

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 -1895



Historic Map-1969



Historic image depicting the Fishmongers' & Poulterers' 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 significance 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 Poulterers 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 Authority 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.