

Haringey Civic Centre Refurbishment & Extension Design and Access Statement

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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 its 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 its 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.

Design & Character

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- 3.1** The Council is committed to delivering excellence in development quality. It expects all new development to embrace the principles of sustainable design, positively respond to the character and setting of Haringey's neighbourhoods, as well as avoid harmful impacts, especially to the amenity of neighbouring buildings, local character and heritage assets. The Council considers that new development should enhance the quality of life of those living and working in the Borough, as well as those visiting it.
- 3.2** Delivering change whilst safeguarding the best, and improving the rest, of the Borough's distinctive places requires a clear understanding of urban character, structure and form. The Council has produced an Urban Character Study (UCS) (2016) and a Tall Buildings Locations Validation Study (2016) to both inform and support this Local Plan. These studies set a context for positively managing development and change over the plan period.
- 3.3** The policies in the following chapter take a lead from the Strategic Policies Local Plan, including Policies SP1, SP11 and SP12, setting further detailed requirements across key topic areas. They promote high quality design whilst seeking to optimise the use of land in order to achieve economic and housing growth across the Borough. The Council aims to deliver sustainable development through securing high quality development.
- 3.4** To assist in delivering high quality development the Council has established a Quality Review Panel (QRP) which brings together a team of independent professionals from a range of backgrounds to scrutinise major and controversial development proposals. The QRP advises applicants, Council officers and the Planning Committee on their consideration of how well a development scheme is meeting the principles of the Haringey Development Charter (see Policy DM1). In addition to the QRP, the Council may also take advice from regional independent bodies such as London Advisory Committee at Historic England.

POLICY DM1: DELIVERING HIGH QUALITY DESIGN

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
 - a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

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

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

4.1 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

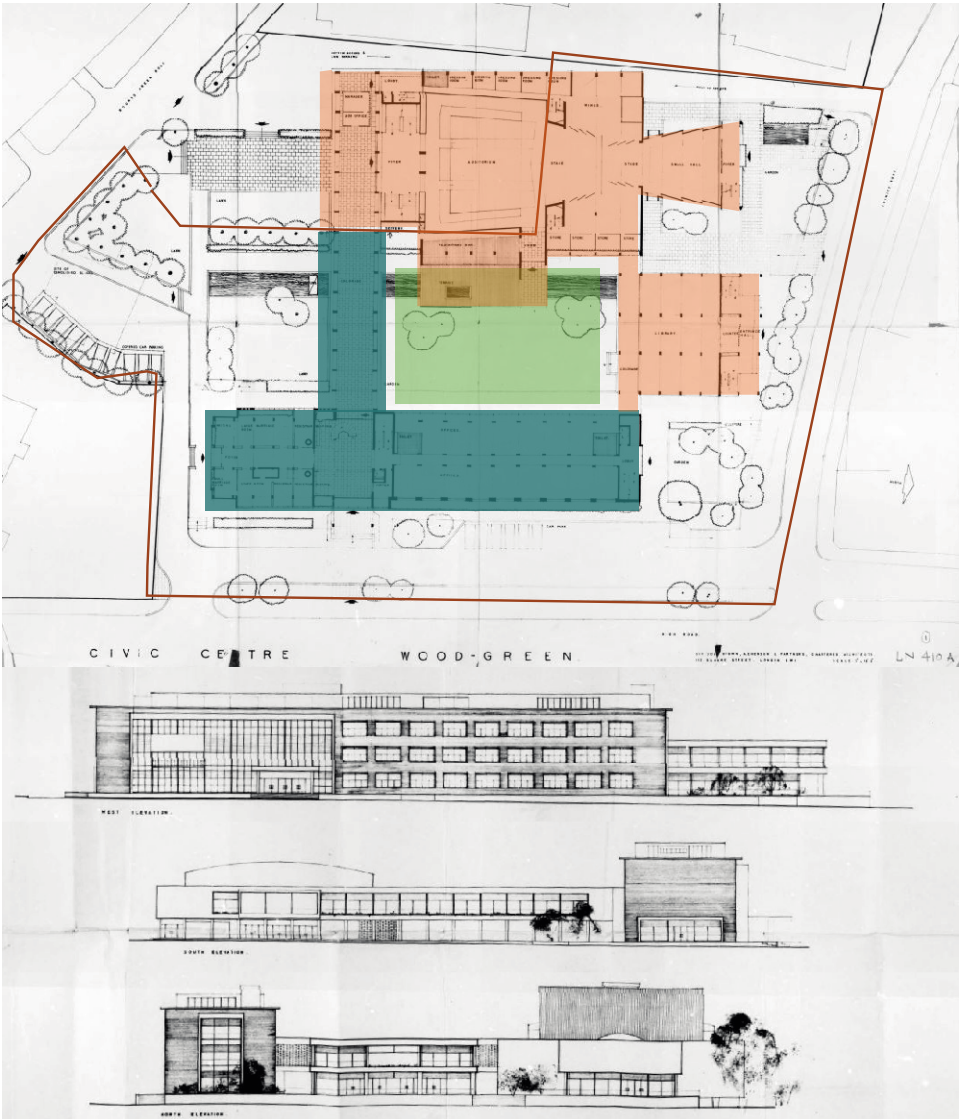
Civic Centre (Built)

Initial HCC courtyard vision

Site boundary

Initial HCC Vision- Auditorium / Library

Initial HCC Vision- Auditorium / Library Massing



Original massing vision

