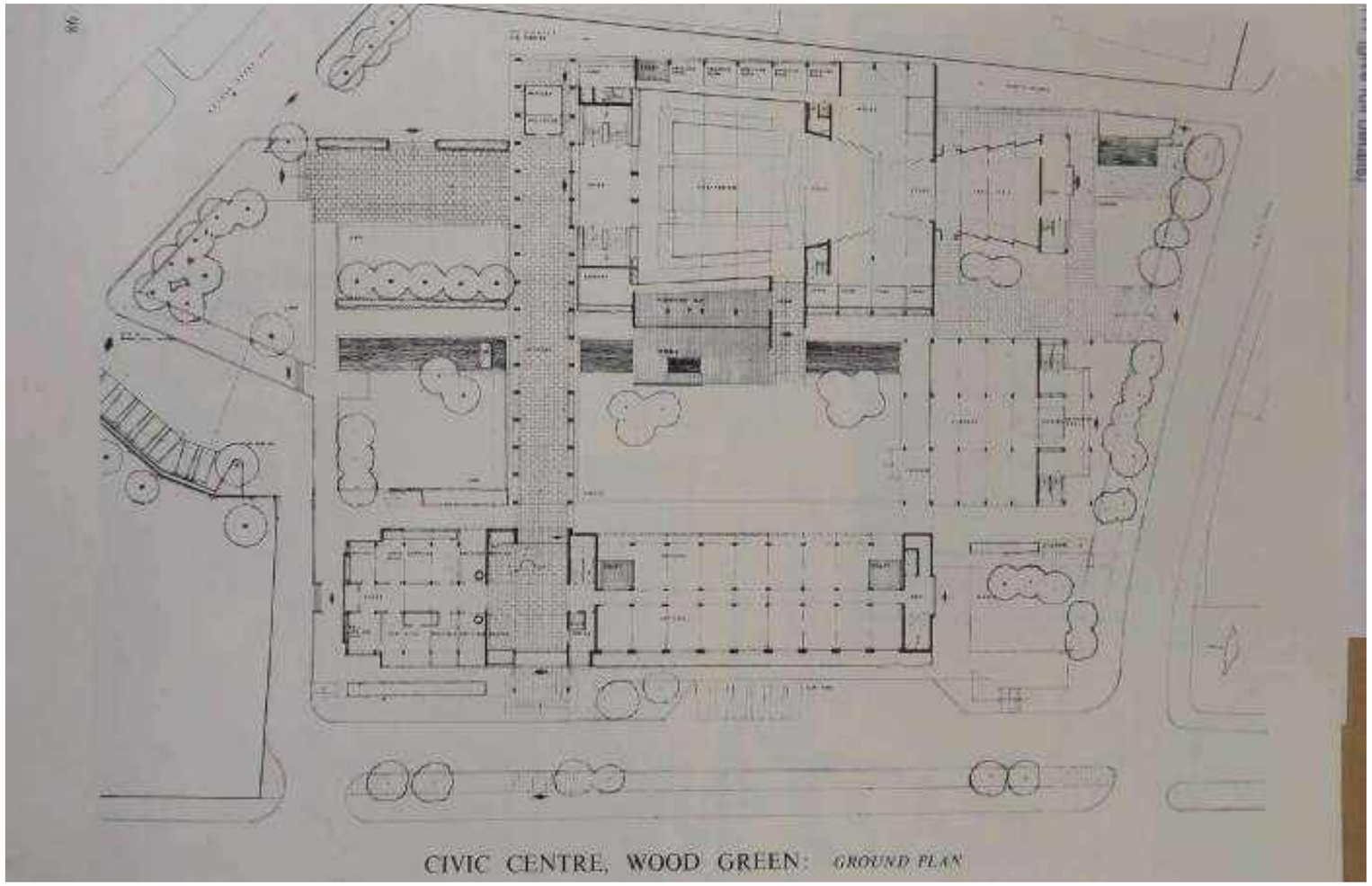
Section through acces to Trinity Road

KEY

1. Rain Garden
2. Traffic Barrier
3. Raised Garden
4. Cedar Tree
5. Cycle Parking
6. Council Employee Entrance
7. Play on the Way
8. Swale
9. Existing London Plane
10. Service Access
11. School Wall

8.2.4 Landscape Proposal

Courtyard



Original Plan, Courtyard as originally conceived

The 1950s plan included a four-sided arrangement of buildings, this formation has now been recreated with the proposed Trinity Building and its two linked connections. On the original plan, the internal square was specified as a generous lawn, terrace and linear water feature. A restaurant was proposed with an adjoing terrace. Only a rectangual lawn was implemenet which was subsequently converetd to the current parking area.



Courtyard as originally laid out

8.2.4 Landscape Proposal
Courtyard

The existing Civic Building, the associated North Wing, the new Trinity Building and the associated links form a central courtyard. This courtyard will only be accessed by members of staff, unless members of the public are invited to enter.
The design is shaped around an 800mm level change, the Trinity Building being lower. Running parallel to the Civic Offices is a shallow slope. The central space is subdivided into two terraces separated by 2 low steps. A third upper terrace sits in front of the North Wing.
A generous level of fixed and removable seating is provided to allow meetings and external working. The intention is to allow diagonal movements across the space between the Welcome Space and the Trinity Building.
A higher terrace on the first floor roof above the link supports a biodiverse roof .
The materiality works with the surrounding facades with a predominance of white and light grey. Although planting is limited generous beds run along both sides of the space and six trees provide a canopy.

KEY

1. Accessible sloped path
2. Raised planter
3. Fixed seat
4. Loose seats and tables
5. Step
6. Gathering space
7. Green Roof
8. Tree
9. Paved access
10. Conrolled access gate
11. Covered Link



Proposed plan of Courtyard

8.2.4 Landscape Proposal

Courtyard



View looking from Trinity Building through the courtyard toward the North Wing



High level link looking toward the Trinity Building



View looking from the Trinity Road Entrance up the sloped ramp



Looking from the North Wing toward the Trinity Building

8.2.4 Landscape Proposal

Courtyard



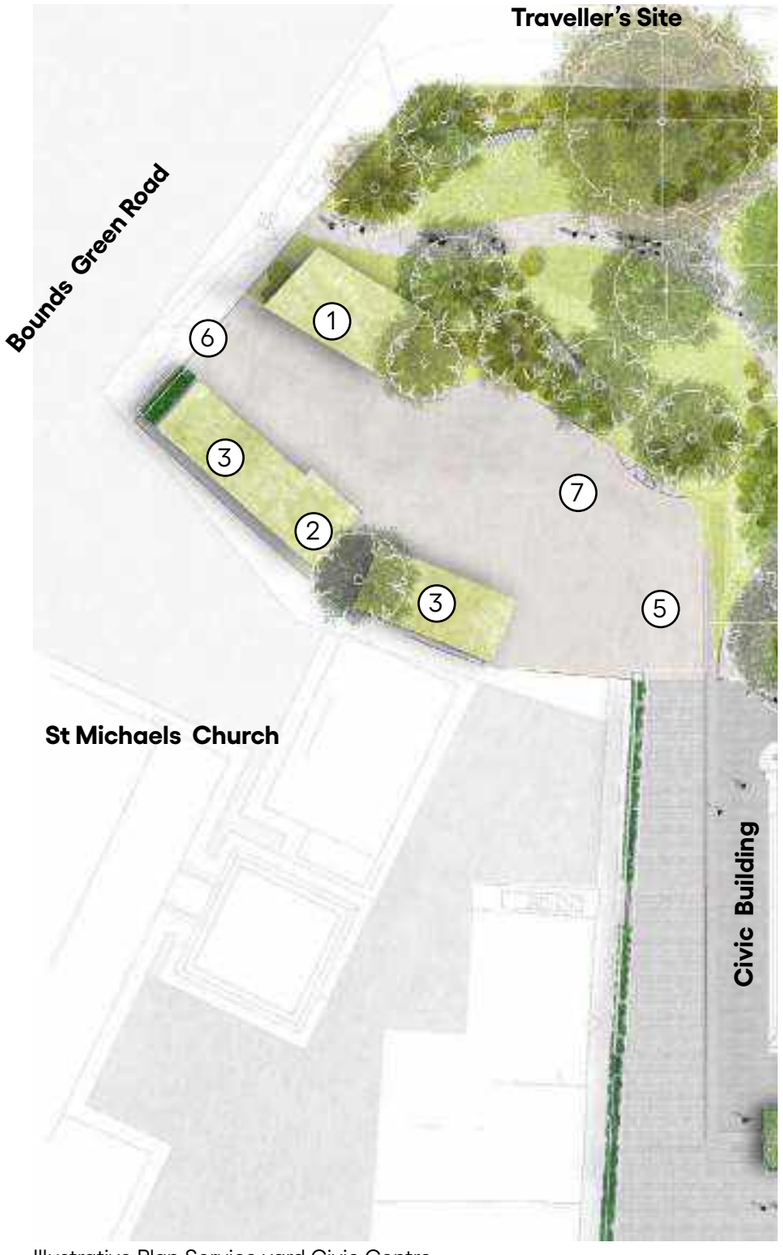
Section through Coutyard



Section Link to Civic Builiding

8.2.5 Landscape Proposal

Service Yard-Bounds Green Road



Illustrative Plan Service yard Civic Centre

Key

1. Bin Storage
2. Generator Storage
3. Sub Station Storage
4. Cycle Storage
5. Turning Head
6. Lifting barrier
7. Layby/waiting bay

The existing Civic Office and the new Trinity Building will both be provided with a new service yard. The southern service yard consists of the small existing parking area along the southern boundary of the site, allowing for waste collection and fire tenders to be able to access the site by entering from the High Road and exitting onto Bounds Green Road

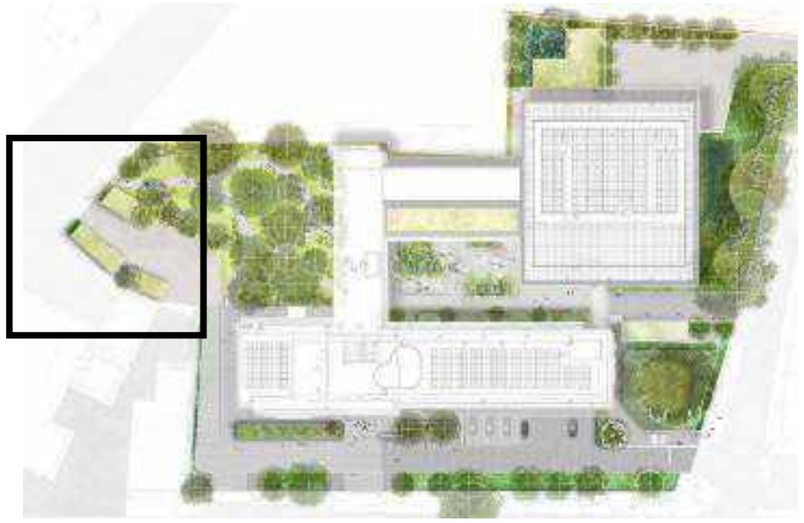
The existing 2 metre high brick wall to the rear of Saint Michaels Church will be extended round into the Bounds Green Road frontage, the walls doubling as brick piers but also becoming the end walls to the new bin store and generator building. The entrance is secured with a lifting barrier.

A dedicated bay is provided for the bin collection and deliv-ereies

8.2.5 Landscape Proposal
Service Yard-Bounds Green Road







Existing brick wall to rear of Saint Michaels Church extended onto Bounds Green Road frontage

8.2.5 Landscape Proposal
Service Yard-Trinity Building

Key

1. Cycle Storage
2. Turning Head
3. Secure enclosure
4. Traffic barrier



The Trinity Building will be serviced separately and will be accessed via Trinity Road. The bin store is located toward the south west corner of the Trinity Building. The bin wagon will wait in the turning head with the bins manually transferred to this point.

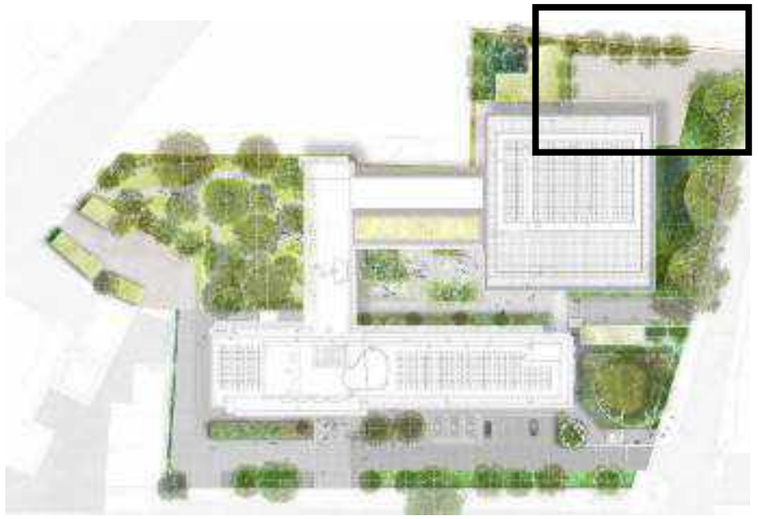
A traffic barrier guards the entrance to the service yard

8.2.6 Landscape Proposal
Service Yard-Trinity Building





Green roofs to small outbuildings



Green roof on Storage

8.2.7 Landscape Proposal
Woodland Garden



Illustrative Plan Woodland Garden

KEY

1. Fixed Seating and Table
2. Flexible Furniture
3. Play Logs
4. Play Stone Animal
5. Proposed Brick Wall
6. Lawn
7. Shaded Woodland Planting
8. Bin Store
9. Granite Paving
10. Proposed Tree
11. Retained Tree

Between Bounds Green Road and the North Wing is a small garden space which contains a number of notable trees. Historically this space has been cut off from the rest of the site and it has been subject to various levels of anti social behaviour, particularly fly tipping. The proposals for this area have been left intentionally vague at RIBA Stage 3, in part to allow the garden to become the subject of a Co Design exercise. It is assumed this will start in late Spring 2023 and is likely to involve discussions with Trinity Primary School and the congregation of Saint Michael's Church.

This part of the site is the most challenged in terms of its appearance and use. The surfaces are of a particularly low quality and the nature of use relates primarily to servicing. Although of limited width the space does detract visually from the rest of the site and will continue to do so if left in its current **c**ondition. The eastern edge of the space is occupied by a small substation.

The western edge forms a boundary with the neighbouring Travellers Site and as such is seen to be vulnerable to encroacment, although the area is not actively secured. The screen planting that runs along this shared boundary will contain a high proportion of thorny plants

KEY

1. Fixed Seating and Table
2. Flexible Furniture
3. Play Logs
4. Play Stone Animal
5. Proposed Timber Fence
6. Lawn
7. Shaded Woodland Planting
8. Retained Hedge
9. Bin Store
10. Secure boundary planting
11. Permeable sett paving
12. Proposed Tree
13. Retained Existing Tree
14. Gate
15. Existing Bus Stop
16. Generator
17. Proposed Substation
18. Loading Bay



Play trail elements.



Bud Studio: co-designed artwork in Haringey



Community events outdoors in woodland area.



8.2.8 Landscape Proposal
Woodland Garden



Section north-south toward Bounds Green Road

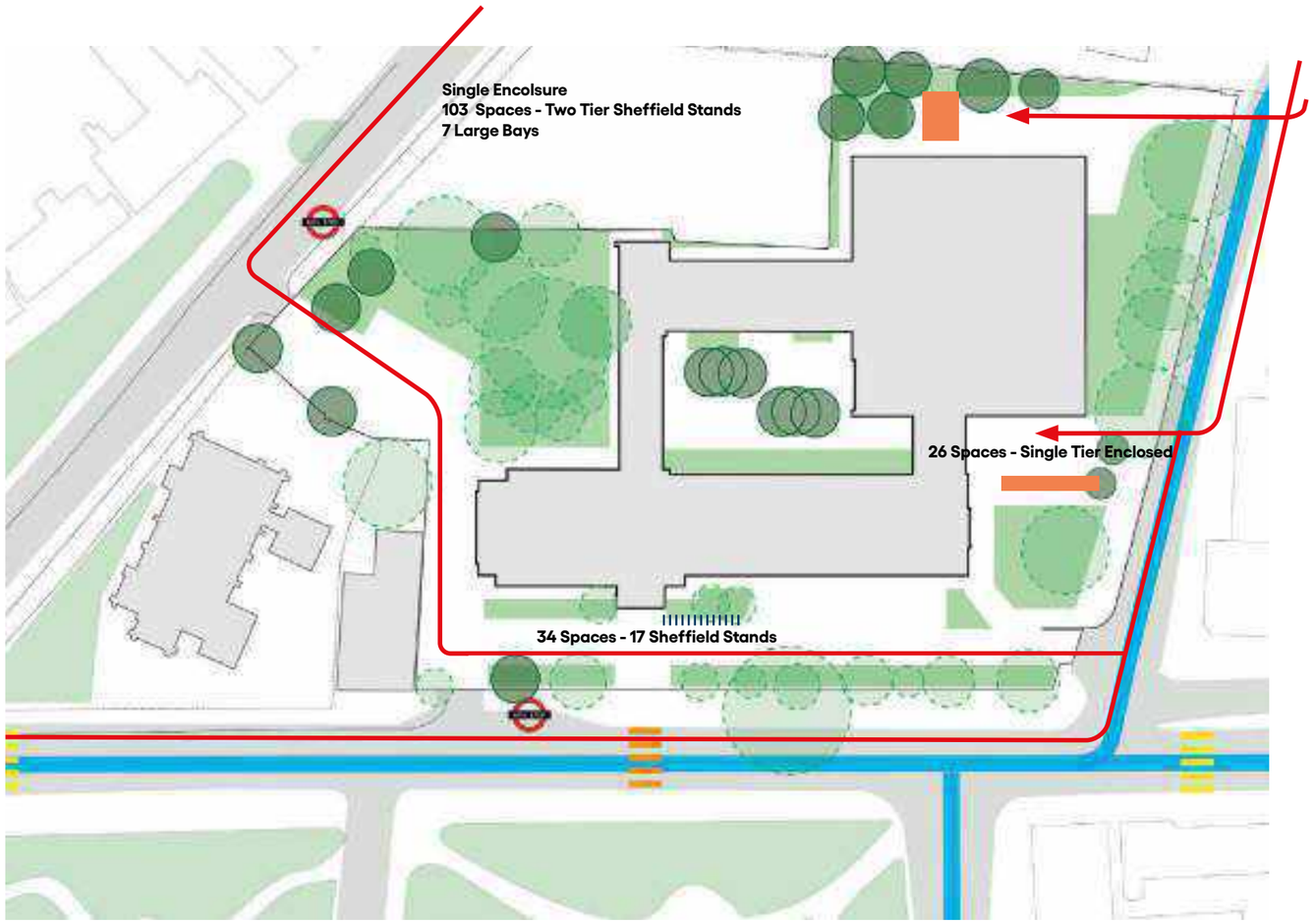






Section east-west toward Travellers Site

8.2.9 Landscape Proposal
Cycle Parking Provision



Existing Crossings

Proposed Crossing HC

Potential Cycle Network HC

Poroposed Cycle Routes Scheme

Encolsed Cycle Storage Hub

Sheffield Stands

Illustrative Plan Cycle Parking

The site is considered to be on the border of Transport for London's Public Accessibility Rating (PTAL) 5-6 and PTAL 3-4 indicating that the site is good to moderately accessible through the use of public transport, due to the relatively close proximity of Wood Green Tube station and regular bus routes.

The London Plan is committed to all parts of the Capital achieving Carbon Net-Zero and a key part of this is to reduce use of private vehicles. This has directed the Council to a significant reduction of its onsite parking facilities. In lieu of the cay bays there is a need to greatly increase the quantum and quality of alternative modes of transport, including cycle parking provision.

Local cycle connectivity is poor, the site is not served by a designated cycle route, neither the High Road, Bounds Green Road or Trinity Road benefit from dedicated cycle lanes. However, that position is likely to change, it is understood that cycle routes will be delivered in the coming years by the Council. The Civic Office site needs to connect into and feed the emerging network.

The proposal overcomes the BREEAM standards of 90 cycle stands which are both secured and covered. The proposal further meets the London Plan requirements by meeting its requirement of 86 standard cycle parking spaces and 4 oversized

26 covered spaces are available in the Trinity Building's entrance and a further 110 covered stands in the service yard. An additional 34 uncovered visitors stations are provided at the fornt of the Civic Offices.

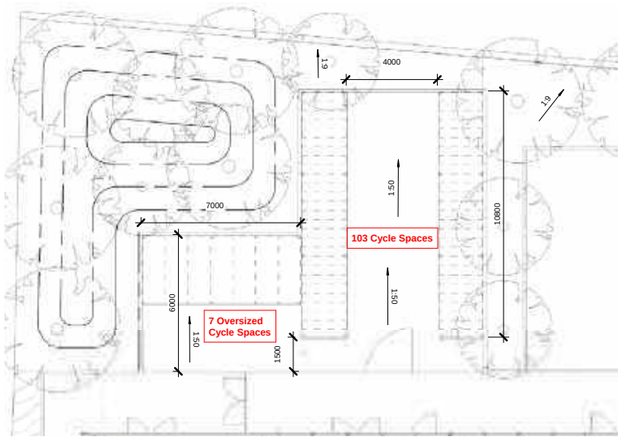
Both compounds will be served via Trinity Road, where it is understood there will be a cycle lane which extends out to White Hart Lane.

Both shelters have green roofs and both have perforated mesh sides so that they are visually transparent.

The Trinity Building enclosure is conceived as an extension of the historic bunker/raised garden. The larger shelter, fited with double height racks for 103 bikes plus 7 oversized stations, is located in the woodland garden, is conceievd as part of a woodland copse, screened by birch trees.

The shower facilities will be provided on the ground floor of the Trinity Building for cyclists to use.

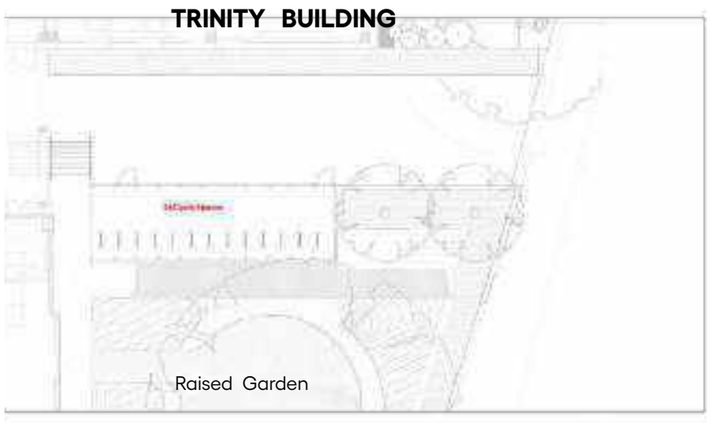
8.2.9 Bike Shelters



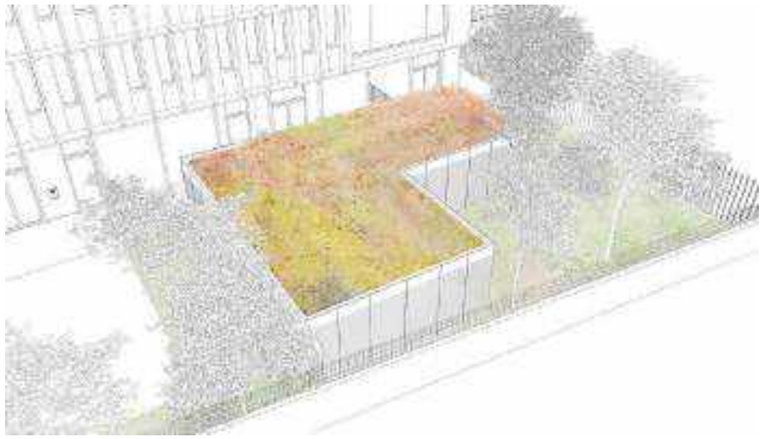
Bin Store

TRINITY BUILDING

Service Yard Shelter



Trinity Road Shelter



Service Yard Shelter



Trinity Buidling Shelter

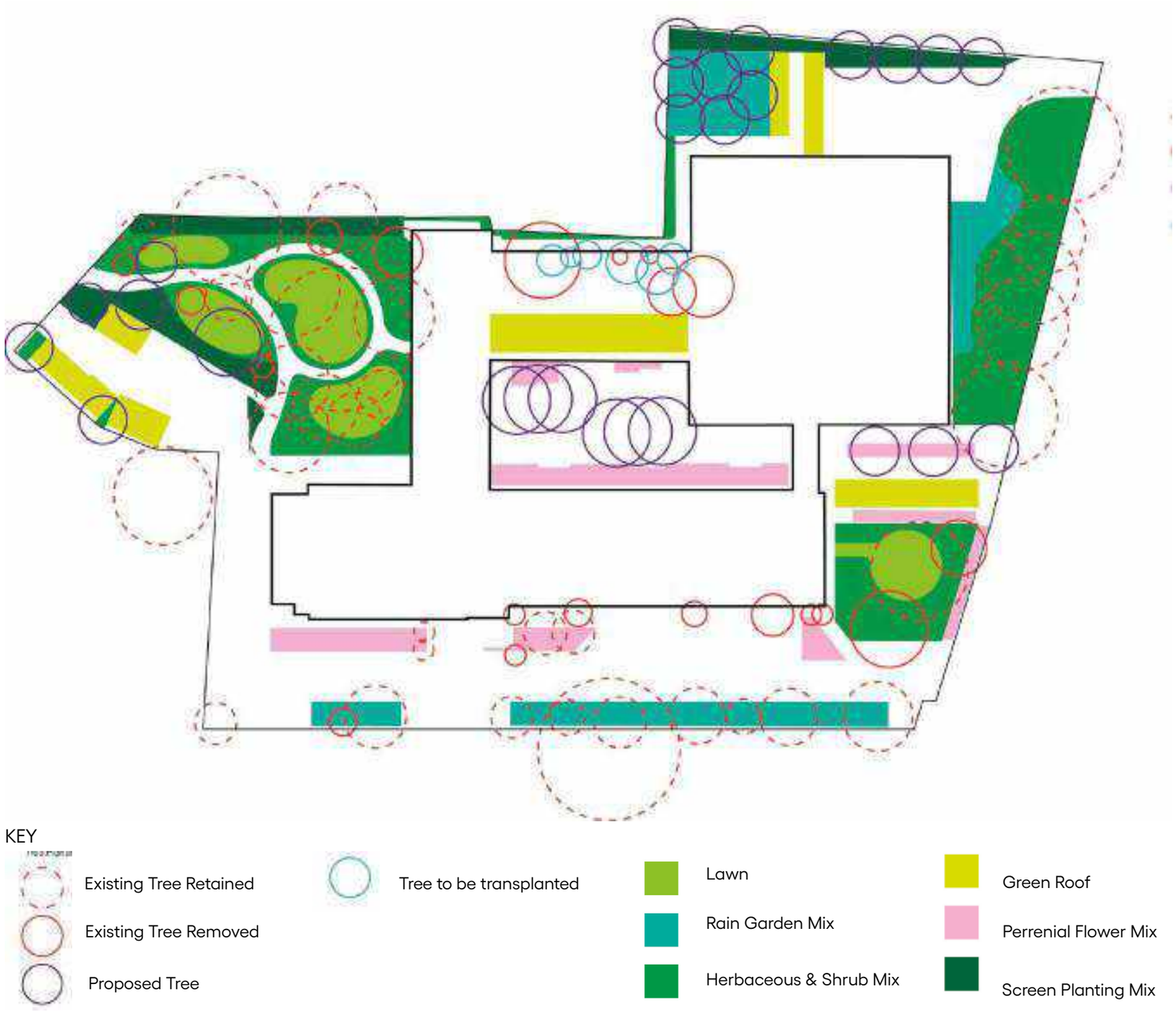
The shelter by the Trinity Road entrance becomes an extenson of the bunker walls while the service yard shelter becomes enveloped in a copse of trees.

The use of a birch plantation around the service yard shelter will ensure that even when the trees are mature they will not create a visual barrier. T

The approach to the Trinity Road Shelter makes use of the inherited concrete structure the internal corridor serving the bunker and the associated raised garden forming the rear wall of the new compound.

Both shelters accomodate green roofs, these are valuab-kle in meeting the biodiversity targets of 0.3 Urban Greening Factor and plus 10% for Biodi-vesity Nett Gain.

8.3 Planting Strategy
Provision & Proposal



Propsoals for the soft landscape are rich and varied, achieving both the Urban Greening Factor of 0.3 mandated by the Mayors London Plan, and the 2021 Environment Act's Biodiversity Nett Gain requirement of 10%+.

Retention of all key tree groups is essential as these give an immediate sense of maturiity to the site. The key groups of trees area

- The AtaIntic Cedar at the junction of Trinity Road and the High Road
- The line of 5 semi mature London Plane which sit at the back of the Trinty Road Footpath
- The Flowering Cherries located along the High Road
- The collections of decortaive trees between the North Wing and Bounds Green Road

It is suggested that 6 memeorial cherry trees on site whould be relocaed to a new position. The viability and cost of doing so will be verified at the next stage

The existing tree stock would have been installed on or shortly after completion of the Civic Offices in 1960, so all are now 70 years old and in the early stages of maturity. Over coming years it is likely that their canopies will increase by circa 50%. The addition of 28 new trees is therefore likely to be challenging, only the central courtyard and the service yard boundary offer opportunities.

Biodiversity enhancement will therefore be focused on the ground plane, there being ample opportunities to develop a very generous, and rich palette of plant species. The sequential nature of the external spaces increase the potential to establish a matrix of planting typologies, a multi layered planting composition spanning large and small trees, specimen shrubs, mass ground cover, ferns, perennials and self seeding annuals, and an abundance of seasonal bulbs and climbers. With much of the site is semi - permanent shade the use of woodland floor shrubs, perennials and ferns is particularly important.

Green Roofs: The final component of the planting will involve greening the terrace of the Link Block. Within the biodiverse roofs species diversity would be maximised with habitat features such as rope coils and sand lenses included to attract the widest possible range of plant species, birds and insects. Although inaccessible to anyone other than maintenance personnel, this roof could still provide a significant level of visual amenity to users on higher floors.

8.3.1 Planting Strategy
Provision & Proposal


Part shade tolerant - Sesleria nitida


Part shade tolerant - Persicaria amplexicaulis


Part shade tolerant - Dryopteris filix-mas


Part shade tolerant - RosmarinusSalvirosmarinus


Specimen Tree - Liquidambar styraciflua


Extensive Biodiverse Roof - Baptisia australis


Extensive Biodiverse Roof - Euphorbia polychroma


Extensive Biodiverse Roof - Armeria maritima


Extensive Biodiverse Roof - Thymus Serpyllum


Specimen Tree - Ginko Biloba

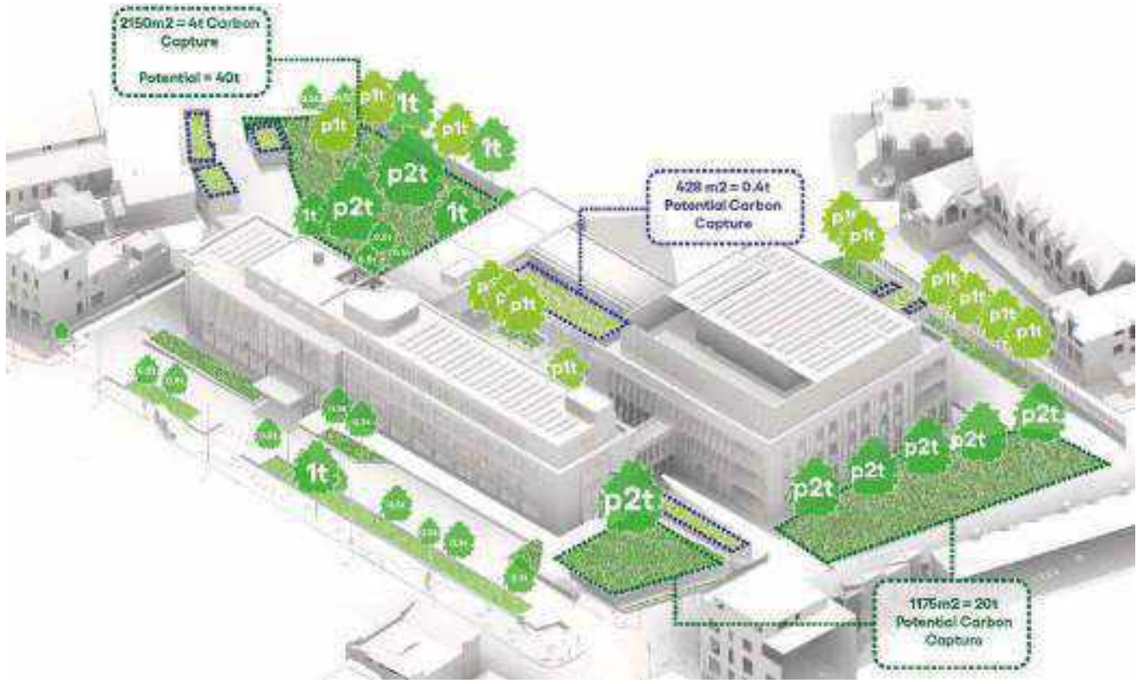

Bulb in planters - Allium spareochephalon


Herbaceous in planter - Salvia offcinalis ‘Purpurascens’

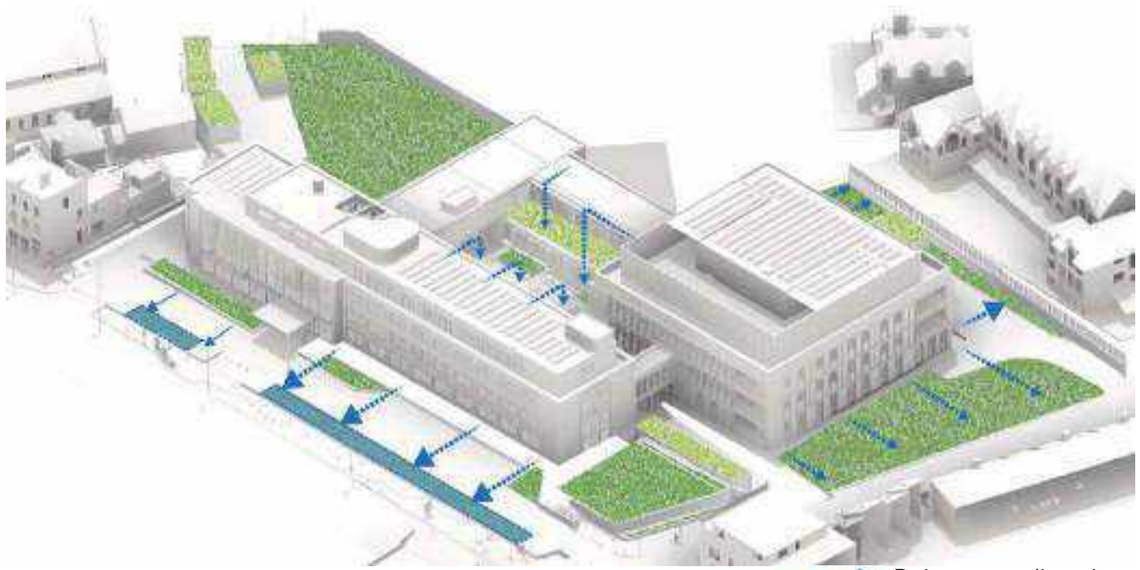

Herbaceous in planter - Eryngium yuccifolium


Herbaceous in planter - Panicum virgatum ‘Rehbraum’

8.4.1 Biodiversity & Sustainability
Strategy



Existing Carbon Capture & Potential Carbon Capture



Rain Water Management diagram

Rain water direction

A mature tree contains circa 1 tonne of carbon, with the potential to hold 2 tonnes at full age. Retaining all healthy existing trees saves 30 tonnes of carbon and could add up to 60 tonnes when reaching full size. The new potential of carbon capture is generated by planting 14 trees.

All of the rainawater run off generated will be attenuated on site, through rain gardens, swales or permeable paving. The adoption of best pracice is a requirement of the Mayor's London Plan and is monitored by the Lead Local Flood Authority. A 7 point drainage hierarchy promotes attenuation at the source, the best outcome being a green roof, closely followed by swales and ditches. Underground tanks are now frowned on, and in some areas banned. Rain gardens are proposed to the front of the Civic Centre.

There is potential for a small attenuation basin or swale to the north of the site which would aid in the mitigation of flooding, the viability needs to be further explored in the next phase. Guidance related to open attenuation basins recommends that the side slopes should be no steeper than 1:3 and that a flat shelf is provided just below the expected maximum level of standing water.

Planting mixes will be either native and/or attractive to wildlife. The use of species such as Viburnum opulus and crab apple will encourage foraging or grazing and will help to increase the quantum and diversity of small birds, bats, and small mammals such as hedgehogs, all species currently threatened. As the site is situated within an urban setting the possibility of creating links between adjacent sites should be further explored. An opportunity to do this would be with the adjacent Trinity Primary Academy, creating an opportunity for co-design and learning.

The planting selection will also be designed to respond to Secure By Design concerns with shrubs occupying the visual horizon between 1 metre and 2 metres being kept to low numbers, although some will be kept to maintain the food source of berries for small birds. More vunerbale boundaries will be suplemented with thorny shrubs

The site will retain a sense of maturity through the retention of the avenue of trees which define the occupy the boundary with Trinity Road and the mature trees located within the Woodland Garden. The new on plot areas will then be generously planted, the overall effect will be being of a well-vegetated site.





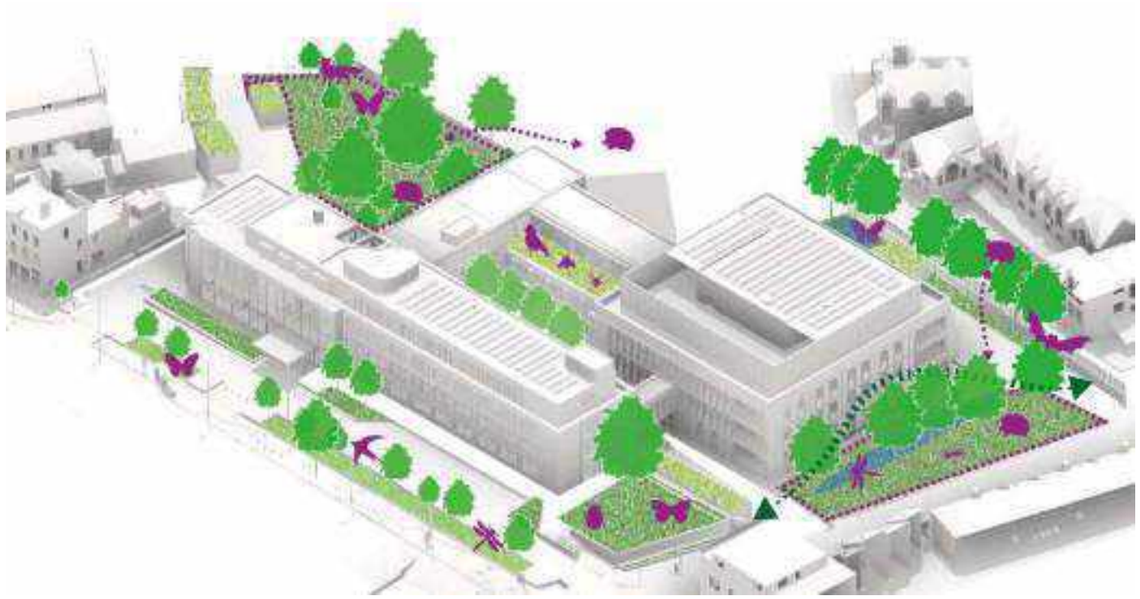
Churchman Thornhill Finch





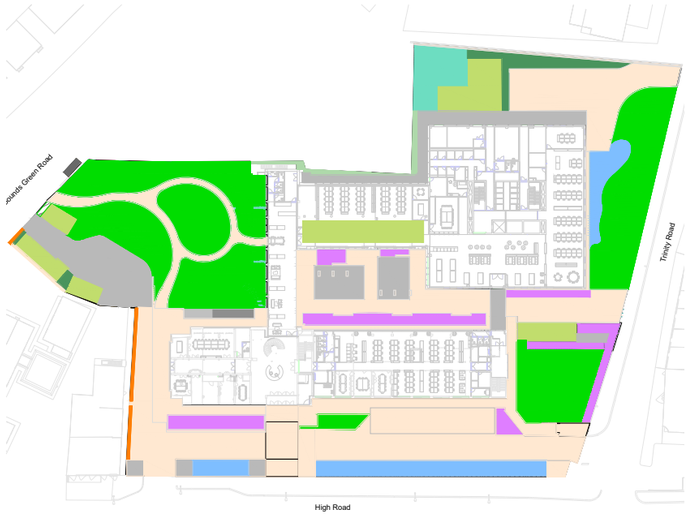
8.4.2 Biodiversity & Sustainability

Urban Greening Factor



Biodiversity diagram

Link to Trinity Garden



Urben Greening Factor

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contributio n	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site	1	1856	1856	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of **150mm**.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	143	114.4	
Extensive green roof with substrate of minimum settled depth of **80mm** (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	458	320.6	
Flower-rich perennial planting.	0.7	349	244.3	
Rain gardens and other vegetated sustainable drainage elements.	0.7	338	236.6	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	24	14.4	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	118	70.8	
Green wall – modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	43	21.5	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	2823	282.3	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			3166.9	
Total site area (m²):			10365	
Urban Greening Factor			**0.304078884**	

The Urban Greening Factor exceeds the threshold of 0.3, the level now required for new commercial projects under the Mayors London Plan.

The project will in addition achieve the 10% Biodiversity Nett Gain.

A landscape management plan would be secured by a planning condition to ensure the development's landscaping is maintained to a high standard and remains useable for the council and the wider community. In the following phase existing community groups will be engaged

to 3 Credits based on level of enhancement. Biodiversity value is a factor of area and species diversity. Achieving 3 credits will achieve the same or increased area of greening and significantly increased species diversity. 3 Credits is achievable but requires full commitment to the achievement of maximum diversity. Must be verified by an ecologist.

LE05 LONG TERM ECOLOGICAL MANNAGEMENT AND MAINTENANCE
Management and maintenance throughout the project: 1 Credit achievable. Correct measures must be followed through the project delivery phase
Landscape and ecology management plan: 1 Credit achievable if plan prepared by an ecologist
BREEAM

LE03 MITIGATING IMPACTS ON SITE
Ecological Risks and Opportunities – Planning and measures on site -1 Credit- Achievable if appropriate measures followed.
Managing negative impacts -1 Credit-Achievable if appropriate measures to protect existing features are followed. Will require ecological status of the site to be at least maintained

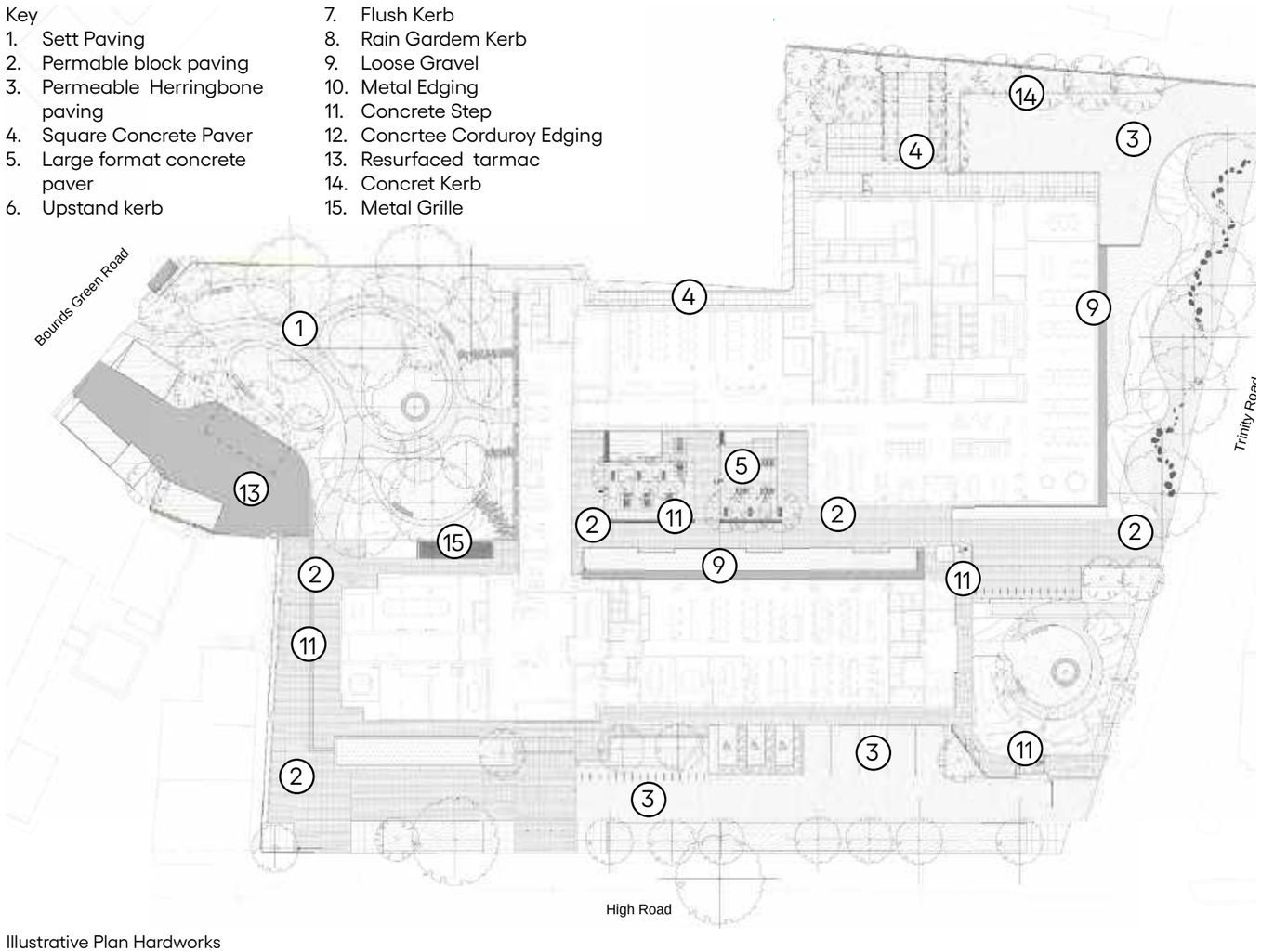
LE04 ECOLOGICAL CHANGE AND ENHANCEMENT

Seeks to improve ecological status

Ecological enhancement - 1 Credit- Assessment requires input of an ecologist to verify enhancement, achievable
Change and Enhancement – Up

8.5.1 Hardscape
Landscape Proposal

Key
1. Sett Paving
2. Permable block paving
3. Permeable Herringbone paving
4. Square Concrete Paver
5. Large format concrete paver
6. Upstand kerb
7. Flush Kerb
8. Rain Gardem Kerb
9. Loose Gravel
10. Metal Edging
11. Concrete Step
12. Concrtee Corduroy Edging
13. Resurfaced tarmac
14. Concret Kerb
15. Metal Grille



Illustrative Plan Hardworks

The paving materials have predominantly been chosen for their capabilities of permeability; increasing the site's sustainability credentials includding its Urban Greening Factor score

The frontage will be laid with a higher quality interlocking concrete paving. these will go alongside deep concrete kerbs which will be necessary to create the rain gardens and prohibit unintened vehicule overrun. Within the service yards, a permeable concrete sett paver has been chosen to allow for an interlocking pattern to be used to increase strength for where vehicles will manoeuver. .

The woodland garden paths and break out area will be laid with small concrete setts bringing consistency to public and semi-public areas.
In contrast to the formal frontage, the setts can be laid more loosely allowing for greater permeability and a natural aesthetic.

The courtyard will consist of panels of larger concrte pavers framed with pathways of smaller pavers The rasied planters will be metal clad. The hard materials will create a light backdrop for the activities and colourful planting.

The Wood Green & Turnpike Lane Design Manual document covers materiality; on page 67-.
The design principles state: -

Paving can diverge from the "base line good ordinary" in areas that are of civic and social importance. Indeed, the Design Guide appears to be aimed at general streetscape conditions, not sites of particular importance.

Page 68: takes TFLs description of good ordinary to mean Concrete flags, The Civic or Specials palette then cites granite as the appropriate material. For Wood Green the acceptable materials are said to be concrete pavers and granite flags.

Page 70: "All paving schemes should accommodate and prioritise SUDs". This would rule out the use of granite, which cannot be laid flexibly, it must be laid on a concrete raft with mortar joints, and so is impermeable.


Permeable concrete setts


Permeable Concrete paver


Permeable Square Concrete Pavers


Large Concrete Paver


Upstand Kerb


Raingarden Kerb

8.6.1 Boundary Conditions
Security

As a principle the Civic Office site is open to the public, the security line lies within the building. The only secure area of external spaces is the central courtyard.

Vehicualr access is controlled by 4 raisable barriers and by to sets of bollards, one of which is manually removable

On the more vulnerable high risk boundaries 2.4 metre fences will be supplemented by screen planting which contans a hgh component of thorny species.

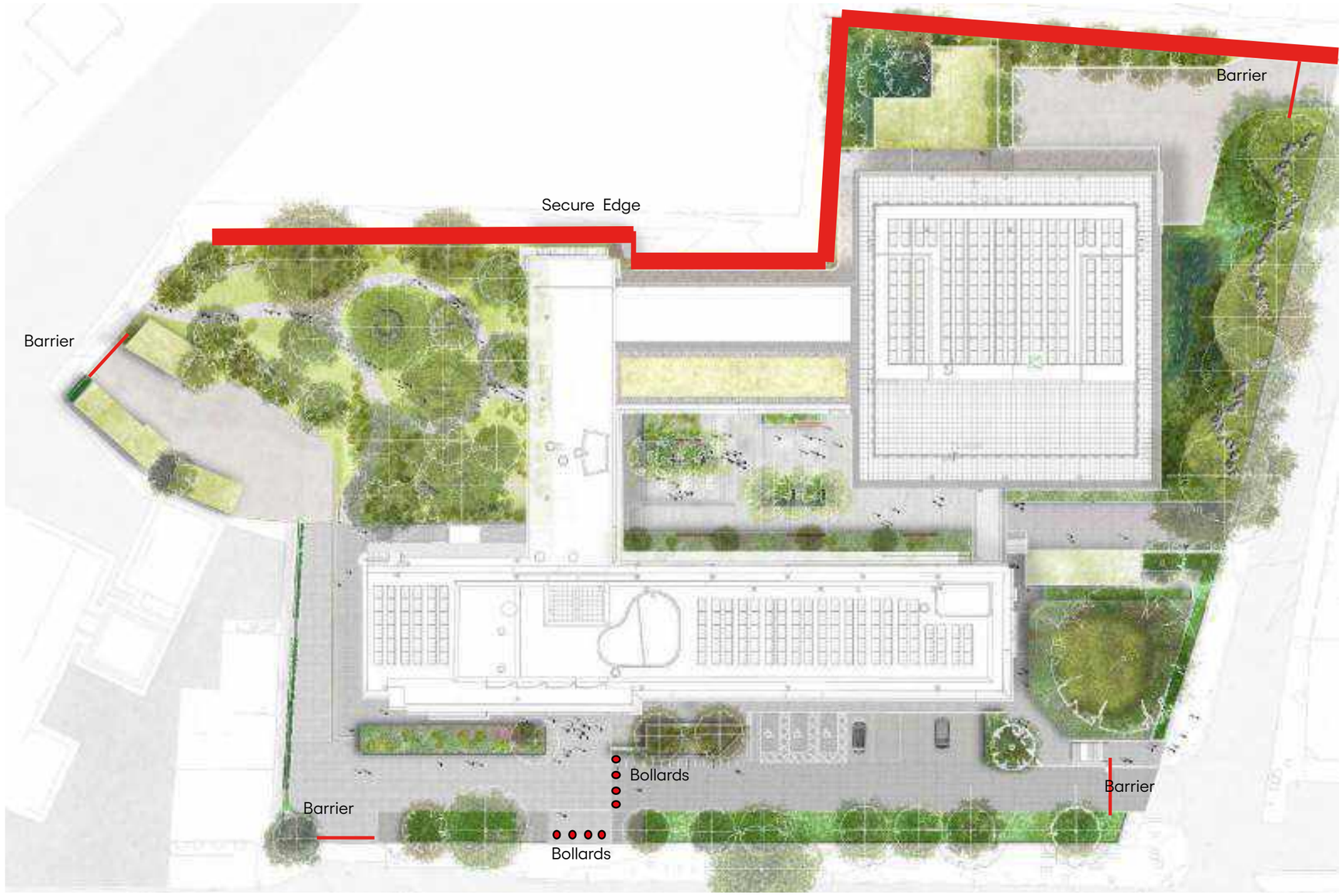


Diagram of security provision

8.7.1 Landscape Proposals

Material Specification

LB HARINGEY - CIVIC OFFICE - STAGE 3 MATERIALS SCHEDULE											
	Material		Supplier	Ref		Depth mm		Permeablility	Joints	Bed	Accessories
PV01	Concrete setts	Woodland Garden	Marshalls	Tegula	100x 100	100	Flexible	Permeable	Grit	Sand	Metal edge KE05, Permeable subbase and lined to SE details
PV02	Concrete paver (coursed)	Main Entrance /Trinity Rd / Courtyard	Hardscape Lavarro		200x100	80		Permeable	sand	Sand	Permeable subbase and lined to SE details
PV03	Concrete paver (herringbone)	Front parking areas /sevice yard	Hardscape Lavarro		200x100	80		Permeable		Sand	Permeable subbase and lined to SE details
PV04	Concrete paver	Courtyard	Hardscape Lavarro		600x900	80		Impermeable		Sand	
PV05	Concrete flag	Path rear of link / cycle stores			600x900	63		impermeable	sand	Sand	Edges haunched
PV06	Tarmac (retaiined)	South car park									New wearing course
PV07	600x 600mm slabs	Roof of link block	Hardscape Lavarro		600x600	50					Pedestals
KE01	Fig 7 concrete kerb				125x215mm				2-3mm	Conc	
KE02	Fig 7 concrete kerb flush				125x 150mm				2-3mm	Conc	LH and RH Droppers
KE03	Rain garden edge	Silver Grey	Hardscape	Trottoirbanden	500x 250mm				2-3mm	Conc	
KE04	Gravel				6-10m dia	75					38x 150mm timber edge
KE05	Steel Edge		Titan Everedge			150					
KE06	Concrete step units		Hardscape		300mm	150			2-3mm		Integral Contrasting nosing strip
PF10	Metal clad planter					Var500m - 1.0M					Underlit
PF11	Galvanised Shefield Cycle stand										
PF12	Double height bike rack										
PF13	Loose outdoor chairs and tables										
PF14	Fixed outdoor benches										
PF15	Stainless Steel bollards				100mm dia			Demountable			
PF16	Dropable traffic barrier										
BA1	Balustrades	Galv Mild Steel			1100 high						
BA2	Handrails	Galv steel posts timber D rail			900mm						
WF1	Retained External Walls (repaired)	Bunker									Full extent of reapirs to be determined. 2 existing structural cracks may need repairs. Copings probably need fixing. Wall may need jet wash
WF2	New dwarf brick walll to 500mm high				215mm wide						Concrete core
WF3	New timber fence				2400mm high						100x 100 posts / tongue and groove boards
WF4	Retained fence										
SB 1	Bespoke Bike Shelter	GRC columns						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
		Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
SB2	Bin Store	Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
LI1	Column Lights										
LI2	Illuminated Bollards										
PL1	Semi mature Trees in paving				20-25 cm girth						20M3 Underground cells, underground guying, tree grille, aeration pipe
PL2	Semi mature Trees				20-25 cm girth						Underground guying, aeration pipe 1.0mx1.0 x 800mm
PL3	Specimen shrubs				10l	1 per 2 m2					450mm depth topsoil
PL4	Mass shrubs				2 litre	12 per m2					450mm depth topsoil
PL5	Perenial beds				3 litre	13 per m2					450mm depth topsoil
PL6	Rain garden beds				4 litre	14 per m2					450mm depth topsoil
	Hedges				75-90cm	5 per lin m					5 plants per lin m.
	Climbers				7-90cm						
PL7	Lawns - turf										300mm depth topsoil
PL8	Wildflower seed										
PL9	Green roof	Link Block									150mm substarte/Planted mat/ Metal edge/ 500mm wide gravel fire breaks

8.8.1 Landscape Proposals

Planting Mixes

WOODLAND GARDEN							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Prunus subhitella autumnalis							In mass planting as drawing
Acer ginala							
Sorbus Olympic Flame							
Screen Planting (Secure) (SP)							
Cornus alba Winter Flame		75-90	2		3		Random layout
Ilex aquifolium		75-91	2		3		
Lonicera fragrantissima		75-91	2		3		
Malus sylvestris		75-92	2		3		
Prunus spinosus		75-93	2		3		
Rosa canina		75-94	2		3		
Ribes sanguineum		75-93	2		3		
Viburnum opulus		75-94	2		3		
Viburnum tinus		75-95	2		3		
Specimen Shrubs (SS)							
Cornus mas		75-90	5	3			Planted as single specimens in blocks of perennials
Hamamellis mollis Pallida		75-90	5	3			
Hebe Midsummer Beauty		75-90	5	3			
Hydrangea paniculata		75-90	5	3			
Ilex aquifolium Van Tohl		75-90	5	3			
Osmanthus decorus		75-90	5	3			
Spirea arguta bridal wreath		75-90	5	3			
Viburnum plicatum Maressii		75-90	5	3			
Weigela Florida		75-90	5	3			
Perennials Pe					Per m2	Group	
Ajuga reptans			2		12	3	Full planting plans setting out distribution of individual species will be provided at RIBA 4 . Group 1 plants in single species groups 1-5. Group 2 plants in single species blocks 5-15 . Group 3 plants in single species blocks 15-30
Aquilegia vulgaris			2		12	1	
Amii (b)			2		12	1	
Astarntia major Hapsden Blood (b)			2		12	2	
Crocossmia Emberglow (b)			2		12	2	
Daucus carota (b)			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (b)			2		12	3	
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psudacorus			2		12	2	
Liriope muscari			2		12	3	
Melanoselinum decipiens			2		12	1	
Mecanopis cambrica			2		12	1	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (b)			2		12	3	
Polygonatum multiflorum (b)			2		12	3	
Polystichum setireum			2		12	2	
Seseli gummiferum (b)			2		12	1	
Visnaga daucoides (b)			2		12	1	
Bubs Bu							
Galanthus nivalis					10		Planted amongst screen planting and Perennials
Narcissus Thalia					5		

SITE FRONTAGE							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Prunus serrula tibetica		20-25cm girth					
Shrubs Sh							
Cistus corbariensis Sh		30-45	2				
Lavandula hidcote		30-45	3				
Pinus mugo		30-45	2				
Perennials Pe						Group	
Achillia			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4. Group 1 plants in single species groups 1-5 Group 2 plants in single species blocks 5-15 Group 3 plants in single species blocks 15-30
Amsonia tabernaemontana			2		12	2	
Calamagrostis acutiflora Carl Forster			2		12	1	
Carex testacea			2		12	2	
Crocossmia Lucifer (bAC)			2		12	1	
Echinops rito (bNRS)			2		12	2	
Eryngium (bNRS)			2		12	2	
Kniphofia fulva			2		12	2	
Liripoe muscaria			2		12	3	
Nepeta Walkers Low (bNC)			2		12	3	
Sedum spectabile (bAC)			2		12	2	
Seslaria nitida			2		12	2	
Verbena boariensis (bAC)			2		12	1	
BULBS Bu							
Allium Christophii					5		Planted amongst screen planting and Perennials
Narisssus Rhinevelds Sensation					10		
Narcissus Carlton					10		

8.8.1 Landscape Proposals
Planting

TRINITY ROAD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Davidia Invalucrta		20-25cm girth					
Specimen Shrubs (Ss)							
Cornus mas		1050-1200	10	3			
Corylus avellana		1050-1201	10	3			
Hamamellis pallida		1050-1201	10	3			
Salix britzensis		1050-1202	10	3			
Perennials (Pe)						Group	
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Aquilegia vulgaris			2		12	1	
Amii majus (bNT)			2		12	1	
Anthriscus sylvestria Ravenswing (bNT)			2		12	1	
Astarntia major Hapsden Blood (bNT)			2		12	2	
Crocossmia Emberglow (bCC)			2		12	2	
Daucus carota			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (bGn)			2		12	2	
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psedacorus			2		12	2	
Liriope muscari			2		12	3	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (bGN)			2		12	3	
Polygonatum multiflorum (bNT)			2		12	2	
Thalictrum delavayii (bCC)			2		12	2	
Bulbs Bu							
Galanthus nivalis					10		
Cyclamen Coum					10		
Narissus Thalia					10		

COURTYARD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees		20-25cm girth					
Sorbus sargentii		20-25cm girth					
Shrubs							
Hebe pageii Sh		45-60	2		9		
Spirea bumalda		45-60	2		9		
Perennials Pe							
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Crocossmia Lucifer (bNRS)			2		12	2	
Geranium phaeum (bGN)			2		12	2	
Geranium maccrohizum			2		12	3	
Euphorbiae martini			2		12	2	
Hebe Mrs Winder			2		12	3	
Helborous foetidous			2		12	2	
Heleborous niger			2		12	2	
Liriope muscari			2		12	3	
Pinus mugo			2		12	2	
Polygonatum multiflorum (bNRS)			2		12	3	
Bulbs Bu							
Galanthus nivalis			10				
Narcissus Rhinevels Sensation			10				

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9 Accessibility statement

BURO HAPPOLD

Haringey Civic Centre
Accessibility Statement
HCC-BHE-XX-XX-RP-AY-000001

0044501

13 March 2023

Revision P01

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Revision	Description	Issued by	Date	Checked
P01	Issued for Information – Accessibility Statement	JS	13.03.23	MB

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date	**13.03.23**
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date	**14.03.23**

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1 Accessibility

1.1 Executive Summary

Buro Happold (Inclusive Design) have been appointed to provide inclusive design consultancy services on the full refurbishment and extension of the Haringey Civic Offices, which is primarily office space with some community interfaces.

The following report sets out the parameters for on-going design development of the Haringey Civic Offices. These parameters set out the following approach to inclusive design – that creating inclusive and accessible facilities starts with the simple premise that inclusion is embedded in the design process to remove barriers and continuously challenge and interrogate our design.

As the aspirations of the project are to adopt an inclusive approach rather than the minima set out in the Building Regulations Approved Document M, Part M compliance in itself is not sufficient and good practice guidance such as BS8300-2018 'Design of an accessible and inclusive built environment' was adopted as a baseline measure of suitability.

Our strategic approach to access, inclusion and delivering a building that meets or exceeds minimum requirements will be to provide a building that allows people to use it safely, with dignity, comfort, convenience and confidence.

At a minimum, the design of the building should be welcoming to the wider community and accommodate those who have specific requirements. The building and its immediate surroundings should enable people to be able to make effective, independent choices about how they use the building without experiencing undue effort or separation. They must be able to participate equally in the activities that the scheme offers.

Design solutions must also consider not only those barriers that form physical constraints but also barriers experienced by people with learning difficulties, mental ill health issues, people who are deaf, deafened and hard-of-hearing and people who are blind or partially sighted or are neuro-divergent.

No matter how physically accessible a building is, without clear operational policy mechanisms, the accessibility of the building will be compromised and over time, diminish. Therefore, sufficiently robust provision, criterion and practices must be established by the building management and operators including the development of active management plans.

1.1.1 Inclusive Design Standards and Guidance

- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment – Code of Practice
- BS 8300-2:2018 Design of accessible and inclusive built environment Part 2: Buildings
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2016
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- London Cycling Design Standards, TfL, 2014

1.1.2 The Equality Act (2010)

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics'. These are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

A person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'.

The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.

The Equality Act 2010 carries ongoing responsibilities which will continue once the Haringey Civic Centre project is complete.

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1.2 Access Statement

1.2.1 External Environment & Approach

It is important that the external environments of the civic offices meet best practice provision in inclusive design not only to meet the needs of people with disabilities, but also as inclusive design is indivisible from good design and will benefit all the users of the building in terms of providing legible, logical, safe and navigable pedestrian routes externally and spacious and legible spaces internally.

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 consideration for Haringey Council. This statement sets out the design intent with recommendations on how to ensure the most inclusive building for staff and visitors.

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. Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

By avoiding any level changes this is of benefit to all users, but particularly disabled people. Those with mobility issues will not need to negotiate either a sloped, ramped or stepped approach, whilst those who are blind or partially sighted will be at a significantly lesser risk of slips and trips. Such an arrangement also assists parents with prams and (to a lesser degree) people with luggage. Level access ensures that the main entrance is welcoming for all and promotes inclusion by ensuring everyone can enter the building from the same location.

By removing the ramp at the main entrance allows more straight forward access for all building users, arriving on foot, by public transport or from the accessible car parking spaces. Level access ensures that all building users can access the building easily. The existing ramp does not meet current regulations/ standards and as such would need to be upgraded to meet currents standards, ideally by the provision of a 'slope' as defined in 8.1.4 of BS 8300-1:2018. By removing it and improving the external landscaping and omitting the ramp ensures more inclusive straightforward access to the building for all potential users

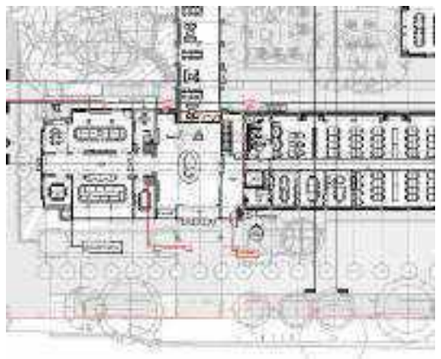


Figure 1- Main Entrance

Access to the site will be predominately by public transport, supplemented with some accessible parking at the main entrance. The accessible parking bays have been designed to provide a clear 1200mm access zone to one side and foot of the bays meeting AD M Vol 2 and BS8300-1. The designated parking spaces for disabled people will be located on a level road surface and not more than 45m from the main entrance.

A seating strategy for the public realm/ external areas is still being developed, however it should take regard of travel distances between buildings and parking /drop off and the changes in level across the site. The distance between accessible seating opportunities should be no greater than 50m. A variety of seating should be available, some with backrests and arms on both sides to provide additional support. Seating areas should also include space alongside for strollers/prams and wheelchair and scooter users.

Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

1.2.2 Entrances & Reception Area

By improving the entrance and providing a single point of entry helps to ensure that all building users can identify the route to the main entrance and subsequent reception area.

The location of the reception desk is planned to be centrally located in the main reception foyer and will be easy to locate for people unfamiliar with the building. The surroundings of the reception should be designed to have a plain background to ensure someone with a visual impairment is able to lipread if required.

It should be noted that a Changing Places facility is planned, located near the main entrance lobby. Therefore, to ensure people who require to use this facility, a level entrance approach will ensure they can access the building and facility more easily than having to overcome a ramp, which may not always be suitable for user needs.

1.2.3 Accessibility throughout the building

On Level 2 there is limited access for wheelchair users to the Civic Chamber, partially due to existing internal level changes as well as structural columns, therefore it is proposed that accessible seating will be provided on the lower floor only. Due to the heritage status of this area of the building, the reasonable solution is to provide access to the ground floor for people using wheelchairs.

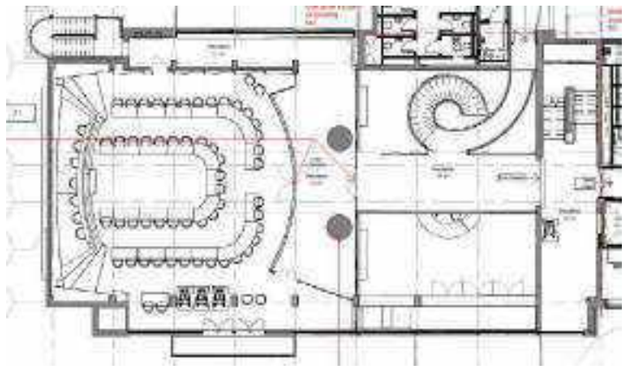


Figure 2- Auditorium

It should be noted that other areas such as the committee rooms on the upper floor will be accessible for wheelchair users, accessed via a passenger lift.

Within the existing building there is a listed spiral staircase, where possible this should be upgraded to ensure its accessible as possible. For people unable to use the stairs a passenger lift is located in close proximity.

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Figure 3 – Existing Spiral Staircase

Within the existing building a platform lift is intended to overcome a small level change. It is recommended that the platform lift be an enclosed platform lift with a minimum size of 1100x1400mm. This lift will allow direct access to the new building, however there are alternative more direct routes from the main entrance if people do not wish to use this lift.



Figure 4- Platform Lift link to Annex

To overcome the level change between the existing building and the annex an internal slope has been designed to allow ease of movement. During stakeholder engagement there was some resistance to this design, however the slope has a gradient of 1:21. To ensure ease of use the surfaces of the slope should be carefully considered to ensure they are slip resistant.

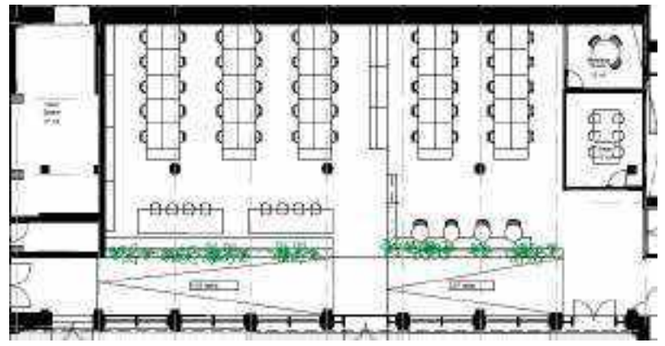


Figure 5 – Level Change from existing to annex

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2 Heritage Statement

Heritage Assessment

Montagu Evans has reviewed the history and significance of the front steps, and provided an assessment of the effect of replacing them with a ramp to improve level access to the front entrance.

The front steps are part of the original design of the building and are integrated with the portico and raised beds surrounding the Civic Centre. The front steps form part of the arrival sequence from the street to the main reception, and have been identified as being of high significance.

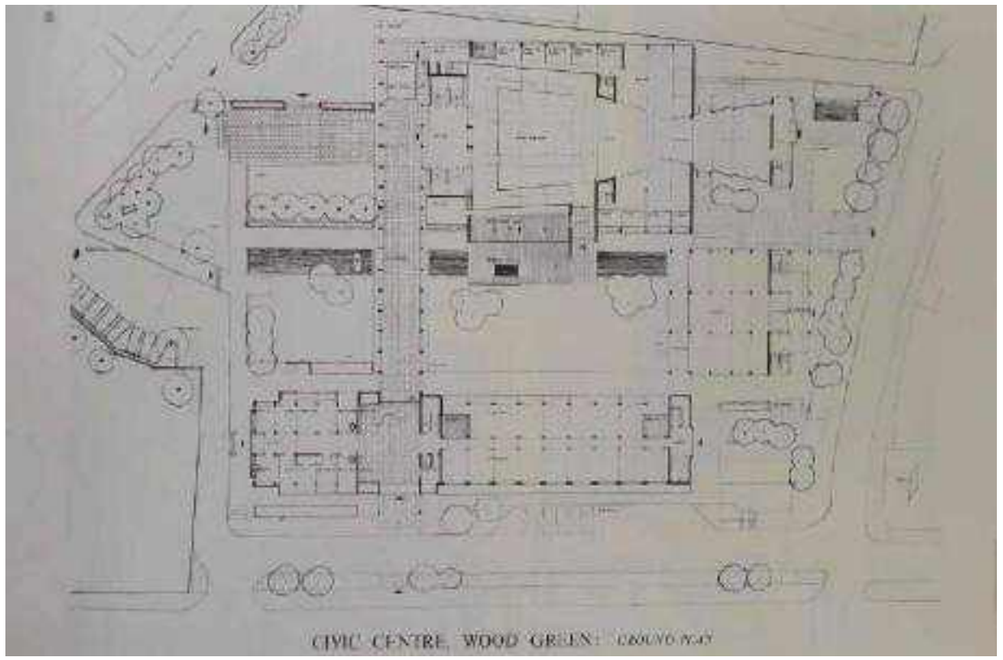


Figure 6 – Original Floor Plan



Figure 7 – Historic Photo



Figure 8 – Historic Photo

In 1987 planning permission was granted for the ramped access to the south of the main entrance (application reference 1987/0673). The description of development was:

> *"Provision of new ramped access to main entrance, renewal of pavings and provision a handrails to main entrance pavements & northstop".*

This indicates that the pavings and handrails to the front steps date from c. 1987 and are not original, but were replaced and added at the same time as the ramped access, which is consistent with their appearance.

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Figure 9 – Replacement Handrails



Figure 10 – Replacement Handrails

There was no assessment of the significance of the ramp in the 2019 Heritage Report because the ramp was not surveyed on the drawings. Montagu Evans assessment is that the 1987 ramp detracts from the architectural interest of the listed building because it is of poor design quality, in red brick, which jars with the yellow stock brick of the original phase. The hand rails add visual clutter, both to the southern part of the elevation where the ramp is located and to the front entrance.

The removal of the 1987 ramp and hand rails to the steps would therefore enhance the architectural significance of the listed building, by removing features that detract from and add visual clutter to the front elevation, to reinstate its original clean and open appearance. The removal of the front steps would result in a degree of less than substantial harm to the listed building, given that these were part of the original design and have been identified as being of high significance.

The degree of harm would be limited by the fact that the hand rails and paving is not original. The replacement of the front steps with a ramp will mean that this part of the building can continue to form part of the arrival sequence to the main reception, while providing inclusive access for all, consistent with the public use of the building and the original design intent for democratic openness. Overall Montagu Evans consider that the proposed replacement of the existing ramp and front steps with a single ramp would enhance the architectural of the listed building.

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3 Conclusion

Inclusive Design can help everyone experience the world around them in a fair and equal way by creating safe and accessible environments for all members of the community, by removing barriers, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity.

The Haringey Civic Offices are being designed to take into consideration the requirements of best practice guidance where possible, in conjunction with heritage and listed building constraints.

By creating an inclusive internal and external environment, this not only can help to meet the needs of people with disabilities, but as inclusive design is indivisible from good design, it can benefit all users of the built environment to create a sustainable, flexible and fit-for-purpose approach for Haringey Civic Centre.

At this stage for planning initial stakeholder consultations for accessibility and inclusive design have taken place to ensure staff using the building are involved in the process. As part of the continuing detailed design for the Civic Centre further user consultations will take place where relevant in the design process for Haringey Civic Centre design proposals to deliver an inclusive and accessible project with the aim of meeting good practice guidelines.

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10 Carbon Analysis & Sustainability

10 Carbon Analysis & Sustainability
10.1 Approach to Whole Life Carbon analysis

Whole Life Design

The London Borough of Haringey has committed to deliver a net zero-carbon borough by 2041 with all the Council's operational buildings becoming Net Zero Carbon by 2027.

The Civic Centre and Trinity Building will therefore be an exemplar sustainable project that sets the highest standard for refurbishment and new build within the borough. Both the refurbishment and new extension will be all-electric benefiting from the decarbonising grid, minimise energy demands and maximise on-site renewable with the residual powered through off-site renewables. The design has prioritised low embodied carbon materials, reducing maintenance and running costs while supporting the well-being of the occupants and the enhancement of the building surroundings design, maximising passive design.

The design responds to current and future needs at the macro and micro scales and with care for the context, client, contractors, occupants and community. This means that, while carbon reduction and monitoring is essential, we must also support occupant wellbeing in a range of ways. Where conflicts can occur such as between increasing ventilation rates, and reducing energy use we have sought to identify these early on and include solutions to meet both needs.

Reducing Carbon Emissions

The proposed refurbishment and new building seeks to act as an exemplar case study for how Haringey City Council can eventually achieve Net Zero Carbon. The building aims to achieve Net Zero Carbon by 2027, responding and supporting the City Council's carbon neutral pledge. A thorough set of Sustainability targets (Carbon, Energy, Environmental Assessment & Certification (BREEAM), Social & Health Benefits, MEP Strategy and Site Enhancement) has been developed and tracked alongside the project to ensure there is a golden thread of sustainable design in each decision.

Operational Carbon

The new annex is designed to achieve low levels of energy use. The buildings will be all electric and air source heat pumps for heating, cooling, ventilation, and hot water needs. The concrete frame currently proposed is a key part of this strategy as it provides enough thermal mass to store "coolth" from the night-time and smooth out peaks and troughs in temperature due to sudden changes in occupancy. PV panels will provide a minimum of 20% of the operational energy demands of both buildings.

Following a fabric first approach, the existing building fabric will be improved thermally to enhance the performance of the building.

Embodied Carbon

Embodied carbon has been assessed from an early stage and will continue to be assessed as the project develops. The current structural design has been optimised through the removal of basement, use of Post-tensioned slabs, and a 50% of cement replacement through the use of GGBS has been considered.

The facade is proposed to be predominantly GRC to provide a long life, low maintenance adaptable solution. Larger modules of GRC are being considered to reduce the amount of fixings.

Where energy hungry materials are used, such as the aluminium is proposed to the plant screen, a higher recycled content has been considered to reduce the environmental impact. Interior strategies focus on maximising flexibility, and increasing the potential for biogenic carbon storage in plant based products such as timber where possible.

Net Zero Carbon

The project will meet the London Plan definition of 'Net Zero Carbon' by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. This will be achieved by minimising energy demand, and offsetting with both on-site renewables and off-site renewables to be purchased.

In addition, consideration has been given to the requirements to achieve the UKGBC Net Zero Carbon in Construction definition. Embodied carbon has been measured at each design stages, material efficiency measures integrated, specifications considered and offsetting or carbon removal programmes are being explored. If this is taken forwards, a post-completion embodied carbon analysis will be carried out and the upfront carbon of the project offset to achieve the Net Zero balance.

Whole Life Carbon and Net Zero Carbon

Whole Life Carbon can be a measure of good design quality. Following best industry practice the project has followed RICS/RIBA industry standards to measure the Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011.



Energy Positive Development
- All-electric development
- Energy performance
- Post-occupancy evaluation
- On-site energy generation

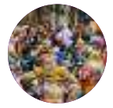


Sustainable Transport
- Low carbon deliveries and servicing
- Improved air quality
- Cycling infrastructure

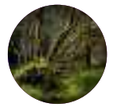


Circular Economy
- Embodied and Whole Life Carbon
- Minimising waste
- Local materials





Health and Well-being
- Daylight/sunlight access
- Thermal comfort
- Ventilation
- Air Quality
- Noise mitigation



Enhancing Biodiversity
- Net gain in biodiversity
- Connecting people to nature



Water Cycle
- Flood risk reduction
- Improved water quality

Diagram showing the sustainability drivers for the project- reduce carbon and increase liveability

10 Carbon Analysis & Sustainability
10.3 Industry Net Zero Carbon Definitions

The project will meet the London Plan definition of 'Net Zero Carbon' by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011 has been undertaken to support this ambition.

MAYOR OF LONDON
'Be Seen' energy monitoring guidance

UK GBC

Source: London Plan 2021: Policy SP4

Source: UKGBC: 'Net Zero Carbon Buildings: A Framework Definition'

Net Zero Carbon

This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1) be lean: use less energy and manage demand during operation

2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly

3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site

4) be seen: monitor, verify and report on energy performance.

Policy driven project target

Net Zero Carbon Operational

"When the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset."

Proposed adopted industry best practice target

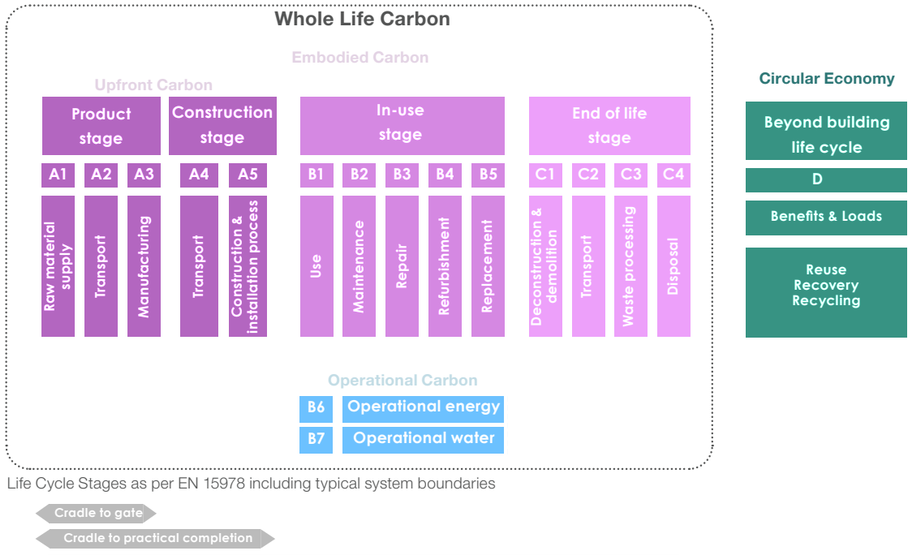
Net Zero Carbon Construction

"When the amount of carbon emissions associated with a building's product and construction stages up to practical completion is zero or negative, through the use of offsets or the net export of on-site renewable energy."

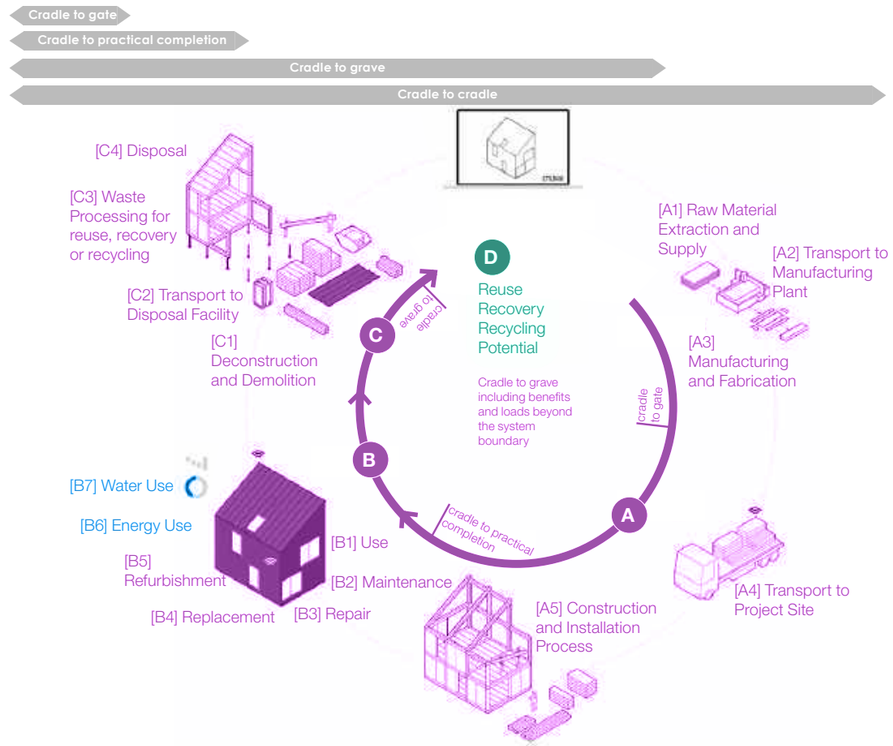
Potential future adopted target

Whole Life Carbon = Operational Carbon + Embodied Carbon

Net Zero Whole Life Carbon = Operational Carbon + Embodied Carbon + Offsetting



Life Cycle Stages as per EN 15978 including typical system boundaries



10 Carbon Analysis & Sustainability
10.5 Operational Carbon
10.5.1 Lean, Mean & Green

This page summarises the lean, mean & green measures applied into the design and taken into consideration for the Part L modelling.

Lean
The new build followed a fabric first approach and has an efficient form factor and high-performance façade. Glazing ratio were also carefully considered not to exceed an average of 35%. External shading responding to orientation avoids excessive solar gains.

Measures were taken for the existing building to reduce the energy use of the building as possible within the restraint of the heritage.

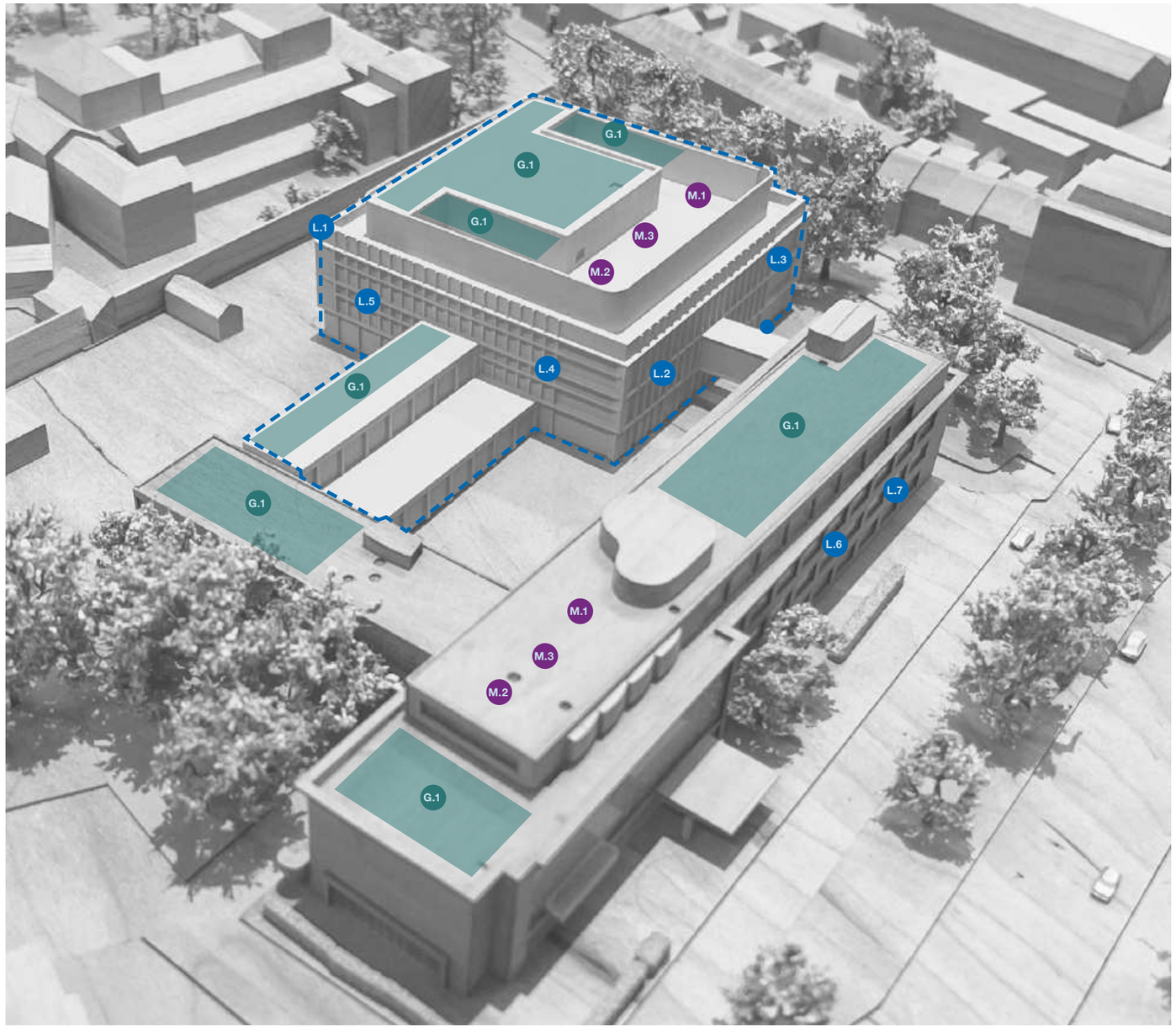
- L.1 Efficient form factor
- L.2 High performance facade - Uvalue and air tightness considerations
- L.3 Spatial arrangement responding to the site and orientation – wider windows located at amenity areas
- L.4 Glazing ratios – no more than 35% glazing on average over all façades
- L.5 Shading responding to orientation and balancing heat gains - denser fins on upper floors
- L.6 Envelope thermally enhanced
- L.7 Window replacement

Mean
The HVAC system is fan coil units with air source heat pumps, and heat recovery. Summertime design temperature band is wider to avoid excessive cooling loads (23-27C). There is potential to open windows out of core hours.

- M.1 Mechanical ventilation with integrated heat recovery to enable low energy ventilation and good air quality
- M.2 All-electric MEP strategy to benefit from decarbonising national grid
- M.3 Installation of Air Source Heat Pumps for space heating, cooling and domestic hot water

Green
A minimum 20% of regulated campus wide energy demand shall be from on-site renewables, all roofs will have PV modules.

- G.1 Maximise renewables on site - PVs on roof



10 Carbon Analysis & Sustainability
10.5 Operational Carbon
10.5.2 Results

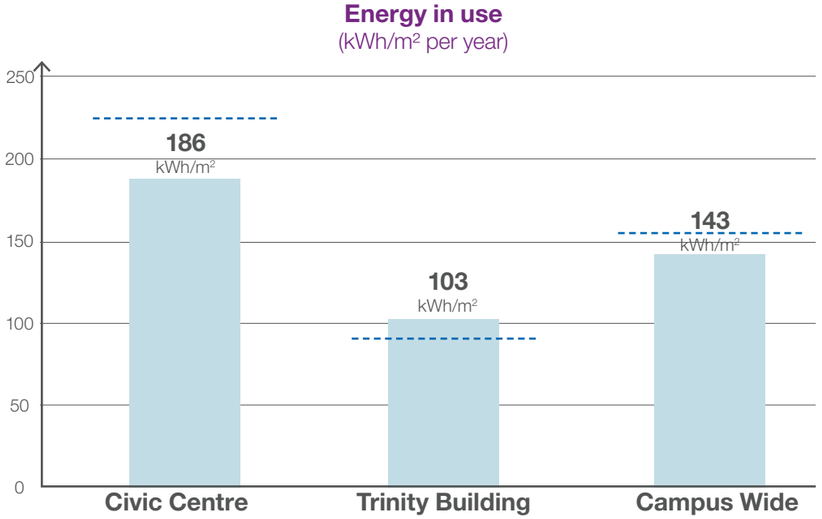
Energy in use

It is good practice to define targets based on industry benchmarks. The targets were split between Civic centre (existing building) and Trinity building (new build), as it is expected that a refurb will not perform as well as a new build due to limitations in building fabric performance. A campus wide target was derived based on area weighted calculation from the new build and existing building targets.

	Energy in use targets		
	Civic Centre	**Trinity Building**	**Campus wide**
target	225 kWh/m²/yr	90 kWh/m²/yr	155 kWh/m²/yr
source	RIBA 2030 Climate Challenge V1 2019 Target	UKGBC Energy performance targets for net zero carbon operational energy 2025-2030	Target is derived from the Civic Centre and Trinity targets area weighted

Below are the results of the TM54 model for both regulated and unregulated energy in use. This was calculated by Buro Happold.

Energy in use
(kWh/m² per year)



KEY

Energy in use - calculated

Energy in use - target

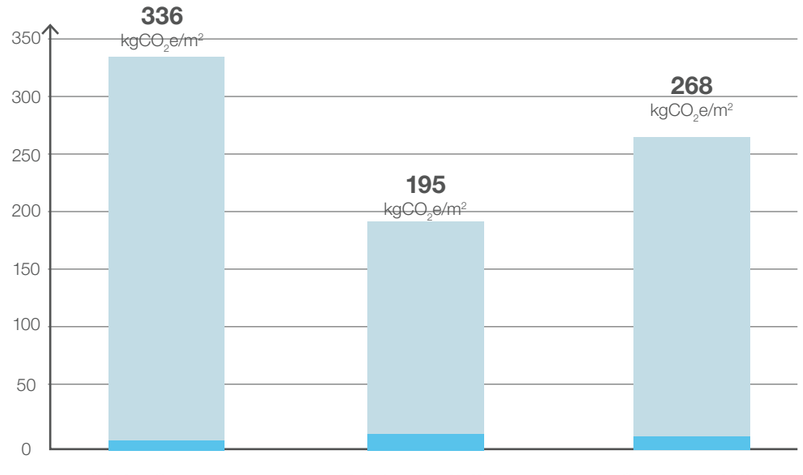
Operational carbon

The operational carbon emissions have been based on Buro Happold TM54 energy analysis.

The energy consumption of the development has been calculated for a life-cycle of 60 years based on the assumption that the annual operation energy consumption will remain the same throughout the life-cycle of the project. It was considered the UK average carbon intensity figure as produced by OneClickLCA 'Average future electricity, UK (2022-2082, for 60 years service life) based on Non-2050 compliant - Steady Progression 2050 scenario', which considers the decarbonisation of the grid by 2050. The factor is calculated based on RICS equation for future energy grid decarbonisation and data from Future Energy Scenarios, National Grid Electricity System Operator ESO 2020/2021.

The water use for all scenarios was based on the RIBA 2025 target benchmark of 13l/p/day. The information was input in OneClickLCA software and calculated both tap clean water and waste water.

Operational Carbon
B6 & B7 only ($kgCO^2/m^2$)



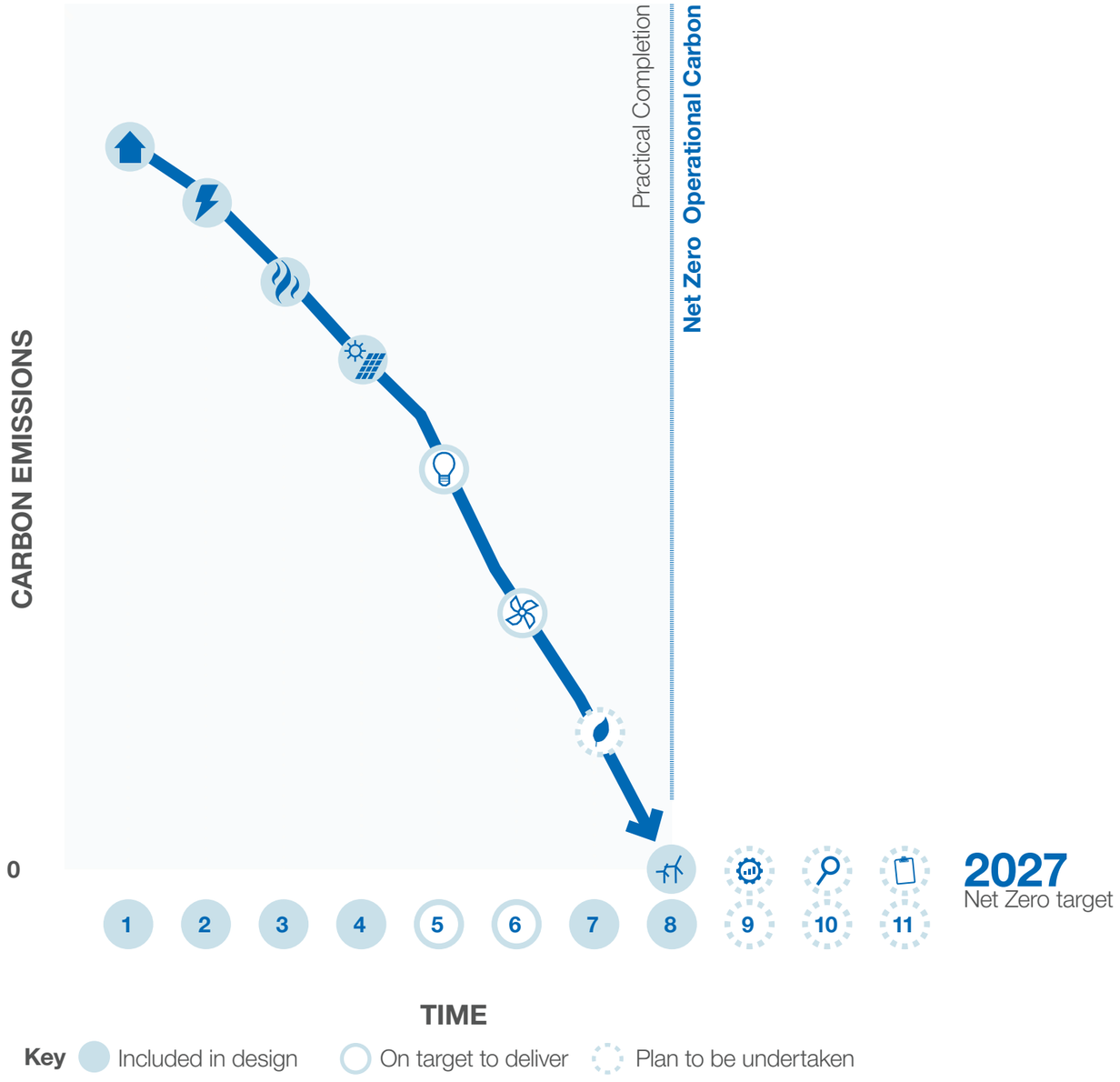
	Overall Carbon ($tonnesCO_2$ eq)		
	Civic Centre	**Trinity Building**	**Campus wide**
Operational Energy (B6)	1,807	922	2,729
Operational Water (B7)	44	66	110
Operational Carbon	**1,851**	**989**	**2,839**

	Carbon per m2 GIA ($kgCO_2eq/m^2$)		
	Civic Centre 5,505m²	**Trinity Building 5,075m²**	**Campus wide 10,580m²**
Operational Energy (B6)	328	182	258
Operational Water (B7)	8	13	10
Operational Carbon	**336**	**195**	**268**

10 Carbon Analysis & Sustainability
10.5 Operational Carbon
10.5.3 Roadmap to net zero operational carbon

This graph is an illustrative roadmap showcasing the key steps needed for the project to reach Net Zero Operational Carbon by 2027 as per the London Borough of Haringey's commitment to ensure all operational buildings become Net Zero Carbon by 2027.

Steps towards Net Zero Operational Carbon
1. Fabric first approach, targeting LETI standards for the New Annex
2. Fossil fuel free through all electric systems
3. Efficient MEP systems
4. Maximise Solar PV where possible
5. Meet industry energy use intensity targets
6. Commission of building systems to ensure performance principles are met
7. Responsible offsetting of carbon at practical completion
8. Operational energy annually sourced from renewable energy sources
9. Energy metering, monitoring, and optimisation
10. Post occupancy evaluation
11. Annual reporting



10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.1 Assessment methodology

Scope of assessment
The Embodied Assessment has been conducted in accordance with BS EN 15978: 2011: (Sustainability of construction works - Assessment of environmental performance of buildings - Calculation method) using the RICS Professional Statement: Whole Life Carbon assessment for the built environment), over a 60-year study period, covering the modules A to C, excluding B6 & B7.

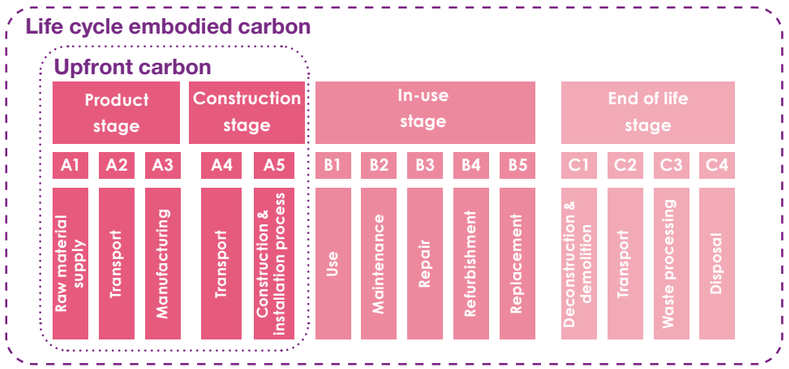
All the building elements listed in Table by the side have been included in the LCA Assessment, in line with the RICS Professional Statement.

LCA Software
The LCA Assessment has been conducted using the LCA software "One Click LCA" by Bionova.

"One Click LCA" is an industry recognised tool that produces results compliant with the international standards ISO 14044 and EN 159781 and it is certified with Quality System ISO 90012. "One Click LCA" has material life-cycle inventory carbon data that is compliant with EN15804.

The tool integrates data from nearly all of the available EPD platforms around the globe.

Building element group	Building element (NRM level 2)	Included in WLC?
Demolition	0.1 Toxic/hazardous/contaminated material treatment 0.2 Major demolition works	N N
0 Facilitating works	0.3 & 0.5 Temporary/enabling works 0.4 Specialist groundworks	N N
2 Superstructure	2.1 Frame 2.2 Upper floors incl. balconies 2.3 Roof 2.4 Stairs and ramps 2.5 External walls 2.6 Windows and external doors 2.7 Internal walls and partitions 2.8 Internal doors	Y Y Y Y Y Y Y Y
3 Finishes	3.1 Wall finishes 3.2 Floor finishes 3.3 Ceiling finishes	Y Y Y
4 Fittings, furnishings and equipment (FF&E)	4.1 Fittings, furnishings & equipment incl. building related and non-building-related	Y
5 Building services/ MEP	5.1–5.14 Services incl. building-related* and nonbuilding-related**	Y
6 Prefabricated Buildings and Building Units	6.1 Prefabricated buildings and building units	n/a
7 Work to Existing Building	7.1 Minor demolition and alteration works	N
8 External works	8.1 Site preparation works 8.2 Roads, paths, pavings and surfacing 8.3 Soft landscaping, planting and irrigation systems 8.4 Fencing, railings and walls 8.5-8.7 External fixtures, drainage, services 8.8 Minor building works and ancillary buildings	Y



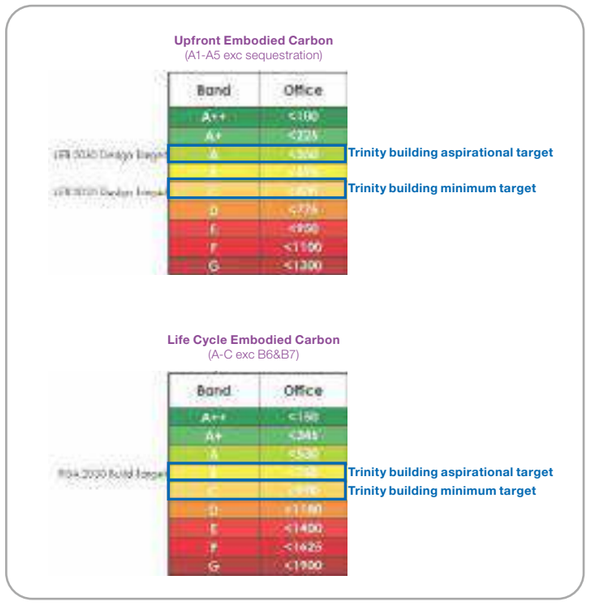
Benchmarks
It is good practice to set targets for WLC emissions reductions and to track progress against them throughout the design development.

Currently, at the industry we have benchmark targets set by LETI, RIBA and GLA. Both LETI and RIBA targets have been aligned in the 'Embodied Carbon Target Alignment'. GLA follows a similar target, with the current "aspirational benchmark" aligned with the RIBA 2025 targets.

For the campus wide, we are considering the following targets:

Upfront Embodied Carbon (A1-A5 exc. sequestration)
- Best Practice: LETI 2020 Design Target (Band C)
- Aspirational: LETI 2030 Design Target (Band A)

Life Cycle Embodied Carbon (A-C exc. B6&B7)
- Best Practice: RIBA 2025 Design Target (Band C)
- Aspirational: RIBA 2030 Design Target (Band B)



10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.1 Assessment methodology

Methodology and assumptions

The calculation of the embodied carbon was based on the stage 3 design.

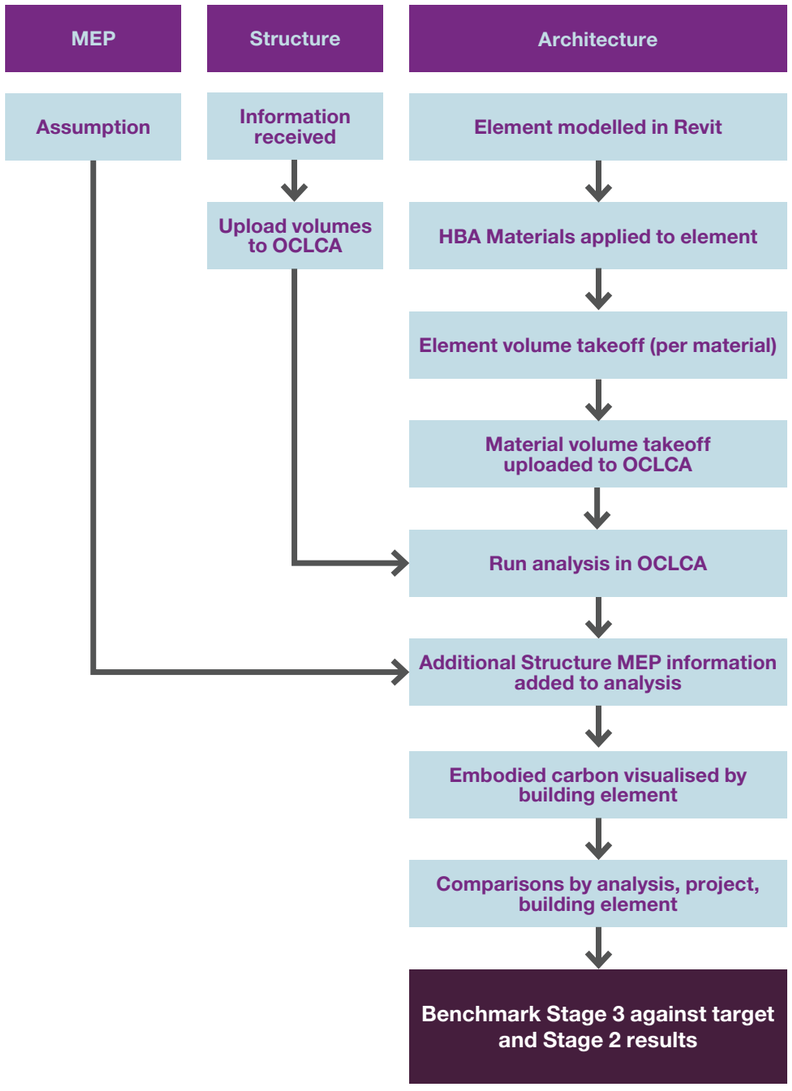
The data was then input into “One Click LCA” tool.

For MEP, the GLA breakdown (21%) for the business as usual benchmark (1400kgCO2/m2) was used, resulting in A-C exc B6/B7 of 292kgCO2/m2.

Information regarding the retained building components were added into the calculation, considering its impact in stages B & C.

The embodied carbon of the materials was calculated in OneClick LCA, in accordance to the RICS PS.

Considering that this is a Stage 3 and the materials specifications are yet to be defined, it was considered an extra contingency of 5%. This is to reflect possible carbon factor disparities due to the use of different EPD’s in later stages.



Main materials & components input

Structure
- Cement replacement is specified at 50% for all concrete elements
- PT slab (thinner slab than traditional RC flat slab)
- Optimised column grid
- Raft foundation
- Removal of the basement

Facade
- GRC facade with optimised modules to avoid excessive fixings points

Finishes
- Material efficiency: self-finishing and natural materials with long lifespan, robustness and low maintenance











10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.2 Results

Embodied carbon comparison between stages
Analysis was undertaken using One Click LCA software and based on the Stage 3 design freeze for both the refurbishment and new build parts of the project to track the current design against the targets proposed.

The results of the embodied carbon for the Trinity and Civic Centre buildings are shown opposite alongside with the comparison between previous stage 2 and the benchmarks.

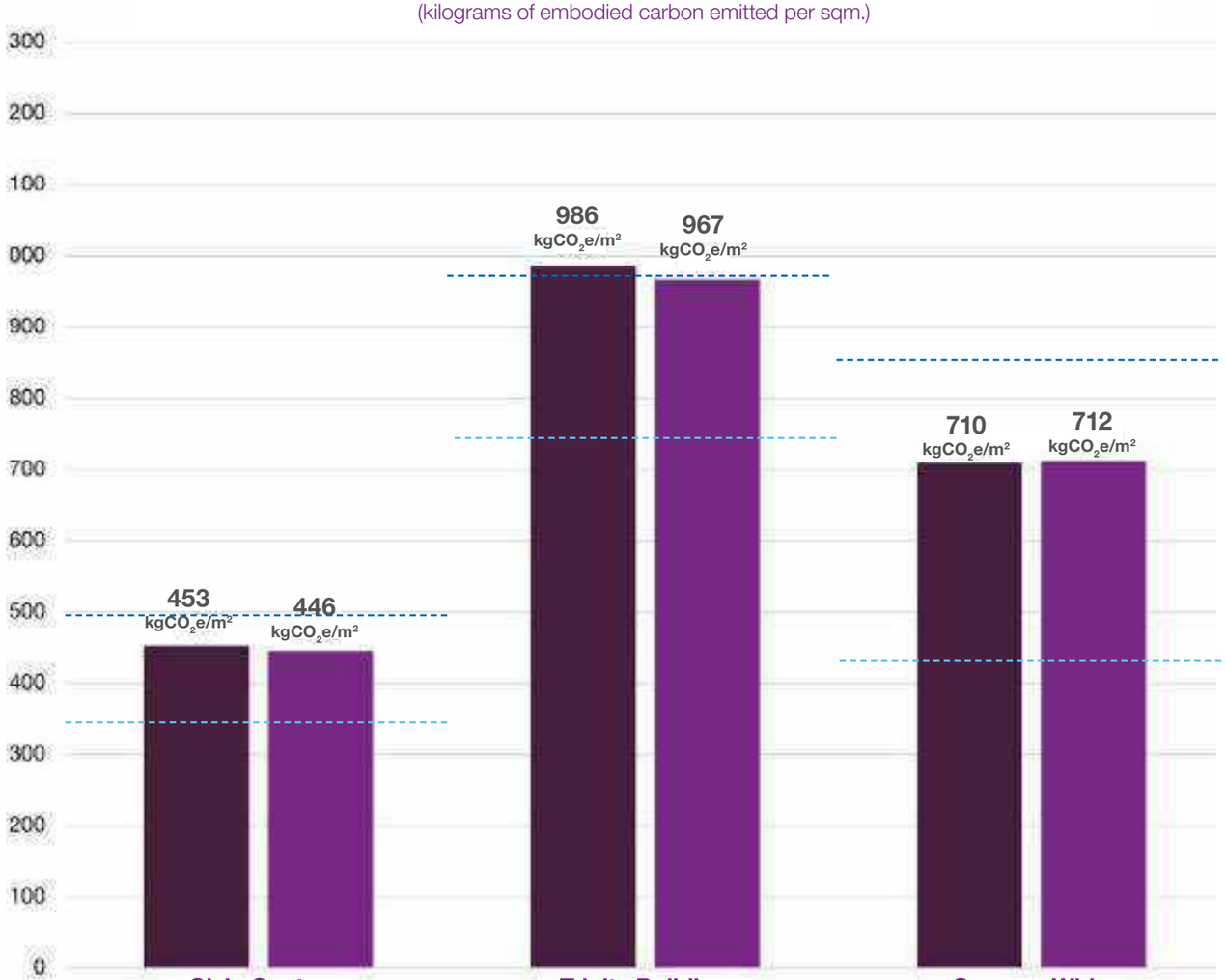
The Stage 3 design results show that the embodied carbon of both buildings remained similar to the Stage 2 design results Both Trinity building and Civic Centre are achieving the best practice embodied carbon 'minimum' target.

This shows the importance of the embodied carbon monitoring throughout design stages. To continue the aim to be an exemplary net zero carbon building, it would be important to continue this work of embodied carbon analysis in the next stage.

Life cycle embodied carbon (A-C exc B6&B7) (kgCO2/m2)				
	Targets		Results	
	Minimum	Aspirational	Stage 2	Stage 3
Civic Centre	500	350	453	446
Trinity Building	970	750	986	967
Campus Wide	428*	864*	710	712

Key
- Stage 2
- Stage 3
- Minimum target
- Exemplary Target

Life Cycle Embodied Carbon Intensity (A-C exc. B6&B7)
(kilograms of embodied carbon emitted per sqm.)



10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.2 Results

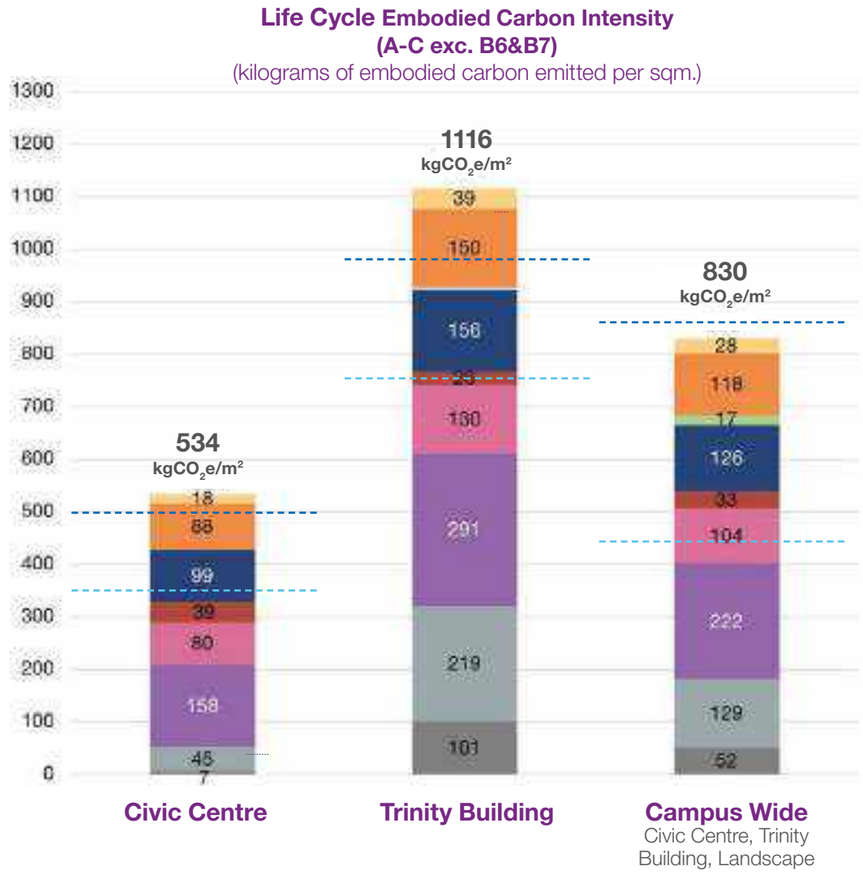
Embodied carbon results by building categories

The graph on this page shows the results of embodied carbon per building categories. It must be noted that in this analysis it was included the 'FF&E' (furniture, fixtures and equipment) carbon emissions, which was not included in the previous Stage 2 embodied carbon analysis. This element is reponsible for a considerable amount of the life cycle emissions because it was considered the RICS default replacement rate of 10 years.

The RICS with the indicative component lifespan considered in this study can be seen in this page.

Similar to the FF&E, the finishes embodied carbon have significant impact due to the replacement rate, which was considered the RICS default rates. As the client will be occupying the building, this mean there will be a higher level of control over the finishes replacement and maintenance. Assumptions can be updated in future embodied carbon analysis to reflect this, and should be liaised with the client.

In both buildings, the biggest contributor is MEP. As mentioned previously, this is an assumption based on GLA guidance breakdown for a business as usual office building. This assumption should be revised with the service engineer in the next design stage, and a TM65 analysis should be considered.



Building part	Building elements/components	Expected lifespan
Roof	Roof coverings	30 years
Superstructure	Internal partitioning and dry lining	30 years
Finishes	Wall finishes: Render/Paint	30/10 years respectively
	Floor finishes Raised Access Floor (RAF)/Finish layers	30/10 years respectively
	Ceiling finishes Substrate/Paint	20/10 years respectively
FF&E	Loose furniture and fittings	10 years
Services/MEP	Heat source, e.g. boilers, calorifiers	20 years
	Space heating and air treatment	20 years
	Ductwork	20 years
	Electrical installations	30 years
	Lighting fittings	15 years
	Communications installations and controls	15 years
	Water and disposal installations	25 years
	Sanitaryware	20 years
	Lift and conveyor installations	20 years
Facade	Opaque modular cladding e.g. rain screens, timber panels	30 years
	Glazed cladding/Curtain walling	35 years
	Windows and external doors	30 years

Table 9: Indicative component lifespans

Table 9 contains conservative generic assumptions for the lifespan of items based on information from BCIS Life expectancy of building components (2006); CIBSE Guide M; Scheuer, Keoleian, and Reppe (2003). Life cycle energy and environmental performance of a new university building: modelling challenges and design implications. Energy and Buildings, 35, pp.1049–1064.

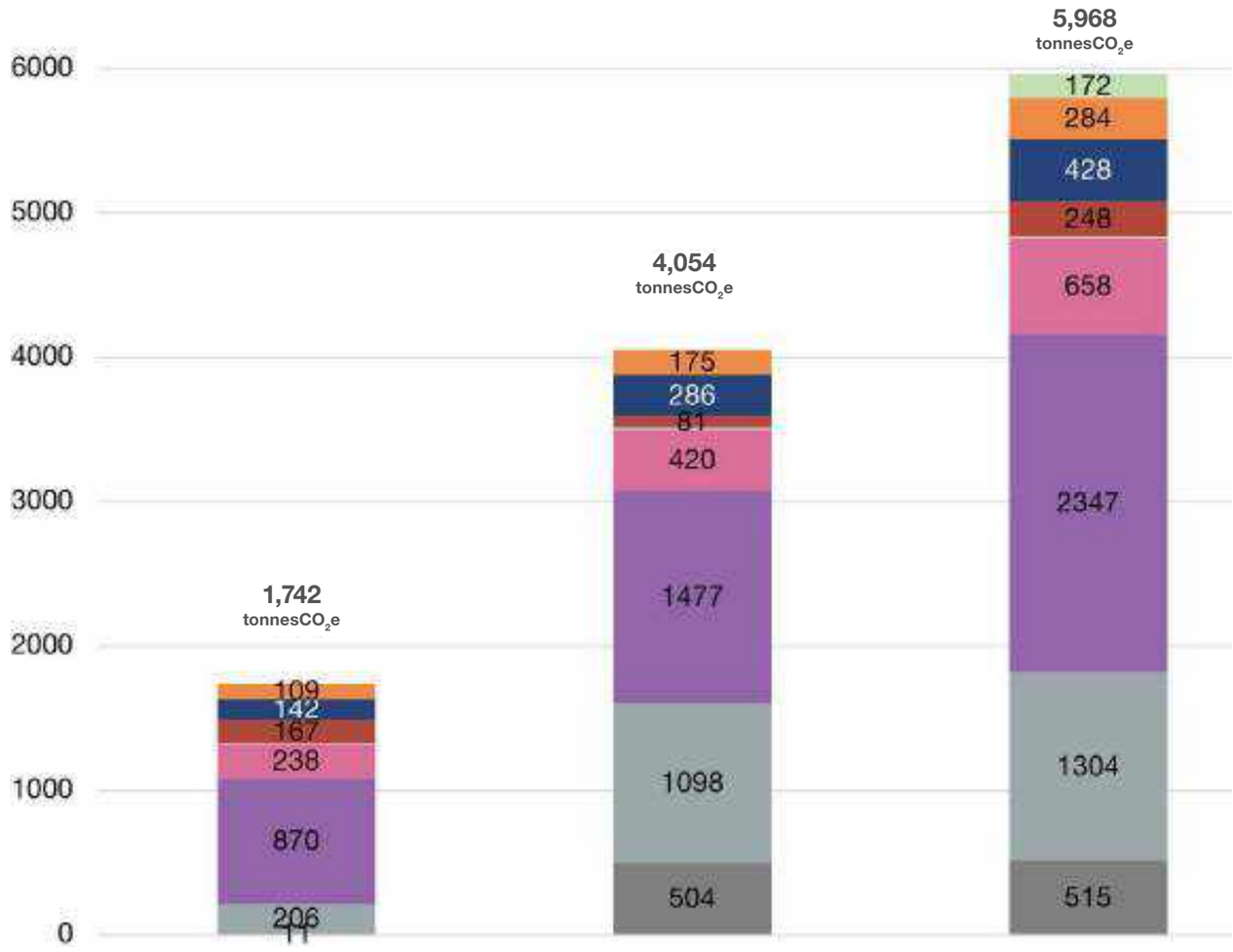
10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.2 Results

Upfront embodied carbon emissions

The graph on this page shows the results of upfront embodied carbon total emissions per building categories.

If the development does aim to be Net Zero Carbon in Construction, then the upfront carbon should be responsibly offset at practical completion through recognised offsetting framework.

Total Upfront Embodied Carbon (A1-A5)
(tonnes of embodied carbon emitted)



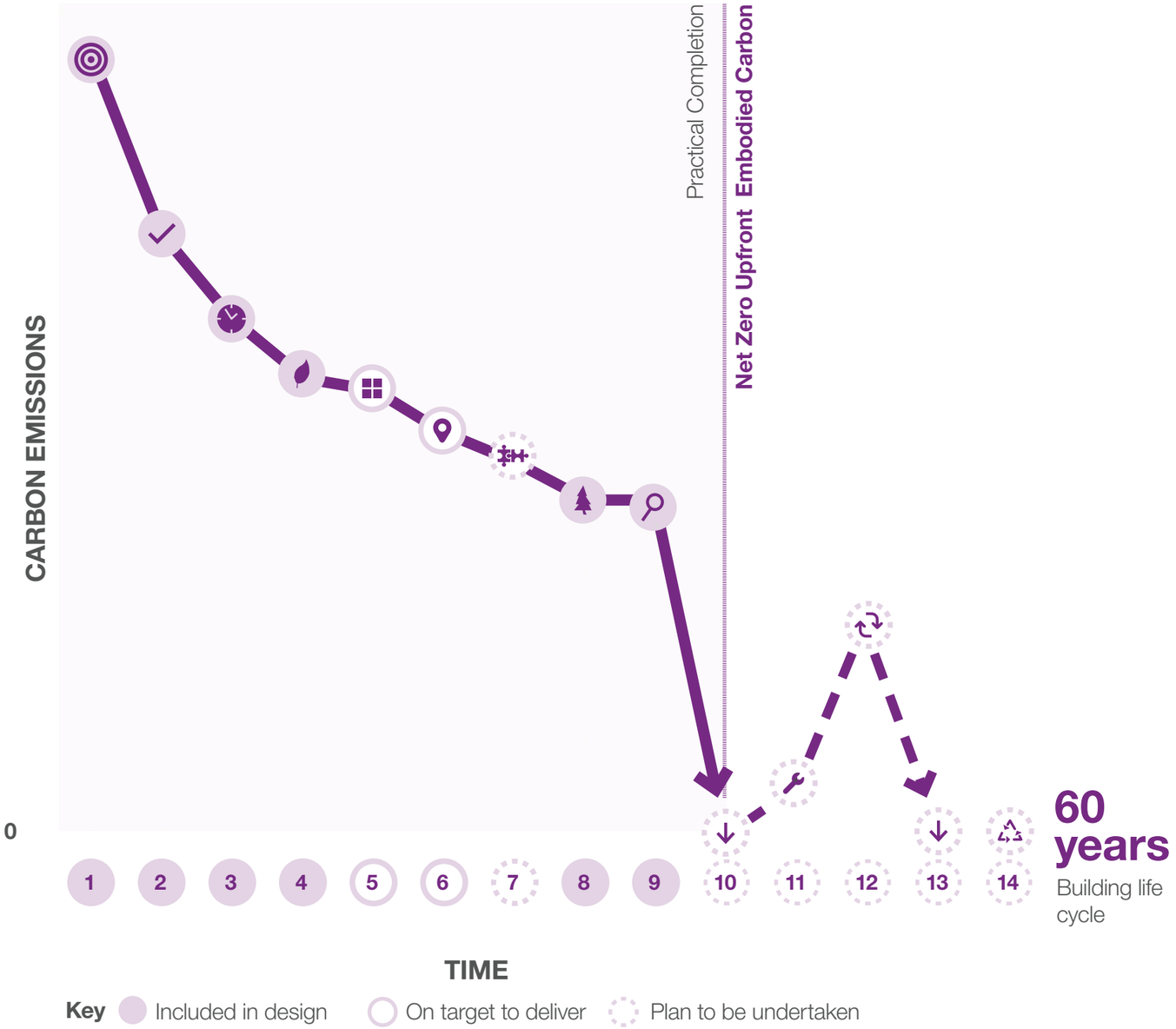
Key

- Contingency
- FF&E
- External works
- Finishes
- Internal walls & doors
- External envelope
- MEP
- Structure
- Substructure

10 Carbon Analysis & Sustainability
10.6 Embodied Carbon
10.6.3 Roadmap to net zero embodied carbon

This graph is an illustrative roadmap showcasing the key steps needed for the project to reach Net Zero Embodied Carbon. This extrapolates for a 60 years period as per LCA guidance.

Steps towards Net Zero Embodied Carbon
1. Define targets based on benchmarks
2. Design efficiency
3. Design for robustness and longevity
4. Specify low-embodied carbon materials
5. Specify self-finish materials
6. Specify local materials
7. Design for disassembly
8. Maximise biogenic carbon storage
9. Embodied carbon monitoring and optimisation throughout design stages
10. Responsible off-setting of upfront carbon
11. Maintenance to promote longevity
12. Replacement of materials
13. Responsible off-setting of carbon from replacement / refurb
14. End of life: disassemble, reuse, recycle



10 Carbon Analysis & Sustainability
10.7 Whole Life Carbon
10.7.1 Results

Whole Life Carbon

The results of the Whole Life Carbon analysis for the project are shown here, using the same conversion strategy of operational energy to carbon as earlier studies.

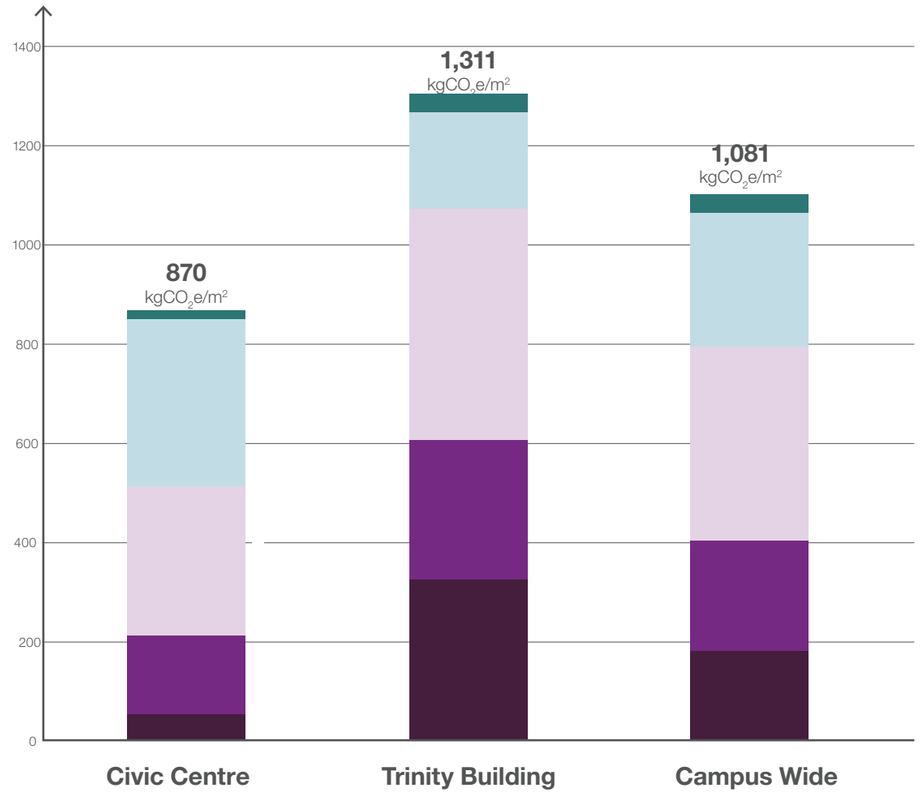
Civic Centre		
Area: 5,505m²	**Overall Carbon (tonnesCO_2 eq)**	**Carbon per m2 GIA (kgCO_2eq/m²)**
Upfront Carbon (A1-A5)	1,742	316
Embodied Carbon (A-C exc. B6&B7)	2,840	516
Contingency (5%)	99	18
Operational Energy (B6)	1,807	328
Operational Water (B7)	44	8
WLC Carbon A-C	**4,790**	**870**

Trinity Building		
Area: 5,075m²	**Overall Carbon (tonnesCO_2 eq)**	**Carbon per m2 GIA (kgCO_2eq/m²)**
Upfront Carbon (A1-A5)	4,054	799
Embodied Carbon (A-C exc. B6&B7)	5,465	1077
Contingency (5%)	199	39
Operational Energy (B6)	922	182
Operational Water (B7)	66	13
WLC Carbon A-C	**6,653**	**1,311**

Campus wide (Civic Centre, Trinity Building, Landscape)		
Area: 10,580m²	**Overall Carbon (tonnesCO_2 eq)**	**Carbon per m2 GIA (kgCO_2eq/m²)**
Upfront Carbon (A1-A5)	5,796	548
Embodied Carbon (A-C exc. B6&B7)	8,305	785
Contingency (10%)	298	28
Operational Energy (B6)	2,729	258
Operational Water (B7)	110	10
WLC Carbon A-C	**11,442**	**1,081**

Whole Life Carbon

A - C (kgCO^2/m²)



KEY

- Structural Embodied Carbon
- MEP Embodied Carbon
- Architectural Embodied Carbon
- Operational Carbon

10 Carbon Analysis & Sustainability
10.8 Health & Wellbeing

Higher productivity, efficiency and running costs have always been the key focus in workplace design. However, the current biggest challenge being faced by the industry is firstly attracting and then retaining best in class people/global talent. This is where environmental design/sustainable design can make a big difference. Human beings by nature enjoy spending time in the outdoors with nature, daylight and sunlight. Recent studies show that people currently spend up to 80-90% of time indoors. This has huge impact on circadian rhythm, mental and physical health and well-being. Poor health increases absence due to sickness, further affecting productivity. To address these issues we believe it is essential to embed the following environmental design principles:

– Creating good indoor qualities by integrating biophila, openable windows, good level of daylight
– Embedding climate resilience into the spatial layouts, MEP and external fabric design
– Ensuring workspaces can adjust longer term with minimal disruption (and embodied carbon) as their requirements change with time
– Creating environmental and spatial choices to enable people to control their immediate environment

To address wellbeing in buildings, one must understand the relationship between key factors that influence health and well-being and design strategies that shapes those healthy environments. We have listed the key factors below that have been considered while designing the internal spatial layout of the existing Civic Centre and the new build Trinity Building.





Biophilia



Flexible working spaces



Views Out



Formal Meeting Room near core - less need of constant daylight



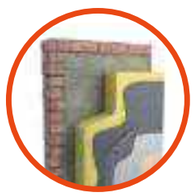
Openable windows for night purge ventilation



Openable windows for cross ventilation



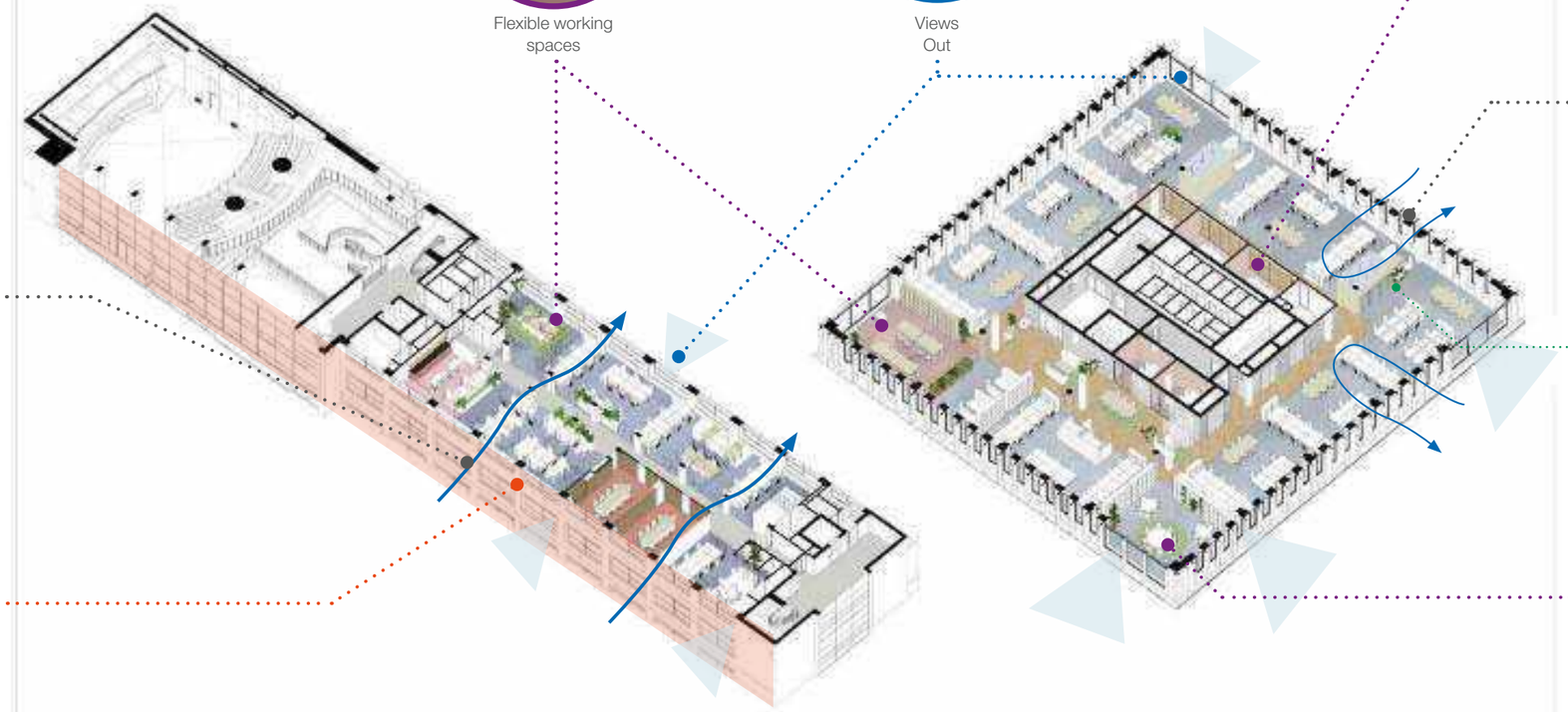
Biophilia



Improved thermal performance of façades



Informal working areas near larger windows



10 Carbon Analysis & Sustainability
10.8 Health & Wellbeing

Daylight analysis
During the design development, daylight analyses were conducted to assess if the design is providing sufficient daylight levels. This was mainly tested in the Trinity Building, as there is more control over the openings.

The assessment was conducted using Honeybee from Ladybug Tools, a software that run daylighting analysis using Radiance.

Reflectances for the surfaces follows the British standard Daylight in buildings - BS EN 17037:2018+A1:2021 (October 2021).

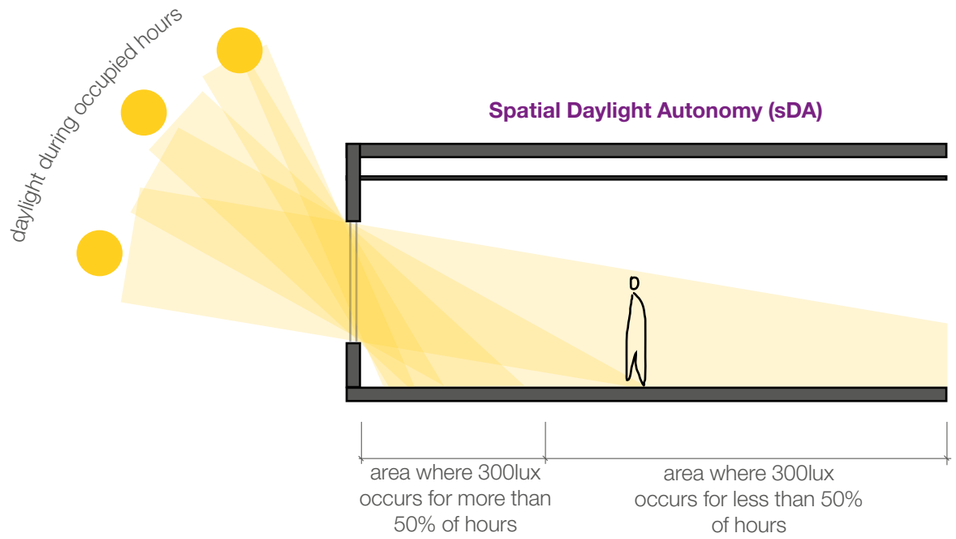
The annual illuminance analysis used the weather file from London Heathrow Intl AP ISD-TMYx.

Daylight metrics
Daylight Autonomy (DA) is a climate based daylight metric that calculates the percentage of occupied hours (usually 8am - 6pm) which the testing point receives a minimum daylight level - usually 300lux (minimum for a office task).

Spatial Daylight Autonomy (sDA) measures the percentage of floor space where DA can be met completely for some proportion of time (for example 50%).

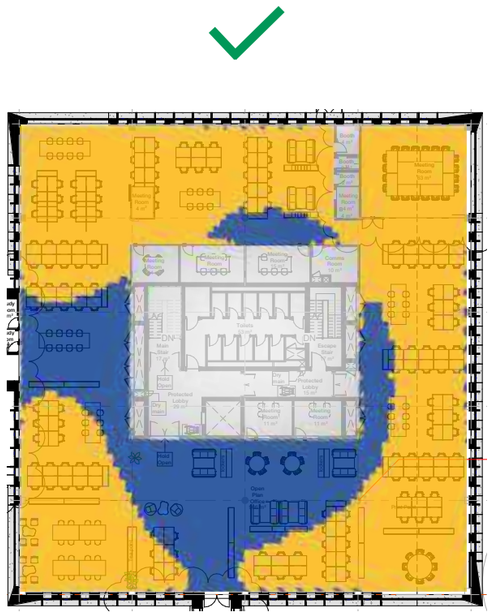
For WELL standard, it is expected sDA300lux/50% for at least 55% of the floor plan.

Daylight analysis results
All the floors in the Trinity building are in compliance with the WELL Criteria.

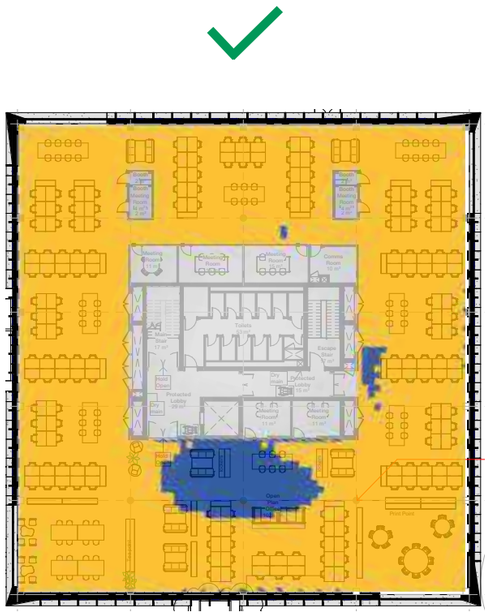




L00
58% floor in compliance



L01
71% floor in compliance



L02
93% floor in compliance



11 Drawing Schedule

11 Drawing Schedule

Planning Drawing List

Project name: Haringey Civic Centre
Project number: HB190149
Document reference: HCC-HBA-XX-XX-SH-A-08001
Reason for issue: For Information
Revision: P1
Date: 05/04/2023

Architectural drawings					
Document reference	**Document title**	**Size**	**Scale**	**Date**	**Revision**
00 Site Information					
HCC-HBA-ZZ-RF-DR-A-008001	Site Location Plan	A2	1:1250	05/03/2023	P1
HCC-HBA-ZZ-RF-DR-A-008002	Site Block Plan	A1	1:500	05/03/2023	P1
00 Existing					
HCC-HBA-CC-B1-DR-A-008100	Level B1 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-008101	Level 00 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-008102	Level 01 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-008103	Level 02 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-008104	Level 03 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-04-DR-A-008105	Level 04 - Existing GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008200	Existing East Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008201	Existing North Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008202	Existing West Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008203	Existing South Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008300	Existing Sections	A0	1:100	05/03/2023	P1
00 Stripout					
HCC-HBA-CC-B1-DR-A-008150	Level B1 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-008151	Level 00 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-008152	Level 01 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-008153	Level 02 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-008154	Level 03 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-04-DR-A-008155	Level 04 - Proposed Strip Out Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008250	East Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008251	North Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008252	West Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008253	South Elevation - Proposed Strip Out	A0	1:100	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-008350	Sections / Internal Elevations - Proposed Strip Out	A0	1:100	05/03/2023	P1
20 General arrangement					
HCC-HBA-ZZ-B1-DR-A-208100	Level B1 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-00-DR-A-208101	Level 00 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-01-DR-A-208102	Level 01 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-02-DR-A-208103	Level 02 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-03-DR-A-208104	Level 03 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-04-DR-A-208105	Level 04 - Proposed GA Plan	A1	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208200	Proposed East Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208201	Proposed North Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208202	Proposed West Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208203	Proposed South Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208204	Proposed East Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208205	Proposed North Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208206	Proposed West Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208207	Proposed South Courtyard Elevation	A0	1:100	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208208	Proposed Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208209	Proposed Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208210	Proposed Courtyard Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208211	Proposed Courtyard Context Elevations	A0	1:200	05/03/2023	P1
HCC-HBA-ZZ-ZZ-DR-A-208300	Proposed Section AA	A0	1:100	05/03/2023	P1

21 External walls					
	Trinity Building				
HCC-HBA-AB-ZZ-DR-A-218300	External Wall Assembly Section - AB - North Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218301	External Wall Assembly Section - AB - East Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218302	External Wall Assembly Section - AB - West Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218303	External Wall Assembly Section - AB - South Elevation	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218304	External Wall Assembly Section - AB - Picture Window	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218310	External Wall Assembly Section - AB - East Linkblock	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218311	External Wall Assembly Section - AB - West Linkblock	A1	1:50	05/03/2023	P1
HCC-HBA-AB-ZZ-DR-A-218401	External Wall Details - AB - Typical Facade Detail - Plant Screen	A1	1:50	05/03/2023	P1
	Civic Centre				
HCC-HBA-CC-ZZ-DR-A-218050	External Wall Types - CC - Brickwork Enhancement	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218051	External Wall Types - CC - Precast Concrete Enhancement / Replacem	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218052	External Wall Types - CC - Miscellaneous Enhancement	A1	1:10	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218210	External Wall Scoping Elevations - CC - Brickwork - Sheet 01	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218211	External Wall Scoping Elevations - CC - Brickwork - Sheet 02	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218212	External Wall Scoping Elevations - CC - Concrete & Render - Sheet 01	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218213	External Wall Scoping Elevations - CC - Concrete & Render - Sheet 02	A1	1:200	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218350	External Wall Bay Studies - CC - North Wing - East Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218351	External Wall Bay Studies - CC - North Wing - West Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218352	External Wall Bay Studies - CC - South Elevation	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218353	External Wall Bay Studies - CC - West Wing - South Elevations	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-ZZ-DR-A-218354	External Wall Bay Studies - CC - L03 - East & West Elevations	A1	As indicated	05/03/2023	P1
24 Stair & Ramps					
	Civic Centre				
HCC-HBA-CC-00-DR-A-248100	Level 00 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-248101	Level 01 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-248102	Level 02 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-248103	Level 03 - Stairs & Ramps Civic Centre repair plan	A1	1:200	05/03/2023	P1
27 Roofs					
	Civic Centre				
HCC-HBA-ZZ-RF-DR-A-278106	RF Level - Civic Centre Roof Scoping Plan	A1	1:200	05/03/2023	P1
34 Balustrading					
	Civic Centre				
HCC-HBA-CC-00-DR-A-348100	Level 00 - Balustrading Civic Centre repair plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-348101	Level 01 - Balustrading Civic Centre repair Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-348102	Level 02 - Balustrading Civic Centre repair Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-348103	Level 03 - Balustrading Civic Centre repair Plan	A1	1:200	05/03/2023	P1
35 Ceilings					
	Civic Centre				
HCC-HBA-CC-B1-DR-A-358099	Level B1 - Basement Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-358100	Level 00 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-358101	Level 01 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-358102	Level 02 - Ground Floor Ceiling Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-358103	Level 03 - Ground Floor Ceiling Finishes Plan	A1	1:100	05/03/2023	P1
42 Internal wall finishes					
	Civic Centre				
HCC-HBA-CC-B1-DR-A-428099	Level B1 - Basement Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-428100	Level 00 - Ground Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-428101	Level 01 - First Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-428102	Level 02 - Second Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-428103	Level 03 - Third Floor Internal Wall Finishes Plan	A1	1:200	05/03/2023	P1
43 Floor Finishes					
	Civic Centre				
HCC-HBA-CC-B1-DR-A-438099	Level B1 - Basement Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-00-DR-A-438100	Level 00 - Ground Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-01-DR-A-438101	Level 01 - First Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-02-DR-A-438102	Level 02 - Second Floor Finishes Plan	A1	1:200	05/03/2023	P1
HCC-HBA-CC-03-DR-A-438103	Level 03 - Third Floor Finishes Plan	A1	1:200	05/03/2023	P1
77 Room Data Sheets					
	Civic Centre				
HCC-HBA-CC-00-DR-A-778506	Room Data Sheet - Typical North Wing Meeting Room	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-01-DR-A-778507	Room Data Sheet - Committee Room 1&2	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-00-DR-A-778508	Room Data Sheet - Large Room of the Registrars	A1	As indicated	05/03/2023	P1
HCC-HBA-CC-00-DR-A-778509	Room Data Sheet - Lobby / Reception Area	A0	As indicated	05/03/2023	P1
HCC-HBA-CC-01-DR-A-778510	Room Data Sheet - Council Chamber	A0	As indicated	05/03/2023	P1
DAS					
HCC-HBA-XX-XX-RP-A-081000	Design and Access Statement	A3	-	05/03/2023	P1

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