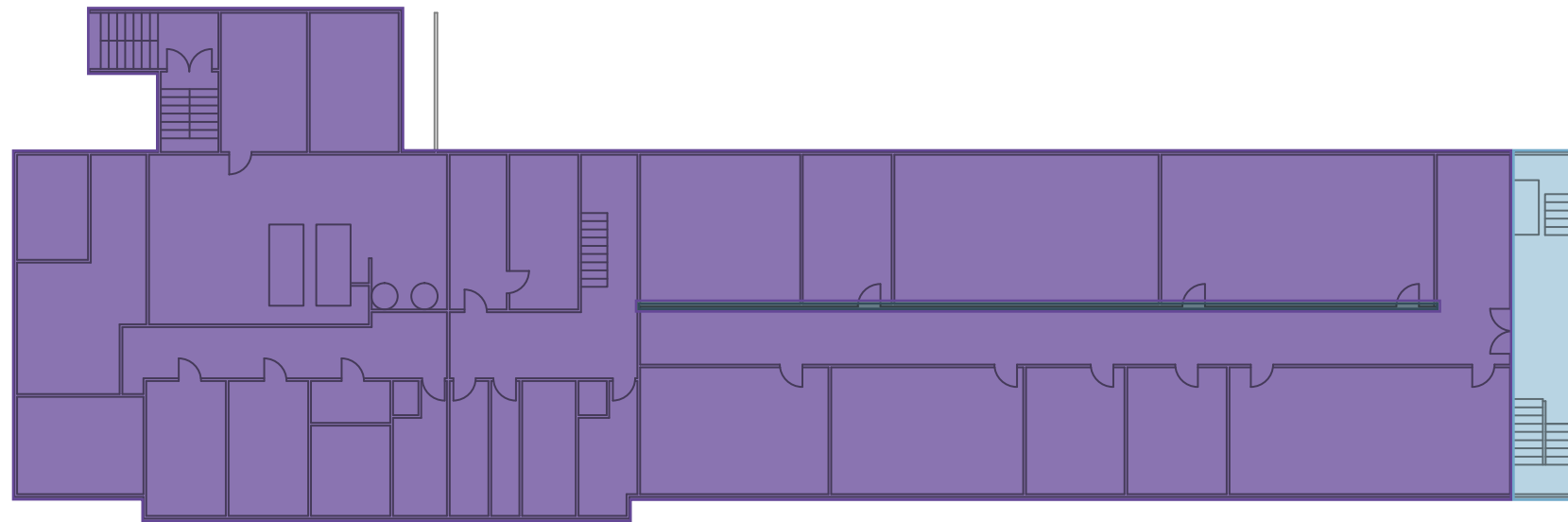




SIGNIFICANCE BASEMENT FLOOR

- High
- Medium
- Low
- Neutral
- Detracting



BASEMENT

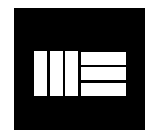
LOCATION:
Haringey Civic Centre

DATE:
February 2023

SCALE:
NOT TO SCALE

FIGURE:

▲ NORTH

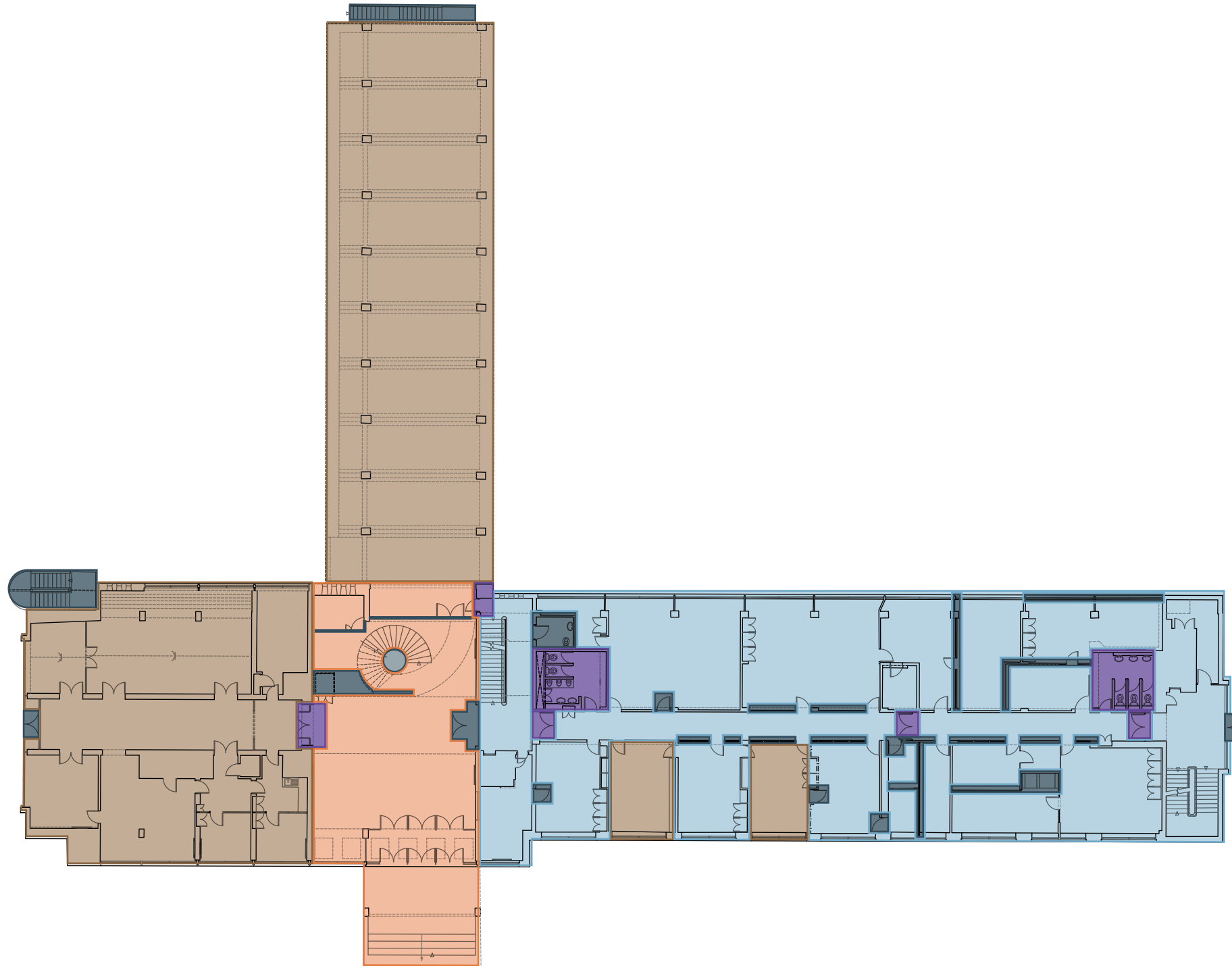


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SIGNIFICANCE GROUND FLOOR

- High
- Medium
- Low
- Neutral
- Detracting



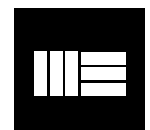
LOCATION:
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FIGURE:

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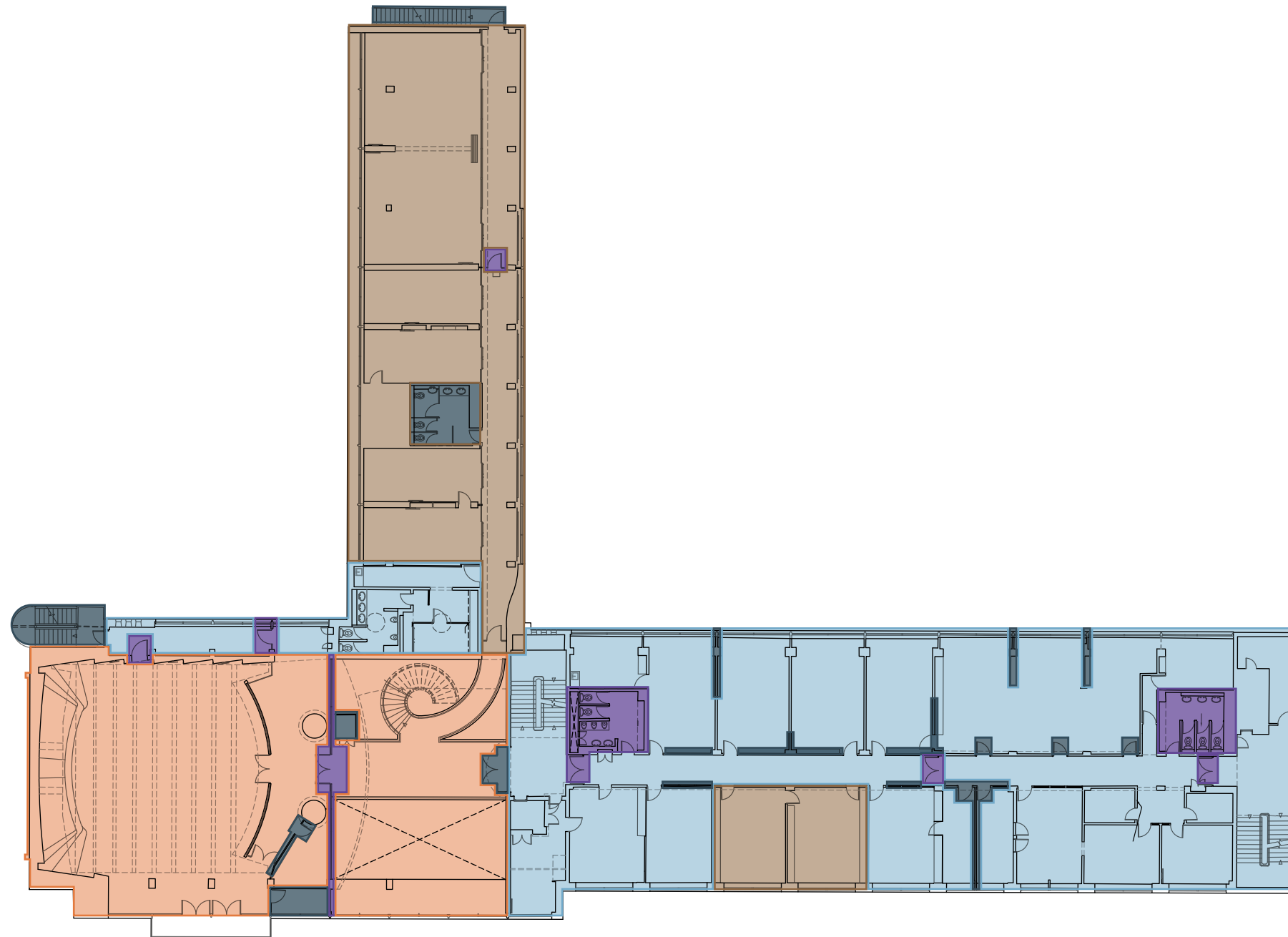


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SIGNIFICANCE FIRST FLOOR

- High
- Medium
- Low
- Neutral
- Detracting



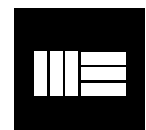
LOCATION:
Haringey Civic Centre

DATE:
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SCALE:
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FIGURE:

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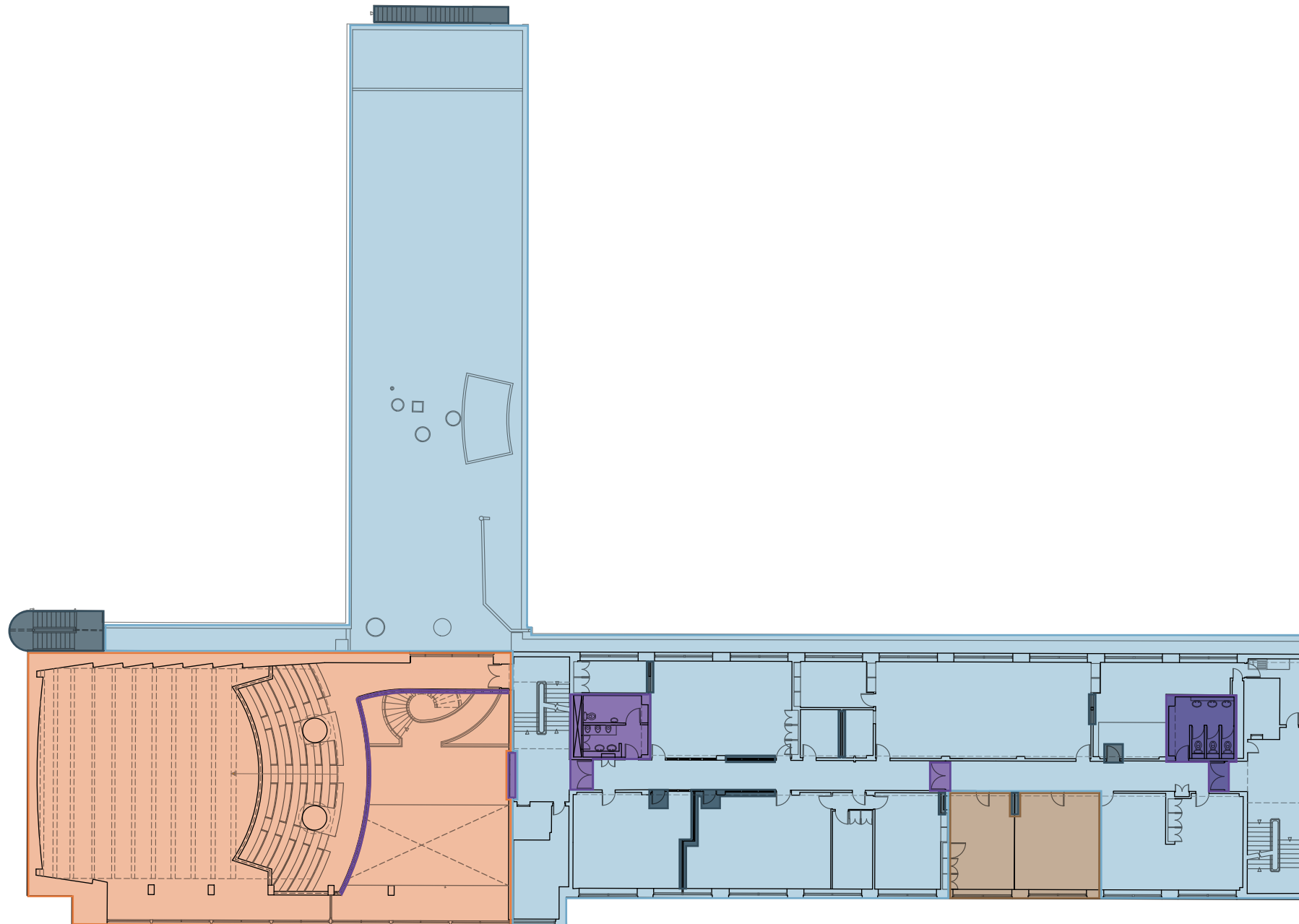


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SIGNIFICANCE SECOND FLOOR

- High
- Medium
- Low
- Neutral
- Detracting



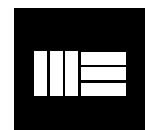
LOCATION:
Haringey Civic Centre

DATE:
February 2023

SCALE:
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FIGURE:

▲ NORTH

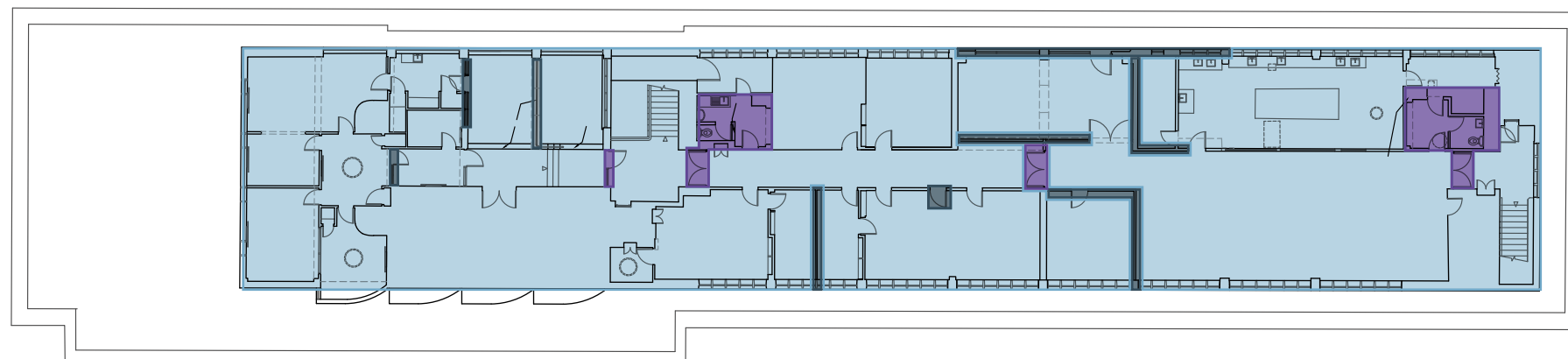


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SIGNIFICANCE THIRD FLOOR

- High
- Medium
- Low
- Neutral
- Detracting



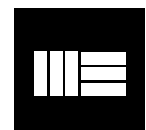
LOCATION:
Haringey Civic Centre

DATE:
February 2023

SCALE:
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FIGURE:

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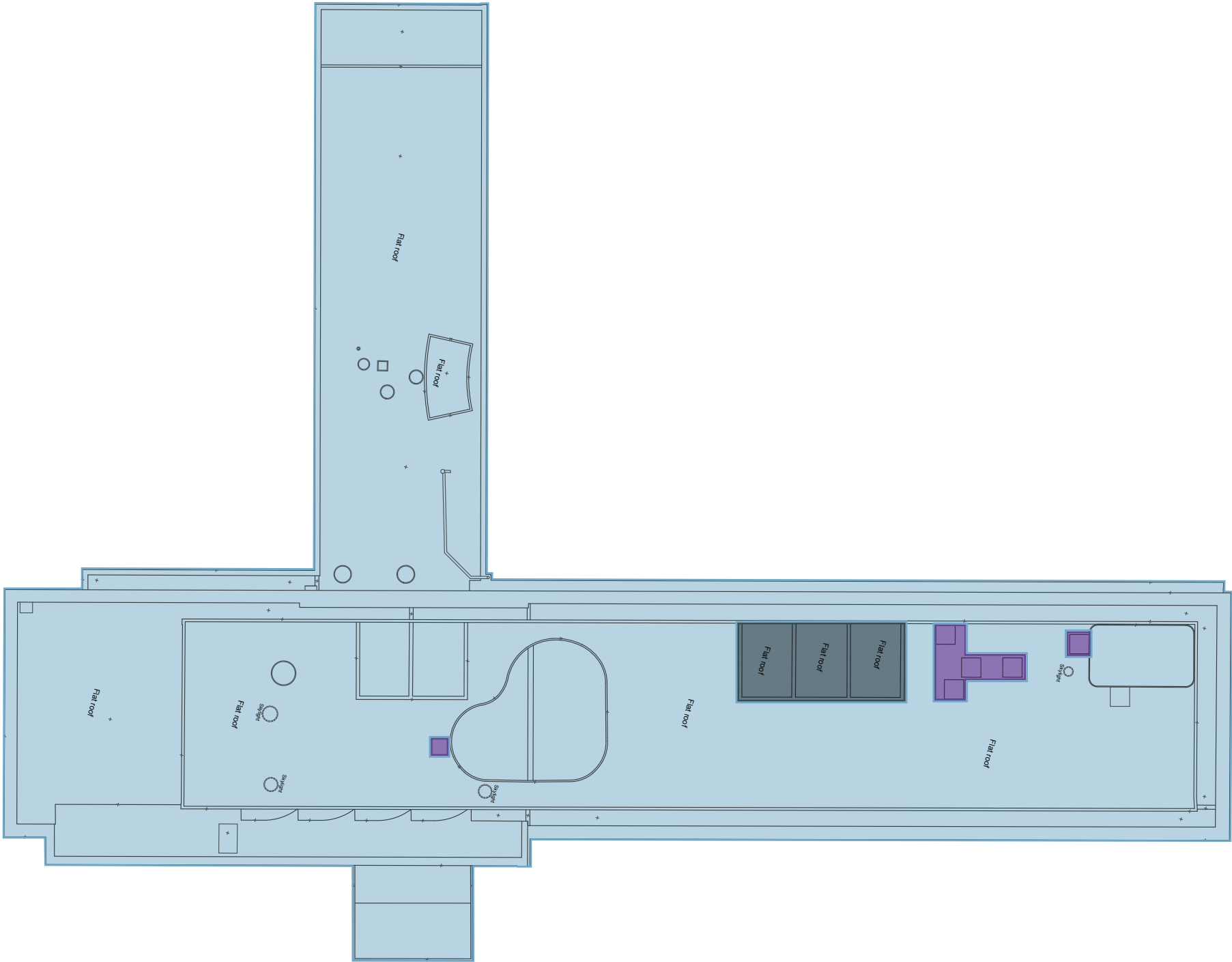


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SIGNIFICANCE ROOF

- High
- Medium
- Low
- Neutral
- Detracting



LOCATION:
Haringey Civic Centre

DATE:
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SCALE:
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FIGURE:

▲ NORTH



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- 4.42 From Bounds Green Road, looking toward the Site, the prominent buildings are the school and St. Michael’s Church. The school frontage to Bounds Green Road is described in the CA appraisal as:
“an amalgam of Victorian stock brick buildings of varying heights with red brick banding, white painted sash and modern windows and red tiled roofs. It also includes a prominent enclosed balcony which is surrounded by glazing at first floor level, and a single storey, fully glazed modern extension”
(paragraph 4.28)
- 4.43 The cul-de-sac occupied by Nos. 1 to 6 Wallman Place, which is lined with single-storey brick buildings with slate roofs and associated Traveller pitches and is surrounded by a tall brick wall, is described in the CA appraisal as making a neutral contribution to the character of the conservation area.
- 4.44 Any proposals should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the Trinity Gardens CA. The Trinity Gardens CA appraisal states that:
“In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area.” (paragraph 11.13)
- 4.45 With regard to open spaces the Trinity Gardens CA appraisal recommends that the public realm within the CA would benefit from general improvement and new high quality hard and soft landscaping.

CONTRIBUTION TO THE SITE TO SIGNIFICANCE OF THE TRINITY GARDENS CA

- 4.46 The Trinity Gardens CA appraisal states that the Civic Centre is a positive contributor to the CA and is described as:
“... a modernist, elongated four-storey building; the southern section of the building, which is for public use, has a concrete frame with plate glass curtain walling, whilst the offices areas are denoted by large, regular windows with stock brick infill.”
(paragraph 5.5)”

- 4.47 The principal elevation of the Civic Centre is visible along the High Road and from Crescent Gardens and its dominant feature, a large section of glazed façade and stone-lined entrance hall denoted by an upswept canopy, defines the civic and public part of the building and is a positive contributor to the character and appearance of the CA. Expressing architecturally the values of informality, transparency and modernity, which defined the aspirations of the post war civic centre building type.
- 4.48 The associated car park, located to the rear of the listed building, forms a large area of vacant hardstanding between the Grade II listed Trinity Primary School and Haringey Civic Centre. The large area of tarmacked surfacing, bordered by wire fencing and lacking areas of attractive landscaping; forms a detracting feature within the Trinity Gardens CA and setting of adjacent listed buildings.
- 4.49 To the west of the Civic Centre, the permanent Travellers’ site at Wellman Place and additional surface level car parking that was constructed in the 1980’s are not considered to positively contribute to the character and appearance of the Trinity Gardens CA. The blank and inactive frontage to Trinity Road and of the car park accessed from Bounds Green Road are considered to be detracting features within the Trinity Gardens CA. Here there is considered to be scope to improve the existing open spaces and links with the neighbouring Trinity Gardens and Crescent Gardens.



Figure 4.7 Existing frontage to Trinity Road (2018)

OTHER NEARBY HERITAGE ASSETS

TRINITY GARDENS PRIMARY SCHOOL INCLUDING ATTACHED SCHOOL HOUSE (GRADE II)

- 4.50
- The school was grade II listed on 4 October 2000 and is located to the west of the Site. Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, the local planning authority or the Secretary of State, "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 4.51
- The school was built in 1899 by Mitchell and Butler as Tottenham Higher Grade Schools, in the Queen Anne Revival style. The facades are of yellow brick with red brick detailings, sash windows and red tiled roofs. The principal elevation of the school faces to the west, away from the Site and onto Trinity Gardens.

SETTING CONSIDERATIONS

- 4.52
- The flank and rear elevations of the school are visible from Trinity Road and Bounds Green Road. The school's flank elevation is dominated by a large overhanging modern roof structure, which surmounts the playground on its northern side.
- 4.53
- The Site is considered to form a neutral element within the setting of the school and is located to the rear of the school. Proposals for development at the Site should consider potential impacts on the setting of the School, including how proposals may appear in the background of views of the principal elevation the School.

CHURCH OF ST MICHAEL AND ALL ANGELS (GRADE II)

- 4.54
- St. Michael's Church was grade II listed on 10 May 1974 and is located to the south of the Site at the junction of the High Road and Bounds Green Road.



Figure 4.8 View of rear elevation of Trinity School from the Site (2018)

- 4.55
- The church was designed by Sir George Gilbert Scott and later altered to the designs of William Lambie Moffat in 1865. It is constructed of limestone and has a slate roof with a tall octagonal spire. Its principal elevation to Bounds Green Road includes large arched leaded windows with geometrical tracery and smaller circular windows, which are set at roof level. The traditional, brightly painted entrances to the church are set within arched stone surrounds.
- 4.56
- The church is a landmark feature of the Trinity Gardens CA and is a positive contributor to its character and appearance, prominent in views north along the High Road and at the junction with Bounds Green Road. The spire of the church is a visible feature in the surrounding area and from various locations within the Trinity Gardens CA.



Figure 4.9 View of Church of St. Michael from junction of High Road and Bounds Green Road (2018)

SETTING CONSIDERATIONS

- 4.57
- The existing Site a minor element of the setting of the church. The Civic Centre is generally screened by the interposing development of No. 247 High Road. The existing car park accessed off of Bounds Green Road is considered to be a detracting feature and there is scope here to improve this element of the setting of the church. Proposals for development at the Site should consider potential impacts on views of the church spire when seen from the surrounding area.

WAR MEMORIAL (GRADE II)

- 4.58
- The war memorial was grade II listed on 18 February 2002 and is located within the King George IV Memorial Garden, approximately 50m to the south east of the Site.
- 4.59
- The memorial was erected in 1920 and is of Portland stone with gold mosaic panels above and bronze inscription panels below and York stone steps. The memorial commemorates residents of Wood Green who gave their lives in the First and Second World Wars and includes a frieze with the inscription. ‘Greater love hath no man than this that a man lay down for his life for his friends’.

SETTING CONSIDERATIONS

- 4.60
- The memorial is orientated to face onto the High Road and the surrounding gardens positively contribute to the experience of the heritage asset. The Site does not form a significant element of the setting of the memorial.
- 4.61
- Given the limited interaction between the current building on Site, as well as the nature of the asset, the Proposed Development is not considered to impact its significance, and is therefore scoped out of further assessment.



Figure 4.10 View of War Memorial from High Road (2018)

CATTLE TROUGH (GRADE II)

- 4.62
- The cattle trough and drinking fountain were grade II listed on 17 October 1995 and are located to the north of the Site, fronting onto the High Road outside of the former Fishmongers Arms Public House.
- 4.63
- It dates to 1901 and is grey granite trough on a moulded grey granite base. A carved Portland stone fountain head in a Roman Baroque style rests on the granite base. On the side fronting the High Road there is a semi-circular pink granite drinking bowl with a dog trough below.

SETTING CONSIDERATIONS

- 4.64
- The Site does not form a significant element of the setting of the cattle trough, which principally relates to the High Road where it served the purpose of providing water for passing traffic.
- 4.65
- Given the limited interaction between the current building on Site, as well as the nature of the asset, the Proposed Development is not considered to impact its significance, and is therefore scoped out of further assessment.

OBELISK MEMORIAL DRINKING FOUNTAIN (GRADE II)

- 4.66
- The obelisk was grade II listed on 18 February 2002. It is located within Trinity Gardens, approximately 200m to the west of the Site.
- 4.67
- The Obelisk was erected in 1879 and is a 21 foot high granite obelisk with water fountains and animal drinking troughs. The obelisk commemorated the life of Mrs Catherine Smithies, founder of the ‘Band of Mercy’ movement. It was positioned in its current location in 1904 due to the laying of electric tram lines on Bounds Green Road.
- 4.68
- The setting of the obelisk within Trinity Gardens positively contributes to the significance of the memorial, providing an area of public open space within which the memorial can be appreciated. It is located within the Trinity Road CA and is a focal point of the western end of the Trinity Gardens.

SETTING CONSIDERATIONS

- 4.69
- The obelisk is orientated to face onto Bounds Green Road and is located a significant distance from the Site, with interposing development and trees screening views toward the Site. The existing Site does not form a significant element of the setting of the obelisk.

- 4.70
- Given the limited interaction between the current building on Site, as well as the nature of the asset, the Proposed Development is not considered to impact its significance, and is therefore scoped out of further assessment.

BRAEMAR AVENUE AND BAPTIST CHAPEL (GRADE II)

- 4.71
- The church was grade II listed on 6 July 1976. It is located approximately 300m to the west of the Site.
- 4.72
- Based on the foundation stone the church dates to 1907 and was designed by Geo. and R P Baines and Son and built by H Knight and Son. It is a decorative building in the free Late Perpendicular style with striking façade materials including flint, red brick and terracotta.

SETTING CONSIDERATIONS

- 4.73
- The church is orientated to face onto Bounds Green Road and is located a significant distance from the Site, with interposing development and trees screening views toward the Site. The Site does not form a significant element of the setting of the church.
- 4.74
- Given the extent of separation distance and interposing vegetation/development, the Proposed development is not considered to impact its significance and is therefore scoped out of further assessment.

NOS. 7 AND 9 BOUNDS GREEN ROAD (GRADE II)

- 4.75
- Nos. 7 and 9 Bounds Green Road were grade II listed on 10 May 1974. They are located to the south of the Site on Bounds Green Road, opposite St. Michael’s Church.
- 4.76
- The Victorian villas are situated at the junction between Bounds Green Road and the High Road and were built in 1843. Nos. 7 and 9 Bounds Green Road comprise the oldest buildings within the Trinity Gardens Conservation Area and positively contribute to its character and appearance.

SETTING CONSIDERATIONS

- 4.77
- The Site is a minor element of the setting of the listed buildings. The Civic Centre is generally screened by the interposing development of St. Michael’s Church and No. 247 High Road. The existing car park accessed from Bounds Green Road is considered to be a detracting feature and there is scope here to improve this element of the setting of the listed buildings.

ALEXANDRA PALACE (GRADE II) AND ALEXANDRA PARK (GRADE II RPG)

- 4.78 Alexandra Palace and Park lies approximately 800m to the west of the Site. The park is surrounded by dense housing except to the east where the boundary is formed by the railway line. The Palace itself stands on a natural platform with extensive views over London to the south.
- 4.79 Alexandra Palace was erected on the site of the former Tottenham Wood Farm as a Palace of the People in May 1873. The Palace and the Park included various facilities for recreation including concert halls, theatre, horse race course, cricket ground and an open air swimming pool. In 1934 the BBC leased the east wing of the building and the first TV transmission was made on 2 Nov 1936 from the aerial erected on the south-east tower. Both the Palace and Park suffered bomb damage during the Second World War. The building suffered further fire damage in 1980 and the Palace was rebuilt and reopened in 1988.
- 4.80 Alexandra Palace was grade II listed on 1 October 1996. The Palace is of architectural and historic interest as a rare survival of a large-scale Victorian exhibition and entertainment complex, and for the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936; the building also includes a complete set of Victorian stage machinery in the theatre. The park positively contributes to the setting of the Palace, which stands on a natural platform with extensive views over London to the south.
- 4.81 Alexandra Palace Park was added to the Register of Parks and Gardens on 9 May 1995 at grade II. The parkland falls steeply from the Palace platform to the southeast and northeast and is laid out to the designs of Alexander McKenzie in an informal landscape style that contrasted with the formal approach to landscaping at the Crystal Palace. Following an Act of Parliament in 1901 the Trustees of the park were required to maintain the Palace and Park and keep them 'available for the free use and recreation of the public forever'. The palace and park remain accessible to the public today.

- 4.82 Today Alexandra Palace is a recreation centre and visitor attraction, which is currently open to the public and plays host to various events and shows. The park is currently well used and includes a viewing terrace, car parking areas, a cricket ground, amenity grassland, footpaths and café.
- 4.83 The Palace and Park form a prominent landmark from various locations in the surrounding area.
- 4.84 The London Plan identifies a strategic view from Alexandra Palace, No. 1 London Panorama: Alexandra Palace to St. Paul's Cathedral. The Civic Centre site does not fall within the viewing corridor and is therefore not subject to the associated policy considerations.
- 4.85 The Site is located within a locally identified view toward Alexandra Palace, View No. 18 'Devonshire Road, corner of Devonshire Hill Lane to Alexandra Palace'. In accordance with Policy DM5 development proposals within the viewing corridors of identified locally significant views should make a positive contribution to the characteristics and composition of the local view where possible and enhance the viewers' ability to recognise and appreciate the landmark being viewed. Obstructions to the identified views should be minimised and the impact of proposals within identified views should be assessed as appropriate.
- 4.86 Where possible development proposals should consider opportunities to create new local views and vistas through the design and layout of new development. The Site is located such that views of the palace and park are possible, as are views to the central London to the south.
- 4.87 Given the extent of separation distance from the Site, the Proposed Development is not considered to harm the special interest of Alexandra Palace or the RPG and thus this group of assets are scoped out of further assessment.



Figure 4.11 View of Alexandra Palace and Park from the Site (2018)



Figure 4.12 View of central London from the Site (2018)

LOCALLY LISTED BUILDINGS AND GARDENS

- 4.88
- There are number of locally listed buildings and gardens within the vicinity of the Site, as shown on the heritage asset plan (see **Figure 4.1**). Whilst these non-designated heritage assets are not afforded the level of protection assigned to designated assets, they are nonetheless locally significant and the potential impacts of proposals should be considered where relevant, as required by local planning policy.
- 4.89
- Locally listed buildings in the vicinity include No. 247 High Road, which is designated as a positive contributor to the Trinity Gardens Conservation Area and is located to the south of the Civic Centre on the High Road. It is an attractive three-storey, red brick building with prominent sandstone window surrounds, key stones and banding and a prominent balustrade at roof level.
- 4.90
- Other locally listed buildings include No. 287 High Road (the former Fishmongers Arms Public House) to the north of the Site, which is a three storey building, which is constructed of London stock brick with a part rusticated, part green tiled ground floor level, white painted window surrounds and a prominent balustrade at roof level.

CRESCENT GARDENS AND KING GEORGE IV MEMORIAL GARDEN AND TRINITY GARDENS

- 4.91
- The area to the east of the High Road is occupied by Crescent Gardens and the King George IV Memorial Gardens, both of which are included on the local list of historic parks and gardens. These form a crescent shaped chain of landscaped green spaces, sub-divided by roads and paths between White Hart Lane to the north and the southern boundary of the Trinity Gardens Conservation Area. The northernmost section of Crescent Gardens forms a well-planted, landscaped green space with dense mature vegetation on its eastern side and a series of radiating pathways.

- 4.92
- The Crescent Gardens forms a positive element of the setting of the Civic Centre and enable views of the principal elevation of the building to be appreciated. Policy DM20 (Open Space and Green Grid) seeks to protect and enhance open spaces in the borough and encourages development adjacent to open space to protect and enhance the value and visual character of the open land. Proposals for the Site could also consider opportunities to improve links between Crescent Gardens and King George IV Memorial Garden and Trinity Gardens to the east of the Site.
- 4.93
- Given the interposing forms of Trinity Primary School, the Civic Centre and the High Road, the Proposed Development is not considered to harm the significance of this group of locally listed parks, and thus they are scoped out of further assessment.



Figure 4.13 View of Site from Crescent Gardens (2018)

5.0

ASSESSMENT OF THE PROPOSALS

HARINGEY CIVIC CENTRE

ASSESSMENT OF THE PROPOSALS

- 5.1 This section of the report provides an assessment of the effect of the proposals on the historic environment.
- 5.2 The proposals have been subject to extensive pre-application engagement with planning, design and conservation officers at the Council, who are broadly supportive of the proposals. The scheme has been discussed at the Haringey Quality Review Panel twice, who are supportive of the proposals, and do not consider they need to carry out any further review of the design. The proposals were discussed at pre-application stage with Historic England, who are supportive of the proposals.

HARINGEY CIVIC CENTRE, GRADE II LISTED CONTEXT FOR THE PROPOSALS

- 5.3 The proposals for the Civic Centre follow the Council’s decision to retain the building and in its original use, rather than dispose of the building or convert it to other uses, which would likely result in greater interventions in the listed fabric. The Council wants to improve, modernise and consolidate its presence on the civic site, and to reduce the carbon emissions from its buildings.
- 5.4 These objectives will be achieved through Council vacating two other office buildings in Wood Green and relocating the staff to the refurbished and extended Civic Centre. The other office locations will then be developed in line with the Council’s asset management and disposal strategy in order to generate capital receipts to support the business case for the refurbishment and extension works.
- 5.5 The proposed refurbishment of the Civic Centre will mean that it is able to continue to operate in its original use and better meet the needs of LBH and its residents. The building is in considerable disrepair, is not currently well-suited to modern working practices and accessibility requirements, and fails to make the most efficient use of the considerable internal areas.



Figure 5.1 Elliott School in Putney, LB Wandsworth (now Ark Putney Academy) prior to refurbishment

FAÇADE REFURBISHMENT

- 5.6 The poor condition of the Civic Centre is a significant and costly conservation issue. Our advice in 2019 identified that the considerable repair costs could threaten the viability of a new use, so it is fortunate that the Council had decided to retain the building and invest in its future.
- 5.7 The Condition Survey by Ridge Property Construction Consultants (October 2017) indicated that the Civic Centre has now exceeded its design life (50–60 years), and that there is significant disrepair to the elevation cladding, manifest in the spalled concrete, corroding reinforcement and corrosion of cladding fixings. Ridge state that it is highly probable that there will be significant underlying corrosion to concrete reinforcement, and spalling will continue if it is not addressed. They identify that there is a high risk to public safety from dislodged concrete elements.
- 5.8 Although there has been localised treatment with red oxide paint, this is a temporary ‘fix’, and Ridge concluded that the building is likely to require recladding, including the replacement of the fixings with stainless steel.
- 5.9 Buro Happold have undertaken a survey of the façade (dated May 2021), which included intrusive investigations. In generally the brickwork appears to be in fair condition, where cleaning, local repointing and crack repairs would suffice. Areas of external brickwork on the east and west elevations are, however, proposed to be enhanced by internal insulation. The uninsulated plastered lining is to be removed and replaced with an insulated plasterboard lining. More detail on this is provided in the Listed Building Consent Justification Papers provided by Buro Happold.



Figure 5.2 Elliott School in Putney, LB Wandsworth (now Ark Putney Academy) post refurbishment

- 5.10 The rendered areas of the façade are also likely to be renovated with some new areas of render where movement joints require it.
- 5.11 The precast concrete panels at levels 0 to 2 are generally in poor condition, although in situ repair may be possible, or replacement of individual panels, although it would be difficult to match the colour to the existing panels, so is likely to have a patchy appearance. It would also not offer the same improvements to environmental performance as wholesale replacement. A more detailed condition survey of the façade is being commissioned to inform the approach to the refurbishment of this part of the façade, although the initial feedback is that repair is likely to be difficult to achieve.
- 5.12 The precast concrete panels at level 3 are an advanced state of disrepair, so would require more extensive replacement of the panels, so it is proposed to replace these with modern materials to match the colour and patination of the existing, with increased insulation to improve the thermal performance.
- 5.13 It is proposed to replace the pre-cast panels with insulated GRC (glass reinforced concrete), in a colour and texture to match the existing panels. The thinner nature of the GRC material provides an opportunity to insulate the building with a 10mm layer of mineral wool. This will create a thicker overall build up than the existing (approximately 60mm thicker), but this will not significantly change or alter the overall appearance of the building.
- 5.14 The aluminium framed windows and curtain walling are also in poor condition, and Burro Happold have recommended complete refurbishment. The windows are single glazed so are thermally inefficient.



Figure 5.4 Historic photo of the ground floor entrance steps

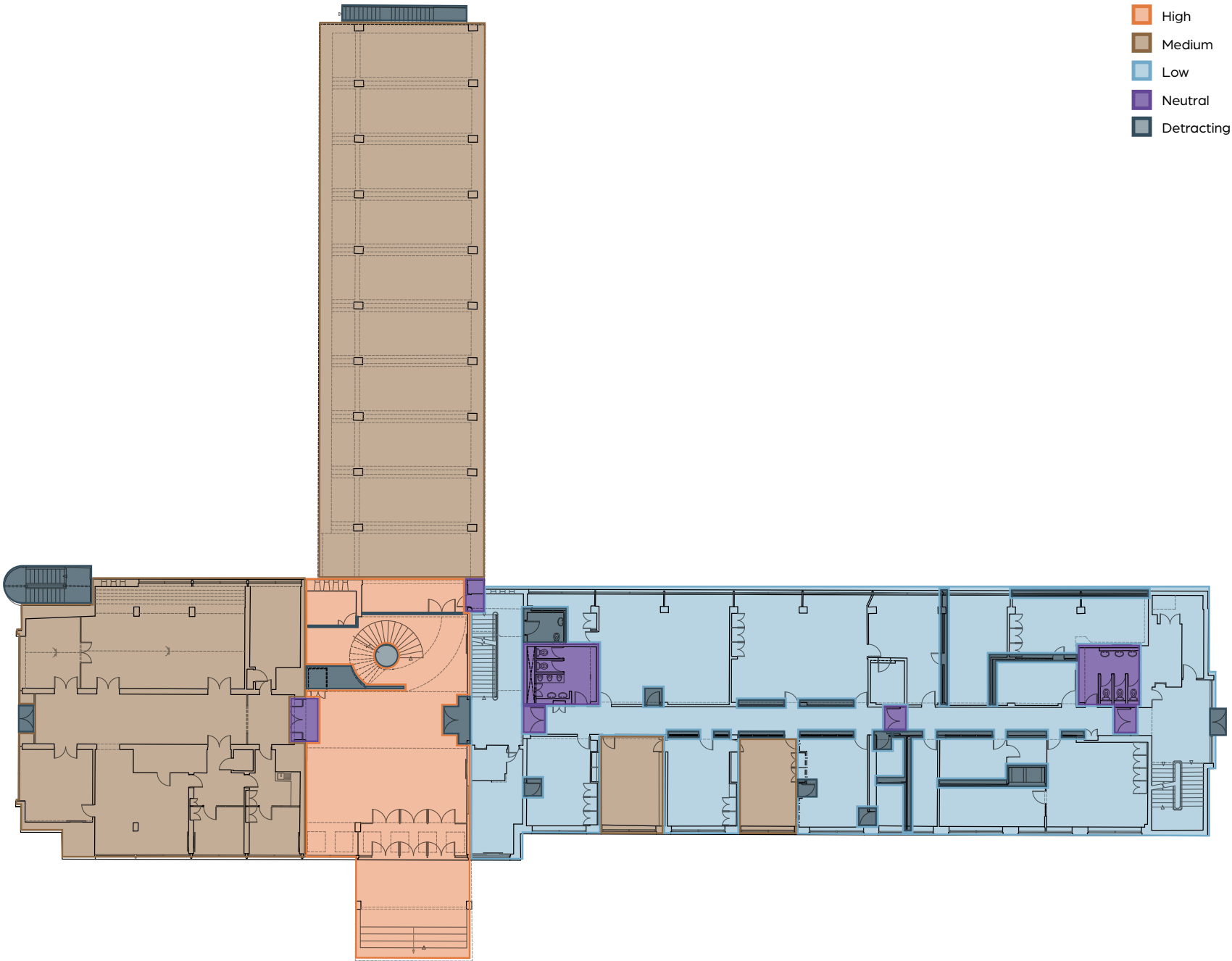


Figure 5.5 Significance plan of ground floor

- 5.19

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”.
- 5.20

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.

ADD PHOTO TO ILLUSTRATE 1987 RAMP AND HAND RAILS
- 5.21

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.
- 5.22

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.

ROOF ALTERATIONS

- 5.23

The most significant intervention in the roof is the removal of a section above the existing caretakers flat and plant room to create an open air plant room behind a retained façade. This is required because there is insufficient plant space in the existing building, and avoids the need for plant on the roof which would be more visible and have a more detrimental effect on the appearance and architectural interest of the building. Although the demolition of the roof structure and opening would result in the loss of historic fabric and result in less than substantial harm to the building, we consider this in justified in the context of enabling the long term sustained use of the building as a Civic Centre. It is also potentially reversible.
- 5.24

It is also proposed to install photovoltaic panels on the roof of the main building and west wing to help meet net zero targets. These would be low profile to limit their visibility from the public realm, so they would not harm the architectural interest of the facades. These are also potentially reversible.
- 5.25

Finally, it is proposed to insulate the roof to reduce thermal bridging and improve the thermal performance of the building. This would require the installation of a small upstand along the parapet to improve the waterproofing of the building. This would be a minor alteration to the façade, in materials to match the existing parapet, and would not harm the architectural interest of the building.

INTERNAL ALTERATIONS

REMOVAL OF INTERNAL PARTITIONS

- 5.26

It is proposed to remove a number of the internal partitions in the north wing of the Civic Centre in order to accommodate more staff in flexible, open plan offices.
- 5.27

This aspect of the proposals is key to the Council’s strategic vision to consolidate and improve its operation from the civic site at Wood Green. The alterations will secure the long term future of the building for its original purpose, when many other local authorities are disposing of their historic town halls.
- 5.28

The analysis carried out by Hawkins Brown indicates that retention of the partitions would mean that only 42 formal workstations and 10 short stay workspaces could be provided on a typical floor, whereas the open plan

- layout would accommodate 68 formal workstations and 14 short stay workspaces per floor. The removal of the partitions is therefore critical to meeting the Council’s brief for office space and fundamental for the building to advantage from the following workspace benefits:

 - Increasing accidental collaboration;
 - Promote transparency;
 - Increase future flexibility;
 - Increased efficiency of the workspace layout;
 - Creation of an airy, open environment for staff;
 - Allows for the possibility of cross ventilation.
- 5.29

In contrast to the primary spaces in the listed building in the south and west podium range (which contains the Council Chamber, important offices and members rooms etc.) the north range is less sensitive to change in terms of the hierarchy of the listed building and its significance. The layout and character of the Council Chamber and Committee rooms will be largely preserved.
- 5.30

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, and the location of partitions has been altered. 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. In other instances the changes to the partitions have not affected the special interest of the building.
- 5.31

The significance plans agreed with the Council in 2019 identified the north wing as generally of low significance, with some areas of neutral or detracting where there have been alterations. The panelled rooms were identified as being of medium significance.
- 5.32

The removal of the partitions in the north range will involve the loss of historic fabric and original plan form, so would result in some degree of the harm (less than substantial) to the listed building.
- 5.33

The detailing of the partitions is very plain. The structural columns will be retained within the space, so the original plan form will be legible to some extent. The use of fixed furniture, as well as a different floor finish will further reinforce the legibility of the central spine corridor. The original uses of the space – for office working – is also maintained. The visual permeability, which is part of the original design intent, will be improved.

- 5.34
- The offices retain that their original cupboard joinery will be retained and restored, as meeting rooms, so there will be no harm to these more significant spaces. This will also enable part of the original plan form of the range to be legible. Some modern panelling will be relocated to create other panelled meeting rooms.
- 5.35
- It is necessary to weigh the harm arising from the loss of fabric and plan form in the balance with the heritage benefits of the proposals as a whole, which include securing the optimum viable use of the building.

REINSTATEMENT OF THE COUNCIL CHAMBER CEILING

- 5.36
- In 2021, listed building consent was granted for investigative works to the civic centre. This included an asbestos survey, which identified asbestos in the Council Chamber Ceiling. Consequently, listed building consent was granted for the removal of the asbestos ceiling in this room of high significance (application ref: HGY/2022/0329).
- 5.37
- As part of the enabling works consent, the proposals comprised the reinstatement of the Council Chamber Ceiling. Reference to this consent is included on the recently submitted proposed drawings. For completeness, albeit these works have already been approved, we consider that it is beneficial.

EXTENSION

- 5.38
- The historic archival research in Section 3 explains the original design intent for the Civic Centre, which formed the first stage of a masterplan for a civic complex including an auditorium and library, arranged around a central courtyard. The original design intent is illustrated at **Figure 3.6**. Clearly part of the Site is now designated as a Travellers’ site, and is not available for development.
- 5.39
- The land to the rear of the Civic Centre is hardstanding used as a carpark, which detracts from the setting and appreciation of the significance of the listed building and the character and appearance of the Trinity Gardens CA. The redevelopment of this land therefore has potential to enhance the setting and appreciation of the significance of the listed Civic Centre, and the character and appearance of the CA, although a sensitive design of very high quality will be critical.
- 5.40
- In RIBA Stage 1 Hawkins Brown worked with Montagu Evans and the Council design and conservation officers to explore the possible locations, massing and form of a building on the carpark, to accommodate

residential or office use. The conclusion of this exercise was that an office building to form an extension to the existing building was the most appropriate and efficient use of the Site.

- 5.41
- The proposed extension has been subject to further design development at RIBA Stage 2 and 3 , and intends to ‘fulfil’ the original design intent, by locating the building to the north east, broadly where the auditorium was first proposed. The extension, known as the Trinity Building, would be connected to the north and west wings by link structures, at the locations identified in the original design.
- 5.42
- There are mature trees along Trinity Road which are not subject to specific TPOs, but are located within the Trinity Gardens Conservation Area. These trees are being retained, so the proposed extension is being set back from the Trinity Road frontage.
- 5.43
- The proximity to Trinity Primary Academy, both as a listed building and in terms of the amenity effects, has been carefully considered, so that the extension is set further back from the boundary than shown in the original design.
- 5.44
- We note that the original design for the unrealised auditorium on the west part of the site was for higher than the Civic Centre (see **Figure 3.6**. The scale of the proposed Trinity Building has been reduced in response to comments from the conservation and design officers at the Council and the QRP, so it is now 3 storeys plus roof top plant, so it is of equivalent height to the Civic Centre, albeit slightly taller.
- 5.45
- The proposed elevations are in GRC which performs well from a carbon perspective, and has a similar colour and patination as the original concrete panels. The use of fins add to the visual interest and articulation of the proposed building. The white materiality is visually recessive so will complement but not compete with the listed building. The treatment of the fenestration in the facades varies with the orientation to control solar gain.
- 5.46
- The plant enclosure would be set back from the parapet and has been reduced in size as far as possible, while meeting the requirements for the environmental conditions of the building. The design of the plant enclosure is an integral part of the architectural composition, with a zig zag profile articulating and adding visual interest to the top of the building.

LANDSCAPE ENHANCEMENTS

- 5.47
- Churchman Thornhill Finch is the landscape designer. The proposals include the creation of a central courtyard between the listed Civic Centre and the new extension, and enclosed by the link buildings. This is a culmination of the original design intent, and will create an attractive outside space for use by Council staff.
- 5.48
- The landscape along the High Road and front elevation of the listed building would be pedestrianised and relandscaped, partly to improve access to the building for the mobility impaired. These landscape improvements would enhance the setting and appreciation of the architectural interest of the listed building.
- 5.49
- The proposed woodland area to the south of the building is under design development in collaboration with a co-design group that is to include members of the neighbouring schools and the Church, and is likely to include some play provision. Works to this area are also likely to enhance the setting of the listed building.
- 5.50
- The proposals would also create green chain links through improved green spaces within the Site and provision of links between the Site and neighbouring Trinity Gardens to the west and Crescent Gardens to the east.
- CONCLUSIONS ON HARM TO HARINGEY CIVIC CENTRE
- 5.51
- In conclusion, the proposals would give rise to some beneficial and some harmful effects to the listed building.
- 5.52
- The landscape works would enhance the setting and appreciation of the significance of the listed building.
- 5.53
- The removal of part of the roof structure to accommodate an open air plant room behind the retained façade, and the removal of internal partitions would result in a degree of less than substantial harm to the listed building, as a result of the loss of historic fabric and the change to the plan form in the north wing. However, the degree of harm would be low, given that this would not affect the more significant spaces in the building such as the Council Chamber or Committee Rooms, and the panelled meeting rooms would be retained.
- 5.54
- The upgrade to the facades, curtain walling and windows would address some significant and costly condition issues, to secure the long term future of the building. This is a major heritage benefit of the scheme.

- 5.55The extension to the listed building has been carefully considered to respond to the original design intent for the Site, creating openings listed building were originally conceived. The scale is equivalent to the listed building so will not detract attention from it, and the materials and articulation of the elevations would form an attractive foil to the Civic Centre.
- 5.56Overall, we consider that the harmful aspects of the proposals are limited and justified, given that the proposals refurbish the building, deal with its significant condition issues and secure its long term use for its original purpose.

OTHER HERITAGE ASSETS

TRINITY GARDENS CONSERVATION AREA

- 5.57The Site is located within the Trinity Gardens CA. The special interest of the sub character in which the Site is located may be summarised as the central spine of the High Road and the juxtaposition between the large religious and institutional buildings on its western side and the openness provided by the landscaped public spaces. St Michael's Church forms the primary landmark in the area and defines the junction between the High Road and Bounds Green Road.
- 5.58The Civic Centre is identified as a positive contributor to the CA through its architectural and historic interest which expresses the values of informality, transparency and modernity, which defined the aspirations of the post war civic centre building type.
- 5.59The building is currently in a deteriorating condition, following the erosion of its exterior precast panels, aluminium framed window sand curtain wall. The refurbishments to the building will comprise the replacement of the deteriorating precast panels with historically sympathetic GRC replacements. The windows and curtain waling with double glazed aluminium versions will replicate the existing design and window profiles, staying true to the original design intent. These restorative works will better reveal the architectural significance of the building, which is a positive contributor to the CA and thus simultaneously enhances the special interest of the Trinity Gardens CA.
- 5.60The associated car park, located to the rear of the listed building, forms a large area of vacant hardstanding within the CA. The large area of tarmacked surfacing, bordered by wire fencing and lacking areas of attractive landscaping; forms a detracting feature within the Trinity

- Gardens CA. The blank and inactive frontage to Trinity Road and of the car park accessed from Bounds Green Road are considered to be detracting features within the Trinity Gardens CA. Here there is considered to be scope to improve the existing open spaces and links with the neighbouring Trinity Gardens and Crescent Gardens.
- 5.61The replacement of this area of hard standing with the extension to the civic centre, a building of high architectural quality, will be a welcome enhancement and of benefit to the special interest of the Trinity Gardens CA.
- 5.62Furthermore, the proposed extension has been subjected to extensive design development at RIBA Stage 2 and 3 and intends to 'fulfil' the original design intent. It is contextual to its surroundings and has been restricted to three storeys plus roof top plant, so that it is of equivalent scale to and would not compete with the existing Civic Centre.
- 5.63The materiality of the extension comprises grey cast stone, to match that of the current building. The exterior of the new building is clad in fine vertical fins, to reflect the Scandinavian, linear philosophy of the original design intent of the existing civic centre and to reinforce the verticality of the building, reducing the perception of mass.
- 5.64The Proposed Development, through assimilation of design, reinforces the values of informality, transparency and modernity which define the aspirations of the existing civic centre building and further strengthens the institutional character of the CA.
- 5.65The landscape proposals comprise the creation of a central courtyard between the listed Civic Centre and the new extension, enclosed by the link buildings. This is a culmination of the original design intent and will create an attractive outside space for use by Council staff.
- 5.66The landscape along the High Road and front elevation of the listed building would be pedestrianised and relandscaped, thus enhancing the contribution of the Site to the CA.
- 5.67The proposals would also create green chain links through improved green spaces within the Site and provision of links between the Site and neighbouring Trinity Gardens to the west and Crescent Gardens to the east. The special interest of the Trinity Gardens CA is derived from its network of landscaped green spaces and the openness afforded by them. As such, the landscape proposals will enhance this special interest of the CA.

TRINITY GARDENS PRIMARY SCHOOL INCLUDING ATTACHED SCHOOL HOUSE (GRADE II)

- 5.68The proposed Trinity Building extension would establish a new built form on the site of the existing Civic Centre car park, to the rear of the Grade II listed Trinity Gardens School.
- 5.69The scale of the new building has been restricted to three storeys plus roof top plant, to ensure it would not be visible above the roofline of the school in views of its frontage from Trinity Gardens. The proposed scale would not complete with the scale of the existing civic centre or its wider surroundings.
- 5.70The proposals would therefore predominantly affect the back of house area of the school which is of lesser historic and architectural significance than the principal elevation which looks onto Trinity Gardens.
- 5.71The land to the rear of the Civic Centre is currently hardstanding used as a carpark, which detracts from the setting and appreciation of the significance of the listed school. The redevelopment of this land therefore has potential to enhance the setting and appreciation of the significance of the listed school.
- 5.72Furthermore, the proximity to Trinity Primary Academy, both as a listed building and in terms of the amenity effects, has been carefully considered, so that the extension is set further back from the boundary than shown in the original design.
- 5.73The materiality of the extension comprises grey cast stone, to match that of the current building. The exterior of the new building is clad in fine vertical fins, to reflect the Scandinavian, linear philosophy of the original design intent of the existing civic centre and to reinforce the verticality of the building, reducing the perception of mass.
- 5.74The Proposed Development is therefore considered to enhance the immediate setting of the listed school, through the provision of a new building of high-quality design. Overall the Proposed Development would preserve the special interest of the listed school.
- CHURCH OF ST MICHAEL AND ALL ANGELS (GRADE II)
- 5.75The Proposed Development comprises an extension to the current Civic Centre, 'the Trinity Building' which will be located on the site of the existing civic centre car park.
- HERITAGE STATEMENT | MARCH 2023

- 5.76
- There will be some visibility with the Trinity Building to the rear of the church, from Bounds Green Road, looking northwest. The land to the rear of the Civic Centre is hardstanding used as a carpark, which detracts from the setting and appreciation of the significance of the listed church. The redevelopment of this land therefore has potential to enhance the setting and appreciation of the significance of the listed Civic Centre, and the character and appearance of the CA.
- 5.77
- A contextual design approach has been undertaken which ensures the new building is appropriate in terms of scale and mass to the surrounding built form. The extension does not seek to challenge the dominance of the church, in views from Bounds Green Road. The spire and principal gable remain the prevailing townscape forms from this location.
- 5.78
- Yet from the most significant view of the church, which comprises its principal exterior elevation on the junction of Bounds Green Road and High Road, the proposed extension is not visible. This is due to design mitigation measures undertaken to ensure that the extension remains subservient to the scale and mass of the existing Civic Centre.
- 5.79
- From this position, only the refurbishments to the existing Civic Centre will be discernible. A facade survey undertaken by Buro Happold in May 2021 identified that whilst the brickwork of the building appears to be in fair condition, the aluminium framed windows and curtain wall are in poor condition, as well as the decaying precast panels.
- 5.80
- The visible restorative proposals will therefore comprise the replacement of the deteriorating precast panels with historically sympathetic GRC replacements. They are matched on a like for like basis. The windows and curtain walling with double glazed aluminium versions will replicate the existing design and window profiles, staying true to the original design intent of the civic centre.
- 5.81
- The positive refurbishments and the extension building, where visible, is considered to enhance the setting of the listed church, which is currently undermined by the presence of the deteriorating façade of the civic centre and the vacant car park to the rear. Overall the Proposed Development would preserve the special interest of the listed Church.

NOS. 7 AND 9 BOUNDS GREEN ROAD (GRADE II)

- 5.82
- The Proposed Development will establish a new built form within a small element of the setting of these two listed buildings. It will, however, remain predominantly screened by the interposing development of St. Michael's Church and No. 247 High Road.
- 5.83
- Furthermore, the listed buildings derive principal architectural and historic interest from their exterior which fronts the High Road. This is best appreciated when one is orientated away from the Site and thus the intervisibility between the listed buildings and the Proposed Development is limited to views looking west along Bounds Green Road.
- 5.84
- Where visible, the listed building and link block will be refurbished on a like-for like basis. The current decaying precast panels on the exterior of the civic centre are to be repaired, and where necessary, replaced with historically sympathetic panels. Simultaneously, the windows on the exterior are also to be refurbished, in keeping with the original design intent. The uplift refurbishments to the link block and existing Civic Centre are considered to be beneficial to the setting of the listed buildings.
- 5.85
- The more discernible element of the proposals will be the Trinity Building extension. A contextual design approach has been undertaken, which ensures the new building is appropriate in terms of scale and mass to the existing civic centre and surrounding built form. The extension, through design evolution, has been reduced to 3 storeys plus roof top plant, so it does not rise above the existing Civic Centre. Furthermore, the exterior is comprised of fine vertical fins, which reference the original linear design philosophy of the building and also seek to reinforce the verticality of the building, simultaneously reducing any perception of mass.
- 5.86
- The proposed extension has been subject to further design development at RIBA Stage 2 and 3 , and intends to 'fulfil' the original design intent. The proposed materiality comprises a material palette of cast stone, the colour of which will match the existing civic centre. The proposed extension will be located on site of the existing car park of the civic centre, the vacant and hostile character of which, forms a detracting feature within the setting of the listed buildings.
- 5.87
- Overall the Proposed Development would preserve the special interest of Nos. 7 and 9 Bounds Green Road.

NO. 247 HIGH ROAD (NDHA)

- 5.88
- No. 247 is located on the western side of the High Road, directly adjacent to the current Civic Centre . The architectural and historic interest of the building is best appreciated from its principal exterior elevation, when one is orientated towards the existing Civic Centre, and the two buildings are thus seen in conjunction with one another.
- 5.89
- Owing to the orientation of the road, and interposing built form, the proposed extension shares no intervisibility with the locally listed building.
- 5.90
- Extensive exterior façade surveys have been undertaken in order to inform the justification and level of repair and/or refurbishment required. Buro Happold have undertaken a survey of the façade (dated May 2021), which included intrusive investigations. In general, the brickwork appears to be in fair condition, where cleaning, local repointing and crack repairs would suffice. The rendered areas of the façade are also likely to be renovated with some new areas of render where movement joints require it.
- 5.91
- The aluminium framed windows and curtain walling are also in poor condition, and Burro Happold have recommended complete refurbishment. The windows are single glazed so are thermally inefficient.
- 5.92
- The visible refurbishments will therefore comprise the replacement of the currently decaying precast panels on the exterior of the civic centre with historically sympathetic GRC panels. They are matched on a like for like basis. The windows and curtain walling with double glazed aluminium versions will replicate the existing design and window profiles, staying true to the original design intent of the civic centre.
- 5.93
- The minor refurbishments, which are in keeping with the original design intent are considered to enhance the setting and preserve the significance of No.247 High Road through the restoration of the currently deteriorating civic centre façade.

NO. 287 HIGH ROAD (THE FORMER FISHMONGERS ARMS PUBLIC HOUSE) (NDHA)

- 5.94
- The Proposed Development will establish a new built form within the immediate setting of the receptor, on the southern side of Trinity Road. Yet, it should be highlighted, that the building derives principal architectural and historic interest from its exterior which fronts Trinity Road. This is best appreciated when one is orientated away from the Site

- and thus the intervisibility between No. 287 High Road and the Proposed Development is limited to views looking west along Trinity Road.

5.95 The northern elevation of the listed building is most perceptible from this location and the visible refurbishment works will comprise the replacement of the currently decaying precast panels, with a like for like, historically sympathetic GRC panel.

5.96 The area of public realm directly opposite No.287 is to be upgraded with new forms of planting and timber fences, as well as pieces of public art. The proposals thus present the opportunity for the enhancement of the building’s immediate setting.

5.97 Most visible, will be the Trinity Building located in the existing car park of the civic centre, which is currently considered to be a detracting feature in the immediate setting of the receptor, by virtue of its hostile and vacant character. The mere replacement of this area of hard standing with a building of high architectural quality will be a welcome enhancement in the setting of the locally listed building.

5.98 Furthermore, the proposed extension has been subjected to extensive design development at RIBA Stage 2 and 3 and intends to ‘fulfill’ the original design intent. It is contextual to it surroundings and has been restricted to three storeys plus roof top plant, to ensure it will not compete with the scale of the existing civic centre.

5.99 The materiality of the extension comprises grey cast stone, to match that of the current building. The exterior of the new building is clad in fine vertical fins, to reflect the Scandinavian, linear philosophy of the original design intent of the existing civic centre and to reinforce the verticality of the building, reducing the perception of mass.

5.100 The Proposals, through the replacement of the current car park, with a building of high-quality design, as well as significant upgrades to the sited building, are considered to enhance the setting of 287 High Road, and to preserve its significance.

POLICY COMPLIANCE

- 5.101 Policy DM1 requires proposals to positively address the locality and site context, having regard to prevailing building heights and forms, distinctive local architectural styles and encourages active and lively frontages to the public realm. Alongside the integrated landscape proposal for the Site, Policy DM1 has been fulfilled through the proposed scheme.

5.102 The Proposed Development is therefore considered to be in line with Policy SP12 (Conservation) of the Development Plan which requires the design of any new development to be sympathetic to and seek to preserve and/or enhance heritage assets, as well as Policy DM9 which states that Proposed Development must conserve and enhance the significance of heritage assets and their setting.

5.103 The proposals also comply with Policy DM6 (Building Heights) which expects that the building heights of new development proposals should be of an appropriate scale to the site’s surroundings, the local context, and be of a high standard of design in accordance with Policy DM1. As such, the Proposed Development is also considered to accord with this development plan policy, given its subservience to the scale and mass of the existing civic centre building.

5.104 The Proposed Development also fulfils Policy HC1 of the London Plan which requires development proposals to conserve the significance of heritage assets and an appreciation of their surroundings. The Proposed Development achieves this by virtue of its enhancement of the significance of Grade II listed civic centre and the setting of surrounding heritage assets.

5.105 In granting planning permission and listed building consent for the proposals, the Council would be discharging their statutory duty with respect to sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

APPENDIX 1: ARCHIVE ARCHITECTURAL JOURNALS AND ARTICLES

HARINGEY CIVIC CENTRE

The new situation, seen from the opposite side of the Wood Green High Road, shows the full range of windows of the council chamber and the auditoria. (Photograph by the Architectural Surveyor, the Journal of the I.A.A.S.)



CIVIC CENTRE FOR THE BOROUGH OF WOOD GREEN

Architects: *Sir John Brown, A. E. Henson and Partners.*

Partner-in-Charge: *J. E. S. Sayers, A.R.I.B.A., A.A.Dipl.*

THE first stage of the Wood Green Civic Centre, recently completed, provides a council chamber and its ancillary accommodation, committee rooms, administrative offices for the Borough, local offices for certain Middlesex County Council officials, and a staff canteen. In the second stage two auditoria for public entertainments will be added, while the third and final stage will consist of the building of a new library to replace the one now being used elsewhere in the Borough.

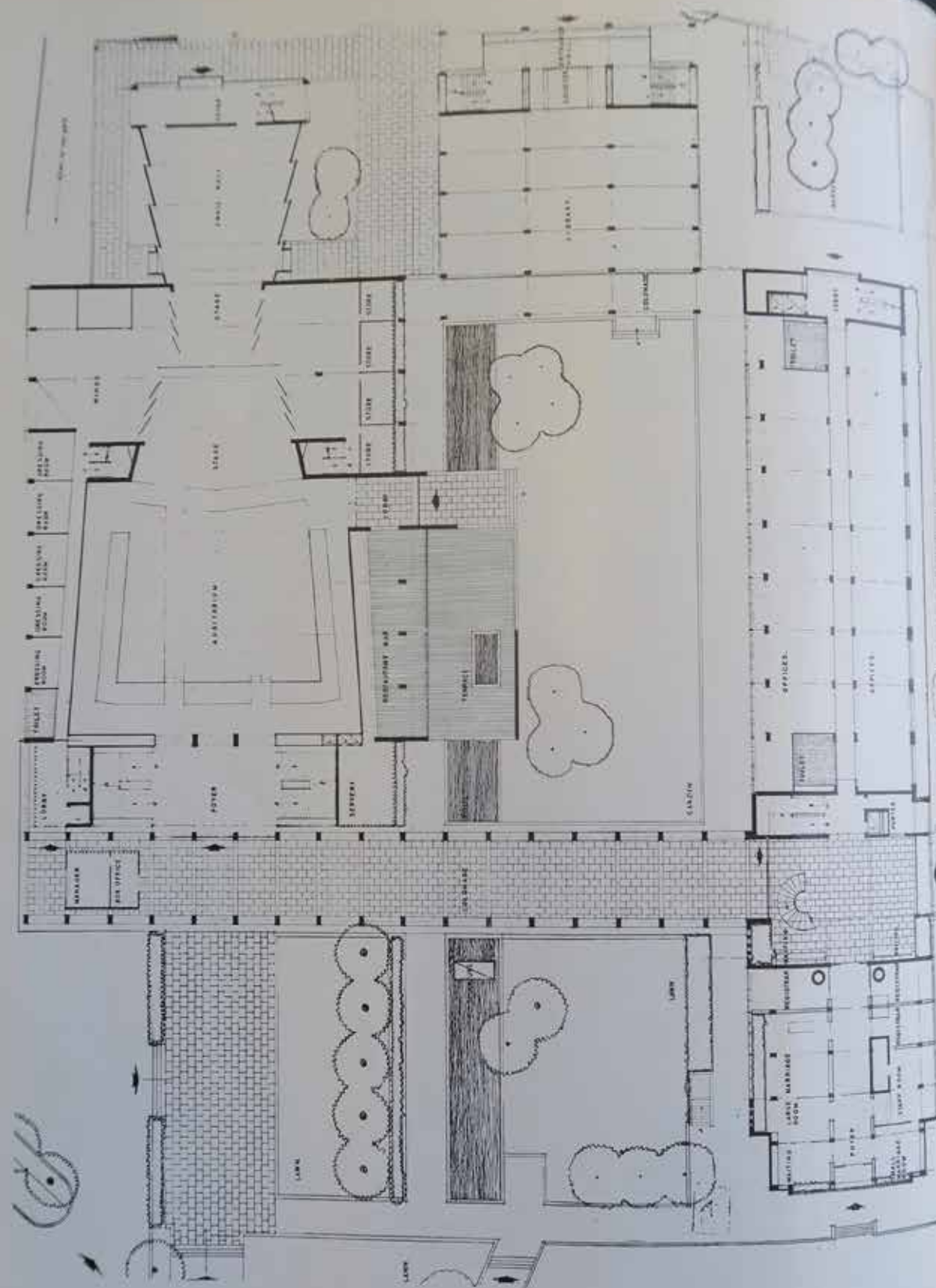
The architects were the winners of a competition held in 1938 but the design then submitted was never carried out, owing to the war. The present scheme differs considerably from the original; petty-sessional courts asked for in 1938 are not now included, while the provision of the auditoria and the library constitutes a post-war addition to the project. The site also has been changed; whereas the original competition was for a building to occupy the site of the present Town Hall, the new Civic Centre is about a quarter of a mile further south.

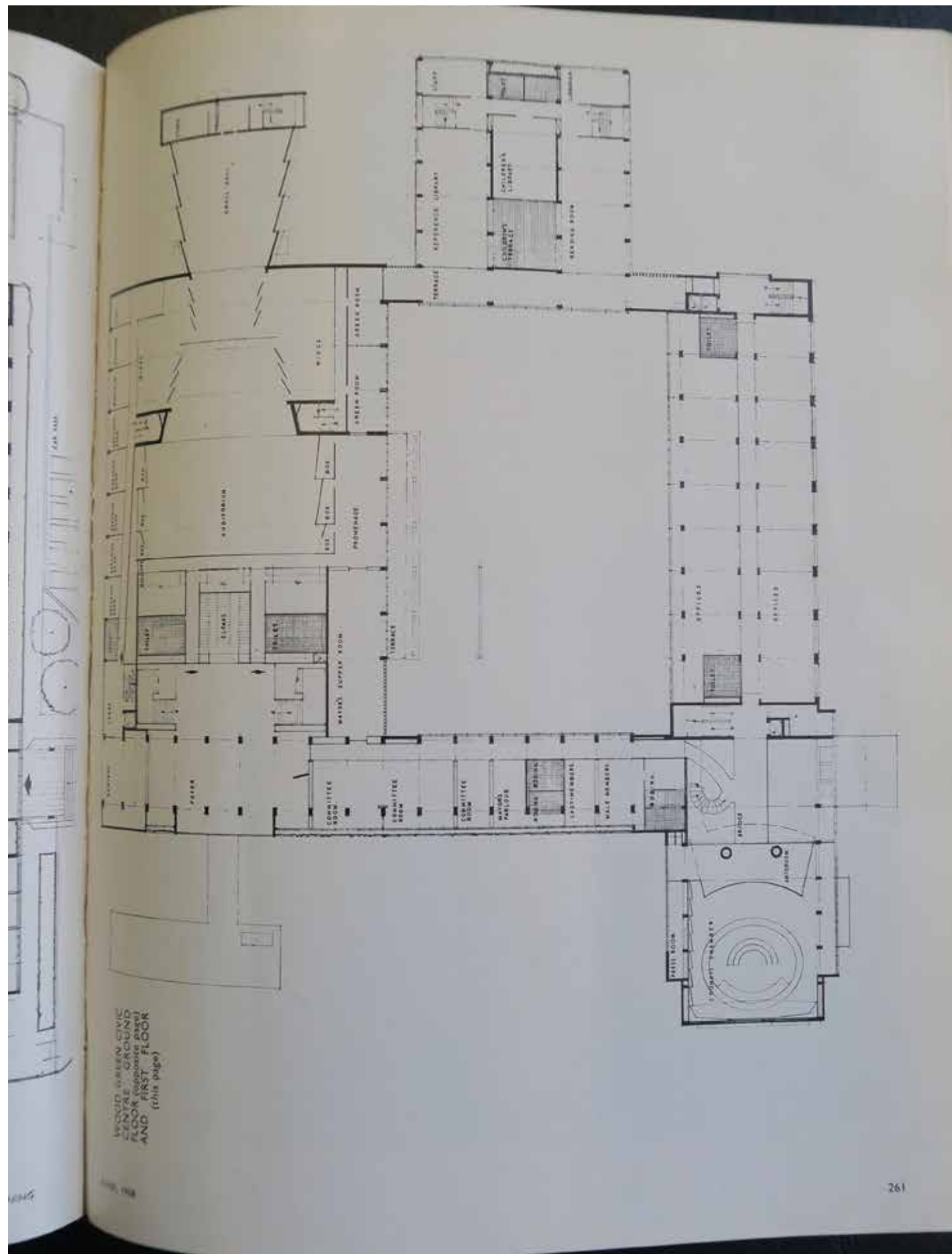
The site is a parallelogram, with roads on three sides. The road on the east side is the main Wood Green High Road, which is the chief artery of the Borough, while Bounds Green Road, which runs along the south-west side of the site, is also a major highway and links Wood Green with the North Circular Road. The third road, along the north side of the site, is a minor road and will, when the scheme is completed, give access to the auditoria and the library. Adjoining the site is the parish church, which has a tall tower and spire; in the grounds of the church will eventually be joined to those of the Civic Centre to make a public garden it was felt that

the new buildings should be designed to act as a low fall to the church. With this in mind, the three building functions—town hall, auditoria, and library—have been planned around an internal square, open via a ground-level colonnade to the main perimeter garden on the south side. A long rectangular pool links the square to the external garden.

The main office block, which is four storeys in height, is placed along the east side of the square, with a frontage onto the main Wood Green High Road. At the southern end of this block is the council chamber, approached from the main entrance hall by way of a helical staircase and an ante-room. The Mayor's Parlour, members' rooms, and committee rooms are placed along the south side of the square; like the council chamber, they are at first-floor level and the colonnade already mentioned runs beneath them. The west side of the square will, when the scheme is completed, be formed by the larger of the two auditoria and its ancillary accommodation; this part of the building will include a supper room so placed as to be equally accessible from the Mayor's Parlour and the auditorium. The north side of the square will be occupied by the library. As the site has a fall to the north, all the buildings are being placed on a podium which gives a common ground-floor level and also emphasises the linking together of all the blocks as an over-all civic development. The podium also facilitates the placing of basement access points to serve entrances—especially the basement garage, which is to be placed under the auditoria.

(Continued on page 262)





Above: The council chamber, looking towards the public gallery from the side of the dais. Left: The staircase leading from the main entrance hall to the first floor.

The structural frame and foundations are reinforced concrete construction throughout. The floors of the office block are of hollow tile construction, 10 inches thick, spanning across the width of the building in three bays of 20 feet, 7 feet, and 20 feet, respectively; they are carried on four lines of beams, one in each outer wall and one on each side of the central corridor, the beams being supported on columns spaced at 12 ft. 4 in. centres. The elimination of cross beams thus achieved permits the free planning of partitions. The council chamber is roofed over by portal frames of 47-foot span; in addition to the normal roof loading, ducting, etc., these carry the caretaker's flat, and the horizontal portion of the portal therefore has a section of 15 inches by 40 inches deep. The public balcony to the council chamber is of novel construction, being supported on two hollow circular columns 46 inches in external diameter and 6 inches thick. One of these columns serves as a plenum duct and the other as the main boiler flue; the latter is lined with Fesalil brick and considerable research into the question of temperatures and their effects on concrete strengths had to be made before a final design was achieved.

The bridge which crosses the main entrance hall at first-floor level, linking the council chamber ante-room with the first floor of the office block, has a span of 36 feet and is 12 feet wide. It is 6 inches thick, with edge beams 18 inches wide by 31 inches deep, and is reinforced diagonally throughout to take up the torsional effects of the helical stair which leads down to the main entrance hall and which joins the bridge halfway along its length. Deflection measurements were taken during and after construction and the maximum recorded movement at the point where the staircase joins the bridge was one tenth of an inch. To minimise the effect of this deflection it has been necessary to make the helix of the stairs stiffer than would otherwise have been the case.

The whole of the basement was required to conform to Home Office requirements relating to possible atom bomb attack, with escape tunnels to the external gardens. The basement therefore has walls of 24-inch thick reinforced concrete below a ground floor of similar thickness. The

basement floor is 30 inches thick and is designed as a raft to spread the load from the building over the subsoil, which consists of mottled blue to brown clay. Laboratory tests gave ultimate bearing values varying from 4.2 to 6.0 tons per square foot, and a working value of 2 tons per square foot was adopted. The sulphate content was found to be below that considered harmful to mature concrete.

The coping to the office and council chamber block is formed of insitu reinforced concrete, the stone facing also being insitu and placed in position before pouring the concrete. All other stone facings are precast reinforced stone. The brickwork is 2-inch hand-made sand-faced golden brown facings. The main entrance canopy and columns are faced in Travertine marble, with anodised aluminium trim. The windows are aluminium with natural finish.

Internally the architects have deliberately restricted the selection of materials within the different types in order to give unity, to assist the contractor and sub-contractors, and to maintain a budget. All panelling is in English straight-grained elm, with joinery in Guarea, and all marble wall linings are in Florentine Travertine except the panels behind the Mayor's dais, which are Verde de Fre, and the interior of the Mayor's cocktail cabinet, which is in Ashburton. All marble flooring is gritted Serpegiant. Metal finishes are in anodised aluminium satin finish and in brass, polished and lacquered; these finishes follow through the light fittings also. All painted surfaces are in varying shades of beige except in the canteen, where deep reds have been used; reports from those working in the building confirm that the beige has a very restful effect.

The floor of the council chamber is close carpeted and the elm-veneered wall panels are separated by polished brass strips: these panels are framed into larger screens angled to the structural walls and the angles hide concealed vertical lighting. Other artificial lighting comes from fluorescent tubes hidden in the steppings of the Asbestolux ceiling, from cold cathode tubes in the soffits of the canopy over the dais, and from light fittings—designed by the architects—placed on the free-standing columns. Natural lighting comes from

the windows in the south elevation, which extend to the full height of the council chamber.

The floors of the senior and deputy officers' rooms are also carpeted. The walls are fitted with cupboards, bookshelves, and wardrobe units. In these rooms a Frenger heated ceiling has been installed, and other offices a Frenger heated ceiling has been installed, the ceiling of perforated aluminium panels clipped to suspended heating pipes, the panels being covered with glass wool quilting. The furniture for the offices, and for the council chamber, has been designed by the architects: it consists of dark green covered chairs and elm-veneered desks carried on stainless steel legs, and the same materials are used throughout the whole building. In the council chamber the desks have recessed lighting individually controlled.

The committee rooms have floor to ceiling glazing along the outer walls and on the side facing the access corridor; both sides are hung with curtains and the anodised aluminium curtain pelmet carries concealed lighting and continuous wires for ventilation extract. The committee rooms are separated from each other by double sliding doors, faced in elm-veneered panels.

The auditoria to be built as the second stage of the scheme will consist of a large hall for concerts and theatrical entertainments and a smaller hall for recitals and lectures; the large hall will have an adjustable floor so that it can also be used for dancing. The two halls will share a communal stage area, the whole of which can be used in conjunction with the large hall for the presentation of large effects or mass gatherings. A notable feature of this part of the scheme is that the basement beneath the auditoria is to be used as the main car park for people attending entertainments in the two halls.

The library, to be built in the third and final stage, will have the main lending library on the ground floor and a reference library, reading room, and children's library on the first floor.

The Civic Centre was designed for the Wood Green Borough Council by Sir John Brown, A. E. Henson and Partners, whose original scheme won the 1938 competition.

The consulting engineers were Messrs. Walter C. Andrews and Partners and Messrs. Stinton Jones and Partners, the latter being the consultants for the mechanical services. The quantity surveyors were Messrs. F. J. Mocking and Partners. The main contractors were Messrs. Gee, Walker and Slater, Limited, and the following were among the sub-contractors and suppliers:—

Acoustic suspended ceilings: Anderson Construction Co., Ltd.
Acoustic tile ceilings: H. W. Cullum and Company, Limited.
Baliestrading and architectural metalwork: G. Johnson Bros., Ltd.
Bricks: Richard Parion, Limited.
Door furniture: A. J. Bines, Limited.
Electrical installation: T. C. Clarke Limited.
Engraved name plates: F. B. Hall and Company, Limited.
Felt roofing: Coverite (Asphaltes) Limited.
Fire hose reel fittings: The Pyrene Company, Limited.
Foundation stones: C. J. Corden, Limited.
Furniture: Waring and Gillow, Limited.
Glass dome lights: T. and W. Ide, Limited.
Heating, hot water, gas and ventilation installations: G. N. Haden and Sons, Limited.
Joinery work and panelling: G. Hammer and Company, Limited.
Kitchen equipment: Hobart Manufacturing Company, Limited.
and Radiation Group Sales Limited.
Lifts: G. K. Jensen and Company, Limited.
Mastic asphalt floors: Coverite (Asphaltes) Limited.
Metal and plastic lettering: G. A. Allgood, Limited.
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Paints: Coastal Paints, Limited.
Precast artificial stone: Clarinere Products, Limited.
Roller shutters: G. Brady and Company, Limited.
Sanitary fittings: John Knowles, Limited.
Site exploration and soil tests: Le Grand, Sutcliffe and Gell, Ltd.
Sliding and folding doors: Firmin and Collins, Limited.
Specialised lighting: Courtney Pope (Electrical) Limited; Falk, Stadelmann and Company, Limited; and Hiscock Appleby and Company, Limited.
Strong-room doors: Chubb and Sons, Limited.
Suspended ceilings: Frenger Ceilings, Limited.
Terrazzo and marble work: Art Pavements and Decorations, Ltd.
Thermoplastic and cork tile flooring: Armstrong Cork Co., Ltd.
Wall tiling: L. C. Keats and Company, Limited.
Waterproofing: Sealers (London) Limited.

Fig. 1: The main entrance hall, showing part of the bridge which crosses it at first-floor level. Below: A view from the same bridge, looking towards the ante-room and the council chamber; above is the balcony to the public gallery.



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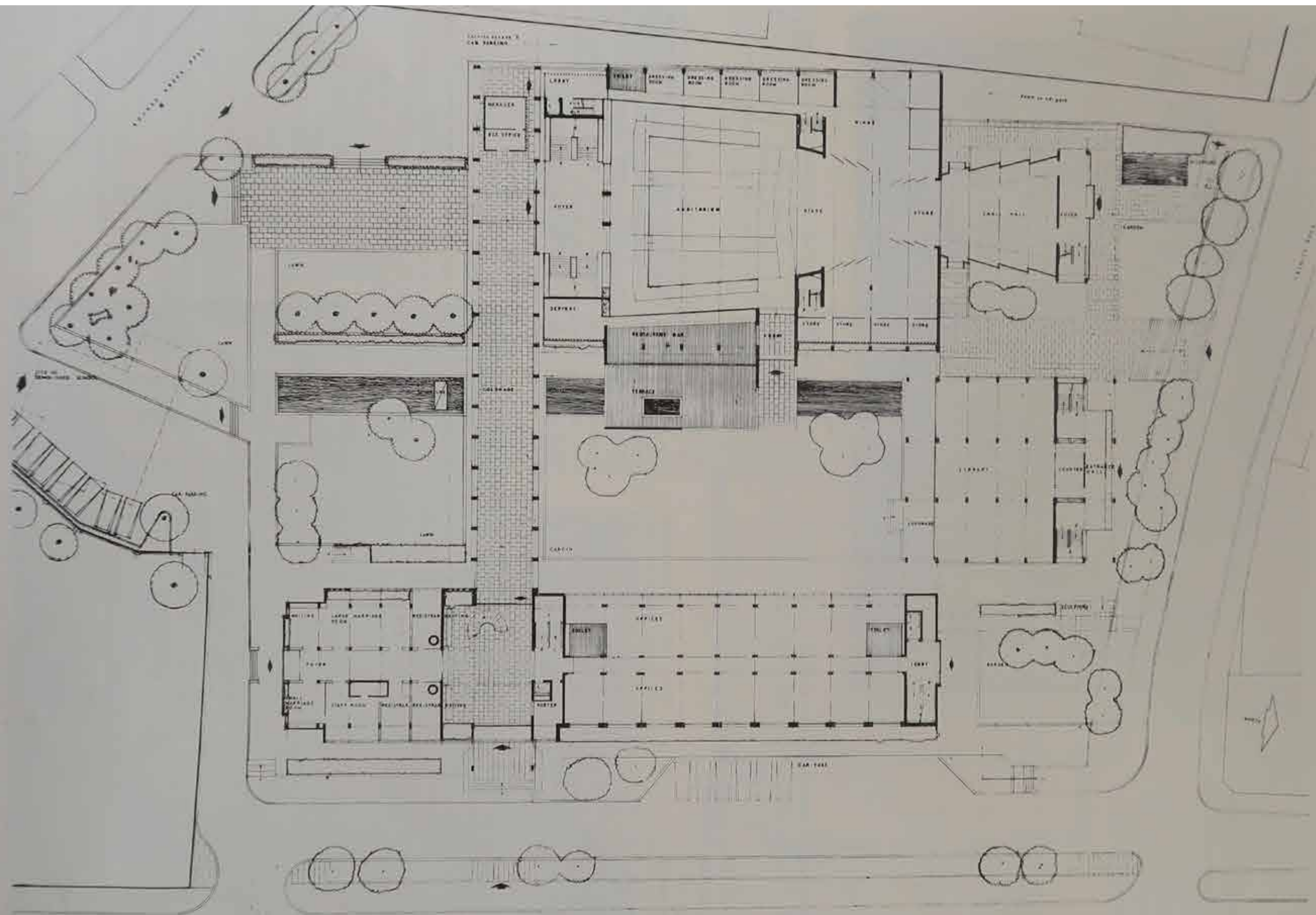


THE JOURNAL OF
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29 BELGRAVE SQUARE, LONDON, S.W.1

Volume 3 • Number 1

JANUARY-FEBRUARY 1958

Two Shillings



CIVIC CENTRE, WOOD GREEN: GROUND PLAN



CIVIC CENTRE, WOOD GREEN (1)

Architects:

SIR JOHN BROWN, A. E. HENSON & PARTNERS
(Lieut.-Col. A. E. Henson, T.D., F.R.I.B.A., P.P.I.A.A.S.)

Quantity Surveyors:

F. J. MEEKINS & PARTNERS
(F. J. Meekins, V.P.I.A.A.S., F.I.Arb.)

Consulting Engineers:

WALTER C. ANDREWS & PARTNERS

Consulting Engineers for Mechanical Services:
STINTON JONES & PARTNERS

General Contractors:

GEE, WALKER & SLATER, LTD.

This is the first of two articles dealing with the Wood Green Civic Centre. The second, covering the completion of the first stage of the project, is scheduled to appear in the next issue of the Journal.

GENERAL

IN 1938 the Wood Green Borough Council held a national competition for council offices and petty sessional courts on the site of the existing Town Hall. The competition was won by Sir John Brown, A. E. Henson & Partners in 1939 but unfortunately the war intervened and the scheme had to be left in abeyance.

After the war the requirements of the borough were amended to omit the petty sessional courts and to include large and small public halls and a public library. For this purpose an alternative site was purchased.

Due to the stringent government controls affecting buildings of this type, no further action was possible until the end of 1954, when approval was given by the Ministry of Housing and Local Government to a portion of the building.

During the early part of 1955 numerous discussions and negotiations took place with the appropriate authorities,

and in the autumn of that year tenders were obtained. Work on site was begun in October.

The portion now being built is due for completion by the end of the current year. It is understood that it will be the first town hall of its size to be completed since the war.

SITE

The site lies on high land and is bounded by roads on three frontages. There is a church at the northernmost corner possessing a high tower and spire. This will eventually dominate the High Road frontage and prohibited the use of a tower in the Town Hall layout.

THE BUILDINGS

Development has been divided into three stages in order of building. These are: (1) Town Hall and municipal offices, (2) Large and small halls, (3) Public library.

The first stage houses the council chamber, committee and members' rooms, of which the latter will connect at a later date to the foyer and banqueting rooms within the large hall, and the administrative offices of the borough together with the local offices of various county departments. The recurring problem of service access to the



WEST ELEVATION

NORTH
ELEVATION



SOUTH
ELEVATION



canteen and kitchens on the top floor has been overcome by the fall of the site, which has allowed a tunnel connection from Trinity Road through to a basement service lift. The whole of the basement was required to conform to Home Office requirements relating to possible atom bomb attack and escape tunnels are provided to the external gardens. The walls and ceiling slab of the basement are of reinforced concrete up to 3ft. in thickness.

The large hall in the second stage is designed to accommodate all types of use and will have an adjustable floor for ramped seating or dancing. On the perimeter of the

main body of the hall are banqueting rooms and bar areas. The stage can connect with the stage of the small hall for presentation of large effects or mass gatherings. Leading to this communal stage area are the artistes' rooms, dressing rooms and green rooms.

The small hall is to be used for functions of smaller scale such as recitals, lectures and cinema shows. The basement beneath is to be used as the main car parking area for the two halls. Consent for this use has been obtained from the local authority; it is believed that such consent has established a precedent for places of public entertainment in this country.

The final stage in the development, the library, is linked at first-floor level by a public reading space. This library is to replace an old one at present situated in another part of the borough.

Apart from the requirements of the county authority, the area of the site devoted to car parking has been reduced to a minimum, as it was felt that as much of the site as possible should be available to the public as gardens.



The reinforcement to the circular stair

The following is a list of the sub-contractors engaged: Richard Parton, Ltd., bricks; Clarincrete Products, Ltd., stonework; Art Pavements & Decorations, Ltd., marble and terrazzo work; Coastal Paints, Ltd., paints; Frenger Ceilings, Ltd., suspended ceilings; Anderson Construction Co., Ltd., suspended ceilings, acoustic panels and wall linings; L. C. Keates & Son, tiling; G. N. Haden & Sons, Ltd., heating; T. Clarke & Co., Ltd., electrical; Courtney Pipe (Electrical), Ltd., Hiscock Appleby & Co., Ltd., and Falk, Stadelmann & Co., Ltd., specialist lighting; G. K. Jensen & Co., Ltd., lifts; Armstrong Cork Co., Ltd., cork tile flooring; Coverite (Asphaltes), Ltd., coloured asphalt flooring and roofing; Williams & Williams, Ltd., glazing and metal doors, etc.; A. J. Binns, Ltd., door furniture; G. Johnson Bros., Ltd., metal work; screens, doors, skirtings, etc.; Firmin & Collins, Ltd., timber doors, etc.; Chubb & Son's Lock and Safe Co., Ltd., fire-resisting doors; T. & W. Ide, Ltd., galvanised curb and linings; John Knowles & Co. (London), Ltd., sanitary fittings; George M. Hammer & Co., Ltd., timber partitions, counters, etc.; London Sand Blast Decorative Glass Works, Ltd., lettered glazed panels and name plates; Waring & Gillow, Ltd., furnishings; Radiation Group Sales, Ltd., and Hobart Manufacturing Co., Ltd., kitchen equipment.

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Architects:
SIR JOHN BROWN,
A. E. HENSON & PARTNERS

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THE NEW WOOD GREEN CIVIC CENTRE

Architects: Sir John Brown, A. E. Henson & Partners



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... and **WILLIAMS & WILLIAMS** supplied the
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The aluminium windows, purpose made by Williams & Williams are mainly projected type. But horizontally pivoted windows are used on the top floor.
Architects: Sir John Brown, A. E. Henson & Partners, F.R.I.B.A., F.P.I.A.A.S.



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CIVIC CENTRE, WOOD GREEN (2)

Architects:
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(Lieut.-Col. A. E. Henson, T.D., F.R.I.B.A., P.P.I.A.A.S.;
Partner-in-Charge: J. E. S. Sayers, A.R.I.B.A., A.A.Dipl.)

Quantity Surveyors:
F. J. MEEKINS & PARTNERS
(F. J. Meekins, P.I.A.A.S., F.I.Arb.)

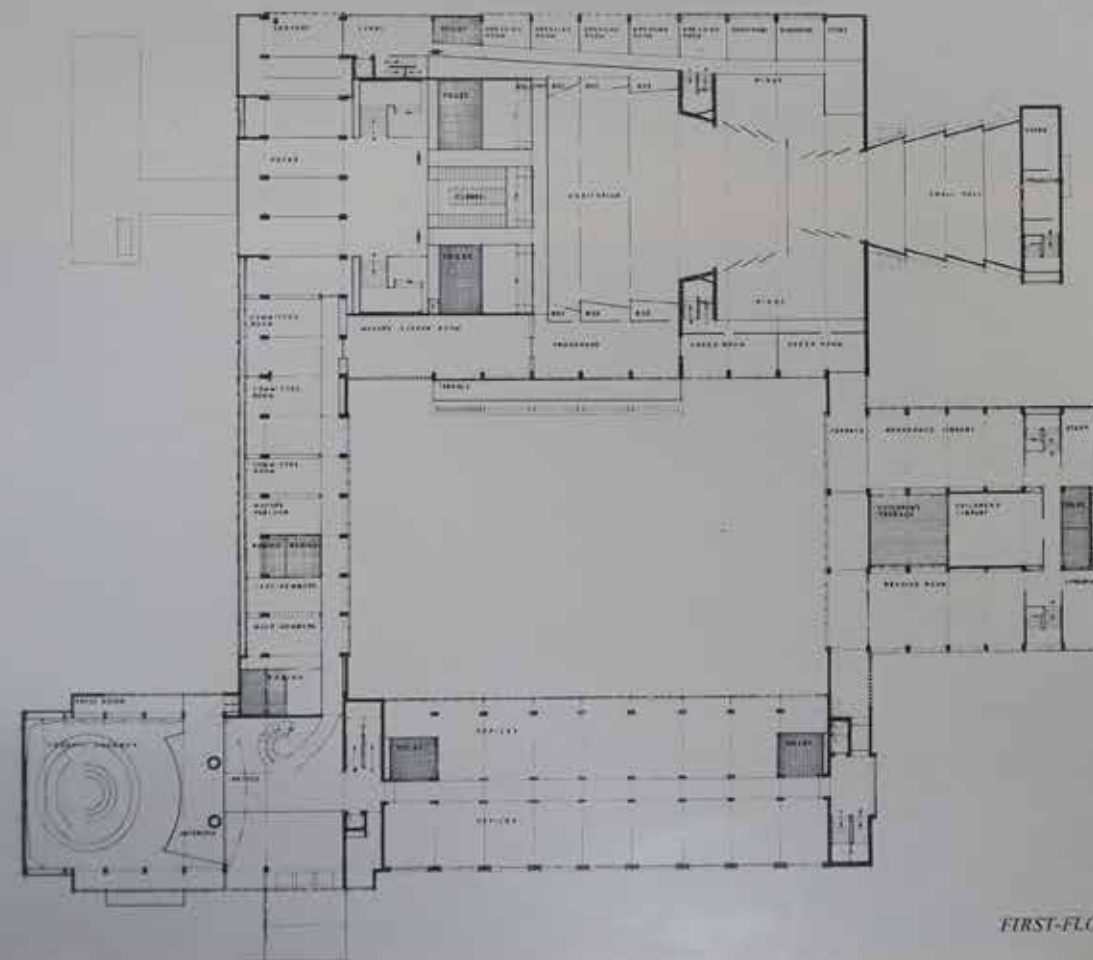
Consulting Engineers:
WALTER C. ANDREWS & PARTNERS

Consulting Engineers for Mechanical Services:
STINTON JONES & PARTNERS

General Contractors:
GEE, WALKER & SLATER, LTD.

THE FIRST STAGE of this scheme, comprising the east elevation and south elevation to end of committee rooms, has now been completed. An article dealing with the whole development appeared in

THE ARCHITECT AND SURVEYOR of September-October last year (pages 98-100), together with reproductions of the ground plan and three principal elevations. Below is the first-floor plan for the whole scheme; of the works so far completed, the east elevation only has more than ground and first floors. In this block the second floor is mainly composed of offices, whilst on the third floor are situated the staff canteen, caretaker's flat and some further offices. The architects were also responsible for the design of the decorations and furniture installed; in view of the unusual interest of the interiors, it has been decided that this second and final instalment on the Wood Green Civic Centre be mainly confined to illustrations of these. Distribution of municipal offices and county council departments is as follows: Ground floor: Borough Treasurer's Department and Housing Officer, Middlesex County Council Health offices. First floor: Town Clerk's Department, County Council Education office and Youth Employment Bureau. Second floor: Borough Engineer and Surveyor's Department. Third floor: Borough Public Health Department.





WOOD GREEN CIVIC CENTRE

The east elevation and part of the south elevation, showing (centre) windows to full height of Council Chamber occupying first and second-floor levels, also canopied main entrance and (far right) office portion of the block.



View from bridge in the main entrance hall across the Anteroom and, through the open doors, into the Council Chamber. On the right of the bridge is the connection to the south elevation block and circular staircase.



ABOVE, LEFT: The Town Clerk's office. RIGHT: The circular staircase in the main entrance hall. This staircase and the floor of the hall are faced in Serpentine marble. BELOW, LEFT: The Council Chamber from the public gallery. RIGHT: A detail of the public gallery.





WOOD GREEN CIVIC CENTRE

ABOVE, LEFT: The two main committee rooms, here shown as one with the folding doors open. The rooms are mirror replicas of one another. RIGHT: An office corridor in which opal corrugated Perspex wall panels have been used.



SUB-CONTRACTORS

The following is a list of the sub-contractors engaged: Richard Parton, Ltd., bricks; Clarinette Products, Ltd., stonework; Art Pavements & Decorations, Ltd., marble and terrazzo work; Coastal Paints, Ltd., paints; Frenger Ceilings, Ltd., suspended ceilings; Anderson Construction Co., Ltd., suspended ceilings, acoustic panels and wall linings; L. C. Keates & Son, tiling; G. N. Haden & Sons, Ltd., heating; T. Clarke & Co., Ltd., electrical; Courtney Pipe (Electrical), Ltd., Hiscock Appleby & Co., Ltd., and Falk Stadelmann & Co., Ltd., specialist lighting; G. K. Jensen & Co., Ltd., lifts; Armstrong Cork Co., Ltd., cork tile flooring; Coverite (Asphaltes), Ltd., coloured asphalt flooring and roofing; Williams & Williams, Ltd., glazing and metal doors, etc.; A. J. Binns, Ltd., door furniture; G. Johnson Bros., Ltd., metal work; screens, doors, skirtings, etc.; Firmin & Collins, Ltd., timber doors, etc.; Chubb & Son's Lock and Safe Co., Ltd., fire-resisting doors; T. & W. Ide, Ltd., galvanised curb and linings; John Knowles & Co. (London), Ltd., sanitary fittings; George M. Hammer & Co., Ltd., timber partitions, counters, etc.; London Sand Blast Decorative Glass Works, Ltd., lettered glazed panels and name plates; Waring & Gillow, Ltd., furnishings; Radiation Group Sales, Ltd., and Hobart Manufacturing Co., Ltd., kitchen equipment.



CIVIC CENTRE

ARCHITECTS: SIR JOHN BROWN, A. E. HENSON AND PARTNERS

REQUIREMENTS: Development of the Civic Centre for the borough of Wood Green, North London, was required in three stages of which the first, comprising town hall and municipal offices, has been completed. The second stage is to incorporate large and small halls and the third stage a public library.

MANAGER-IN-CHARGE: J. E. S. SAYERS

QUANTITY SURVEYORS: F. J. MEEKINS AND PARTNERS

CONSULTING ENGINEERS: WALTER C. ANDREWS AND PARTNERS

CONSULTING ENGINEERS FOR MECHANICAL SERVICES: STINTON JONES & PARTNERS

GENERAL CONTRACTOR: GEE WALKER AND SLATER LTD.



Main entrance canopy

Interior: John Maitby; Exterior: Sydney W. Newbery



General view from the east

In 1938 the Wood Green borough council held a national competition for council offices and petty sessional courts on the site of the existing town hall. The competition was won by the present scheme whose scheme was abandoned after the war the requirements of the borough were amended to omit the petty sessional courts and to include large and small public halls and a public library. The first stage accommodation has now

been built and provides the first town hall of its size to be completed since the war.

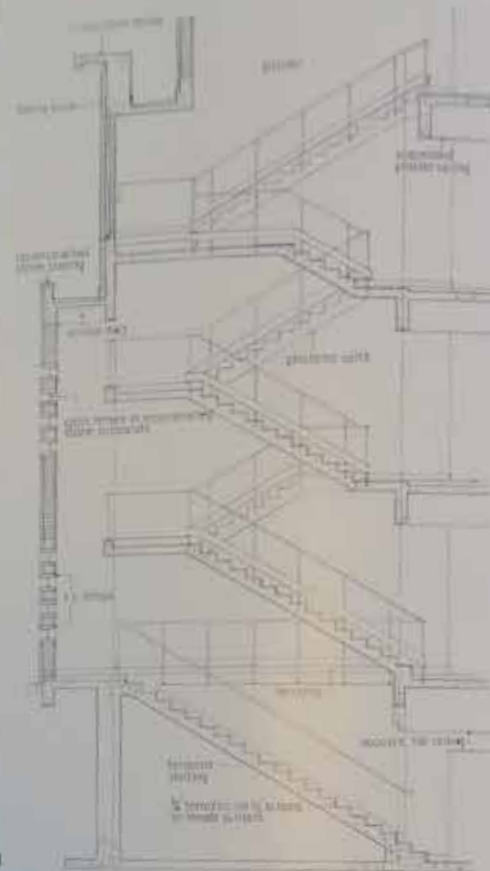
SITE. The site is a parallelogram with roads on three sides, the highroad on the east side being a trunk road and the main artery of the borough. Bounds Green Road on the south side is also a trunk road. The site is at the crest of a hill which is the highest point in the borough apart from the Alexandra Palace. The parish church at the northernmost corner of the site has a tall tower and spire, and as the grounds of the church and the

civic centre will eventually be joined to form a single public garden, it was felt that the new buildings should act as a low foil to the church.

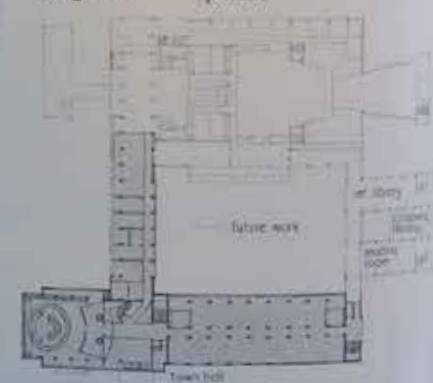
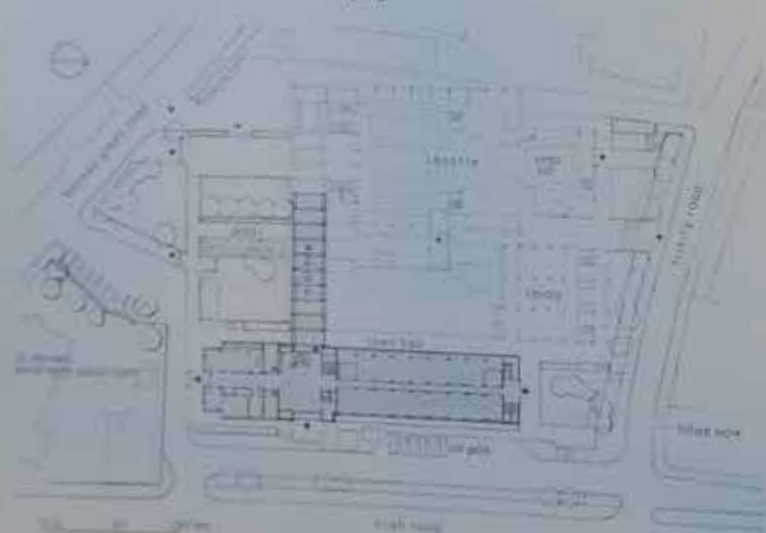
With this in mind, the three building functions—town hall, auditoria, and library—which also form the three stages of the work, have been planned around the internal square open via a ground level colonnade to the main perimeter garden on the south side. A long rectangular pool, passing underneath the auditorium terrace pool links the square to the external garden; this pool will have



Elevation detail showing balcony to council chamber
Right: section through rear external wall and staircase showing in situ stone faced r.c. coping



Ground and first floor key plans showing the completed building (shaded) in relation to the site and to the later stages of development



View from south-west



...and night flood lighting. The buildings have been placed on a section with a section ground floor section, which is reached by a ramp from pavement and car park, and emphasise the linking together of all blocks as an overall civic environment. It has also facilitated access points to service entrance, particularly a basement under the auditorium.

PLANNING. The first stage houses the council chamber, committee and members' rooms, of which the latter will move at a later date to the foyer and banqueting rooms within the large hall, and the administrative offices of the borough together with the local offices of various county departments. The recurring problem of service access to the kitchen and kitchens on the top floor has been overcome by the fall of the site, which has allowed a tunnel connection from Trinity Road through to a basement service lift. The whole of the basement

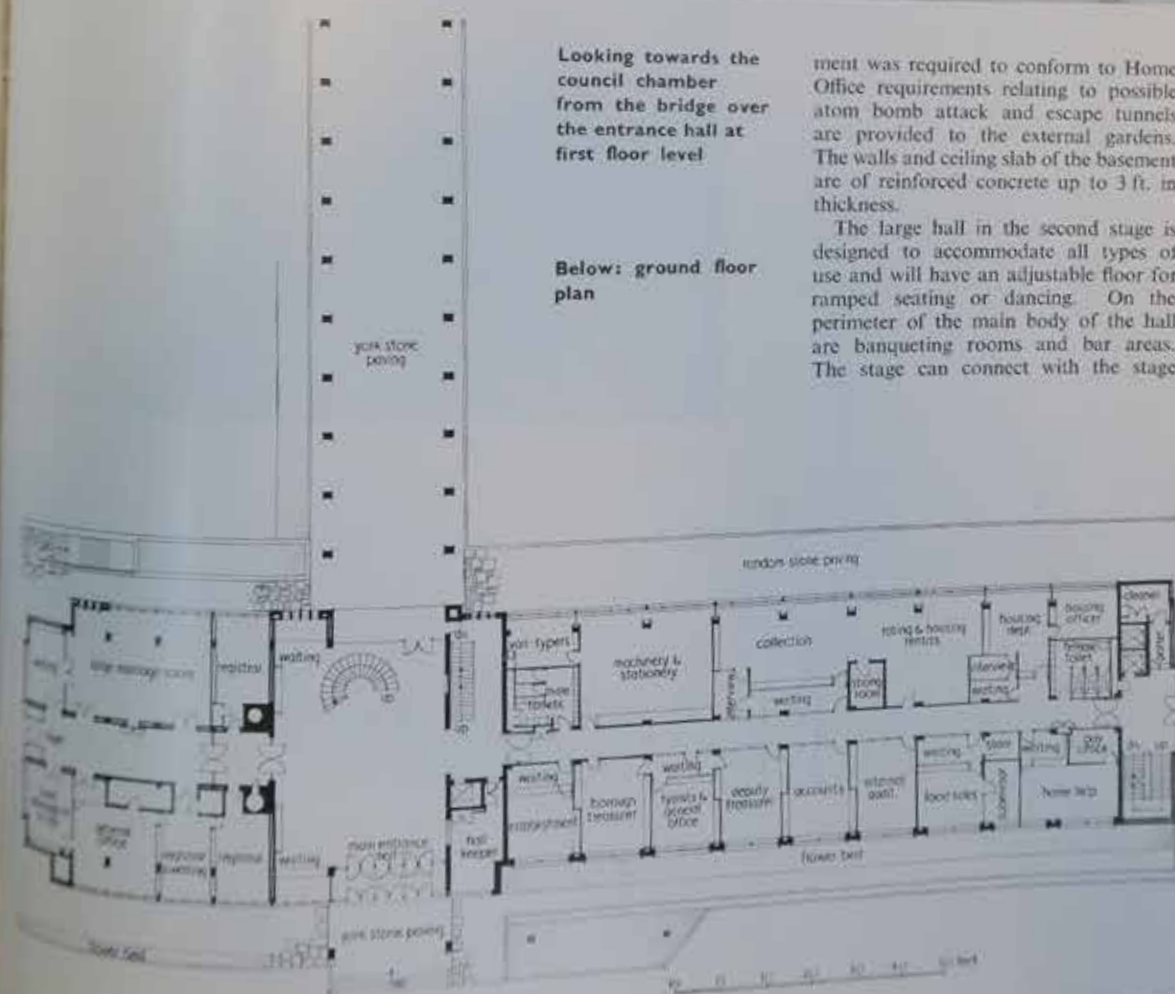


Looking towards the council chamber from the bridge over the entrance hall at first floor level

ment was required to conform to Home Office requirements relating to possible atom bomb attack and escape tunnels are provided to the external gardens. The walls and ceiling slab of the basement are of reinforced concrete up to 3 ft. in thickness.

The large hall in the second stage is designed to accommodate all types of use and will have an adjustable floor for ramped seating or dancing. On the perimeter of the main body of the hall are banqueting rooms and bar areas. The stage can connect with the stage

Below: ground floor plan



Architectural and Building

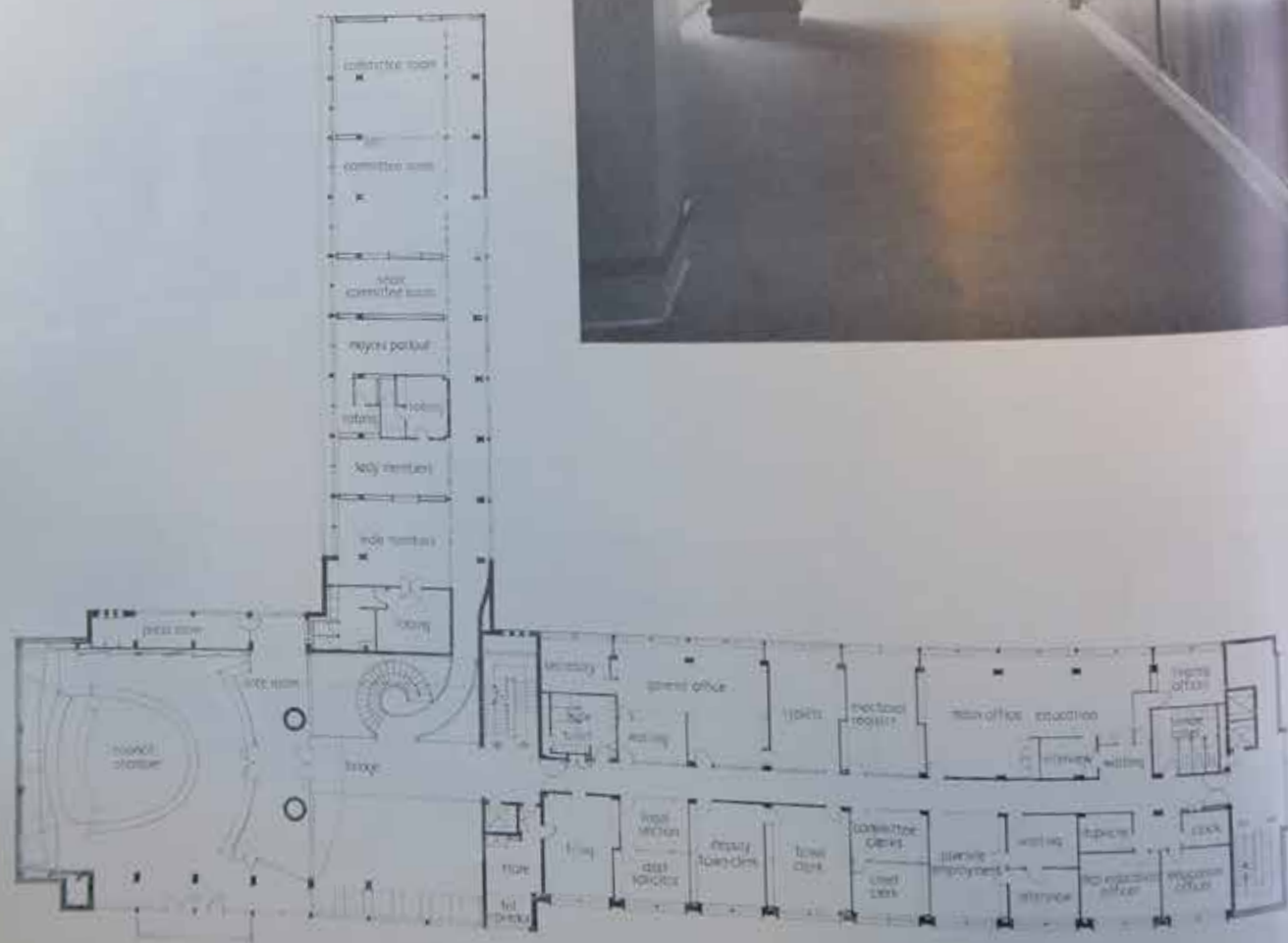
of the small hall for presentation of large effects or mass gatherings. Leading to this communal stage area are the artists' rooms, dressing rooms and green rooms.

The small hall is to be used for functions of smaller scale such as recitals, lectures and cinema shows. The basement beneath is to be used as the main car parking area for the two halls. Consent for this use has been obtained from the local authority, which it is believed establishes a precedent for places of public entertainment in this country.

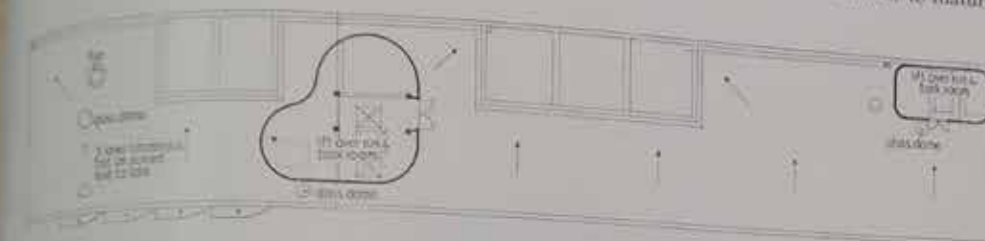
The final stage in the development, the library, is linked at first floor level by a public reading space.

Apart from the requirements of the county authority, the area of the site devoted to car parking has been reduced to a minimum, as it was felt that as much of the site as possible should be available to the public as gardens.

Gallery at first floor level with committee rooms and mayor's parlour on the right. Below, first floor plan

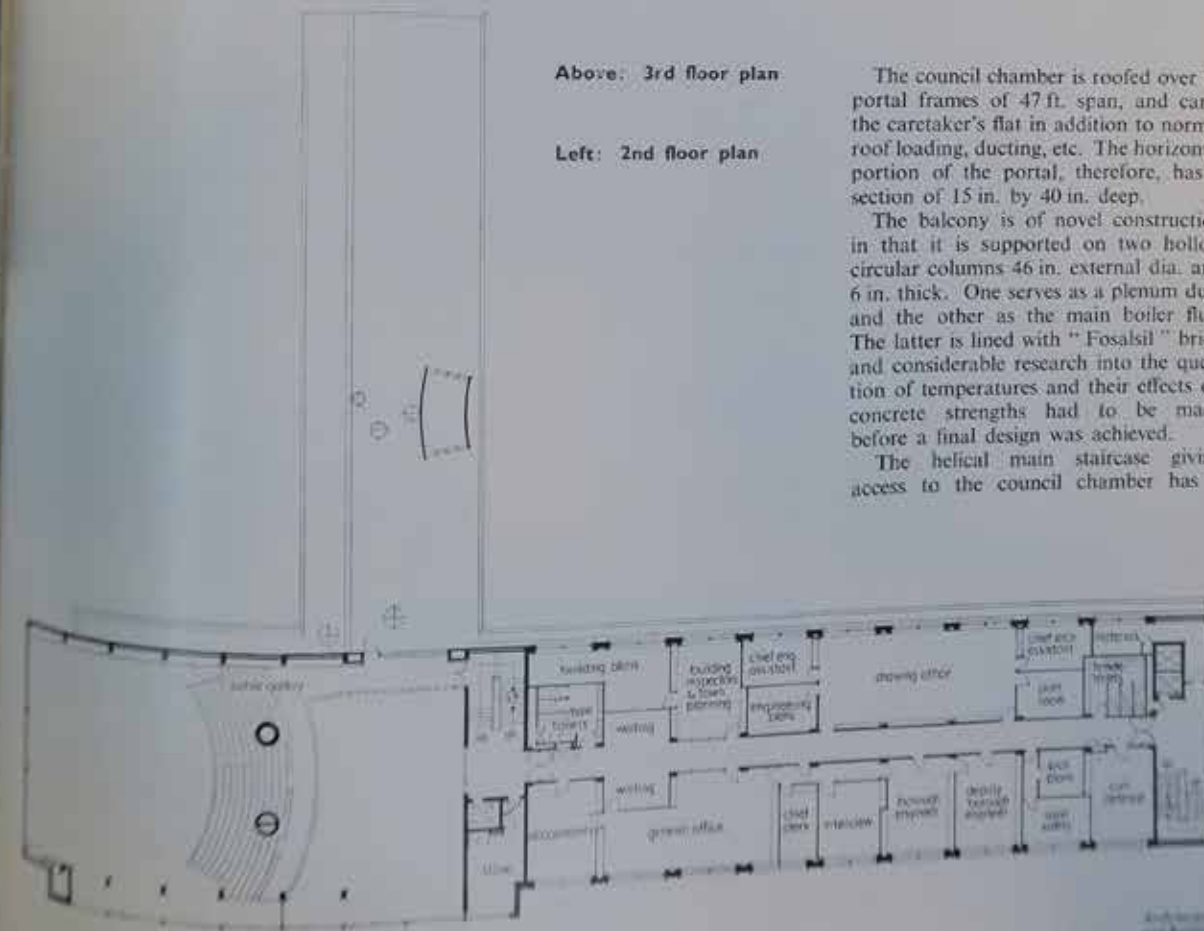


CONSTRUCTION. The structural frame of the building is of reinforced concrete. The floors are of hollow tile construction throughout. The floors of the office block are of hollow tile construction, 10 in. thick spanning across the width of the building in three bays of 24 ft., 7 ft. and 20 ft., respectively, and on four lines of beams, one in each bay and one each side of the central corridor. This omission of cross beams permits free planning of partitions. The longitudinal beams are supported on columns spaced at 12 ft. 4 in. centres. The office block basement is constructed to "Class A" air raid loading and in consequence has walls and ground floor of 24 in. thick reinforced concrete. The basement floor is 30 in. thick, being designed as a raft to spread the load from the building over the subsoil which consists of mortled blue to brown clay. Laboratory tests gave ultimate bearing values varying from 4.2 to 6.0 tons per sq. ft., and a working value of 2 tons per sq. ft. was adopted. The sulphate content was found to be below that considered harmful to mature concrete.



Above: 3rd floor plan

Left: 2nd floor plan



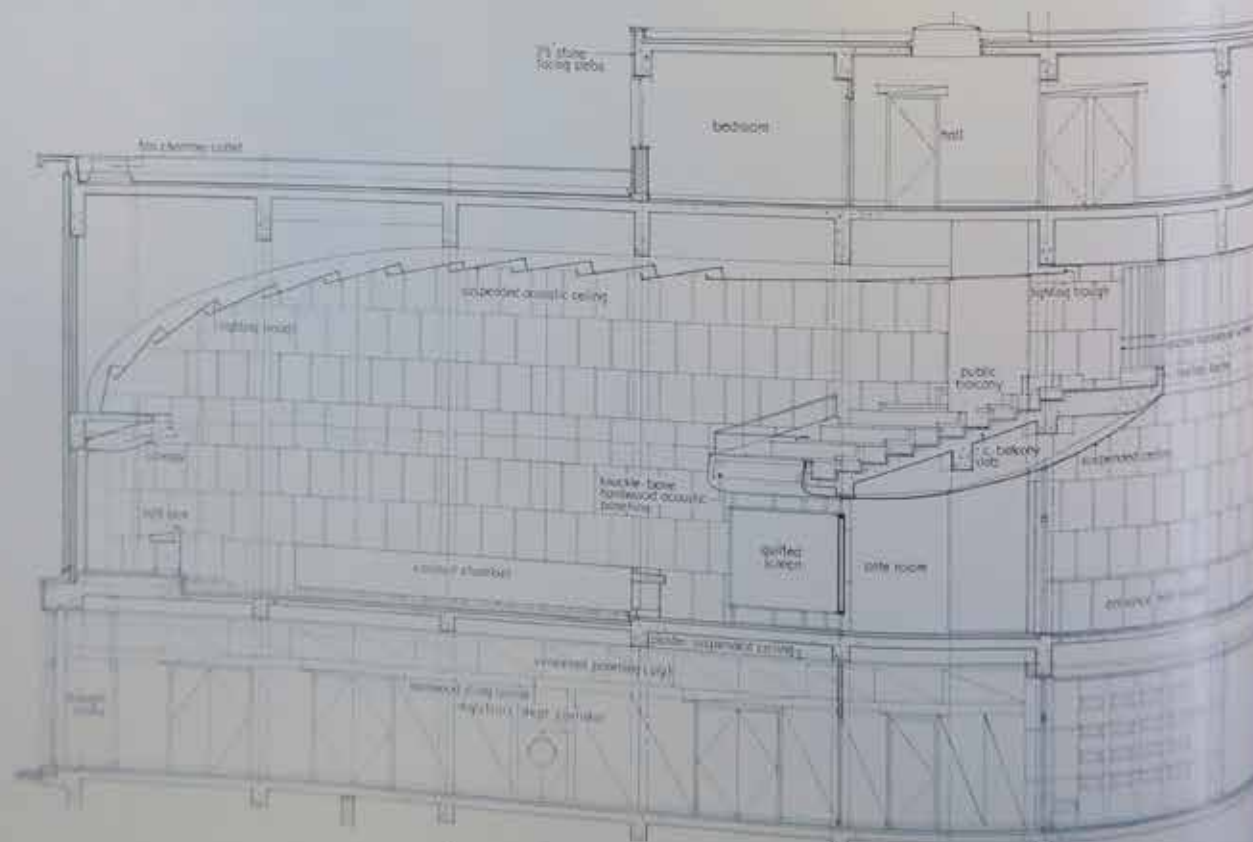
The council chamber is roofed over by portal frames of 47 ft. span, and carry the caretaker's flat in addition to normal roof loading, ducting, etc. The horizontal portion of the portal, therefore, has a section of 15 in. by 40 in. deep.

The balcony is of novel construction in that it is supported on two hollow circular columns 46 in. external dia. and 6 in. thick. One serves as a plenum duct and the other as the main boiler flue. The latter is lined with "Fosalsil" brick and considerable research into the question of temperatures and their effects on concrete strengths had to be made before a final design was achieved.

The helical main staircase giving access to the council chamber has a



The council chamber, looking towards the mayor's dais, with section below



Above left: the council chamber.
Right: an office corridor with opal corrugated Perspex wall panels

radius of 5 ft. 3 in. and is 5 ft. in width. In rising it traverses 270 deg. and continues with a radius of 14 ft. 6 in. until it reaches first floor, thus having a shape in plan rather like a figure six. At the top of the stair rests on what is in effect a "bridge" of 36 ft. span, to minimise the effect of the deflection of the "bridge" it was necessary to make the piers stiffer than would otherwise be the case.

The bridge at first floor level is 12 ft. wide 6 in. thick with edge beams 18 in. x 11 in. deep and is reinforced diagonally throughout to take up the torsional effects of the helical stair. Deflection measurements were taken during and after construction and the maximum measured movement at the point where the staircase joins the beam at first floor level was 1/10th of an inch.

INTERNAL FINISHES. The selection of materials was deliberately restricted to give unity, to assist the contractor and sub-contractors in progress, and to maintain a budget. All panelling is English straight grained elm with joinery in Guarea. All marble wall linings are in Florentine Travertine, the exception being the panels behind the Mayor's dais (*Verte de Fre*) in the council chamber and the interior of the Mayor's cocktail cabinet (in Ashburton). All marble flooring is in gritted serpegiente, all metal finished in anodised aluminium satin finish, and brass, polished and lacquered, these finishes being consistent with the light fittings also.

All painted surfaces are in varying shades of beige with the exception of the canteen where varying deep reds have been used.



Above: circular staircase in the entrance hall with serpegiente marble and anodised aluminium balustrading



Left: the two main committee rooms, divided by double folding screens. Light fittings and furniture were designed by the architects

THE ARCHITECT & BUILDING NEWS

INDEX

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EDITOR · GEORGE MANSELL

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Main Entrance Wing

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Interior Photos: SIDNEY W. NEWBURY

WOOD GREEN CIVIC CENTRE

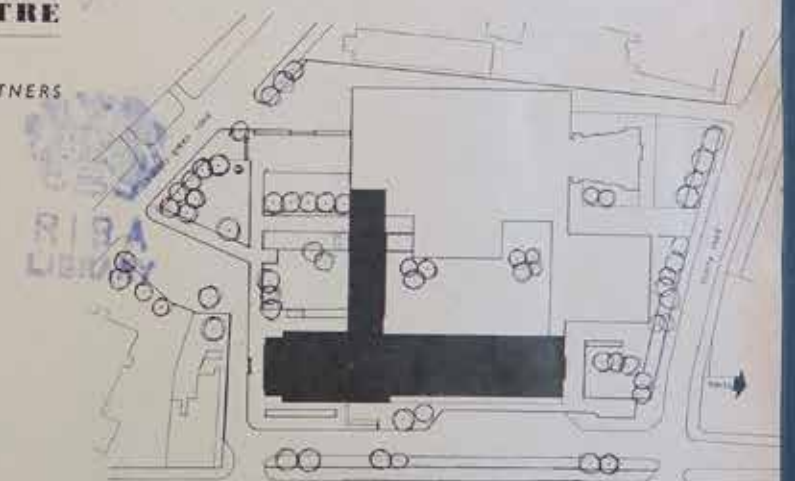
Architects:
SIR JOHN BROWN, A. E. HENSON & PARTNERS
Partner in charge: J. E. S. SAYERS

THE design for Wood Green Civic Centre was selected as the prize-winning scheme in a national competition held in 1939. Upon the outbreak of war the scheme was held in abeyance, and continued to be so during the post-war period of building controls. Subsequently, the borough council amended their accommodation requirements whereby the petty sessional courts were omitted from the scheme, and two public halls and a public library were added. Due to these changes an alternative site was purchased.

Construction of the civic centre is to be carried out in three phases comprising: 1. Town Hall and Municipal Offices; 2. Large and small halls; 3. Public library. The first stage which commenced in October, 1955 and is now completed, houses the council chamber, committee and members' rooms, and county and borough administrative offices.

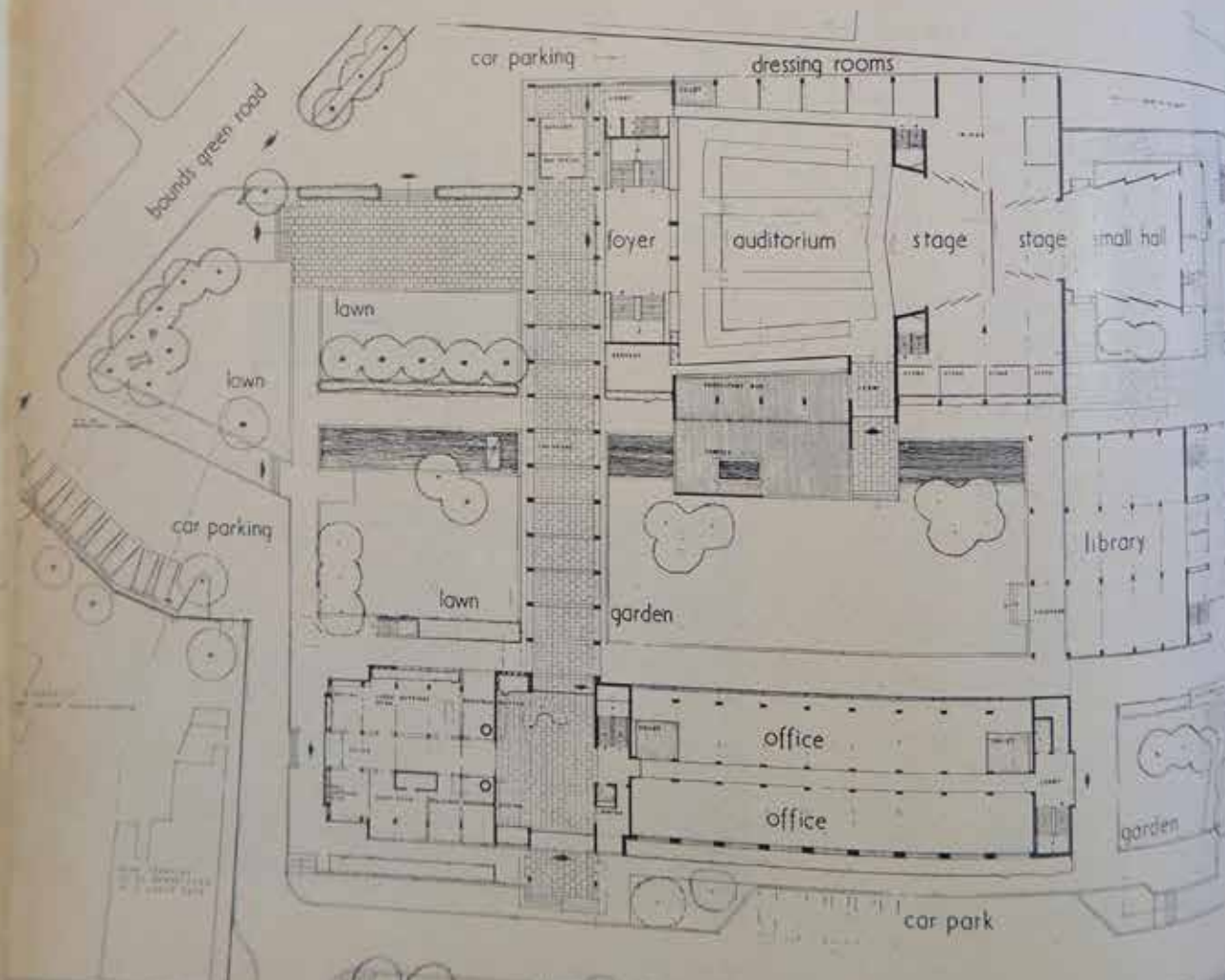
Planning

Ground level car parking has been kept to a minimum, and the major part of the site is arranged as public gardens. The site lies on high ground, with roads on three of the frontages. An underground service road has been formed by means of a tunnel-link between Trinity Road and the main





Top, rear elevation from north-west. The foreground will be an enclosed garden in the completed development. Below, layout plan of the whole three-stage development. Scale: 1 in = 64 ft



CIVIC

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Top, upper part of the entrance hall looking towards the council chamber ante room. Below, main entrance hall spiral staircase

CIVIC CENTRE

building. Underground car parking will be provided eventually in the basement of the small public hall. In conformity with the Home Office requirements the basement of the main building is designed as a shelter against possible bomb attack, and escape tunnels are provided to the external gardens.

The grounds of the civic centre and adjacent parish church will eventually be joined into one public garden. The new building has therefore been kept low and horizontal to act as a foil for the tall spire of the church. The three building functions, town hall, auditoria, and library, are planned around an internal garden which is bounded on two sides by a colonnade and long rectangular pool. The pool will have fountain jets and night floodlighting. The buildings at the north end of the site will be raised onto a common podium approached by terraced steps, in order to link together the various buildings into an overall civic development.

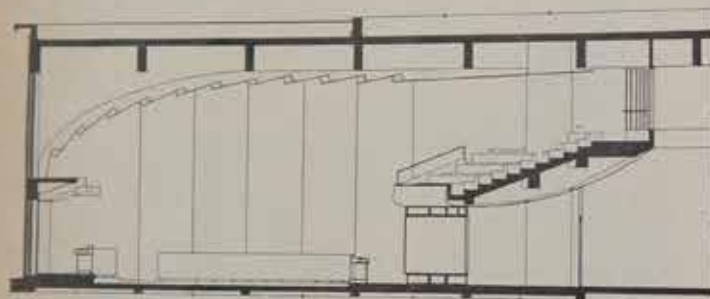
Construction

The structural frame and foundations are of reinforced concrete construction throughout. The floors of the office block are of hollow tile construction, 10 in thick spanning across the width of the building in three bays of 20 ft, 7 ft and 20 ft, respectively, carried on four lines of





Top, interior of the council chamber. The wall behind the Mayor's dais is faced in Vert de Fray marble. Side walls are veneered in elm with brass edge strips. Below, view from the public gallery



SECTION SCALE: 1 IN = 16 FT



CIVIC CENTRE

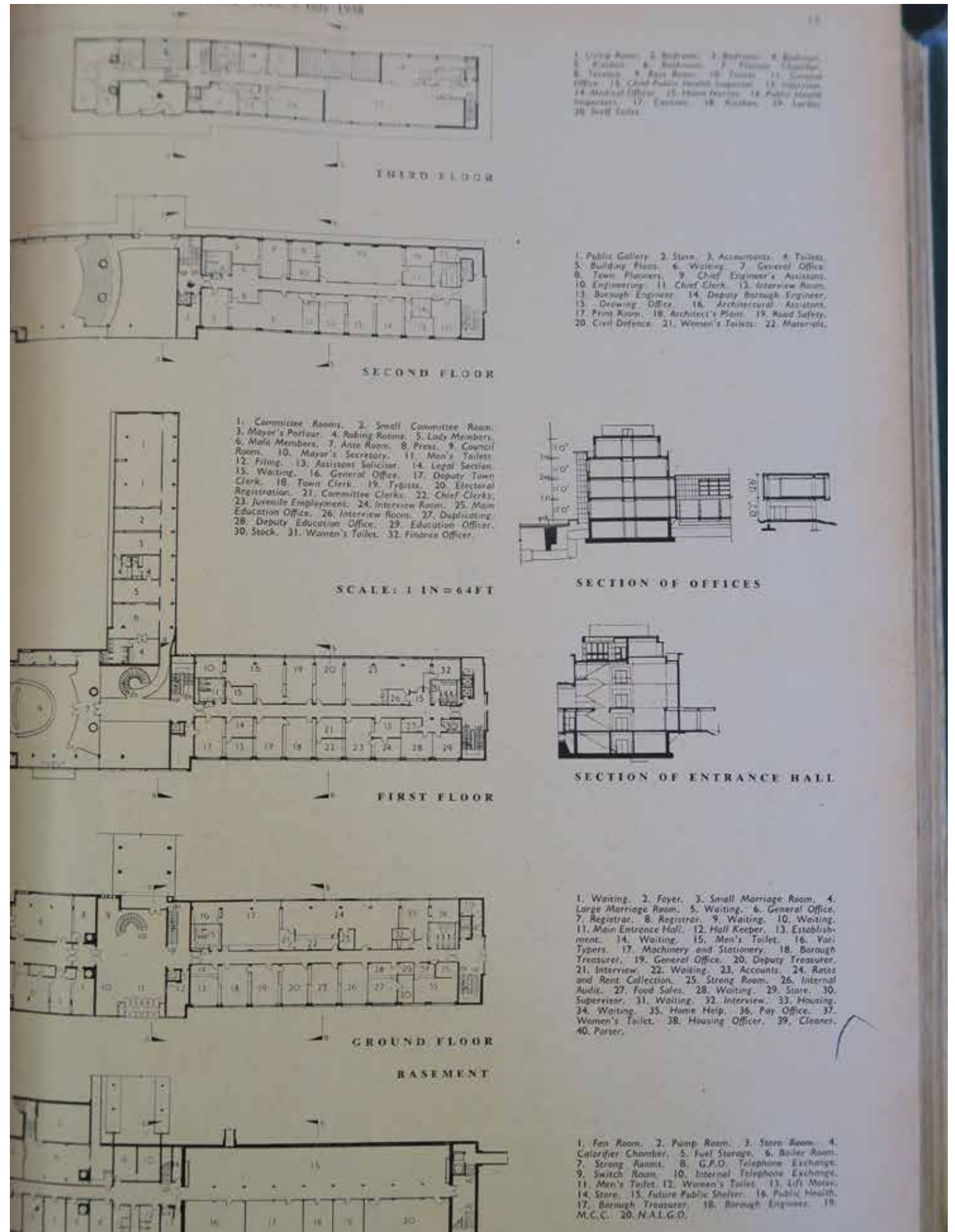
beams, one in each outer wall and one each side of the central core. This omission of cross beams permits free planning of partitions. Longitudinal beams are supported by columns spaced at 12ft 4in.

The council chamber is roofed by portal frames of 47ft span, which carry the caretaker's flat in addition to normal roof loading during rain. The horizontal portion of the portal therefore, has a section of 40in deep.

The public balcony is supported by two hollow circular columns. The internal diameter and 6in thick. It serves as a plenum duct and the main boiler flue. The latter is lined with "Fosilsil" brick.

The helical main staircase gives access to the council chamber. It has a mean radius of 5ft 3in and is 14ft wide. In rising it traverses 270° and continues with a radius of 14ft until it reaches first floor, having a shape in plan rather like figure six. As the top of the staircase rests on what is in effect a "bridge" of 36ft span, to minimise the effect of the deflection of the "bridge", it is necessary to make the helix steeper than would otherwise be the case.

Consulting Engineers: Walters, Andrews & Partners. (Mechanical Services); Sinton & Partners. Quantity Surveyors: F. J. Meekins & Partners.



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AND
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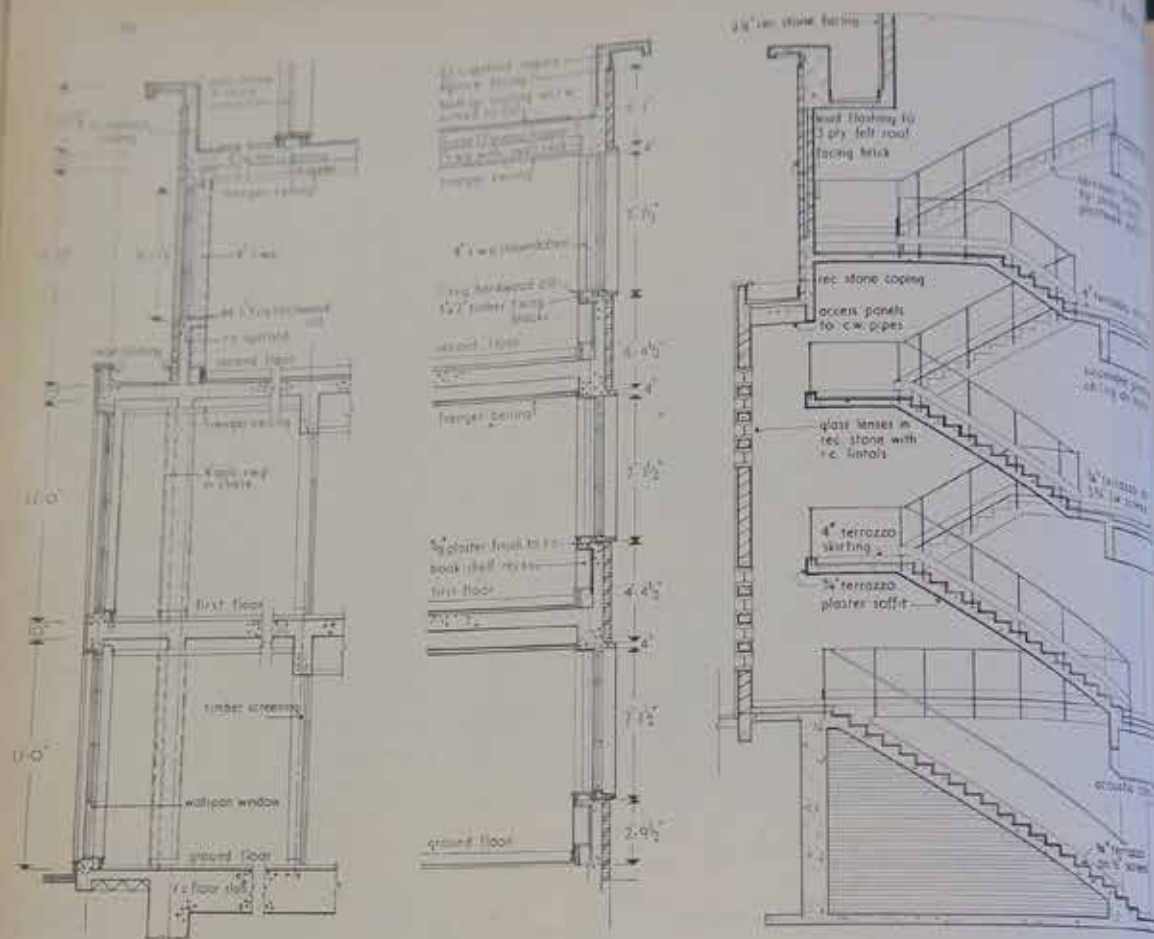
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MAIN WALL SECTIONS
SCALE: 1 IN = 8 FT

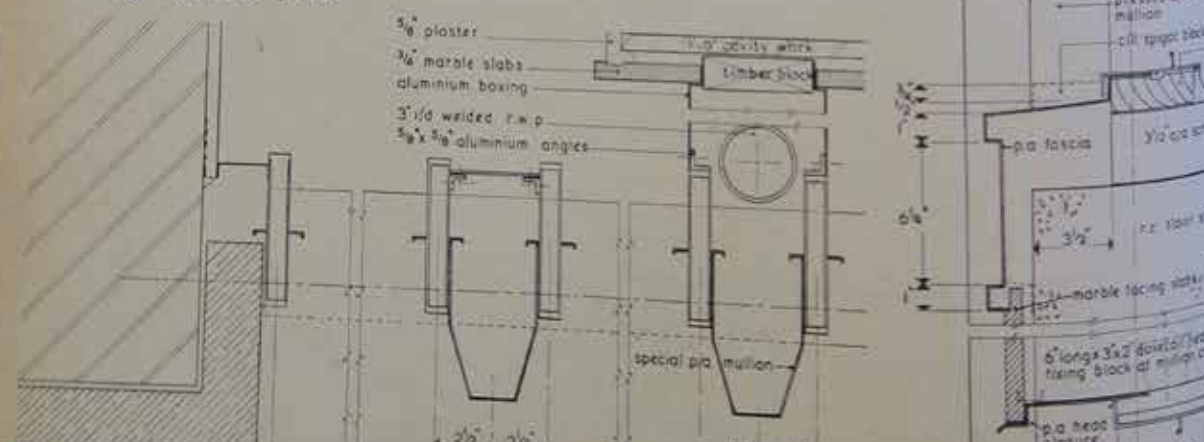
STAIRCASE SCALE: 1 IN = 8 FT

General Contractor: Gee, Walker & Slater
Sub-contractors and Suppliers:

Acoustic Suspended Ceiling: The Anderson Construction Co. Acoustic Tiles: H. W. Cullum & Co. Ltd. Balustrading and Architectural Metal Work: G. Shaw Ltd. Doors: Firmin & Collins Ltd.; Chubb & Sons Ltd. Electrical Installations: Clarke Ltd. Flooring: Armstrong Cork & Co. Ltd. Felt Roofing and Sheet Asphalts: Coverline (Asphalts) Ltd. Fire Hose-Roll Fixings: The Pyrene Co. Ltd. Fire Stairs: C. J. Corden Ltd. Furniture, Carpets and Curtains: Wing & Co. Ltd. Glass: A. J. Binns Ltd. Glass Dome Lights: T. & W. Ltd. Lift Installation: G. K. Jensen & Co. Ltd. Metal and Plastic Lettering: G. L. Knight Paneling: G. Hammer & Co. Ltd. Name Plates: F. B. Hall & Co. Ltd. Paint and Engraved Glass: The London Sand Blast Decorative Glass Works Ltd. Filings: John Knowles Ltd. Services: Heating, Hot-Water, Gas and Ventilation: Haden & Sons Ltd. Site Exploration and Soil Tests: Le Grand, Scott & Co. Ltd. Artificial Stone: Clarincrete Products Ltd. Roller-Shutters: G. Boly & Co. Ltd. Terrazzo and Marble Work: Art Pavements & Decorations Ltd. W. H. Keats & Co. Ltd. Struct. Waterproofers: Sealers (London) Ltd. Metal Work: Williams & Williams.

CIVIC CENTRE

WALLSPAN TO FRONT ELEVATION
SCALE: 1 F.S.



THE BUILDER

Incorporating ARCHITECTURE & THE BRITISH ARCHITECT

Vol. CXCIV June 13 1958 No. 6011

PROBLEMS OF PROFESSIONAL ORGANISATION

WITHIN the next twelve months there will be changes in the senior administrative posts of both the RIBA and of the National Federation of Building Trades Employers. The latter have already made their choice of Director to succeed Mr. Stanley Hearder when he retires in March next year, and the RIBA officers are now considering applications for the post of Secretary which Mr. Spragg will resign three months later.

This is not the moment to comment on the great services which Mr. Spragg and Mr. Hearder have rendered. But it may well be an appropriate occasion to ponder shortly upon the advantages and the disadvantages of the control of professional or quasi-professional institutions by honorary officers and elected committees, backed by an administrative staff whose prime duty is to implement decisions taken by the committee.

This system of self-government of professional bodies by and large has worked well in the past. But for its success it depends upon there being a sufficiency of men of vision—and essentially of men in active practice—who are prepared to stand for election and, once on the governing council, to give the time necessary to the proper conduct of the business. Here is the rub; the march of events, added to the enormous growth of professionals in every walk of life, crowds agenda papers with business and makes it correspondingly harder for busy practitioners to acquaint themselves with the background of all the matters under discussion in committee and council (often indeed to read the ever-swelling mass of paper which the committee and sub-committee system demands shall be issued). One result may well be that major decisions can be taken without adequate debate in order to complete the agenda and allow the country members to catch their trains home.

The RIBA is no exception to a state of affairs which is pretty general. If improvement is to be sought, it could, so far as the Royal Institute is concerned, be along two main lines of advance. The first is by a reduction in the volume of work, and this can come only through a reduction in the number of committees and groups representing sectional interests, nearly all of which have come into being to build up the status of the architect and persuade the employing public, whatever guise the latter may assume, that architects as a body require greater consideration and higher pay. As we have said before (and not to labour the point) this desirable state will come about when architects increase in intellectual quality and decrease in numbers, though panacea and patent medicines may help while the major process of restoring the architectural body to full health is being undertaken.

The second line of advance could come from re-thinking the mechanism of administration within the Institute. It may well be that the post of Secretary, as it was understood in other and calmer days, is an anachronism, and that what the RIBA now needs is a Director. The difference is not merely one of name; a Director is a paid official who is charged with the duty of determining policy, in conjunction with the elected council, and whose duty (and his right to speak in defence of it) is clearly understood and recognised. A Director in council in defence of it is clearly understood and recognised. A Director is one freed from the detailed work of administration which, in an Institute comprising nearly 20,000 members, must leave a Secretary without time for adequate thinking as to policy and trends; his job then becomes one of policy-direction, and his status can prevent the kind of error, and past years are studded with them, which comes when the council against wiser counsels takes the bit between its teeth and is pulled up sometimes on the brink of the precipice, sometimes with not so much to spare.

The honorary officers of the RIBA, who are charged with the task of making the new appointment, might well consider the suggestion we make. One virtue which could emerge from this spreading of responsibility might be a reduction of the Presidential term of office from two years to one year, so enabling more architects to make their contribution to Institute affairs and lightening a burden which many Presidents (and their offices) over the years have found too heavy.

NEWS SUMMARY

MR. PETER TRENCH has been appointed Director of the NFBTE. p. 1068

AN INQUIRY into the volume of building work coming within the province of the architect is shortly to be conducted by the RIBA. p. 1069

THE ADVICE that planning authorities ought to discuss with local architects the uneasiness which exists about the control of design has been given by Mr. Brooke. p. 1072

RECIPIENTS of honours in the Queen's Birthday List are given. p. 1083

ARCHITECTS have been appointed for rebuilding the Poultry Section of the Central London Markets. p. 1091

PRINCIPAL CONTENTS

ILLUSTRATIONS	PAGE
NEW CHURCHES FOR THE MANCHESTER DIOCESE. By Leach, Rhodes & Baker; Harry S. Fairhurst & Sons; and Paul Jones & Partners	1070
CIVIC CENTRE, WOOD GREEN. By Sir John Brown, A. E. Henson & Partners	1074
ARCHITECTURE AT THE ROYAL ACADEMY SUMMER EXHIBITION	1079
THE CONTEMPORARY ROOMS. By School of Canterbury College of Art	1083
ARTICLES	
BUILDING WORK. Total Designed by	1069
CONTROL OF ARCHITECTURAL DESIGN	1072
WORKS HOSPITALS IN THE USA	1073
RESPONSE	1080
LOCAL GOVERNMENT ARCHITECTS' SOCIETY	1080
WORK OF THE WEEK	1083
ARCHITECT-PAINTER. Exhibition	1084
WORK by the late P. J. Westwood	1085
ANNUAL CONFERENCE	1086
INTRODUCTION TO PRESTRESSED CONCRETE. Lecture at RSA	1087
ENAMEL PANELLING	1088
Payments	1089
OF BUILDERS. Annual	1089
THAT THINGS XXXII. By Arthur	1089
PLANNING DECISIONS	1090
IN THE CITY	1091
SYSTEM FOR TRADE CATALOGUE	1093
CONCRETE DESIGN	1094
PLANNING	1097
CONSTRUCTION	1098
CONSTRUCTION	1099
CONSTRUCTION	1100
CONSTRUCTION	1101
CONSTRUCTION	1102
CONSTRUCTION	1103
CONSTRUCTION	1104
CONSTRUCTION	1105
CONSTRUCTION	1106
CONSTRUCTION	1107
CONSTRUCTION	1108
CONSTRUCTION	1109



East elevation with the canopy over the entrance and the full height windows to the council chamber

CIVIC CENTRE, Wood Green

Architects :
Sir JOHN BROWN, A. E. HENSON & Partners
J. E. S. SAYERS, Partner in Charge

Consulting Structural Engineers :
WALTER C. ANDREWS & Partners

Consulting Mechanical Engineers :
STINTON JONES & Partners

Quantity Surveyors :
F. J. MEEKINS & Partners

General Contractors :
GEE, WALKER & SLATER, Ltd.

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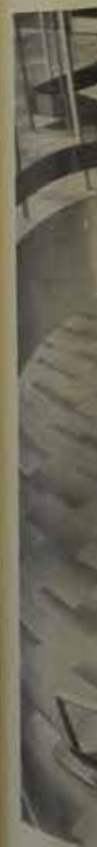
The architects are responsible for the design of the decorations and fittings installed in the completed building.

The structural frame and foundations are reinforced concrete construction throughout. The floors of the office block are of hollow tile construction, carried on four lines of beams, one in each outer wall and one each side of the central corridor. This omission of cross beams permits free planning of partitions. The longitudinal beams are supported on columns.

The Council Chamber is roofed over by portal frames of 47 ft. span, and carry the caretaker's flat in addition to normal roof loading, ducting, etc. The balcony is supported on two hollow circular columns 46 in. external dia. and 6 in. thick. One serves as a plenum duct and the other as the main boiler flue.

The helical main staircase giving access to the Council Chamber has a mean radius of 5 ft. 3 in. and is 5 ft. in width. In rising it traverses 270 deg. and continues with a radius of 14 ft. 6 in. until it reaches first floor. As the top of the stair rests on what is in effect a 'bridge' of 36 ft. span, to minimise the effect of the deflection of the 'bridge' it was necessary to make the helix stiffer than would otherwise be the case. The bridge at first-floor level is 12 ft. wide 6 in. thick with edge beams 18 in. by 31 in. deep and is reinforced diagonally throughout to take up the torsional effects of the stair.

above: A
hall into the
from the h
in an office



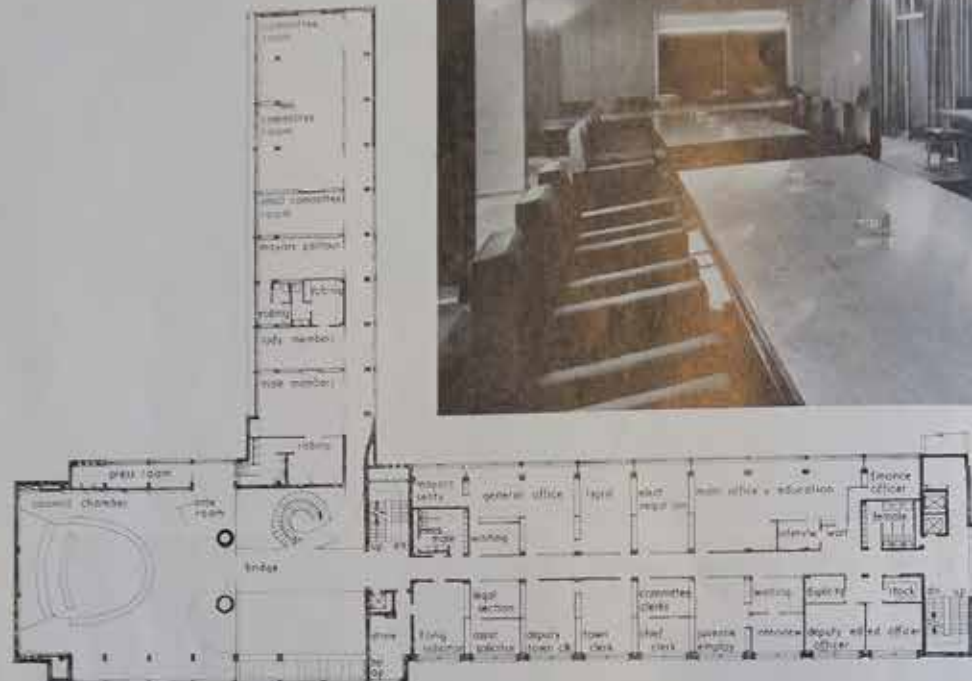
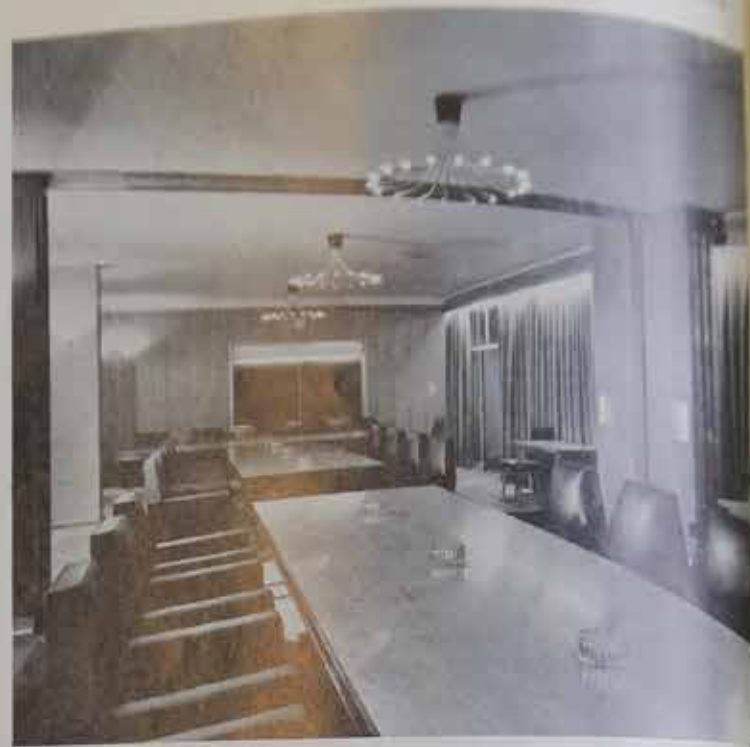
A view across the bridge that spans the entrance to the council chamber. below: The spiral staircase from the hall to the bridge. right: Opal perspex sheets in office corridor



Civic Centre, Wood Green

Civic Centre, Wood Green

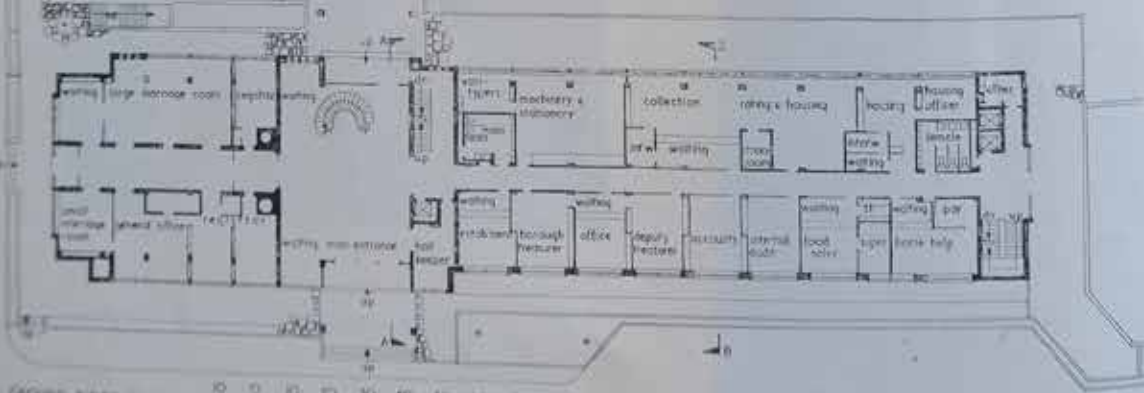
The two identical committee rooms
with the dividing doors open



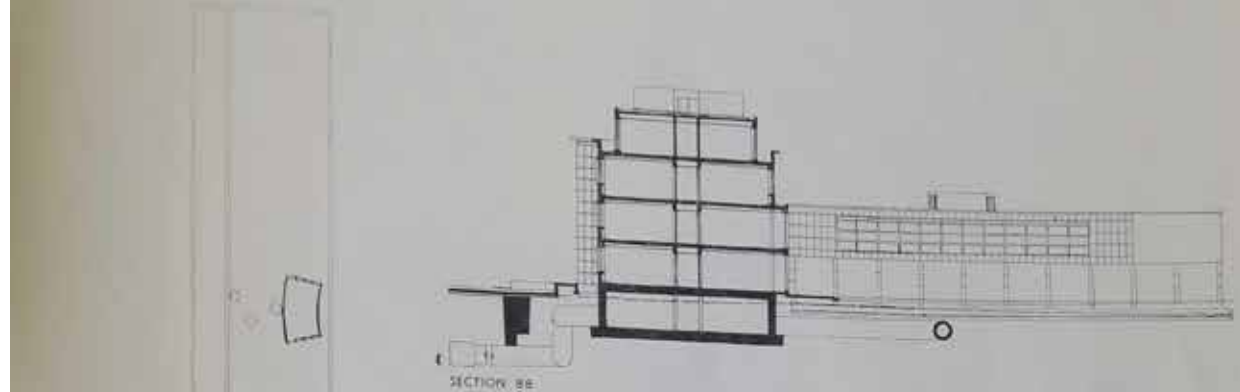
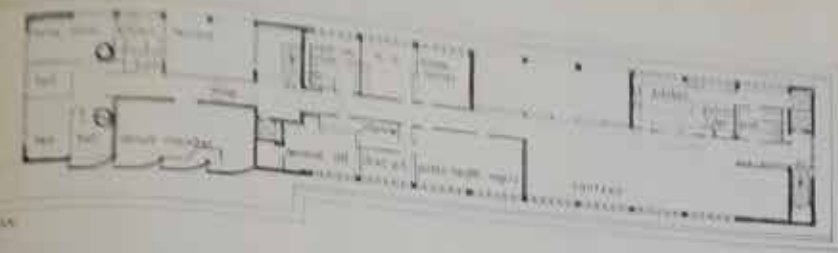
FIRST FLOOR PLAN



SECTION AA



GROUND FLOOR PLAN



SECTION BB

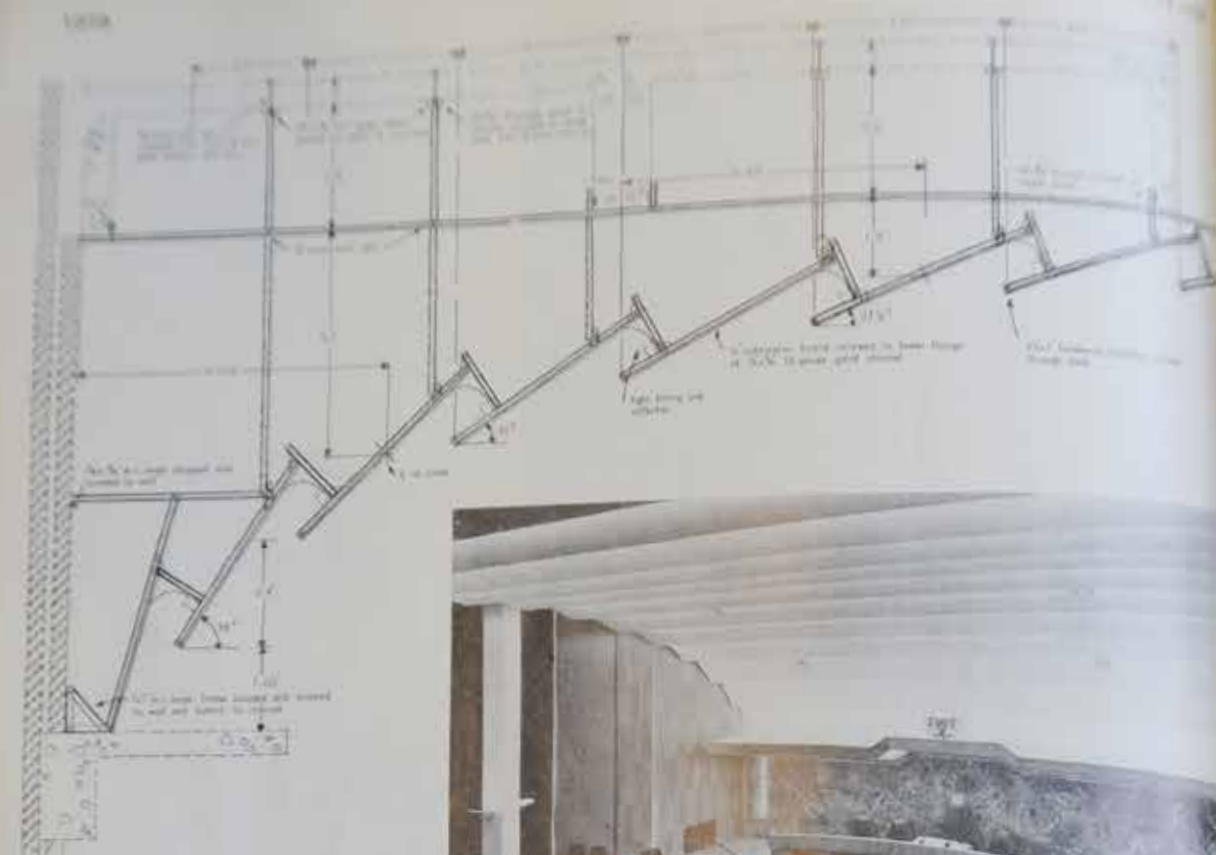


SECOND FLOOR PLAN

Civic Centre, Wood Green



The Town Clerk's office



SECTION THROUGH SPECIAL SUSPENDED DOG-LEG CEILING OVER THE COUNCIL CHAMBER



above: The Council Chamber as seen from the public gallery
left: A detail of the seating in the gallery

Civic Centre, Wood Green

Subcontractors & Suppliers:—

Bricks, Richard Parton, Ltd.; stonework, Clarimetre Products, Ltd.; marble and terrazzo work, Art Pavements & Decorations, Ltd.; paints, Coastal Paints, Ltd.; suspended ceilings, Frenger Ceilings, Ltd.; acoustic panels and wall linings, Anderson Construction Co., Ltd.; tiling, L. C. Keates & Son; heating, G. N. Haden & Sons, Ltd.; electrical, T. Clarke & Co., Ltd.; specialist lighting, Courtney Pope (Electrical), Ltd.; Hiscock Appleby & Co., Ltd.; and Falk, Stadelmann & Co., Ltd.; lifts, G. K. Jensen & Co., Ltd.; cork tile flooring, Armstrong Cork Co., Ltd.; coloured asphalt flooring and roofing, Coverite (Asphaltes), Ltd.; glazing and metal doors, etc., Williams & Williams, Ltd.; door furniture, A. J. Binns, Ltd.; metal work: screens, doors, skirtings, etc., G. Johnson Bros., Ltd.; timber doors, etc., Firmin & Collins, Ltd.; fire-resisting doors, Chubb & Son's Lock & Safe Co., Ltd.; galvanised curb and linings, T. & W. Ide, Ltd.; sanitary fittings, John Knowles & Co. (London), Ltd.; timber partitions, counters, etc., George M. Hammer & Co., Ltd.; lettered glazed panels and name plates, London Sand Blast Decorative Glass Works, Ltd.; furnishings, Waring & Gillow, Ltd.; kitchen equipment, Radiation Group Sales, Ltd., and Hobart Manufacturing Co., Ltd.



East elevation with the canopy over the main entrance and the full-height windows to the council chamber

CIVIC CENTRE, Wood Green

Architects:
Sir JOHN BROWN, A. E. HENSON & Partners
J. E. S. SAYERS, Partner in Charge

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The Council Chamber is roofed over by portal frames of 47 ft. span, and carry the caretaker's flat in addition to normal roof loading, ducting, etc. The balcony is supported on two hollow circular columns 46 in. external dia. and 6 in. thick. One serves as a plenum duct and the other as the main boiler flue.

The helical main staircase giving access to the Council Chamber has a mean radius of 5 ft. 3 in. and is 5 ft. in width. In rising it traverses 270 deg. and continues with a radius of 14 ft. 6 in. until it reaches first floor. As the top of the stair rests on what is in effect a 'bridge' of 36 ft. span, to minimise the effect of the deflection of the 'bridge' it was necessary to make the helix stiffer than would otherwise be the case. The bridge at first-floor level is 12 ft. wide 6 in. thick with edge beams 18 in. by 31 in. deep and is reinforced diagonally throughout to take up the torsional effects of the stair.



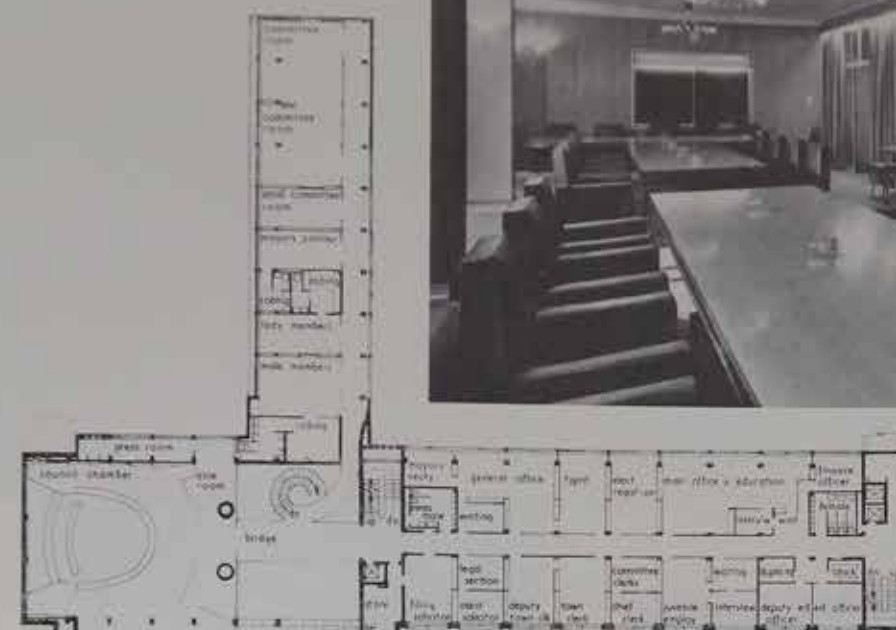
above: A view across the bridge that spans the entrance hall, into the council chamber. below: The spiral staircase from the hall to the bridge. right: Opal perspex sheets in an office corridor



Civic Centre, Wood Green

Civic Centre, Wood Green

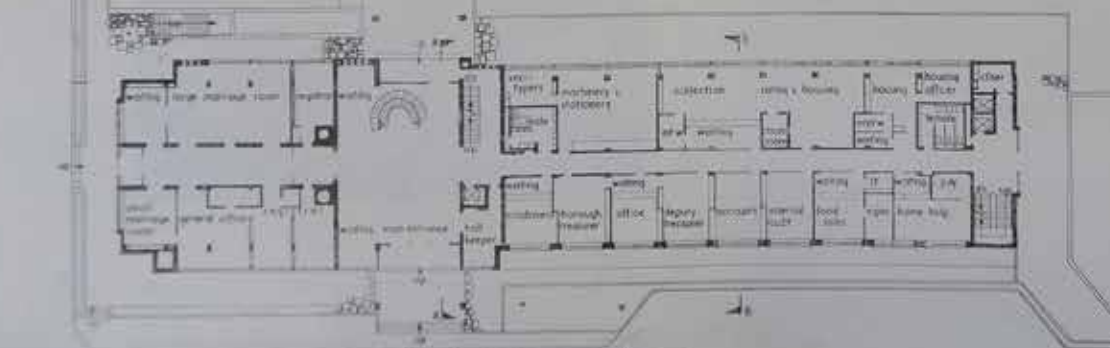
The two identical committee rooms
with the dividing doors open



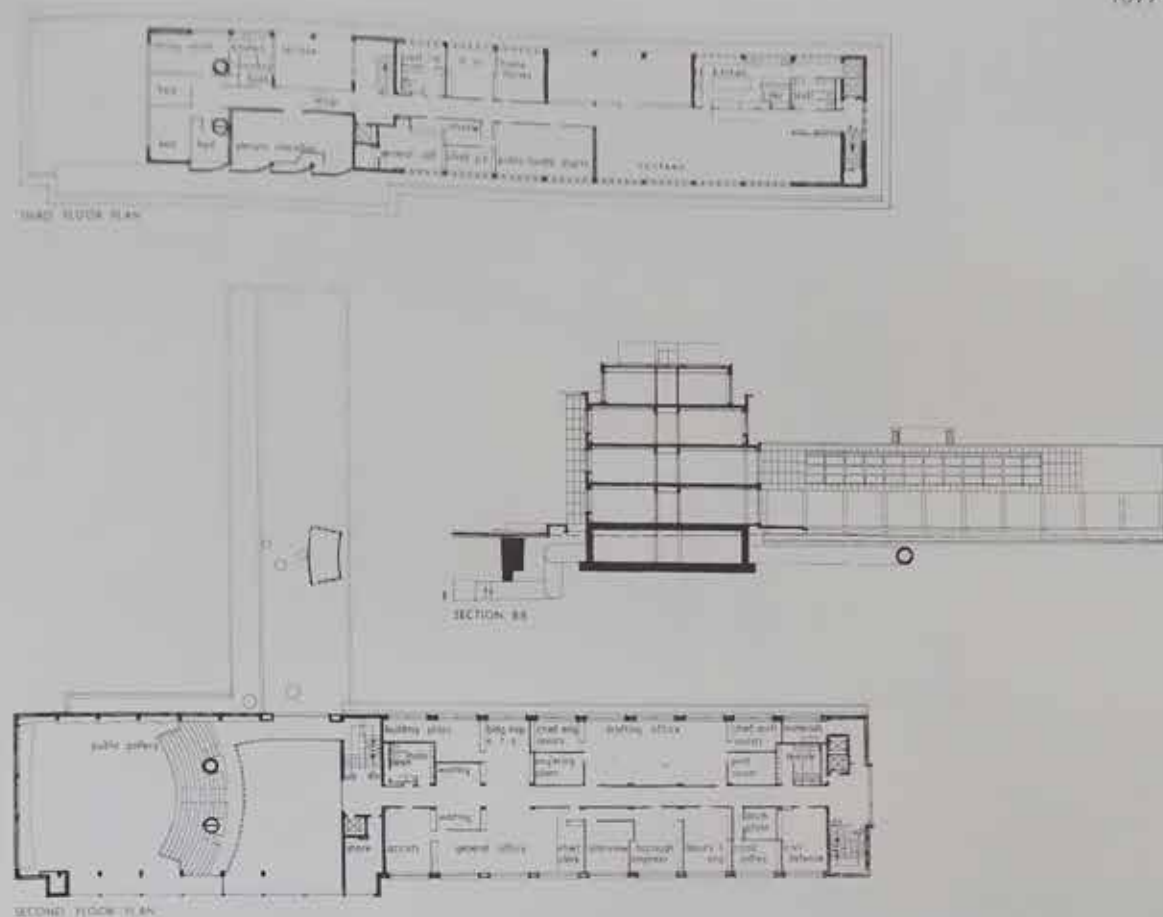
FIRST FLOOR PLAN



SECTION AA

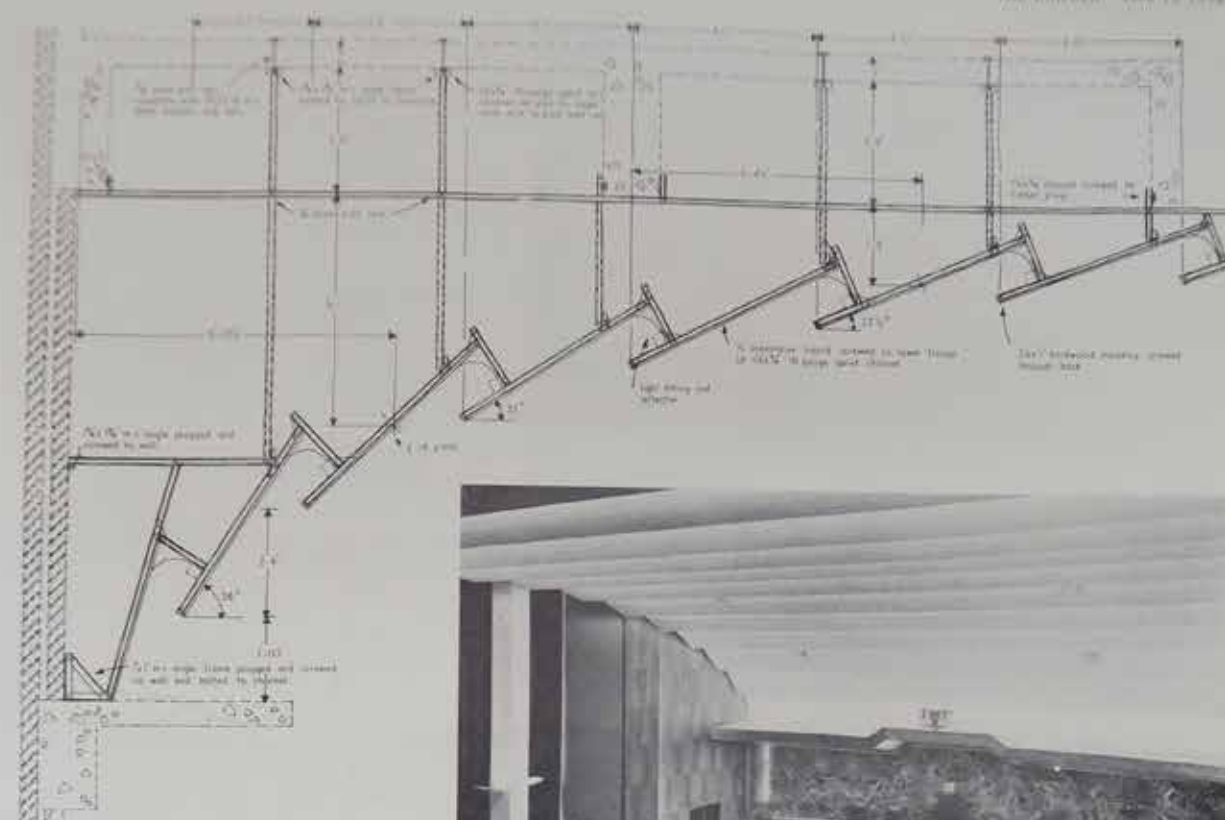


SECOND FLOOR PLAN



*Civic Centre,
Wood Green*

The Town Clerk's office



SECTION THROUGH SPECIAL SUSPENDED DOG
LEG CEILING OVER THE COUNCIL CHAMBER



above: The Council Chamber as seen from
the public gallery
left: A detail of the seating in the gallery

Civic Centre, Wood Green

Subcontractors & Suppliers:—

Bricks, Richard Parson, Ltd.; stonework, Clarincrete Products, Ltd.; marble and terrazzo work, Art Pavements & Decorations, Ltd.; paints, Coastal Paints, Ltd.; suspended ceilings, Frenger Ceilings, Ltd.; acoustic panels and wall linings, Anderson Construction Co., Ltd.; tiling, L. C. Keates & Son; heating, G. N. Haden & Sons, Ltd.; electrical, T. Clarke & Co., Ltd.; specialist lighting, Courtney Pope (Electrical), Ltd.; Hiscock Appleby & Co., Ltd., and Falk, Stadelmann & Co., Ltd.; lifts, G. K. Jensen & Co., Ltd.; cork tile flooring, Armstrong Cork Co., Ltd.; coloured asphalt flooring and roofing, Coverite (Asphaltes), Ltd.; glazing and metal doors, etc., Williams & Williams, Ltd.; door furniture, A. J. Binns, Ltd.; metal work: screens, doors, skirtings, etc., G. Johnson Bros., Ltd.; timber doors, etc., Firmin & Collins, Ltd.; fire-resisting doors, Chubb & Son's Lock & Safe Co., Ltd.; galvanised curb and linings, T. & W. Ide, Ltd.; sanitary fittings, John Knowles & Co. (London), Ltd.; timber partitions, counters, etc., George M. Hammer & Co., Ltd.; lettered glazed panels and name plates, London Sand Blast Decorative Glass Works, Ltd.; furnishings, Waring & Gillow, Ltd.; kitchen equipment, Radiation Group Sales, Ltd., and Hobart Manufacturing Co., Ltd.

WOOD GREEN CIVIC CENTRE



Architects
Sir John Brown,
A. E. Henson
and Partners

Illustrated in
this issue



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Town hall

AN INTERIOR DESIGN
WITH ENGLISH ELM

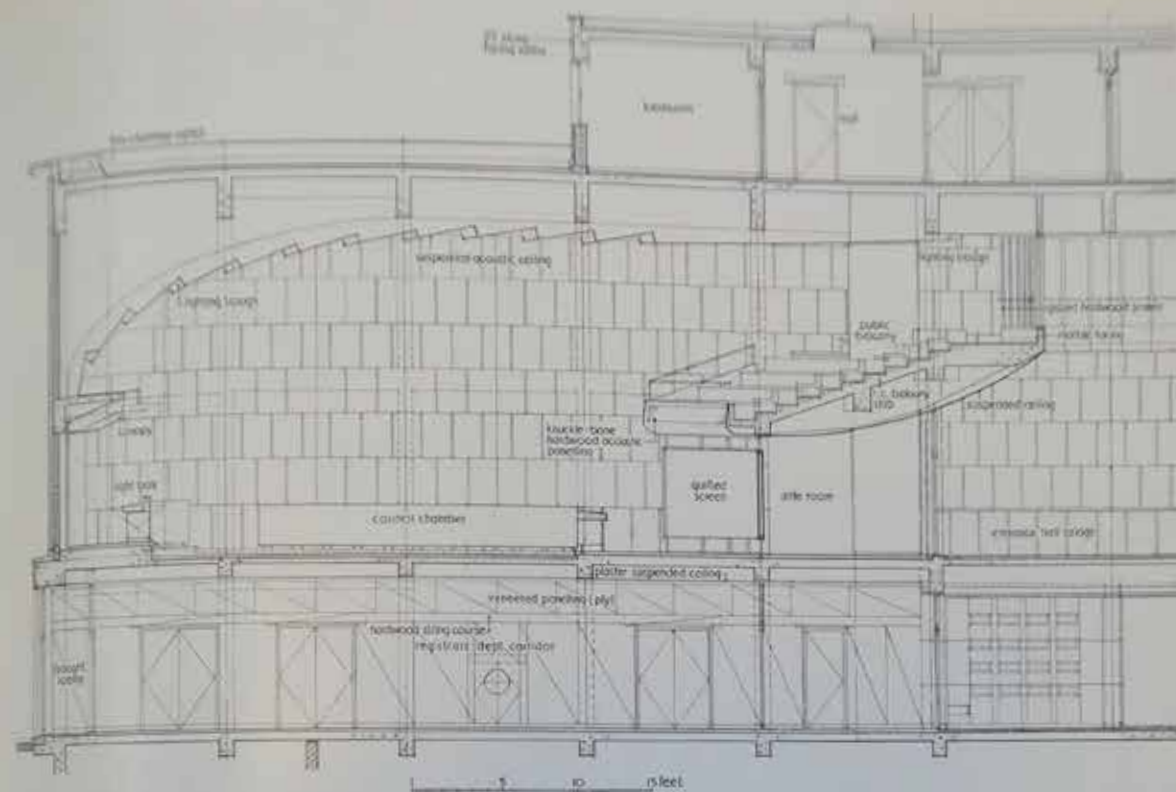


THE Wood Green Town Hall is the first part of a three-stage scheme for a civic centre which will eventually contain small and large halls and a public library. The design was the result of a national competition held in 1938 which was won by the present architects. The scheme had to be abandoned due to the war. When the project was revived, the requirements of the borough were amended to omit the petty sessional courts and to include public halls and a public library.

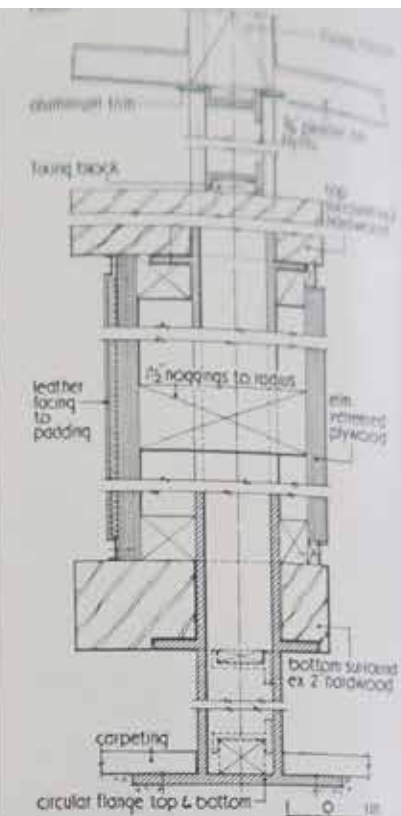
The present building houses the Council Chamber, committee and members' rooms, and the administration offices of the borough together with the local offices of various county departments.

The interior is handsomely treated using a variety of materials with wood panelling as a feature. The main panelling is all in straight grained English elm, while the joinery is in guarea. In the Council Chamber the panels are slotted for acoustic purposes—a treatment which incidentally lends variety to the appearance. Contrasting with the panelling in the chamber is the use of Verde de Fre marble as a background wall to the Mayor's dais. The seating in the chamber is arranged in a horseshoe. On one side are full-length windows which occupy the entire width of one wall. At the rear of the chamber there is a public gallery. Facing the main staircase is a wall clad in small panels of elm with polished brass channels between. The committee room and the members' rooms are all flush panelled and the furniture throughout was designed by the architects.

The general contractors were Gee Walker & Slater Ltd. Contractors for furniture and panelling: Waring & Gillow Ltd. Acoustic slotted veneered panels supplied by: William Mollison and Sons Ltd.

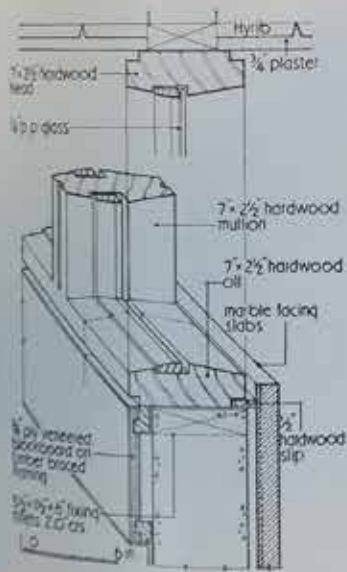


The section above gives the general arrangement of the Council Chamber, which is approached by a bridge into the anteroom. On the opposite page is shown the Mayor's dais. The canopy has a fascia of guarea and is surmounted by the arms of the borough. Left: The entrance doors to the Council Chamber, set in an elm veneered screen. The inner faces of the doors are leather covered. Below: The Council Chamber from the public balcony. The side walls are clad with acoustic panels of elm-veneered plywood with brass channels

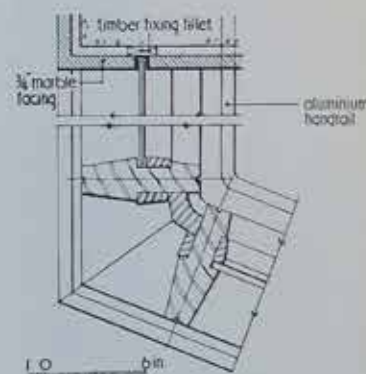


The curved screen separating the anteroom from the Council Chamber is formed of elm-veneered panels, set in a frame of anodised aluminium and a guarea surround, with glazing strips at top and bottom. A detail of the construction is given above right. Below: The councillors' desks are veneered in wych-elm, with writing areas in leather and individual lighting troughs concealed in the raised section





The rear wall of the public balcony (above) is a curved timber and glass screen, with frame and mullions of guarea and sycamore glazing beads. The kicking panel is straight-grained elm. A typical section through head and cill is given left



Below: The 'flying corridor' bridge which gives access to the anteroom and Council Chamber. Above it is the glazed screen framed in guarea behind the public balcony. A plan of the screen at an obtuse turn is shown right



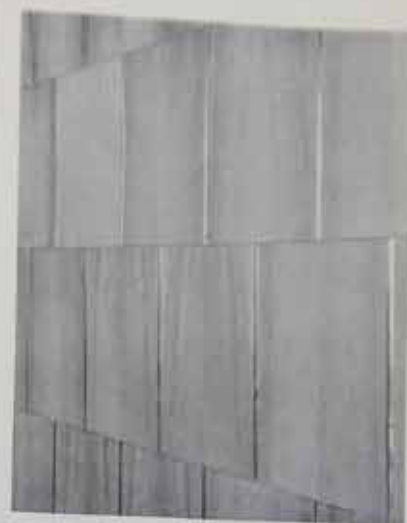
A small committee room flush panelled in straight-grained English elm. The table top is of wych elm veneer. The chairs, which are a repeat of those in the Council Chamber, are upholstered with black leather upholstery.



The furniture in the Mayor's Parlour was specially designed by the architects. The room is elm panelled and has a built-in cupboard fitment. The outer wall is entirely glazed. Three small committee rooms can be opened out to make one large room by means of folding screens, which are here shown partly opened.



MAYOR'S PARLOUR AND COMMITTEE ROOMS



The helical main staircase, which rises to the bridge giving access to the Council Chamber, has a mean radius of 5 ft. 3 in. and is 5 ft. in width. In rising it traverses 270° and continues with a radius of 14 ft. 6 in. until it reaches the first floor, having in plan a shape rather like a figure six. The wall above the staircase has panels of elm-veneered plywood, divided by vertical strips of polished brass (a detail is given above, right)



APPENDIX 2: CIVIC CENTRE PLANNING HISTORY DOCUMENTS

HARINGEY CIVIC CENTRE

County Council Planning Ref. No. ~~IL/78/Wood Green~~

County Council of Middlesex.

TOWN AND COUNTRY PLANNING ACT, 1947

To ~~The Wood Green Borough Council,~~

of ~~Town Hall,~~

~~Wood Green, N.22.~~

WHEREAS in accordance with the provisions of the Town and Country Planning Act, 1947, and the Orders made thereunder you have made application dated ~~11th~~ ~~November 1954~~ and illustrated by plans for the permission of the Local Planning Authority to develop land situated ~~at~~ on the west side of High Road, Wood Green, by the erection of a Civic Centre and Council Offices.

NOW THEREFORE THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF MIDDLESEX, the Local Planning Authority, HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that—

~~(a) Permission to develop the said land in accordance with the said application is hereby granted.~~

(a) Strike out while it is in force

(a) Permission to develop the said land in accordance with the said application is hereby granted subject to the following conditions:—

That improved parking facilities be provided and maintained within the curtilage of the site to the satisfaction of the Local Planning Authority in accordance with details to be submitted and approved before any works are commenced.

(b) Strike out if unconditional consent issued.

(b) The reasons why the conditions ~~is~~ ^{is} imposed ~~are~~ ^{is} as follows:—

To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway.

(c) Strike out if unconditional consent issued.

(c) Your attention is particularly drawn to the Schedule to this Notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.

Dated this 6th day of December, 1954.

Signature *[Signature]*

(Clerk of the County Council)

Middlesex Guildhall,
Westminster,
S.W.1.

THIS DECISION DOES NOT PURPORT TO CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY BYE-LAWS OR UNDER ANY ENACTMENT OTHER THAN THE TOWN AND COUNTRY PLANNING ACT, 1947.

THE SCHEDULE REFERRED TO ABOVE

Rights of Applicants Aggrieved by Decision of Local Planning Authority

(1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Town and Country Planning in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Town and Country Planning, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County Borough or County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 20 and 79 of the Town and Country Planning Act, 1947.

FOR OFFICE USE ONLY

Particulars of any Direction under the Act or under the Town and Country Planning (General Development) Order, 1948, in respect of the application.

Date of Appeal to the Minister of Town and Country Planning and Date and Effect of his decision.

County Council Planning Ref. No. 11/112/Wood Green.

County Council of Middlesex.

TOWN AND COUNTRY PLANNING ACTS, 1947—1954.

To The Wood Green Borough Council,

of Town Hall, Wood Green,

London, N.22.

WHEREAS in accordance with the provisions of the Town and Country Planning Acts, 1947—1954 and the Orders made thereunder you have made application dated 22nd January, 1957 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at the Civic Centre, Pound Green Road, Wood Green, by the erection of an electricity substation.

NOW THEREFORE THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF MIDDLESEX, the Local Planning Authority, HEREBY GIVE YOU NOTICE pursuant to the said Acts and the Orders made thereunder that—

(a) Permission to develop the said land in accordance with the said application is hereby granted.

~~(a) Permission to develop the said land in accordance with the said application is hereby granted subject to the following conditions:~~

~~(b) The reasons why the conditions are imposed are as follows:~~

(c) Your attention is particularly drawn to the Schedule to this Notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.

Dated this 12th day of February, 1957.

Middlesex Guildhall,
Westminster,
S.W.1.

Signature.....
(Clerk of the County Council)

THIS DECISION DOES NOT PURPORT TO CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY BYE-LAWS OR UNDER ANY ENACTMENT OTHER THAN THE TOWN AND COUNTRY PLANNING ACTS, 1947—1954.

THE SCHEDULE REFERRED TO ABOVE

Rights of Applicants Aggrieved by Decision of Local Planning Authority

(1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County Borough or County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 20 and 79 of the Town and Country Planning Act, 1947.

FOR OFFICE USE ONLY

Particulars of any Direction under the Act or under the Town and Country Planning (General Development) Order, 1950, in respect of the application.

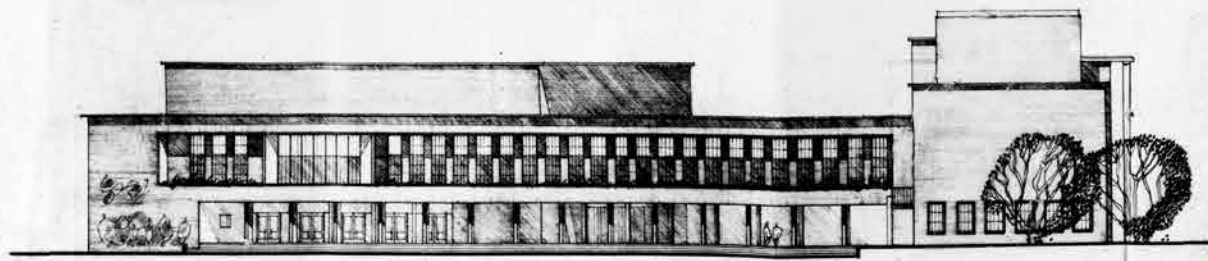
Date of Appeal to the Minister of Housing and Local Government and Date and Effect of his decision.

LA/1531/100x/1

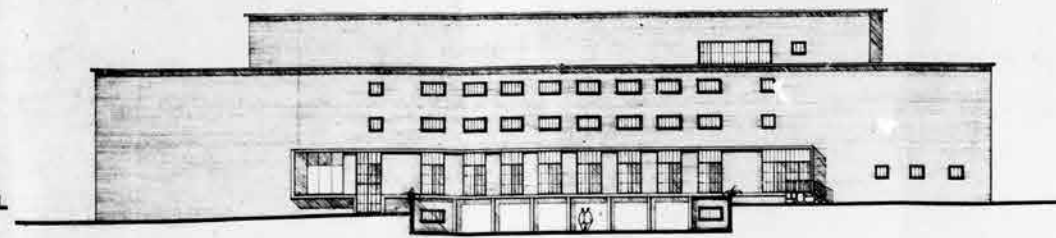
BOROUGH OF WOOD GREEN



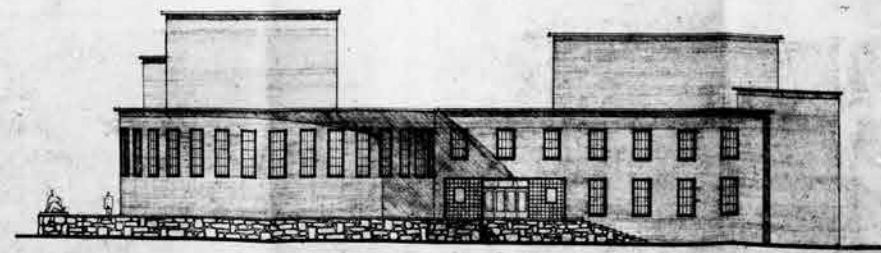
east elevation



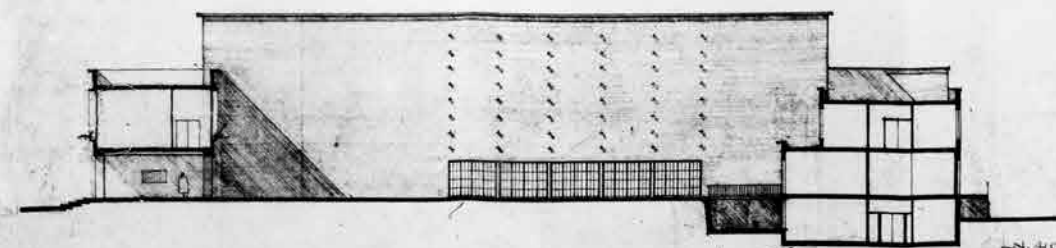
south elevation



west elevation



north elevation



section h-h

Scale - Sixteen Feet to One Inch
Drawing No. 291/2/6
Date - April, 1951

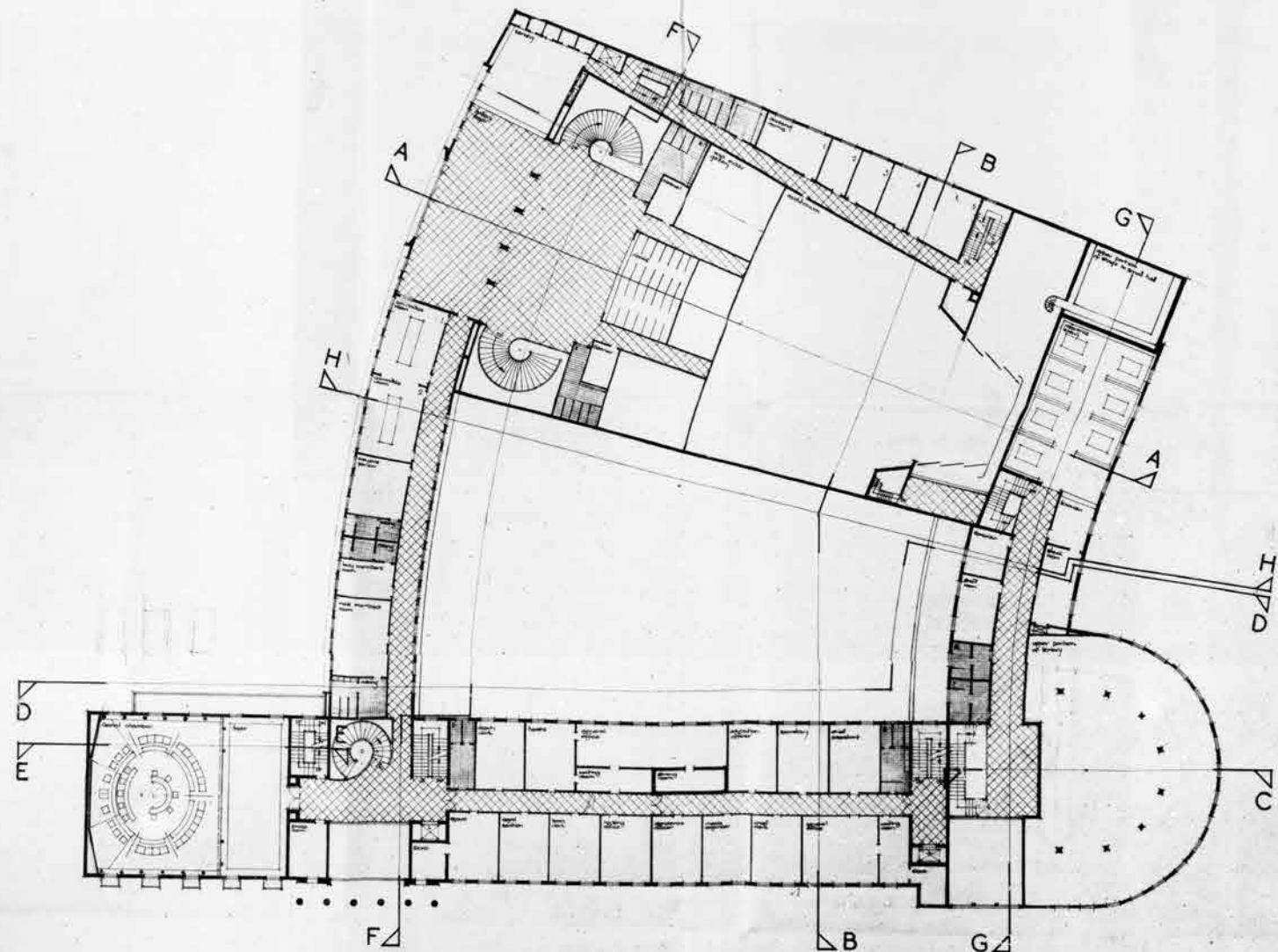
PROPOSED CIVIC CENTRE

Sir John Brown, A.E. Menson & Partners,
Chartered Architects,
117, Sloane Street - London S.W.1

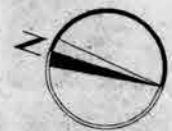


28/12/1951

BOROUGH OF WOOD GREEN



first floor plan



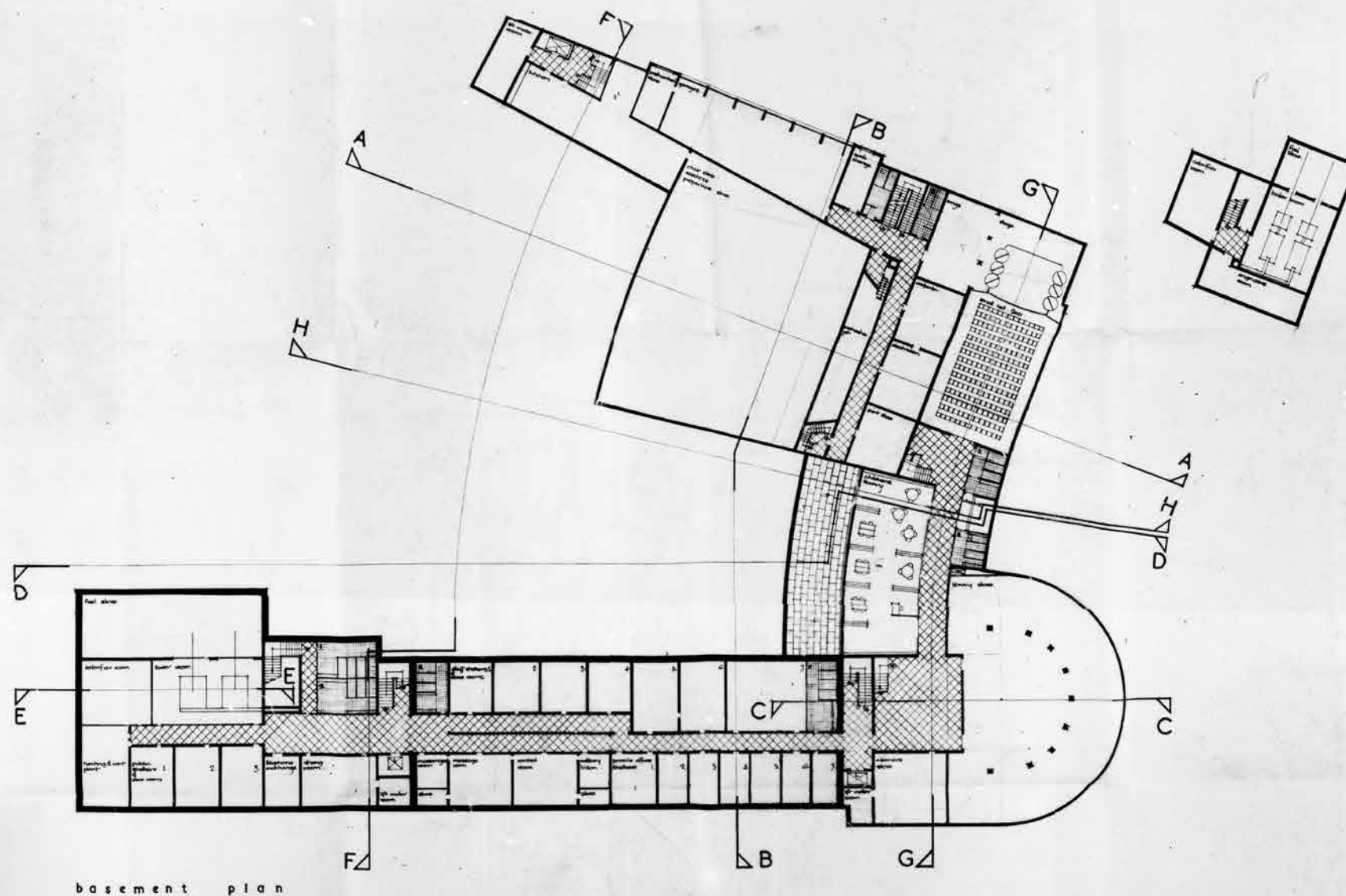
Scale: Sixteen Feet to One Inch
Drawing No. 291/2/3
Date: April 1951

PROPOSED CIVIC CENTRE

Sir John Brown A.E. Henson & Partners
Chartered Architects
117, Sloane Street London S.W.1.



BOROUGH OF WOOD GREEN

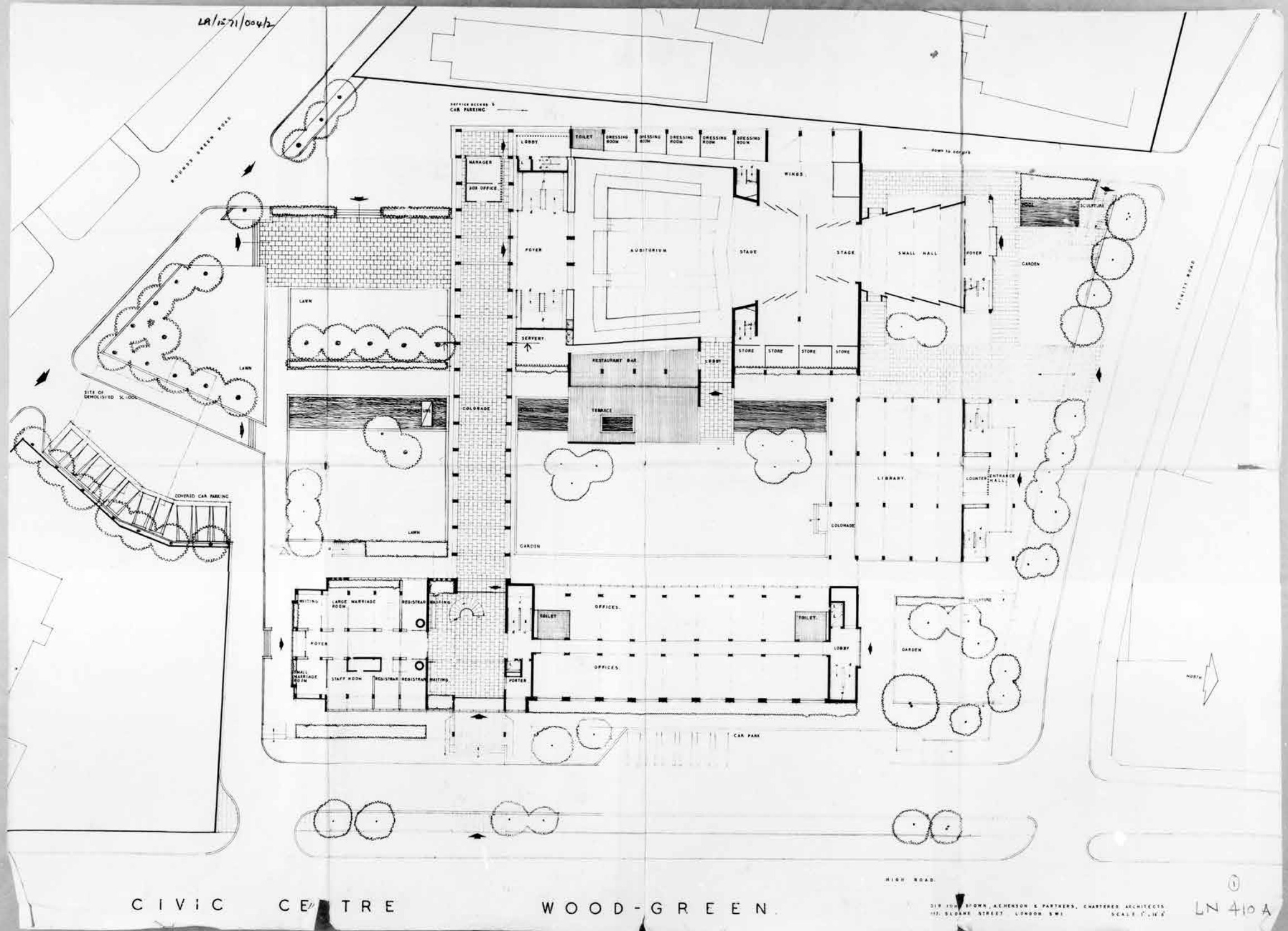


Scale - Sixteen Feet to One Inch
 Drawing No. 291/2/1
 Date - April, 1951

PROPOSED CIVIC CENTRE

IN 410
 Sir John Brown, A. E. Henson & Partners
 Chartered Architects
 117, Sloane Street, London, S.W.1

LA/1571/004/2



CIVIC CENTRE

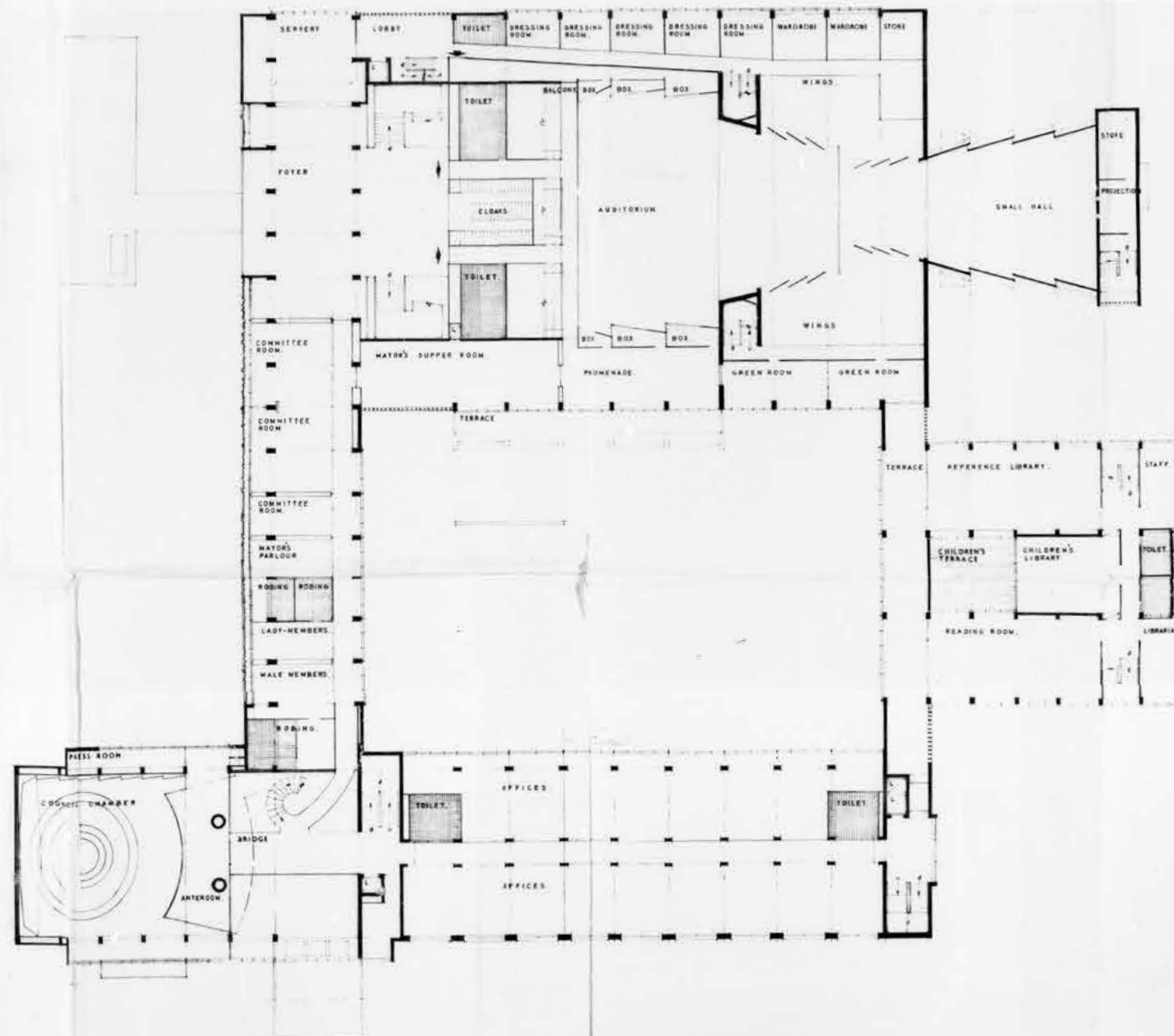
WOOD-GREEN.

DR. J. H. BROWN, ARCHITECT & PARTNERS, CHARTERED ARCHITECTS
115, BLOOMSBURY STREET, LONDON, W.C.1

LN 410 A



LA/1571/004/2



See Plan

CIVIC CENTRE.

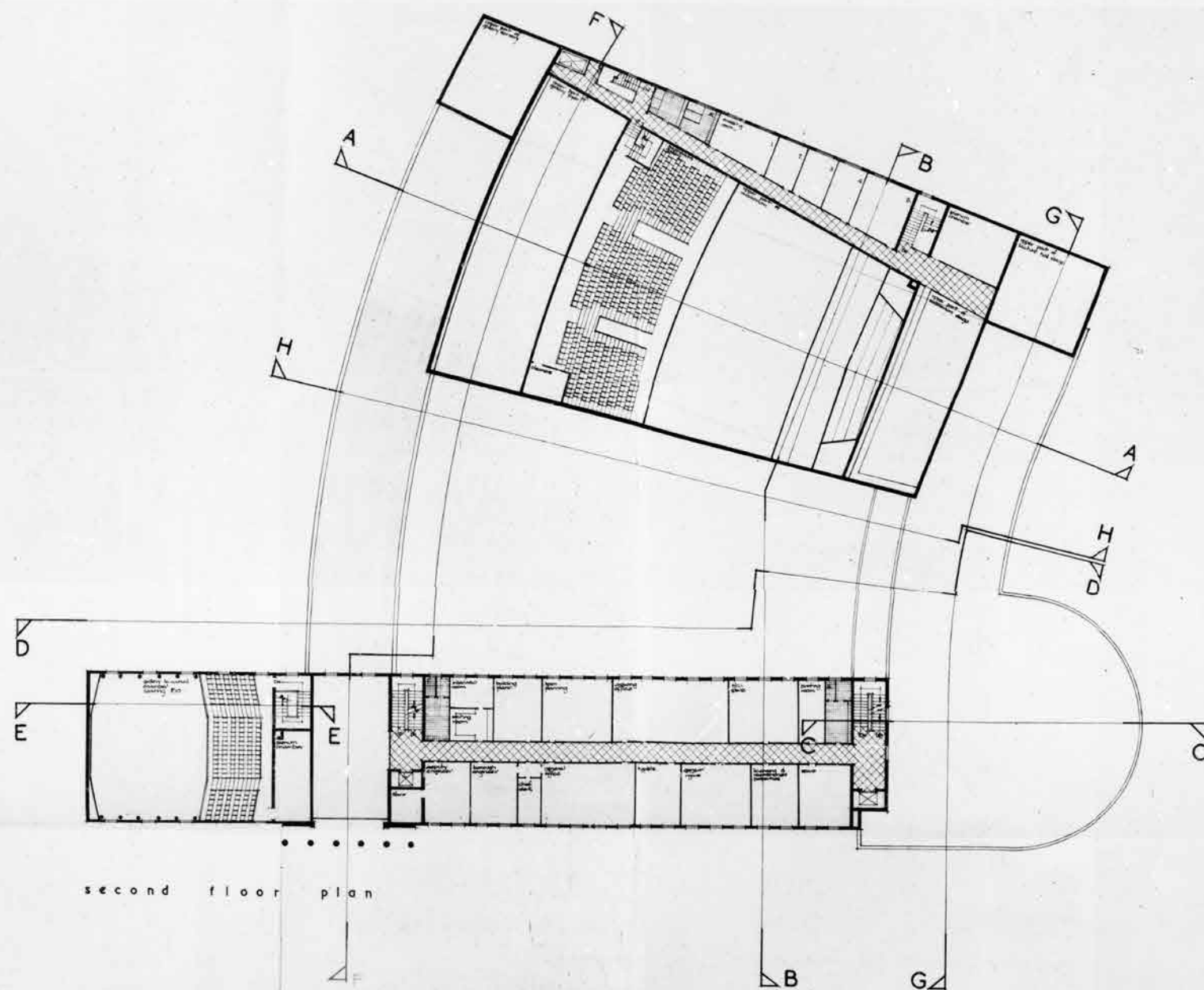
WOOD-GREEN.

SIR JOHN BROWN, ARCHITECTS & PARTNERS, CHARTERED ARCHITECTS
117, SLOANE STREET, LONDON S.W.1.
SCALE 1/16"

LN 4104

LA/1571/004/1

BOROUGH OF WOOD GREEN



LN 410

Scale Sixteen Feet to One Inch
Drawing No. 291/2/4
Date April, 1951

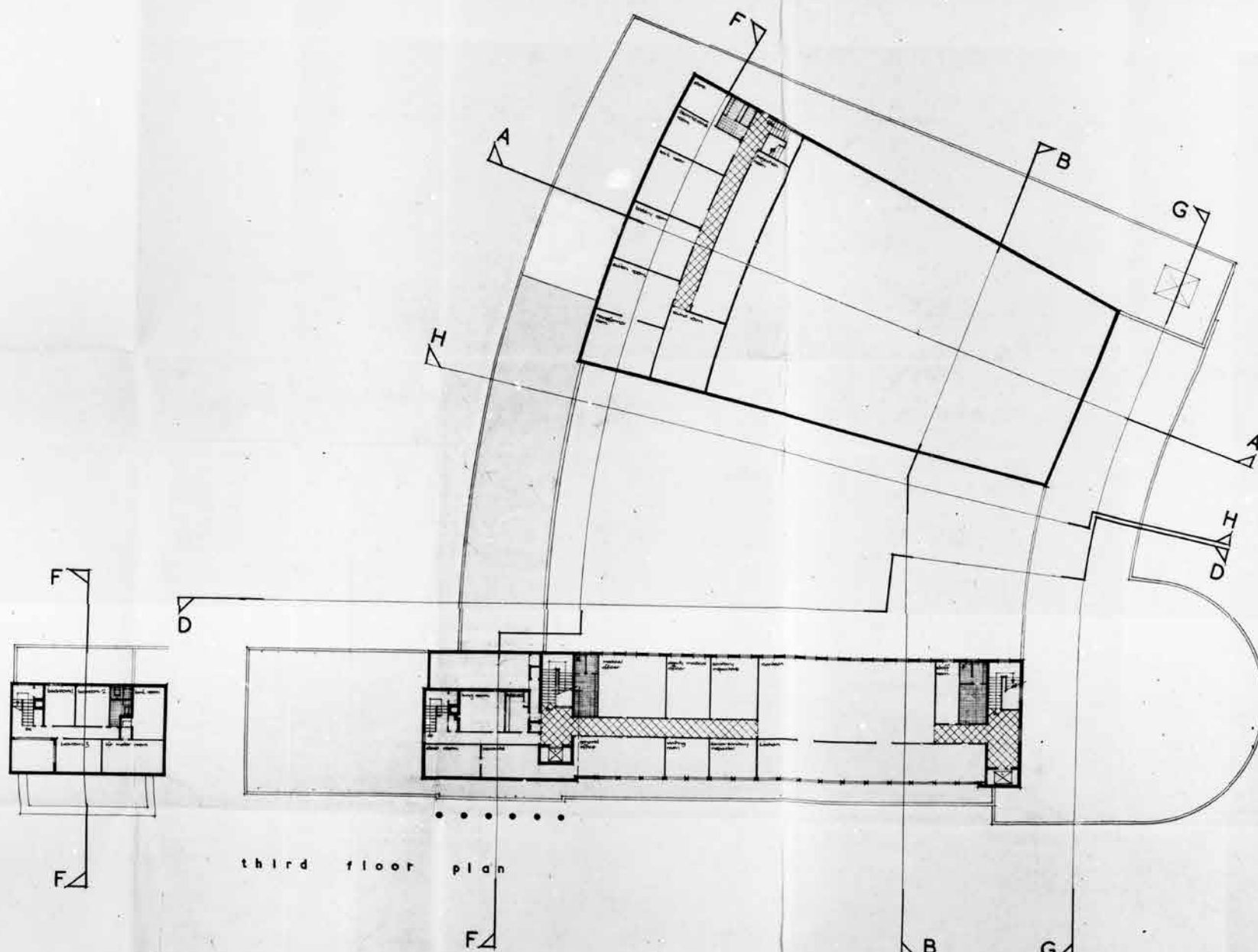
PROPOSED CIVIC CENTRE

Sir John Brown, A.E. Hanson & Partners
Chartered Architects
117, Sloane Street, London S.W.1.



LA/1571/004/1

B O R O U G H O F W O O D G R E E N



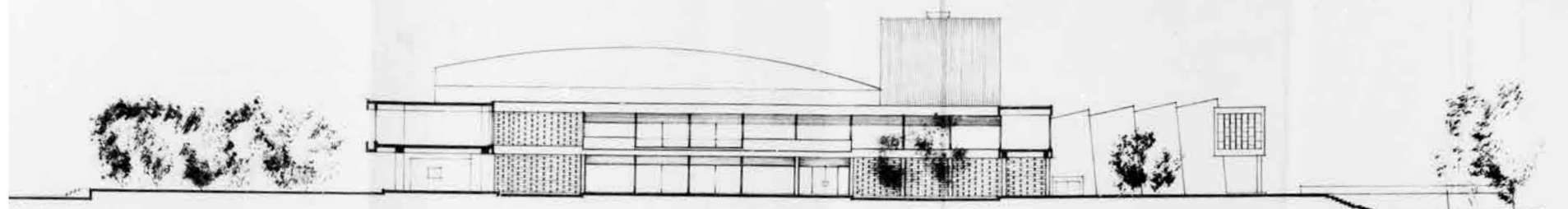
Scale - Sixteen Feet to One Inch
Drawing No. 291/2/5
Date - April, 1951.

P R O P O S E D C I V I C C E N T R E

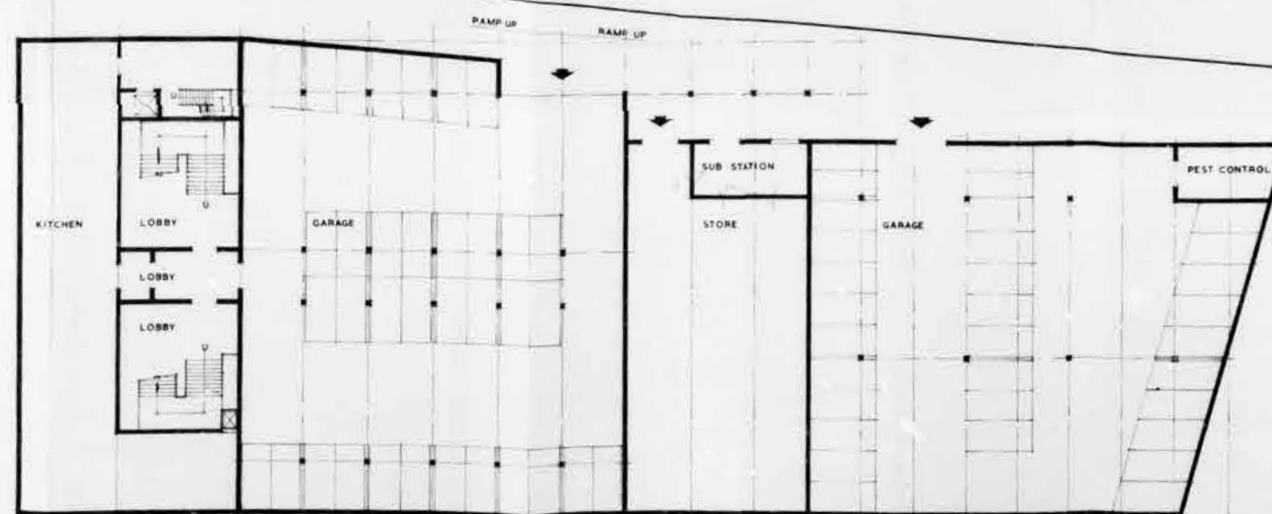
LN. 110.
Sir John Brown - A. E. Henson & Partners
Chartered Architects.
117 Sloane Street - London S.W.1.



LA/1571/004/2



WEST ELEVATION
WEST ELEVATION (WOOD GREEN BRANCH)



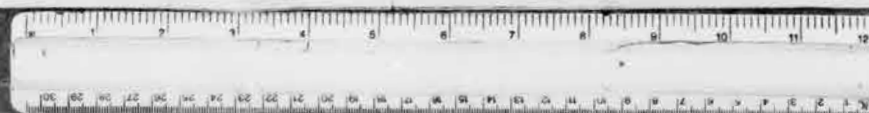
BASEMENT AUDITORIUM

CIVIC CENTRE

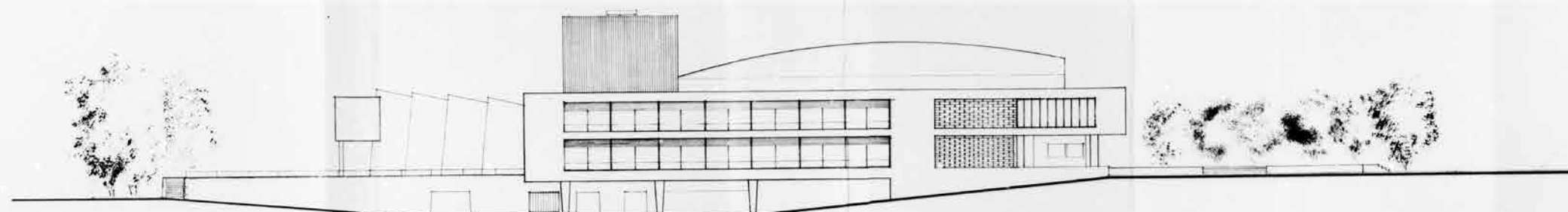
WOOD GREEN.

SIR JOHN BROWN, A. E. HENSON & PARTNERS
117, SLOANE STREET, LONDON, S.W.1. CHARTERED ARCHITECTS

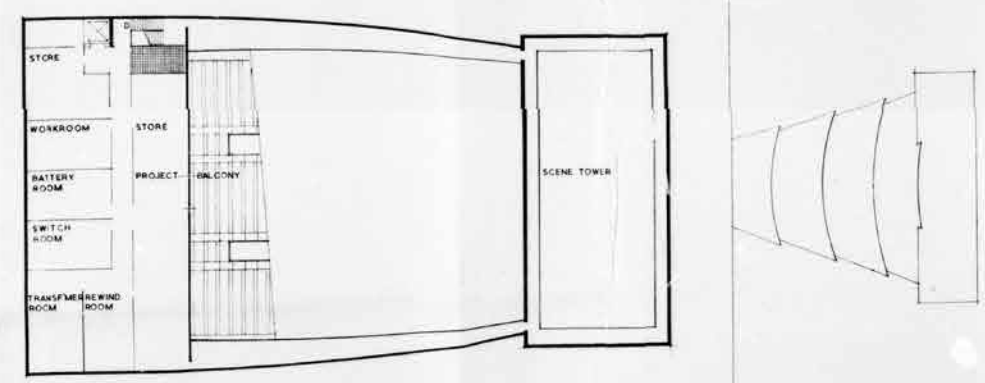
LN 4107
E.C.G.



LA/1571/004/2



EAST ELEVATION
1/10/60



SECOND FLOOR AUDITORIUM

CIVIC CENTRE

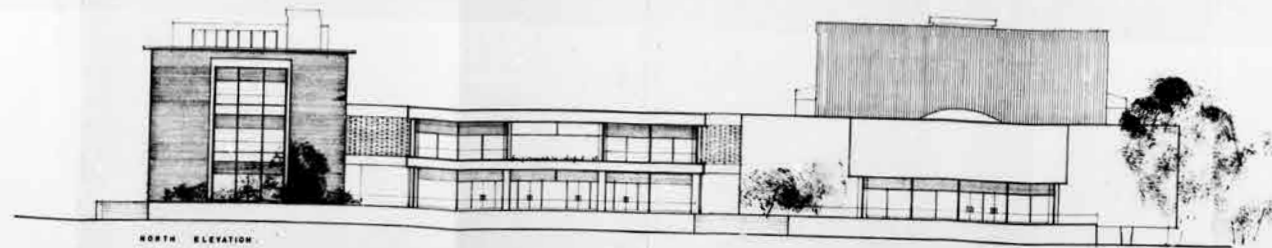
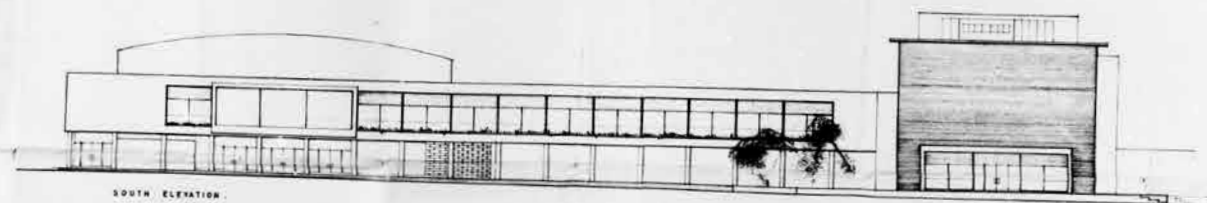
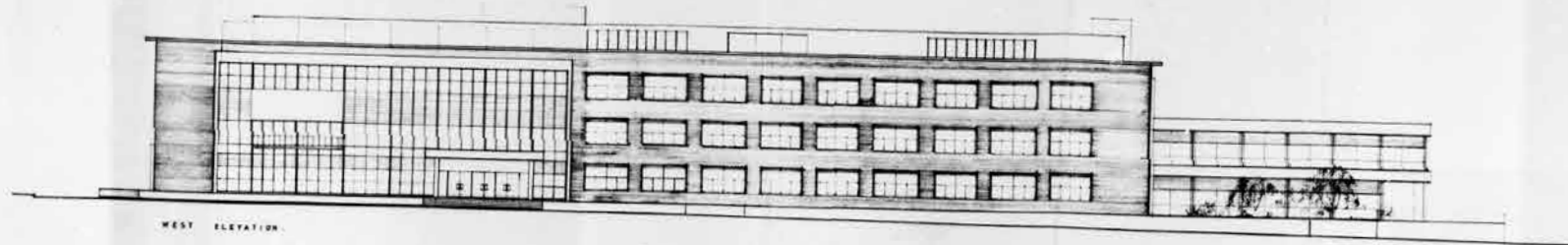
WOOD-GREEN

SIR JOHN BROWN, ACHENSON & PARTNERS, CHARTERED ARCHITECTS
117 SLOANE STREET LONDON S.W.1
SCALE 1/4" = 1'-0"

LN 410A



LA/1571/004/2



CIVIC CENTRE

WOOD-GREEN.

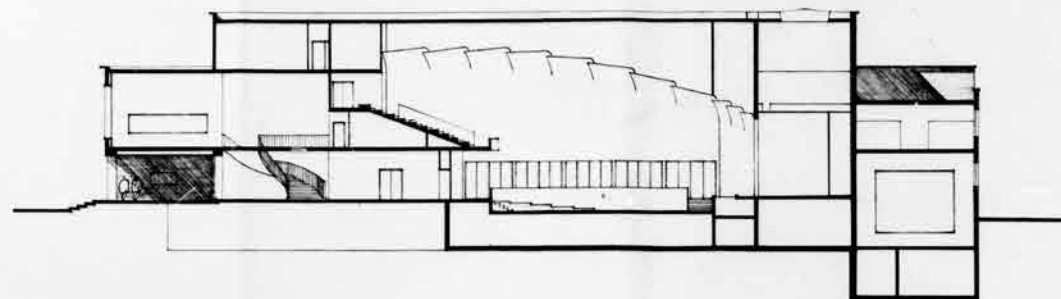
SIR JOHN BROWN, KEMSON & PARTNERS, CHARTERED ARCHITECTS
117, BLOOMSBURY STREET, LONDON, W.C.1.

LN 410A

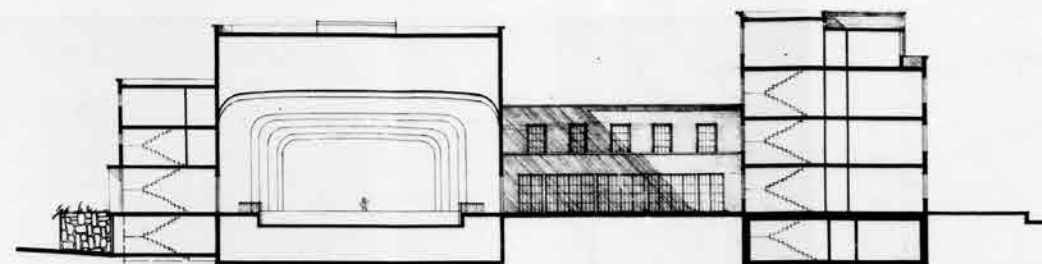


LA/1571/004/c

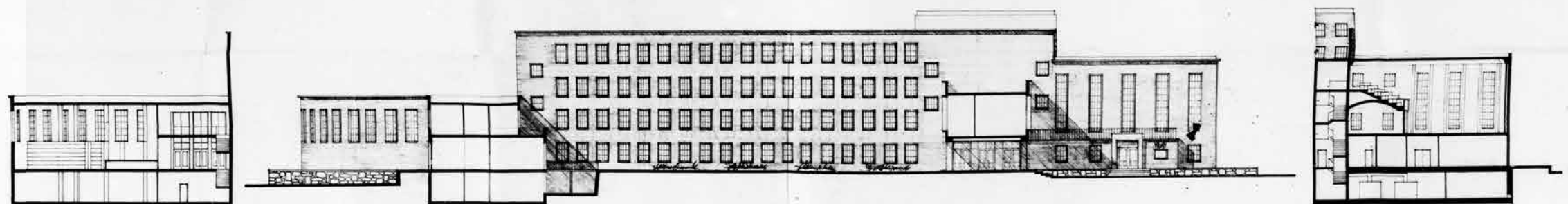
BOROUGH OF WOOD GREEN



section a-a



section b-b



section c-c

section d-d

section e-e



section f-f

section g-g

Scale - Sixteen Feet to One Inch
Drawing No. 2912/7
Date - April 1951

PROPOSED CIVIC CENTRE

Sir John Brown A.E. Henson & Partners
Chartered Architects
117 Sloane Street London, S.W.1.



APPENDIX 3: LIST DESCRIPTIONS

HARINGEY CIVIC CENTRE



Historic England

7, BOUNDS GREEN ROAD N22

 [Enrich the List](#)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079256

Date first listed: 10-May-1974

Statutory Address: 7, BOUNDS GREEN ROAD N22

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1079256.pdf](#) 

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Oct-2018 at 12:40:36.

Location

Statutory Address: 7, BOUNDS GREEN ROAD N22

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

County: Greater London Authority

District: Haringey (London Borough)

National Grid Reference: TQ 30848 90606

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details