

8.1.2 Site Overview  
Surrounding Context

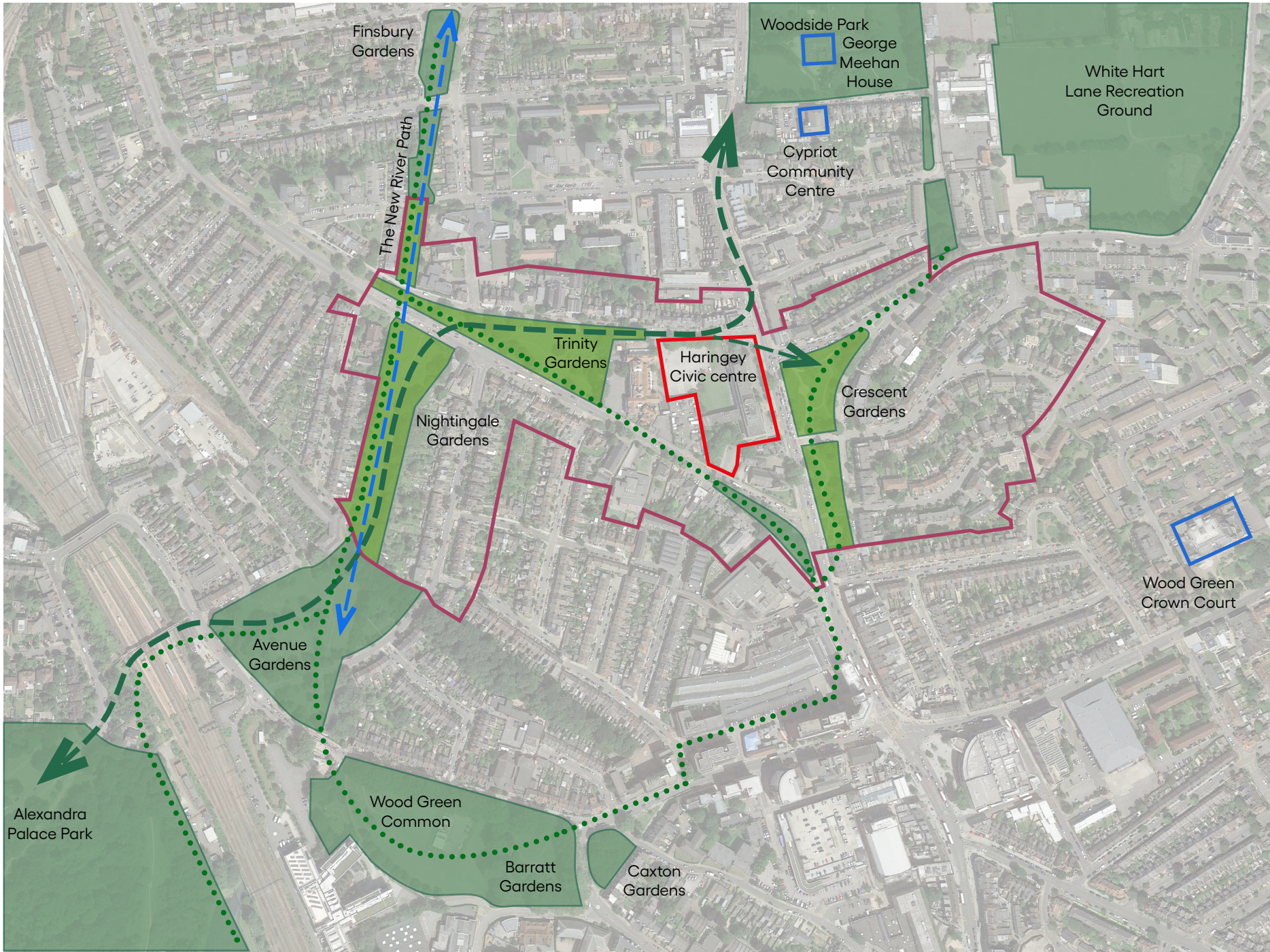


Diagram illustrating green infrastructure and designated spaces

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.

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 restricted 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 approval 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 access 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 Building directly.

8.2.1 Landscape Proposal  
Introduction