

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:

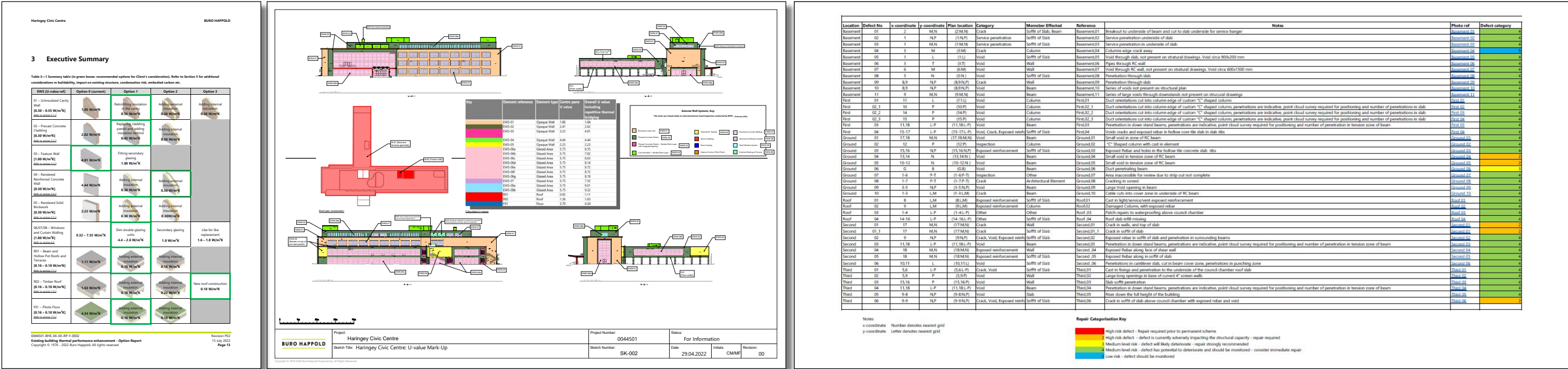
- information on the current condition of the structure, using information gained through visual inspection and review of existing drawings.
- a list of observed defects and categorise their impact to structure and durability;

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.

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.

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

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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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

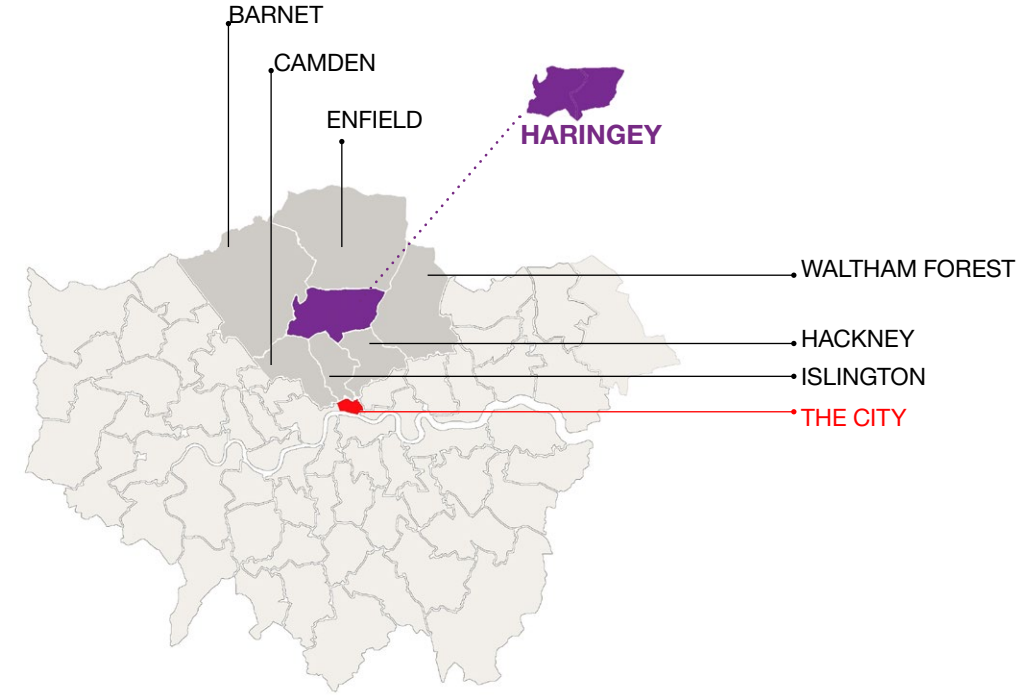
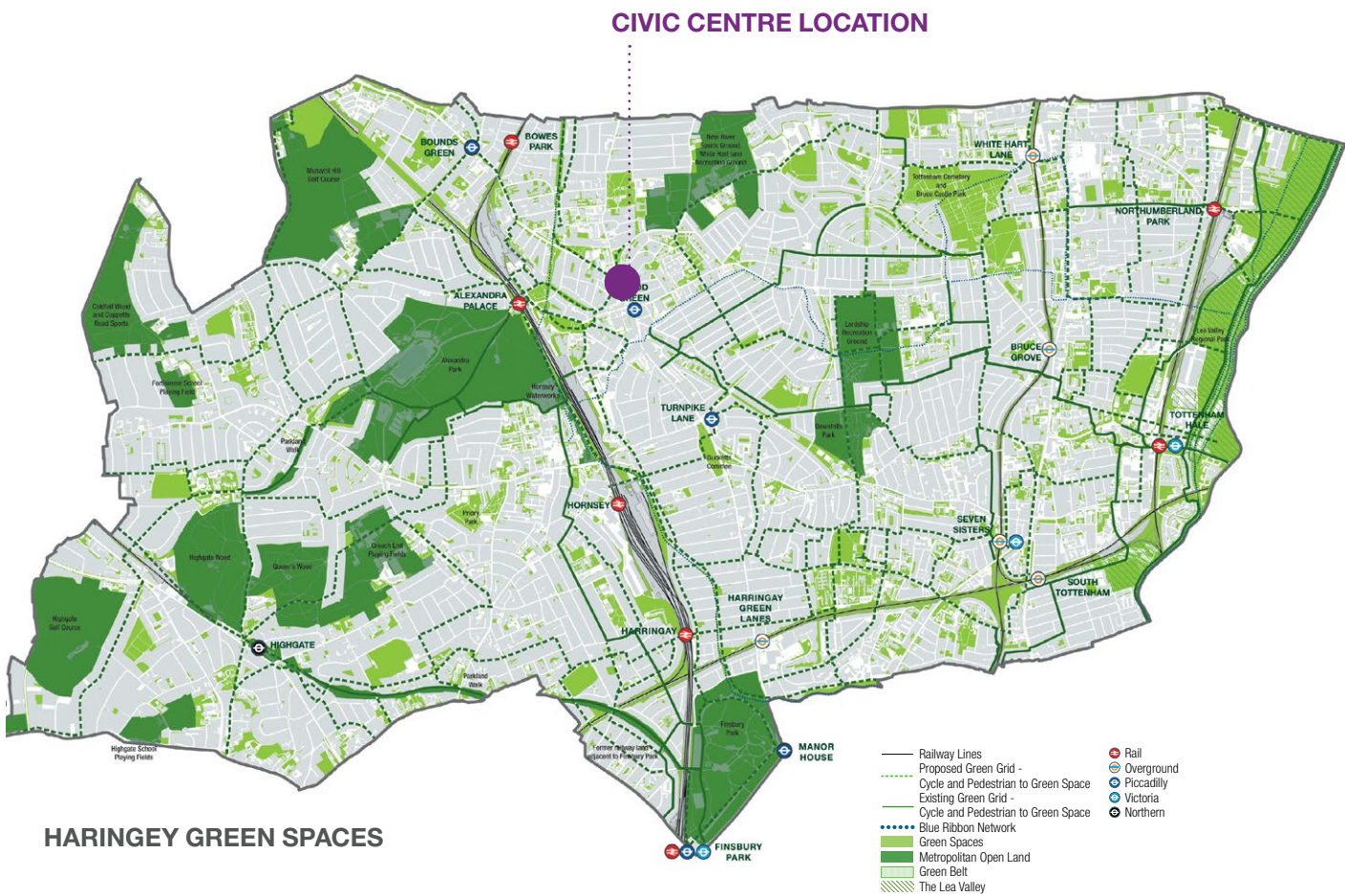
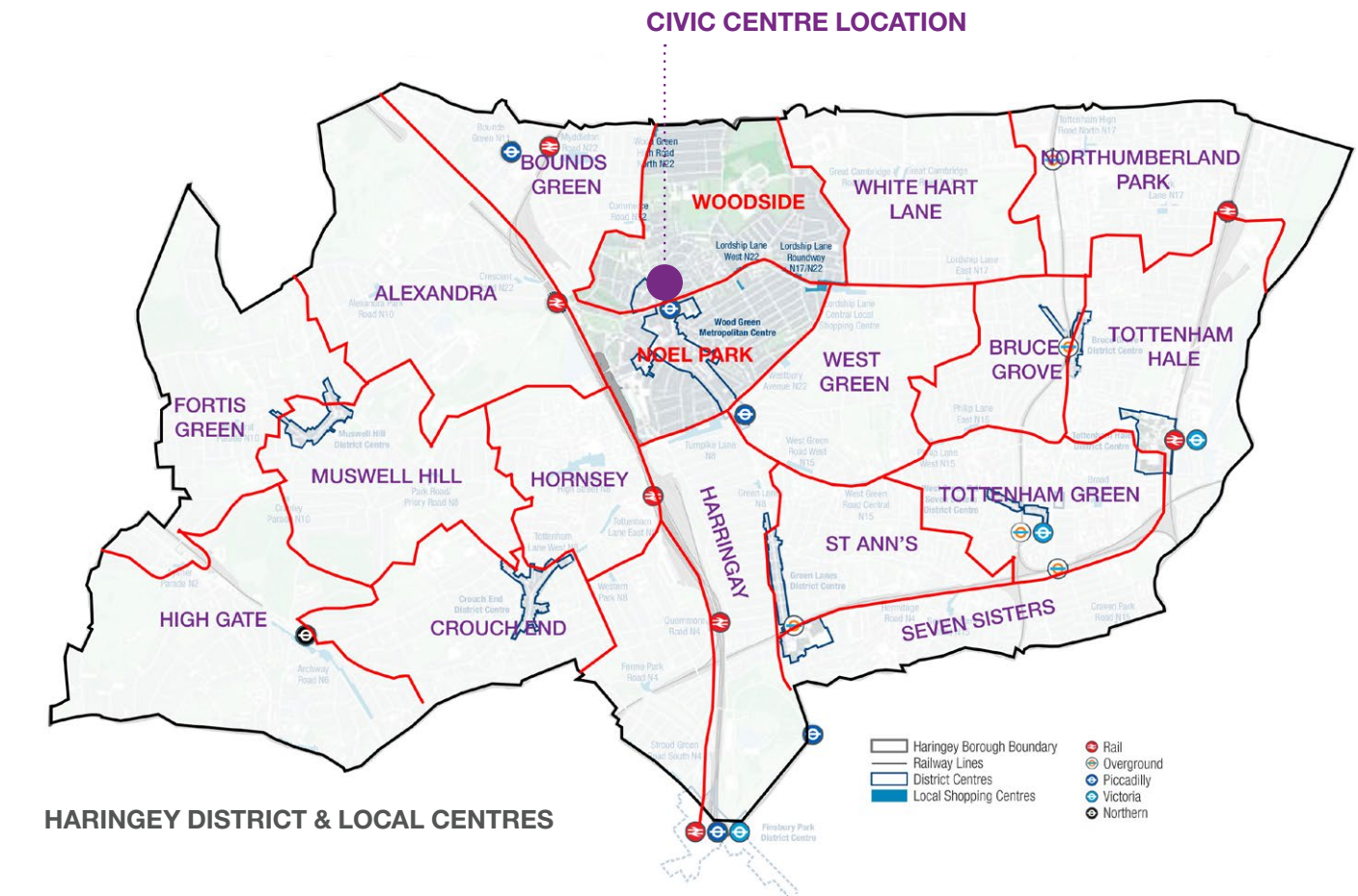
Haringey shares borders with six other London boroughs. Clockwise from the north, they are: Enfield, Waltham Forest, Hackney, Islington, Camden, and Barnet. The majority of these boroughs have seen considerable investment in the refurbishment of their town halls to ensure the continued use by the councils 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 km². Some of the more familiar local landmarks include Alexandra Palace, Bruce Castle, Jacksons Lane, Highpoint I and II, and Tottenham Hotspur Football Club.



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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.



Haringey Civic Centre (Grade II Listed)



Car Park Site



Trinity Primary Academy (Grade II Listed)



Crescent Gardens (Locally Listed Park)



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



Trinity Road

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.

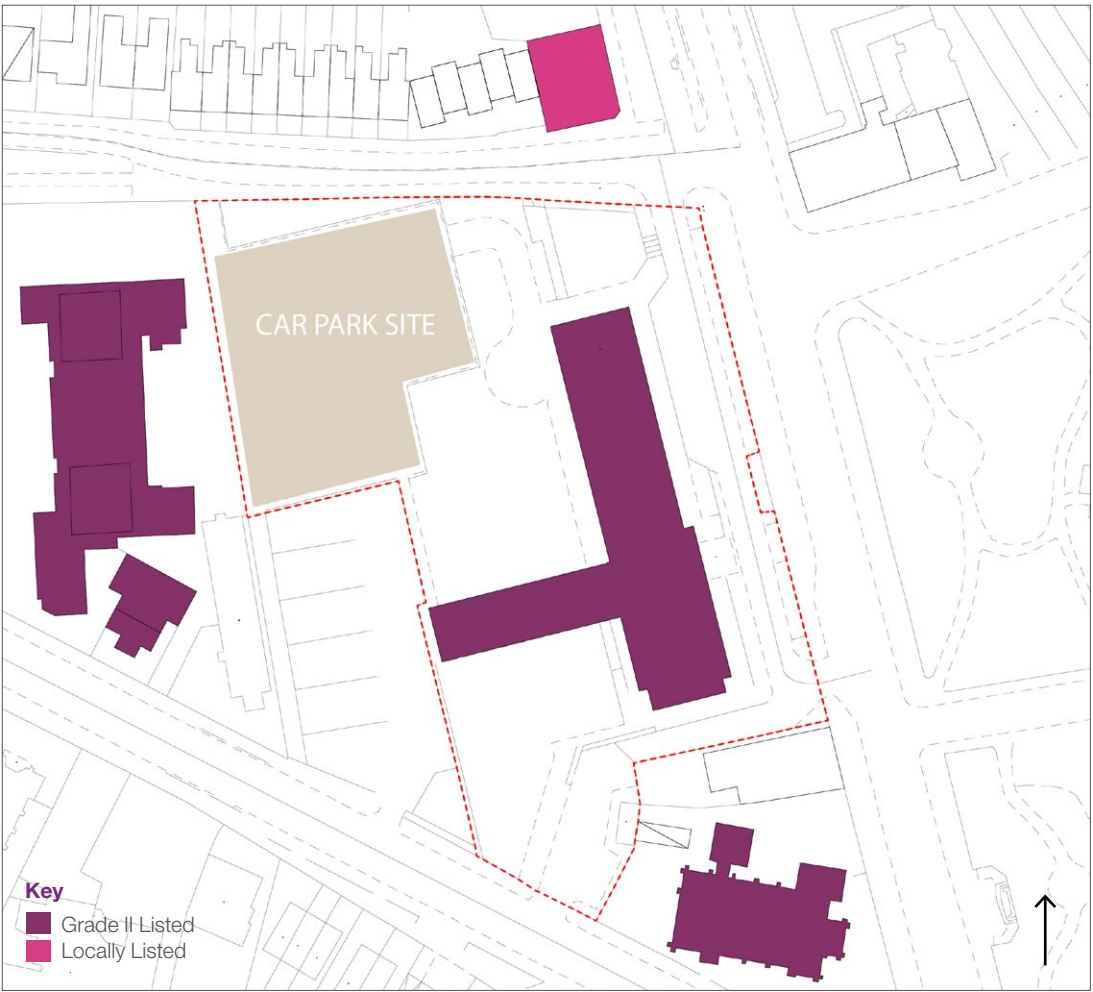
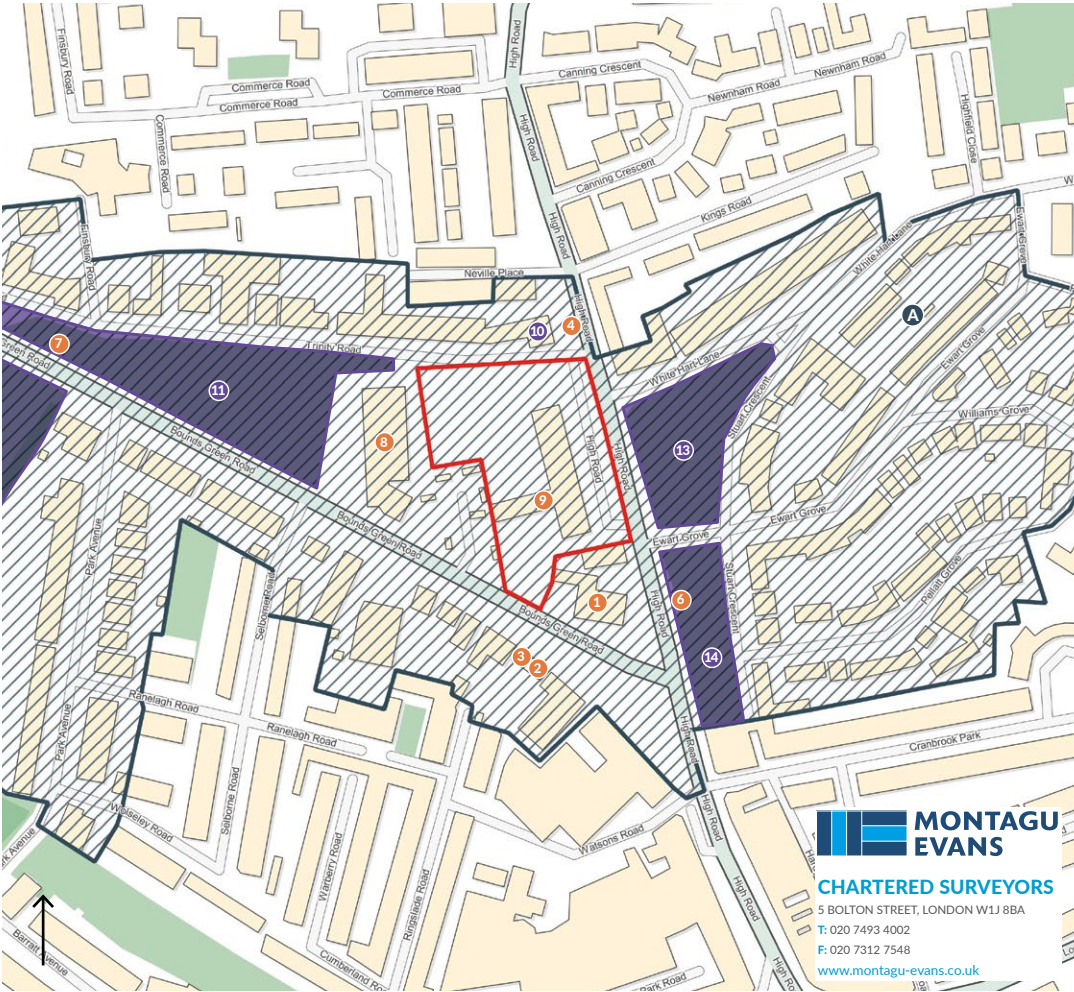
Nightingale Gardnes

13.

Crescent 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



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Site & Surrounding Context

5.4

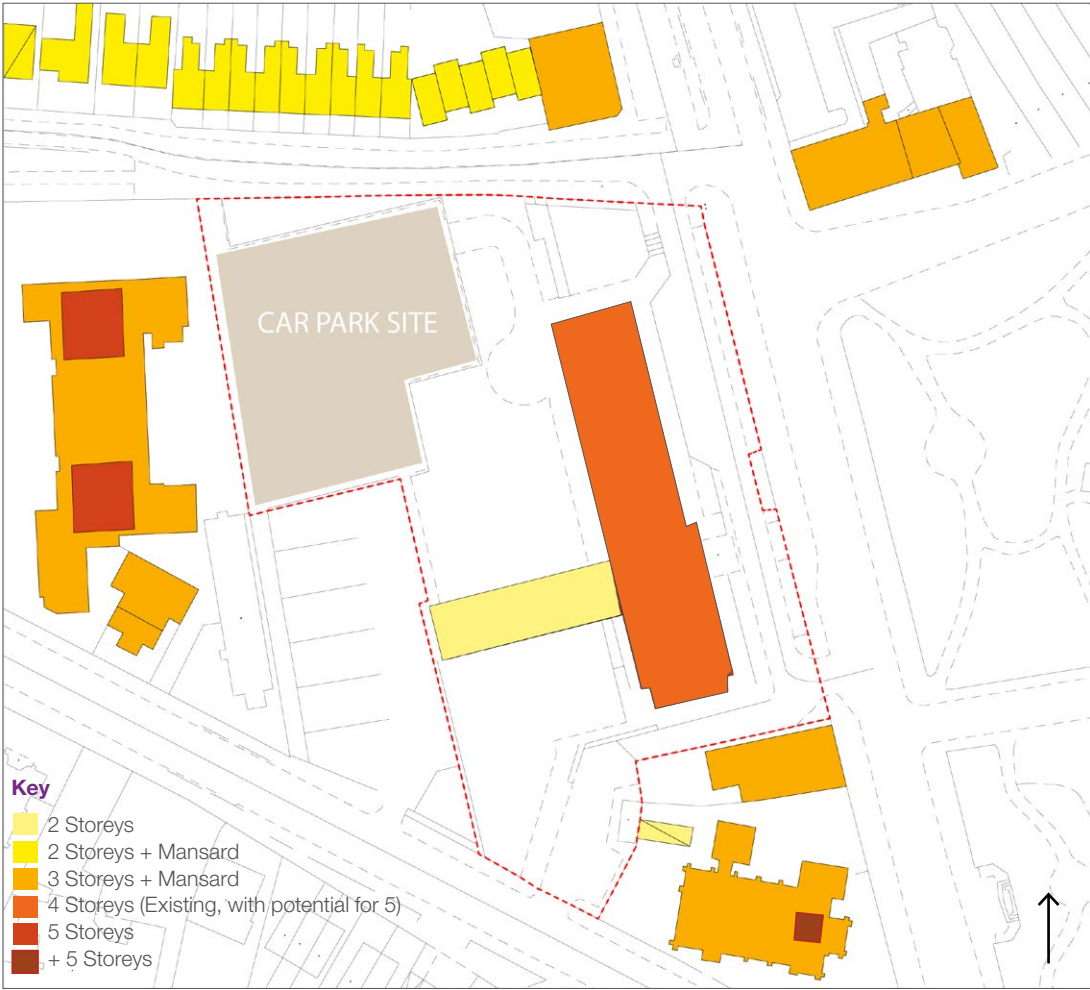
Adjacent Building Heights and Risk of Overlooking

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



Centre (Left)
Trinity Primary School including attached School House



Far Right
Trinity Road

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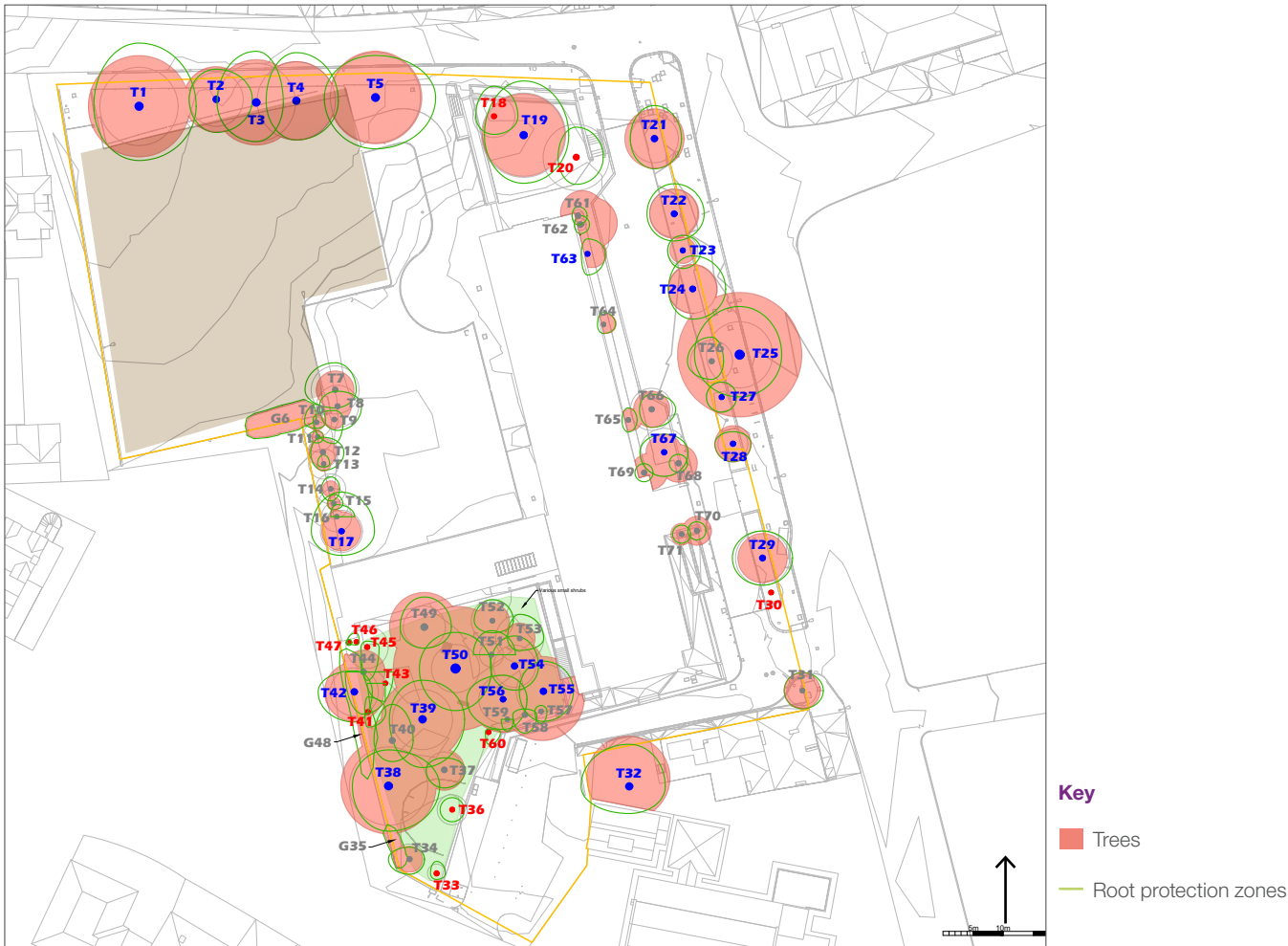
Site & Surrounding Context

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).



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Site & Surrounding Context

5.6

Haringey Development Management DPD

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.