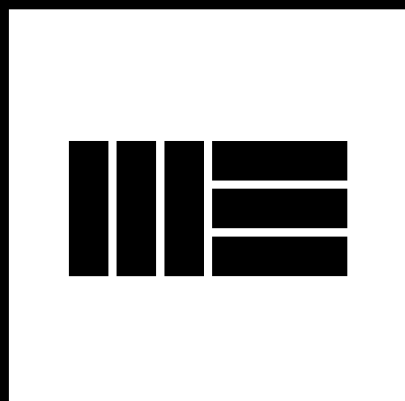


HARINGEY CIVIC CENTRE

PLANNING STATEMENT

MARCH 2023



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1.0 EXECUTIVE SUMMARY

- 1.1 This Planning Statement has been prepared by Montagu Evans LLP on behalf of the London Borough of Haringey (hereafter referred to as “the Applicant” / “the Council”) in support of an application for full planning permission and listed building consent (“the Application”) for the refurbishment of Haringey Civic Centre (“the Site”).
- 1.2 Full planning permission and listed building consent is sought for the following description of development:
- “Refurbishment of existing Civic Centre and offices and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; and associated landscaping.”*
- 1.3 The Site falls within the jurisdiction of the London Borough of Haringey (“LBH”).
- 1.4 Haringey Civic Centre is located at the junction of the High Road and Trinity Road, at the northern edge of Wood Green Metropolitan Centre. The southern boundary of the Site is formed by the Wellman Place Travellers Site, Bounds Green Road and 247 High Road, beyond which is the Church of St Michael. Trinity Primary Academy school forms the west boundary of the Site. Crescent Gardens is an open space directly to the east of the Site.
- 1.5 The Civic Centre, school and church form a group of grade II listed buildings, which are also located in the Trinity Gardens Conservation Area.
- 1.6 The Proposed Development seeks to rationalise the Council's existing accommodation to reduce office costs and enable investment in other services. As part of this exercise the Council undertook a phased decant of the Civic Centre from 2017, with a view to disposing of the Site for redevelopment. In July 2018 the Civic Centre was grade II listed, meaning total demolition is no longer likely to be achievable.
- 1.7 The Proposed Development comprises the following works:
- Replacement of the existing Civic Centre façade;
 - Internal alterations to the Civic Centre (further detail is contained within the supporting Heritage Statement);
 - Provision of 1,119 sqm of civic floorspace (Class F1);
 - Provision of 8,320 sqm of office floorspace (Class E);
 - Addition of a three storey (plus plant enclosure) building, connected to the existing Civic Centre;
 - Roof alterations to the existing Civic Centre to accommodate modern plant requirements;
 - Associated landscaping and highway works.
- 1.8 The Proposed Development is discussed in more detail in **Section 5** of this Planning Statement.
- 1.9 This Application has been informed by adopted development plan policies and other relevant guidance. **Section 6** of this Planning Statement provides a summary of the planning policy context and other material considerations based on which **Section 7** provides an assessment of the Application against the policies and guidance contained within these documents.
- 1.10 Having regard to the assessment undertaken within this Statement, we consider the planning benefits arising from this Scheme can be summarised as follows:
- Redeveloping optimising the potential of a currently vacant site for re-use in its intended civic role;
 - Bringing a vacant building back into economic and civic use for public benefit;

- Retaining and improving an existing building situated within a prominent location in central Haringey;
- Delivering high quality office and civic accommodation for the Council;
- Delivery of a high-quality refurbishment scheme led by design and heritage, whilst respecting the Trinity Gardens Conservation Area and surrounding heritage assets;
- Improving accessibility and internal circulation;
- Adopting an enhanced landscape strategy to improve green chains and permeability throughout the Site and improve the safety of publicly and privately accessible open green space on the Site; and
- Provision of green roofs with associated biodiversity benefits.

1.11 The Proposed Development is considered to be compliant with the adopted Development Plan for LBH. It is also in accordance with the adopted policies within the NPPF and the London Plan. It is considered that on the basis of the above, the planning benefits brought about by and through the scheme outweigh any harm. It is therefore considered that the Proposals are appropriate and planning permission should be granted.

2.0 INTRODUCTION

- 2.1 This Planning Statement has been prepared by Montagu Evans LLP on behalf of the London Borough of Haringey (hereafter referred to as “the Applicant” / “the Council”) in support of an application for full planning permission and listed building consent (“the Application”) for the refurbishment of Haringey Civic Centre (“the Site”).
- 2.2 Full planning permission and listed building consent is sought for (“Proposed Development” / “Scheme”):
- “Refurbishment of existing Civic Centre and offices and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; and associated landscaping.”*
- 2.3 The Site falls within the jurisdiction of the London Borough of Haringey (“LBH”) and forms an integral part of the High Road in Wood Green and its redevelopment is intended to contribute to a wider regeneration strategy of Wood Green.
- 2.4 During occupation, the Civic Centre comprised private offices and workspaces as well as public and civic uses, including weddings and council meetings and forums within the main atrium. The Civic Centre was vacated in 2020 following a phased decant, as it was no longer fit for purpose to accommodate the Council employees and perform its civic functions. The Proposed Development seeks to provide more office space and enhanced civic spaces to enable the building to be reused in its intended role once again.

OVERVIEW OF SCHEME

- 2.5 The Proposed Development includes the following works:
- Replacement of the existing Civic Centre façade;
 - Internal alterations to the Civic Centre (further detail is contained within the supporting Heritage Statement);
 - Provision of 1,119 sqm of civic floorspace (Class F1);
 - Provision of 8,320 sqm of office floorspace (Class E);
 - Addition of a three storey (plus plant enclosure) building, connected to the existing Civic Centre;
 - Roof alterations to the existing Civic Centre to accommodate modern plant requirements;
 - Associated landscaping and highway works.

PURPOSE AND FORMANT OF PLANNING STATEMENT

- 2.6 The purpose of this Planning Statement is to provide information to allow an informed assessment of the Proposed Development against relevant national, regional and local planning policy and other material considerations. The Statement sets out how the relevant planning policies and all other material considerations to the determination of the application have been taken into account in the evolution of the Scheme. It also sets out the extent to which the application is compliant with all such considerations, to help inform the overall planning balance judgement.
- 2.7 This Planning Statement should be read in conjunction with the accompanying documents and drawings submitted with the Application which comprise:

DOCUMENT TITLE	AUTHOR
Application Form	Montagu Evans LLP
Covering Letter	Montagu Evans LLP
Community Infrastructure Levy Form	Montagu Evans LLP

DOCUMENT TITLE	AUTHOR
Site Location Plan	Hawkins Brown
Drawing Register	Hawkins Brown
Application Drawings (please refer to Drawing Register)	Hawkins Brown
Design and Access Statement (DAS)	Hawkins Brown
Accessibility Statement (within DAS)	Buro Happold
Landscape Strategy / Urban Greening Statement (within DAS)	Churchman Thornhill Finch
Geo-Located 3D Massing Model	Hawkins Brown
Flood Risk Assessment	Buro Happold
Sustainable Drainage Strategy	Buro Happold
Arboricultural Impact Assessment / Method Statement	Tree Work Environmental Practice
Planning Statement	Montagu Evans LLP
Heritage Statement	Montagu Evans LLP
Façade Condition Survey	PAYE
Townscape and Visual Impact Assessment	Montagu Evans LLP
Preliminary Ecology Appraisal	Greengage
Biodiversity Impact Assessment	Greengage
Ecology BREEAM Assessment	Greengage
Energy Statement	Buro Happold
Sustainability Strategy and BREEAM Assessment	Buro Happold
Thermal Comfort Report	Buro Happold
Transport Assessment	Buro Happold
Draft Travel Plan	Buro Happold
Air Quality Assessment	Buro Happold
Noise Impact Assessment	Buro Happold
Sunlight / Daylight Assessment	Delva Patman Redler
Crime Prevention Statement	Buro Happold
Waste Management Plan	Buro Happold
Lighting Assessment	Buro Happold
Statement of Community Involvement	Montagu Evans

2.8 The structure of this Statement is as follows:

- **Section 3** provides background and planning history of the Site and its surrounding context;
- **Section 4** sets out the details of pre-application consultation;
- **Section 5** discusses the Proposed Development;
- **Section 6** summarises the legislation and planning policy framework relevant to the Site;
- **Section 7** undertakes an assessment of proposals against planning policy; and
- **Section 8** outlines the planning benefits and balanced conclusions of the Scheme.

3.0 SITE AND SURROUNDING AREA

THE APPLICATION SITE

- 3.1 Haringey Civic Centre is located at the junction of the High Road and Trinity Road, at the northern edge of Wood Green Metropolitan Centre. The southern boundary of the Site is formed by the Wellman Place Travellers Site, Bounds Green Road and 247 High Road, beyond which is the Church of St Michael. Trinity Primary Academy school forms the west boundary of the Site. Crescent Gardens is an open space directly to the east of the Site. The Site is located within the London Borough of Haringey.



Figure 3.1 Extract of Site Plan (not to scale)

- 3.2 The Site lies within the Trinity Gardens Conservation Area. The Site comprises one Grade II listed building, the Haringey Civic Centre. The Civic Centre was statutorily listed in 2018. There are no other statutory listed buildings or structures within the Site boundary.
- 3.3 The Civic Centre was constructed in 1955 by Sir John Brown of A E Henson and Partners, the design was selected following a national competition in 1939 and was the first civic centre of its size to be constructed in its entirety after the Second World War. The initial design was intended to have a total of three phases of development which sought to construct the town hall and council offices, the auditorium and small hall and a public library respectively. However, phases 2 and 3 were not realised and as a result, the site solely comprises the council offices and town hall, set within a large hardstanding with a car park to the rear – where the additional phases were intended to be placed.
- 3.4 The Site was occupied by the London Borough of Haringey as the Civic Centre and Town Hall and it was vacated in 2020 following a phased decant as it was no longer fit for purpose to accommodate the Council employees and perform its civic functions. The Civic Centre has been vacant since this time.
- 3.5 The Site is not located within the Viewing Corridor of any identified strategic views in the London View Management Framework (“LVMF”) (2012).
- 3.6 The Site has a Public Transport Accessibility Level (PTAL) rating of 6a (very good) on a scale where 1a is poor and 6b is excellent. The Site is located approximately 284m from Wood Green Underground Station (Piccadilly Line) are several bus stops serving a number of bus routes including the nos 123, 29, 243, 67 and 221 among others. The buses provide services to a range of locations including Ilford, central London, Dalston and Edgware.

- 3.7 As set out within the Environmental Agency's ("EA") Flood Map, the Site is located within Flood Zone 1 and therefore is identified as an area which has a low probability of flooding.

SURROUNDING AREA

- 3.8 The surrounding area predominately consists of residential commercial and civic uses, including a primary school on Trinity Road, a small hospital on Bounds Green Road and a number of shops along the High Road in particular.

There are handful of listed buildings located within 100 metres from the Site, these comprise the following:

- Trinity Primary School including attached School House (Grade II) – directly west of the Site;
- Church of St Michael and All Angels (Grade II) – directly south of the Site;
- A Cattle Trough (Grade II) – southeast of the Site, on the High Road;
- The War Memorial (Grade II) – within the green to the east of the Site;
- 7 Bounds Green Road (Grade II) – south of the Site; and
- 9 Bounds Green Road (Grade II) – south of the Site.

PLANNING HISTORY

- 3.9 The site has a complex planning history. For the purposes of this Statement, we highlight the main applications, which are of relevance for the Scheme being considered in 2022. A comprehensive planning history for the Site is provided at **Appendix 01**.

Enabling Works for the Refurbishment (this Application) (2023)

- 3.10 On 12 September 2022, listed building consent was granted (ref. HGY/2022/1515) for the installation of a temporary 500kg materials hoist externally on the northern stair core of the Civic Centre, strip out of existing lift cars and sanitaryware throughout, removal of partitions and planting to basement level, removal of partitions and ceilings to third floor level as part of the required Enabling Works for the refurbishment of the listed building.
- 3.11 On 12 September 2022, listed building consent was granted (ref. HGY/2022/1059) for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.
- 3.12 On 24 March 2022, listed building consent was granted (ref. HGY/2022/0329) for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building.

Applications for Internal and External Alterations

- 3.13 On 28 November 1989, planning permission was granted (ref. HGY/1989/1036) for the construction of new external escape stairs and internal fire safety alterations.
- 3.14 On 15 June 1987, planning permission was granted (ref. OLD/1987/0672) for the construction of ground floor infill to rear extension.
- 3.15 On 23 November 1987, planning permission was granted (ref. OLD/1987/0673) for the provision of new ramped access to main entrance, renewal of paving and provision a handrail to main entrance pavements & north stop.
- 3.16 On 13 July 1984, planning permission was granted (ref. OLD/1984/0640) for the formation of a visitor's car park.

- 3.17 On 1 September 1983, planning permission was granted (ref. OLD/1983/0600) for the formation of a controlled access road for high security vehicles handling new cash payment facilities.
- 3.18 On 3 March 1977, planning permission was granted (ref. OLD/1977/0476) for the formation of escape hatch in bottom section of window in no.3 committee room with safety as rail outside.
- 3.19 On 23 November 1967, planning permission was granted (ref. OLD/1967/0347) for an extension of car park to provide an additional 20 spaces.

Construction of the Existing Building

- 3.20 On 22 June 1956, planning permission was granted (ref. OLD/1956/0303) for the erection of large assembly hall and small hall at civil centre.
- 3.21 On 6 December 1954, planning permission was granted (ref. OLD/1954/0238) for the erection of a civil centre and council offices.

4.0 PRE-APPLICATION CONSULTATION

- 4.1 This section of the Statement summarises the pre-application engagement undertaken in advance of the application submission.
- 4.2 A wide range of consultation has taken place during the design evolution of this scheme. This has included engagement with Officers at LBH, local residents and community groups. A full summary of the engagement is set out within the Statement of Community Involvement ('SCI') submitted in support of this application.
- 4.3 A list of pre-application meetings, Quality Review Panel and technical meetings with LBH is set out in Table 4.1 below:

Table 4.1 Summary of Meetings

Meetings	Date
Pre-application meeting 1	28 January 2022
Quality Review Panel 1	27 April 2022
Pre-Application Meeting 2	6 September 2022
Conservation Officer Meeting	04 November 2022
Pre-Application Meeting 3a	24 November 2022
Pre-Application Meeting 3b (Feedback Meeting)	01 December 2022
Conservation Officer Meeting	22 December 2022
Highways / Transport Officer Meeting	11 January 2023
Pre-Application Meeting 4	17 January 2023
Quality Review Panel 2	18 January 2023
Historic England Meeting	02 February 2023
Development Management Forum	23 February 2023
Pre-Application Meeting 5	01 March 2023
Pre-Submission Planning Committee	06 March 2023
Pre-Application Meeting 6	07 March 2023
Highways / Landscape Design Meeting	09 March 2023

- 4.4 Further detail of the pre-application feedback and subsequent design evolution is set out within the Design and Access Statement.

Pre-application with LBH

- 4.5 A total of six formal pre-application meetings were held with LBH prior to the submission of a planning application. In addition to this, targeted technical meetings were held with the Conservation Officer, Transport & Highways Officer and the Designing Out Crime Officer.
- 4.6 A summary of the feedback received and subsequent amendments made to the scheme is set out below:

Pre-application Meeting 1 - 28 January 2022

- The principle of the proposal is broadly acceptable, subject to a number of planning considerations.
- A fundamental heritage focused approach is required for this proposed development given that the Civic Centre building is statutorily listed and is in a conservation area. Clearly further significant engagement is anticipated and welcomed in order to agree a final proposed development.
- Of the options shown in the meeting, option B (a 4 storey extension) is the preferred scheme because of the siting and massing proposed;

- However, the introduction of a two storey link, wider footprint and additional roof plant to the building requires further exploration with officers to decide whether this aspect of the scheme can be feasibly supported;
- Generally, height and monolithic design remains a concern but can be refined through consideration of detailed design, facade treatment and massing. Potential level changes, roof design and assessment of footprint and siting will also need to be carefully considered in more detail with officers. Design workshops can be conducted between officers and the applicant team as part of the PPA process to assist in agreeing on a proposal; and
- Indicative floorplans showing uses and relationship of buildings / boundaries are welcomed at an early stage. Further consideration of energy approach, transport assessment, tree reports etc. should be considered as discussions around the proposal progresses.

Pre-application Meeting 2 - 06 September 2022

Changes to the proposal relative to first pre-application meeting

- Removal of the basement level, reducing embodied carbon and cost, but resulting in the requirement to accommodate plant at roof level and within the Civic Centre basement;
- Reduced building footprint as a result of reduction in building capacity;
- Loss of one storey on extension, reducing overall height and scale;
- Set back of building footprint a further 3metres away from Trinity Road, increasing the distance between neighbours; and
- Further information provided on sustainability targets.

Feedback received

- Further detail is required relating to the plant enclosure and specific plant requirements, as this appeared a bit bulky in its current form;
- Although there is some impact on the listed building, given the wider benefits, LBH could accept a two-storey link option (providing the full heritage impact is assessed);
- Require further information of landscaping; and
- The removal of the fourth floor of the extension was very positive.

Pre-application Meeting 3 - 24 November 2022

Changes to the proposal relative to previous pre-application meeting

- Presentation to show proposed removal of internal partitions of Civic Centre to create high quality workspaces and meeting rooms;
- Further detail on proposed internal materials and finishes;
- Further detail on design;
- Further design information relating to reduction of footprint at western and northern boundaries to accommodate trees and retain distance between neighbours.

Feedback received

- Queries raised and clarification sought regarding the plan form of the existing listed building and proposed removal of partitioning.
- Queries relating to the moving of plant to elsewhere in the building. Applicant team confirmed that putting plant in the basement is not possible due to issues relating to sustainability and cost. Locating the plant on each floor has been considered but this means each floor would be higher (resulting in the building being higher) and would still require some plant at roof level.
- Request for details of the plant screening may help to convince that this will provide a suitable "top" of building finish with less utilitarian appearance.
- Further clarifications sought regarding elevational treatment, arrival entrance and security.

Pre-application 4 - 17 January 2023

Changes to the proposal relative to previous pre-application meeting

- The incorporation of varied façades in response to orientation.
- An enhanced link strategy.

Feedback received

- The arrival space appears welcoming and attractive.
- Happy to see landscape proposals that demonstrate thoughtfulness and quality.
- There is some vagueness about the purpose and enclosure of the landscaping to the south, with a recommendation to introduce doors out onto the space.
- Support the principle of co-design of the woodland space.
- Happy with the progress and development of the scheme.
- Further work should be done on the Trinity Road elevation and the expression of the side entrance.
- Rooftop plant looked much improved.
- Requested dedicated meeting to discuss internal partitions.

Public Consultation

- 4.7 Two public consultation events were held throughout the design evolution stages of the scheme. These were held on the following dates:
- Thursday 23 February 2023 – Trinity Primary Academy
 - Tuesday 28 February 2023 – Wood Green Library
- 4.8 Local addresses were contacted and invited to the two consultation events. Furthermore, local councillors and key consultees (such as The Trinity Primary Academy and Trinity Church) were also notified of the events.
- 4.9 Approximately 30 people attending the public consultation events over the course of two days. The feedback from member of the public was broadly supportive of the proposals and the proposed reprovion and enhancement of the Civic Centre. Feedback broadly included:
- Supportive of the reprovion of the Civic Centre;
 - Would like more cycle parking, particularly for short-stay users on the High Road;
 - Would like more greenery and open space;
 - Welcome the use of the Civic Centre for community space;
 - Welcome enhanced activation and natural surveillance;
 - Concern regarding the cost of the project; and
 - Concern regarding construction impacts (dust and noise).



Figure 4.1 Public Consultation at Wood Green Library

Quality Review Panel

- 4.10 The project team presented to Haringey's Quality Review Panel ('QRP') on 27 April 2022 and 18 January 2023. The feedback was largely supportive of the proposals and the project aspiration.
- 4.11 A summary of the feedback received from the QRP on 27 April 2022 is set out below:

The panel broadly supports the proposed scheme, which it views as a very positive addition to the borough but makes comments relating to the height of the annexe, its relation to the existing building, its setting and the scheme's sustainability strategy. The panel applauds the decision to recognise the importance of the Civic Centre to the borough by retaining the existing building, to refurbish significant interior features, such as the Council Chamber, and to retain the existing main entrance. It expresses concerns about the scale of the proposed new annexe building, particularly in relation to the existing Civic Centre, and suggests that consideration is given to either setting back upper storeys or reducing the building in height. At the same time, the panel recognises the importance of creating a building with a strong presence in the townscape and suggests careful consideration of how to address this tension. Facades could be more varied, responding to different settings, and the western edge of the site will require careful treatment to ensure a sympathetic relationship with the school and travellers' site.

The panel would like to see security provision explored in greater detail, to ensure requirements are built in, particularly to the landscape approach. It would also like to more detail to show how each floor plate works in terms of office use and circulation. It would also welcome more detail on the link extensions between the existing Civic Centre building, and on the proposed new annexe. The panel supports the scheme's landscape strategy, which it feels sends a positive message to the wider area but asks that for more thinking on pedestrian and vehicular routes. Cycle parking should be moved to a more attractive location. A more detailed sustainability strategy is needed to show how the scheme can achieve zero carbon, including assessment of material performance.

- 4.12 In response to this feedback, the following amendments have been made:
- Reduction in overall scale of the building through the loss of one storey on annex.
 - Progression of landscaping proposal.
 - More detail on internal layout to show office use and circulation.
 - More detail on the link extensions and proposed new annex.
- 4.13 The updated proposal was presented to QRP on 18 January 2023. A summary of the feedback is set out below:

The panel warmly supports the proposals for the Haringey Civic Centre, which will give a valued heritage asset an extended lease of life in public service. The project team has responded well to the comments from the previous review (held on 27 April 2022) and presented a scheme that is sensitive, works well, and is in keeping with the spirit of the original building.

The height and massing are an appropriate response to both the existing Grade II listed building and the wider context. The east-west pedestrian and cycle route through the site needs further work to help encourage staff and visitors to travel sustainably. The amount of greenery in the scheme should be increased, particularly in the courtyard. There should be a direct connection between the indoor community spaces and the woodland garden. The suggestion of community co-design for the woodland garden is positive and should be developed. Mature trees should be retained where possible. This scheme has the potential to be an exemplar for incorporating passive sustainability in a site with heritage assets. The panel encourages the project team to continue to reduce the scheme's embodied carbon, perhaps through a hybrid ventilation system. The panel is not convinced by the introduction of brick to the elevations, which it considers to interrupt the purity of the original Scandinavian-inspired Civic Centre design. The setback of the plant on the roof and the faceted screening appear likely to conceal it well in views. The internal stairs would benefit from further work to ensure that they feel open and high quality. The staff entrance sequence works well. The bicycle stores are currently too prominent in front of the Civic Centre and resemble portacabins. They should instead be integrated into the landscaping using the site topograph.

Historic England

4.14 A meeting was held with Historic England on 02 February 2023. During this meeting, it was agreed that Historic England would formally be consulted on the application. Formal feedback was provided on 09 March 2023, this can be summarised as follows:

- Welcome the proposals for continued use of the original intended use;
- Further assessment of the significance of the internal partitioning will also be required in order to fully understand the impact of the proposals for removal of some partitions;
- Recommend refer to guidance on replacement windows;
- Further assessment of the significance and condition of the windows to consider options to conserve and upgrade if possible;
- If replacement of windows is required, new windows should be very similar in appearance in terms of materials, opening method and finish;
- Welcome further discussion on proposals for the windows, landscaping immediately to the north and east, replacement of the pre-cast concrete facade panels and removal of internal partitions;
- Suggested a site visit to inform these discussions; and
- In relation to rear extension recommend engage with Council on scale and detailed design.

5.0 DEVELOPMENT PROPOSALS

- 5.1 This section of the Statement summarises the Proposed Development. A full explanation of the Scheme is set out within the accompanying Design and Access Statement and Application Drawings, which have been prepared by Hawkins Brown Architects.

DEVELOPMENT RATIONALE

- 5.2 The driving principle behind these proposals for refurbishment and extension is to rationalise the Council's existing accommodation to reduce office costs and enable investment in other services. As part of this exercise LBH undertook a phased decant of the Civic Centre from 2017, with a view to disposing of the Site for redevelopment. In July 2018 the Civic Centre was grade II listed, meaning total demolition is no longer appropriate.
- 5.3 The Proposed Development reflects 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 Site, and to reduce 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.
- 5.6 The Proposed Development comprises the following works:
- Replacement of the existing Civic Centre façade;
 - Internal alterations to the Civic Centre (further detail is contained within the supporting Heritage Statement);
 - Provision of 1,119 sqm of civic floorspace (Class F1);
 - Provision of 8,320 sqm of office floorspace (Class E);
 - Addition of a three storey (plus plant enclosure) building, connected to the existing Civic Centre;
 - Roof alterations to the existing Civic Centre to accommodate modern plant requirements;
 - Associated landscaping and highway works.

- 5.7 Accordingly, full planning permission and listed building consent is sought for:

"Refurbishment of existing Civic Centre and offices and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; and associated landscaping."

- 5.8 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.

LAND USE & OPERATION

- 5.9 The proposed development seeks to provide following floorspace (GIA):

LOCATION	LAND USE	PROPOSED (SQM)
Civic Centre	Class F1	1,119
Civic Centre	Class E	3,238
Extension (Annex)	Class E	5,082
Civic Centre	Plant/ BOH	1,109
TOTAL		10,548

5.10 The Proposed Development will provide a combination of office and civic floorspace. The prospective building users can be defined by three categories:

General Public / Community:

- Members of the public attending council meetings or visiting to perform other civic functions (e.g elections)
- Community groups using specific spaces within the Civic Centre for activities/ events

Visitors (Corporate Users):

- Visitors meeting council staff on official business for meetings.

Council Staff

- Council workers and their respective directorates
- Democratic users: elected members of the public who come to the building to perform civic functions, mostly out-of-hours (Councillors Mayor, Leader and Opposition Leader); and
- Partner organisations that work alongside the council staff.

5.11 On a typical weekday, there will be approximately 800 office employees during the core hours of 08:30 to 18:00 plus a number of external visitors that attend meetings by appointment, which would include 100 to 120 visitors and community groups of 70 to 100 people. It is therefore reasonable to assume that up to 1,030 people may be in the building at any one time.

5.12 The ancillary café proposed at the Site will not be open to the general public and would therefore only be used by employees/visitors associated with the Civic Centre i.e. linked trips by those already on-Site working or attending a meeting or function.

5.13 In addition to typical Weekday operations at the Site, there will also be a certain number of evening events that take place at the Site on Weekdays, including monthly cabinet meetings, planning committee meetings and other Council-related meetings/functions. These evening events typically operate between 18:00 and 22:00 and up to 350 people could attend these events although many of these will include employees / visitors already working at the Site during the day.

5.14 Weekend operations at the Site would be less frequent, with the reception, meeting rooms and welcome space at the ground floor likely to be the only areas that would be in use at weekends and/or when an occasional event takes place in the Council Chamber. A worst-case has been assumed that up to 350 people could be on-Site at the weekend, noting that generally there wouldn't be anyone in attendance after 20:00 at the weekend.

PROPOSED EXTENSION – THE ANNEX

- 5.15 The extension to the Civic Centre has been carefully considered to respond to the original design intent for the Site. The Annex will be located to the northwest corner of the Civic Centre where the surface car parking is currently located. The Annex will be connected to the existing building through two link blocks.

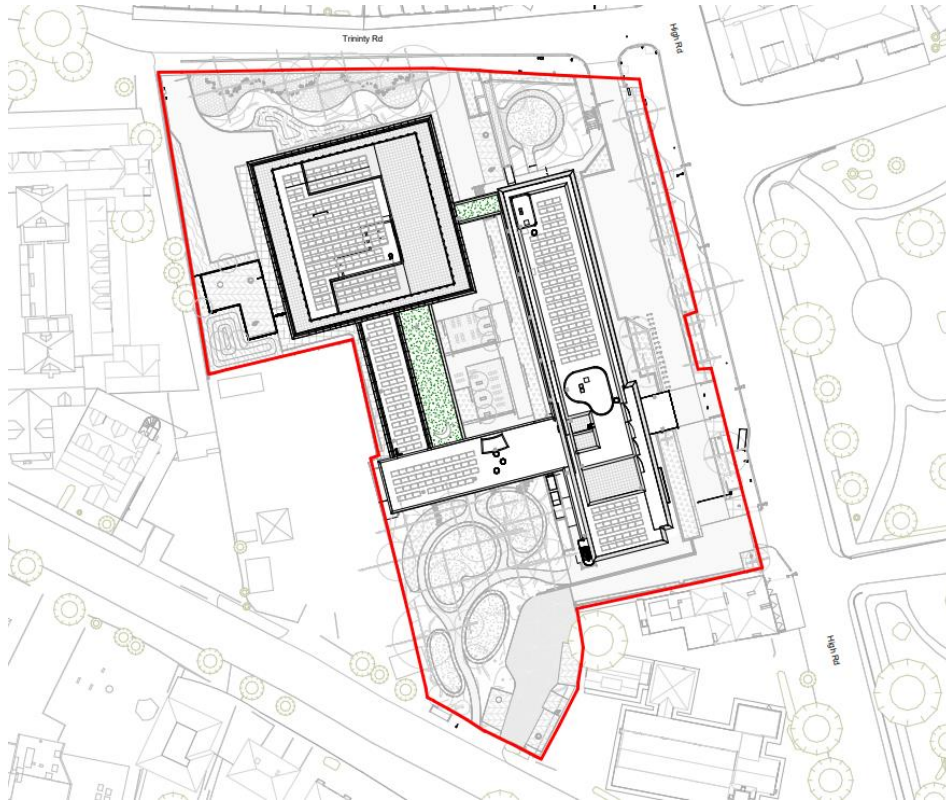


Figure 5.1 Proposed Site Plan (not to scale)

- 5.16 The proposed Annex will be 3 storeys plus roof top plant, so it is of equivalent height to the Civic Centre, albeit slightly taller.
- 5.17 The plant enclosure would be set back from the parapet and has been rationalised as much 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.
- 5.18 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.
- 5.19 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 was originally designed.
- 5.20 It is proposed that the elevations will be GRC which performs well from a carbon perspective, and has a similar colour and patination as the original concrete panels. The use of fins adds to the visual interest and articulation of the Annex. 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.



Figure 5.2 Proposed North Elevation (not to scale)

ROOFSCAPE

- 5.21 The Proposed Development includes the removal of a section above the existing Civic Centre 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 this 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.
- 5.22 It is also proposed to install photovoltaic panels on the roof of the Civic Centre and west wing to help meet sustainability 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.
- 5.23 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.
- 5.24 The roof of the Annex will comprise an inverted roof system is proposed due to the increased traffic and loading from plant equipment. On the enclosed plant space, a cold roof system laid on a concrete slab is proposed.
- 5.25 On the link block roofs, green roof systems are proposed.

EXTERNAL ENVELOPE

- 5.26 The existing facade, curtain walling and windows are generally in a poor state of repair. The Proposed Development would seek to address some significant and costly condition issues, to secure the long term future of the building.
- 5.27 The precast concrete panels on the Civic Centre are generally in poor condition, and the precast panels at level 3 are in an advance state of disrepair. 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. A comprehensive replacement of the panels with with insulated GRC panels to match the colour and patination of the existing, with increased insulation to improve the thermal performance is currently being explored. Precast and artificial stone sample panels would be agreed with LBH.
- 5.28 The aluminium framed windows and curtain walling are also in poor condition, and Buro Happold has recommended complete refurbishment. The windows are single glazed so are thermally inefficient. The proposal is therefore to replace the windows and curtain walling with double glazed aluminium versions which replicate the existing design and window profiles. The samples of the glazing and frames will be agreed with LBH.

- 5.29 The external undercroft space under the first floor west wing is to be enclosed with glazed screens to provide a light and airy welcome space opening out to the woodland garden area and central courtyard.
- 5.30 The east and south elevations incorporate large picture windows at the corners of the building to orientate the building, provide views and connection to the surrounding streetscape and the internal courtyard. These large windows also allow views into the building from outside - reflecting the intent for transparency and openness in the original Civic Centre design.
- 5.31 The north elevation also incorporates large picture windows at the north-west corner which looks out to the tree-lined street and landscape, as well as allowing views into the building from outside.



Figure 5.3 Proposed CGI - View from the Northeast (refer to supporting DAS)

INTERNAL ALTERATIONS

- 5.32 Full details of the proposed refurbishment works to the existing Civic Centre are set out within the Design and Access Statement. 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. An assessment of the impact of this proposal on the building's significance is set out within the Heritage Statement.
- 5.33 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.
- 5.34 Generally, accessibility will be enhanced throughout the existing Civic Centre. The layout and character of the Council Chamber and Committee rooms will be largely preserved.

ENTRANCES & ACCESS

- 5.35 The existing Civic Centre entrance and lobby will continue to provide the main point of access to both the existing building and the extension.

- 5.36 All visitors to the building will enter the existing main entrance lobby from the High Road where they will be greeted by reception staff at a new reception desk. Having checked in, the general public, community groups and corporate visitors will be given access to the welcome area (created within the undercroft of the west wing), the council chamber, committee rooms and shared community space.
- 5.37 Access to the private staff areas will be by means of card access type security on doors. Staff will also have access to secondary entrance from Trinity Rd.
- 5.38 Cyclists have an additional potential entrance leading directly to the shower areas from the western bike storage area from Trinity Road, within the service yard.

PARKING

Car Parking

- 5.39 The proposed development will remove the 98 existing car parking spaces in the Trinity Road car park, as well as the 12 spaces in the Bounds Green car park. The existing car parking on the service road parallel to High Road will be reconfigured to remove the existing parallel parking, resulting in a net reduction in on-site car parking. The development proposals would result in a net reduction of 123 car parking spaces.
- 5.40 A total of three accessible bays are proposed in the High Road car park, perpendicular to the access road. These spaces will be supplemented by an additional six enlarged general parking bays. These additional bays provide flexible capacity for the site, and are expected to be highly managed, such as through a booking system. It is anticipated that the booked parking bays would typically be closed off by bollards, unless requested in advance and could also accommodate VIP parking, such as for the mayor or chief executive.
- 5.41 Some spaces may be allocated to a fleet of council-operated pool cars for flexible workers that need to travel offsite during the working day.
- 5.42 A full summary of the proposed parking solution is set out within the Transport Assessment.

Cycle Parking

- 5.43 Long-stay cycle parking will be provided in dedicated and secure cycle parking shelters close to the western access into the proposed building. The long-stay cycle parking has been designed in accordance with the London Cycle Parking Design Standards (LCPD). A total of 5% of long stay spaces will be allocated to larger cycles as per LCPD standards, and a further 20% will be allocated to Sheffield stands.
- 5.44 Ancillary cycle facilities, such as showers, lockers and changing rooms, will be provided for staff within the new Annex.
- 5.45 Short-stay cycle parking meeting London Plan requirements will be located close to the main entrance to the building on High Road. These will be provided as Sheffield stands. Principal access to the short-stay cycle parking will be from Trinity Road, however, secondary routes from High Road and Bounds Green Road would also be available.
- 5.46 Full detail surrounding the proposed cycle parking is set out within the submitted Transport Assessment.

DELIVERIES AND SERVICING

- 5.47 The principal servicing access for the development will be via Trinity Road, where a servicing bay is proposed. A bin / waste store is also proposed at this location. A turning head is proposed on-site to allow vehicles to arrive and depart the site in forward gear. The existing High Road access to the southeast of the Site will form a servicing route along the south of the Site that connects High Road to Bounds Green Road in a westbound direction only.

- 5.48 It is proposed deliveries and waste collection would take place within the Bounds Green servicing area, where an additional servicing bay is proposed.
- 5.49 It is proposed that waste collection on-site would be managed so as not to coincide with peak delivery periods. Further information on the proposed waste strategy is provided within the Transport Assessment.

LANDSCAPE

- 5.50 The landscaping strategy focuses on a series of linked linear spaces that wrap around the Proposed Development. The approach builds on the existing characters within the site, improving them with opportunities for a variety of flexible and fixed spaces to accommodate various activities and events.
- 5.51 The entrance will focus on pedestrian access that is inclusive to all using accessible slopes. It will present a civic presence onto the High Road bringing a renewed sense of invitation and grandeur to the refurbished Civic Centre.
- 5.52 The planting beds along the frontage have been retained and enhanced. The mix of cherry trees and liquid amber trees will be supplemented with under planting, creating one large, planted bed. The bed will be used positively to accommodate rainwater providing a visual manifestation of the sustainable agenda which underpins the reworking of the Civic Centre.
- 5.53 The existing garden towards the southern end of the site possesses a diverse range of mature trees which will be enhanced with additional planting, seating, and small play elements for public use. The woodland area will be an inviting space for the Council employees and public alike.
- 5.54 The outdoor enclosure defined by the Civic Offices and the new Trinity Building with its links will become a central breakout area for the Council employees. The area offers seating under trees in a three-tiered courtyard, each level accommodating fixed and flexible furniture.
- 5.55 The mature plane trees along Trinity Road, are retained providing a connection to Trinity Gardens. They provide a visual screen between the Trinity Building and the neighbouring houses. This space provides a second means of controlled access to the Civic complex and an opportunity for children to engage with the site through natural play elements within this boundary area.

SUSTAINABLE URBAN DRAINAGE SYSTEMS

- 5.56 Runoff from each roof area will be attenuated within the public realm. Providing attenuation at high-level was considered, however there are concerns about the heritage of the existing building and reinforcing the existing structure that would not make this option feasible. The basement of the existing building is to be retained and there is limited scope to include an attenuation structure within the building footprint. The proposed office Annex building runoff will also be attenuated within the public realm as the basement level is below the proposed connection invert level and a pump would be required.
- 5.57 An area of green roof is proposed which will manage and reduce surface runoff entering the drainage system. Attenuation for the buildings will consist of green roofs and a rainwater harvesting break tank which is located in the break tank room on the ground floor of the proposed Annex..
- 5.58 Collection of external surface water runoff will be via overland flow routes, gullies, linear drains and pipes that connect into the external below ground drainage system. Prior to entering the below ground drainage, the streetscape runoff will pass through catchpits for settling of sediments. Gullies and drainage channels will have trapped channel outlets with silt buckets to prevent silt and other contaminants from entering the downstream SuDS features.
- 5.59 Attenuation and further treatment of surface water flows from the private external public realm will be provided by the following SuDS features: filter trenches, rain gardens, swale, permeable paving and underground attenuation.

5.60 A separated foul drainage System will be provided to collect all foul water generated from the Proposed Development. This will be via gravitational flow and discharge to the existing public sewers. All foul water drainage above ground slab will be design by building services engineering. All foul water ground slab installations, slab penetrations, under slab drainage and the external foul drainage system is considered a civil infrastructure. Close coordination is required with the building services engineer, structural engineer and architect to connect the above and below ground slab drainage systems.

6.0 PLANNING POLICY

- 5.1 This section provides an overview of national, regional and local policies and other material considerations against which the planning application will be assessed. Section 7 provides an assessment of the application against the policies and guidance contained within these documents.

THE STATUTORY FRAMEWORK

- 5.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications must be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

- 5.3 Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. The following sections of the 1990 Act set out the duties on the decision maker in this case:

- Section 16(2) In considering whether to grant listed building consent for any works 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.
- Section 66(1) 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 of any features of special architectural or historic interest which it possesses.
- Section 72(1) With respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 5.4 In relation to Section 72 (1), ‘character’ relates to physical characteristics but also to more general qualities such as uses or activity within an area. ‘Appearance’ relates to the visible physical qualities of the area. The meaning of ‘preservation’ in this context is the ‘avoidance of harm’.

- 5.5 The Statutory Development Plan for the site comprises the:

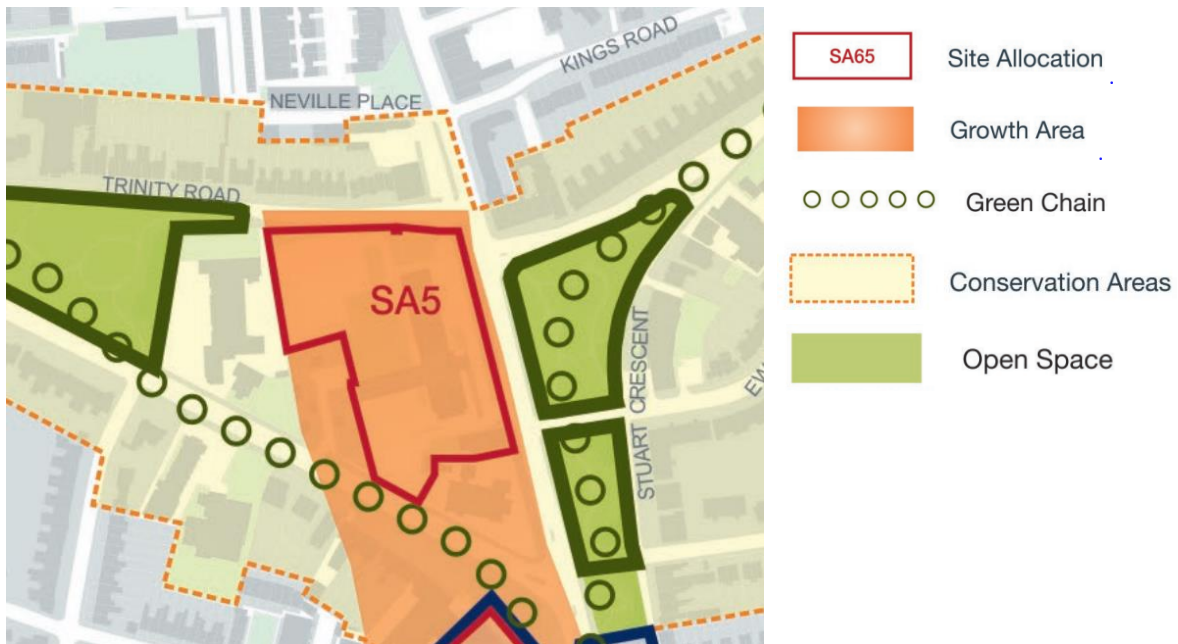
- The London Plan (March 2021);
- Local Plan: Strategic Policies 2013 (with alterations July 2017);
- Local Plan: Development Management DPD (July 2017); and
- Site Allocations DPD (July 2017).

SITE SPECIFIC DESIGNATIONS

- 5.6 The Site is the subject of the following designations as set out in the adopted Proposals Map:

- Site Allocation (SA5 LB Civic Centre);
- Wood Green Growth Area (GA2);
- Trinity Gardens Conservation Area; and
- Partially within a Critical Drainage Area.

- 5.7 The Civic Centre is statutorily listed at Grade II. There are a number of other listed buildings in close proximity to the Site.



OTHER MATERIAL CONSIDERATIONS

- 5.8 The National Planning Policy Framework (the “NPPF”) was published on 20 July 2021 and sets out the Government’s approach to planning matters and is a material consideration in the determination of planning applications.
- 5.9 Paragraph 7 of the NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to explain that this to be achieved by meeting the following three overarching objectives:
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.10 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). This means approving development proposals that accord with an up-to-date development plan without delay.
- 5.11 The National Planning Practice Guidance (the “NPPG”), which was first published in 2014 and which is updated from time to time, is a material consideration in relation to planning applications.
- 5.12 Other material considerations include:
- GLA Character and Context SPG (2014);

- GLA The control of dust and emissions during construction and demolition (July 2014);
- GLA Accessible London: Achieving an Inclusive Environment (October 2014);
- Planning Obligations SPD (March 2018); and
- Sustainable Design and Construction SPD (March 2013).

EMERGING POLICY

- 5.13 Haringey Council consulted on the 'Preferred Option' Area Action Plan ("AAP") for Wood Green in Spring 2018, following an initial round of consultation in Spring 2017. Once adopted, the Wood Green AAP will form part of the Haringey Local Plan and of the Statutory Development Plan applicable to the Site, setting out policies, proposals and site allocations for future development within the area. It is intended that the AAP will provide area specific planning policy to support the delivery of new jobs and homes, improvements to the town centre, and the local environment, connections and social infrastructure.
- 5.14 Haringey Council commenced formal consultation on the New Local Plan: First Steps from 16 November 2020 until 1 February 2021. The consultation was held in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation was subsequently extended to 1 March 2021. The New Local Plan First Steps Engagement document set out the key issues to be addressed by the New Local Plan. It was intended to begin a conversation about the direction of New Local Plan and as such it did not contain draft policies.

7.0 PLANNING ASSESSMENT

6.1 This section of the Statement assesses the component parts of the Proposed Development against the statutory development plan and other material considerations as outlined in **Section 6**.

6.2 The key planning considerations considered include:

- Land Use;
- Design Principles;
- Heritage, Townscape and Conservation;
- Highways;
- Residential Amenity; and
- Sustainability.

LAND USE

6.3 Policy SP0 (Presumption in Favour of Sustainable Development) of the Local Plan notes that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Policy SP1 (Managing Growth) notes that the Council will promote development in Growth Areas, including Wood Green.

6.4 The Site Allocations DPD (adopted 2017) identifies sites within the London Borough of Haringey allocated for development. The DPD provides guidance for developers of what is expected on these sites and aims to speed up the delivery of the allocated sites, particularly in areas where infrastructure capacity is being enhanced.

6.5 The Haringey Civic Centre site falls within the Wood Green Area and is designated as Site Allocation No. 5: LBH Civic Centre (SA5). The Site Allocations DPD describes the Wood Green Metropolitan Centre as follows:

“Wood Green is the Borough’s sole Metropolitan Centre, and as such is the single biggest retail centre in Haringey. Located in the centre of the Borough, this area benefits from excellent connectivity, and has a large retail hinterland, much of which is in Haringey, making it a significant strategic asset in the Borough. The principal use in Wood Green is retail, but it is also the biggest office location in the Borough, and provides significant administrative, legal, and community functions for the Borough’s residents.” (paragraph 2.2).

6.6 The Site Allocations DPD indicates that the Civic Centre site (SA5) has a development capacity of 108 residential units, 2,156 sqm employment space and 1,078sqm town centre uses. We note that the DPD was adopted prior to the listing of the Civic Centre, which significantly impacts what can be achieved on the site.

6.7 The supporting text for the site allocation proposes the continuation of the Civic Centre building’s civic role, exploiting the site’s capacity to develop onto the car park area, or, subject to alternative premises for the Council’s civic functions being secured, redevelopment for mixed-use development. In addition the site requirements include:

- The building at 247 High Rd should also be retained, with the southern and eastern facades visible;
- The public realm to the front of the site will be designed to enhance the Trinity Gardens Conservation Area;
- The need to retain the Traveller pitches adjacent to the site will be considered within the context of any development on this site;
- Any development on this site should enhance the overall setting of Trinity Gardens Conservation Area;
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained if not improved;

- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD; and
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

6.8 The Proposed Development seeks to deliver 8,320 sqm of office floorspace (Use Class E) and 1,119 sqm of civic floorspace (Class F1).

6.9 Since being allocated, the Civic Centre was listed at Grade II and therefore the need to retain the existing building carries significant weight. The proposed restoration of the building's democratic functions provides the optimum viable use for the site and will enhance the heritage asset.

6.10 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.

6.11 Accordingly, the redevelopment of the Site to restore the Civic Centre's democratic functions and to provide high quality office space is considered to accord with planning policy objectives.

DESIGN PRINCIPLES

6.12 The NPPF attaches great importance to the design of the built environment as set out in Chapter 12. Chapter 12 emphasises that:

"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

6.13 Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 states that development should:

- *"function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an amount and appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks; and*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion."*

6.14 Policy D4 (Delivering Good Design) of the London Plan emphasises and promotes the delivery of high-quality design in development.

6.15 Policy D5 (Inclusive Design) of the London Plan states that development proposals should achieve the highest standard of accessible and inclusive design. They should:

1. *"be designed taking into account London's diverse population;*
2. *provide high quality people focused spaces that are designed to facilitate social interaction and inclusion;*

3. *be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment;*
4. *be able to be entered, used and exited safely, easily and with dignity for all;*
5. *be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building."*

- 6.16 Policy SP11 (Design) of the Local Plan Strategic Policies DPD states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.17 Policy DM1 (Delivering High Quality Design) of the Haringey Development Management DPD requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Policy notes that the Council will support design-led development proposals which meet the following criteria:
- a. *"Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
 - b. *Make a positive contribution to a place improving the character and quality of an area;*
 - c. *Confidently address feedback from local consultation;*
 - d. *Demonstrate how the quality of the development will be secured when it is built; and*
 - e. *Are inclusive and incorporate sustainable design and construction principles."*
- 6.18 Policy DM2 (Accessible and Safe Environments) requires new developments to ensure that a) they can be used safely, easily and with dignity by all; b) they are designed so that all the layout improves people's access to social and community infrastructure; c) they protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impeded pedestrian and cycling permeability; and d) they have regard to the principles set out in 'Secured by Design'.
- 6.19 Policy DM6 (Building Heights) 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.

Extension – The Annex

- 5.61 The proposed extension to the Civic Centre has been carefully considered to respond to the original design intent for the Site. The proposed Annex will be 3 storeys plus roof top plant, so it is of equivalent height to the Civic Centre, albeit slightly taller.
- 5.62 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.
- 5.63 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 was originally designed.
- 5.64 It is proposed that the elevations will be GRC which performs well from a carbon perspective, and has a similar colour and patination as the original concrete panels. The use of fins adds to the visual interest and articulation of the Annex. 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.

Roofscape

- 6.20 The Proposed Development includes the removal of a section above the existing Civic Centre caretakers flat and plant room to create an open air plant room behind a retained façade.
- 6.21 It is proposed to install photovoltaic panels on the roof of the Civic Centre and west wing to help enhance the building's sustainable performance. These would be low profile to limit their visibility from the public realm, so they would not harm the architectural interest of the facades. It is proposed to insulate the roof to reduce thermal bridging and improve the thermal performance. 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.
- 6.22 Green roofs are proposed on the roof of the link blocks.

External Envelope

- 6.23 The precast concrete panels are generally in poor condition, and the precast panels at level 3 are in an advance state of disrepair. A comprehensive replacement with modern materials to match the colour and patination of the existing, with increased insulation to improve the thermal performance is currently being explored.
- 6.24 The aluminium framed windows and curtain walling are also in poor condition and single glazed, so are thermally inefficient. The proposal is therefore to replace the windows and curtain walling with double glazed aluminium versions which replicate the existing design and window profiles.
- 6.25 The building envelope is 40% glazed to both maximize natural light within the interior and avoid overheating. To minimize solar gain, the facade requires shading in the form of projecting vertical fins and horizontal stringers. These projecting elements will also provide an appealing pattern of light and shade. The fin's orientation responds to each facade's solar orientation.

Summary

- 6.26 The Proposed Development is considered to accord with planning policy in terms of design.
- 6.27 The proposed extension 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. The Proposed Development has been design-led, and sensitively designed to respond to the scale and mass of the existing Civic Centre building, in accordance with Policy DM6 and DM1.
- 6.28 In accordance with London Plan policies, and Policy DM1 and DM2 of the Local Plan, the Proposed Development will be inclusive, enhancing accessibility of the existing building as well as through the provision of new office space. In addition, in accordance with Policy DM1, sustainable design and construction principles have been central to the design-led approach. More detail surrounding this is set out within the Design and Access Statement.
- 6.29 The Proposed Annex will be high quality, sustainable, safe, and easy to use in accordance with Policy SP11 of the Local Plan and Policy D4 of the London Plan.

LANDSCAPE

- 6.30 Policy DM1 (Delivering High Quality Design) of the Local Plan requires development proposals to demonstrate how the landscaping and planting are integrated into the development as a whole. Policy notes that the Council will expect development proposals to respond to: a) landform; b) levels, slopes and the fall of the ground; c) trees on and close to the site; d) landscaped boundary and treatments; and e) any other significant biodiversity on or close to the site.
- 6.31 Policy SP13 (Open Space and Diversity) requires new development to protect and improve Haringey's parks and open spaces. Policy requires all development to contribute to wildlife and ecological habitats and, where

possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/ roosting opportunities. In addition, Policy seeks to secure opportunities for additional publicly accessible open space.

- 6.32 London Plan Policy Policy G5 (Urban Greening) requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- 6.33 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. The landscape along the High Road and front elevation of the listed building is proposed to be pedestrianised and re-landscaped, partly to improve access to the building for the mobility impaired.
- 6.34 The proposed development has potential in around the local landscape to protect the natural environment through the enhancement of the biodiversity. The development includes habitat creation in the courtyard, rain gardens, the woodland garden and green roofs. Indicative planting mixes have been proposed with species either native and/or attractive to wildlife, particularly those species currently identified to be threatened.
- 6.35 Indicative planting mixes have been proposed. Species will be either native and/or attractive to wildlife, particularly those species currently identified to be threatened.
- 6.36 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.
- 6.37 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.
- 6.38 An Urban Greening Factor ('UGF') of 0.3 has been demonstrated in accordance with Policy G5 of the London Plan.
- 6.39 The Biodiversity Impact Assessment prepared by Greengage demonstrates that the proposed development stands to result in a net gain of 0.30 biodiversity units associated with area-based habitats compared with pre-development value. This is equivalent to a total net increase of 10.13% in ecological value.
- 6.40 The proposed landscaping strategy is considered to accord with Policy DM1, SP13 and Policy G5. The Proposed Development will seek to enhance the accessibility and quality of public space around the site. The Proposed Development will also enhance ecology and biodiversity through the provision of green roofs, sustainable drainage, and nesting / roosting opportunities.

HERITAGE, TOWNSCAPE AND CONSERVATION

- 6.41 As set out above, the Site falls within the Trinity Gardens Conservation Area. The Civic Centre is grade II listed. There are also numerous heritage assets within the vicinity.
- 6.42 The NPPF (Paragraphs 195) states that the Local Planning Authority, during the determination process, would need to identify and assess the significance of any heritage assets in relation to the development proposals. Under Paragraph 194, the Applicant is required to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 6.43 Chapter 16 of the NPPF (paragraphs 189 to 208) sets out the Government's policies relating to the conservation and enhancement of the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 189).

The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.

- 6.44 The London Plan policies pertinent to the assessment of heritage are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). They include Policy D1 (London's Form, Character and Capacity for Growth), which states that development design should respond to the local context and respect heritage assets that make up the local character.
- 6.45 Policy HC1 (Heritage Conservation and Growth) of the London Plan states that proposals affecting heritage assets should conserve their significance and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 6.46 Policy SP12 (Conservation) notes that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Policy states that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.
- 6.47 Policy DM9 (Management of the Historic Environment) of the Local Plan states that development that conserves and enhances the significance of a historic asset and its setting will be supported. Policy further states that proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance.
- 6.48 Policy DM9 states that *"when considering the impact of proposals on the historic environment, the Council will have regard to:*

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e The desirability of securing a viable use for a heritage asset consistent with its conservation;

f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration."

- 6.49 In regard to Conservation Areas, Policy DM9 states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

In regard to Listed and Locally Listed Buildings Policy DM9 states that the Council will seek opportunities to secure the future of listed buildings, provided they:

a Do not lead to substantial harm or total loss of their significance;

b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;

c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and

d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

- 6.50 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.

- 6.51 A Heritage Statement has been prepared by Montagu Evans to identify the significance of the heritage assets and assess the Scheme against the listed buildings and Trinity Gardens Conservation Area.
- 6.52 The Heritage Statement concludes that the proposals would give rise to some beneficial and some harmful effects to the listed building. The landscape works would enhance the setting and appreciation of the significance of the listed building.
- 6.53 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. 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.
- 6.54 The 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.
- 6.55 Overall, 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.
- 6.56 In addition, the Heritage Statement provides an assessment of the contribution made by the property to the significance of the Trinity Gardens Conservation Area. The Statement considers the setting of relevant heritage assets located within the vicinity of the Site.
- 6.57 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.
- 6.58 The Proposed Development is therefore considered to be in line with Policy SP12, as well as Policy DM9 which states that Proposed Development must conserve and enhance the significance of heritage assets and their setting.
- 6.59 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.
- 6.60 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.

AMENITY

- 6.61 Policy DM1 (Delivering High Quality Design) of the Local Plan requires new development proposals to ensure a high standard of privacy and amenity for the user's and neighbours of the development. The Council will support proposals that:
 - a. *“Provide appropriate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land;*

- b. Provide an appropriate amount of privacy to residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and*
- c. Address issues of vibration, noise, fumes odour, light pollution and microclimate conditions likely to arise from the use and activities of the development.”*

Noise

- 6.62 It is understood that natural ventilation is to be maximised through the existing Civic Centre and Annexe. A mixed mode ventilation strategy is being proposed whereby natural ventilation via openable windows is the primary background ventilation strategy. Occupants have the option to close their windows during the colder months, with background ventilation being provided by mechanical means.
- 6.63 The southern and eastern elevations of the site facing main roads are exposed to greater levels of noise than those which are more shielded from the existing noise sources (west and north). The dominant noise source along the other elevations is distant main road traffic and local road network traffic.
- 6.64 Policy DM23 (Environmental Protection) notes that the Council will seek to ensure that proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact. The proposed development is considered to accord with Development Management Policy DM23.

Lighting

- 6.65 External lighting is proposed. In accordance with Policy DM23 (Environmental Protection) of the DMDPD, a Lighting Assessment has been submitted as part of the planning application. This Policy states that development proposals that include external lighting must mitigate potential adverse impacts. Where appropriate proposals will be required to demonstrate that the external lighting is (a) appropriate for its purpose in its setting; (b) designed to minimise and provide protection from glare and light spillage; and (c) energy efficient. The submitted Lighting Assessment demonstrates how this approach is in accordance with Policy DM23.

Sunlight Daylight

- 6.66 A Sunlight, Daylight analysis has been undertaken by Delva Patman Redler LLP and is submitted as part of this planning application. The analysis includes an assessment of the proposed development on neighbouring properties, including Trinity School, the adjacent Traveller Site at Wellman Place, as well as surrounding residential properties.
- 6.67 The analysis concludes that the proposed development will only have a negligible effect of daylight levels enjoyed by Trinity School.
- 6.68 Particular attention is given to 1-5 Dogan Terrace and 1 Trinity Road. Here, it is shown that these properties may experience a minor reduction in daylight and sunlight as a result of the proposed development. The analysis demonstrates that the impact on surrounding residential properties is reasonable for an urban location.
- 6.69 In considering the potential impact of the proposed development on the Traveller Site at Wellman Place, the Report concludes that, when developing a vacant site with neighbouring windows located unusually close to the boundary, it is inevitable that some windows will experience a reduction in light beyond the BRE guidelines. However, the results show that all main living areas on the site are dual aspect and will remain with acceptable levels of daylight in the post development condition.
- 6.70 Full detail of the assessment can be found within the submitting Daylight, Sunlight Report.

- 6.71 The overall assessment concludes that the scheme will generally have a negligible effect on the neighbouring properties and should be considered to meet the intentions of the BRE guide. The proposed development is therefore considered to accord with policies DM1 of the Local Plan.

Air Quality

- 6.72 Air quality is identified as an issue across Haringey, with the borough being designated as an Air Quality Management Area due to exceedances to long term objectives for annual mean NO₂ concentrations.
- 6.73 The London Plan (2021) requires an Air Quality Positive (AQP) design for all large-scale developments across the capital, and those that require an Environment Impact Assessment. Policy DM23 (Environmental Protection) of the Local Plan states that development proposals should consider air quality and be designed to (a) improve or mitigate the impact on air quality in the Borough; and (b) improve or mitigate the impact on air quality for the occupiers of the building or users of the development.
- 6.74 Although the London Plan requirement for AQP design does not strictly apply to the proposed development due to the smaller scale of the project, an Air Quality Assessment has been submitted as part of the planning application, presenting the output from the early stages of air quality work, in line with AQP design approach; seeking to identify potential problem areas and provide early recommendations with respect to land use and ventilation strategies.
- 6.75 Dispersion modelling has been used to ascertain the current and future air quality conditions across the site. The results shows that the highest concentrations of pollutants are located at the eastern and south-eastern façades of the existing civic building, due to these being closest to major pollution source, the High Road.
- 6.76 The model assessed two scenarios:
- A worst-case scenario, where emissions from the 2019 vehicle fleet were used;
 - A more realistic scenario, where expected emissions from the 2025 vehicle fleet. These emissions are significantly lower than 2019, owing to the expected uptake of electric vehicles and improvements in emission abatement technology.
- 6.77 Due to the net decrease in vehicle trips and the zero onsite emission energy strategy, the proposed development satisfies the requirements for Air Quality Neutral. It is therefore concluded that with the implementation of recommended construction mitigation measures, the proposed development would not lead to any significant air quality effects and will comply with the relevant planning policies.

Summary

- 6.78 In summary, the Proposed Development is considered to accord with Policy DM1 through ensuring a high standard of privacy and amenity for the user's and neighbours of the Proposed Development.

FLOOD RISK AND SUSTAINABLE DRAINAGE SYSTEMS

- 6.79 Policy SP5 (Water Management and Flooding) requires all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.
- 6.80 Policy DM24 (Managing and Reducing Flood Risk) of the Local Plan states that all proposals for new development will be required to manage and reduce surface water run-off; and manage water and wastewater discharge. Policy DM25 of the Local Plan (Sustainable Drainage Systems) notes that Sustainable Drainage Systems (SUDS) will be required to be sensitively incorporated into new development, taking into account the requirements set out within policy.
- 6.81 Policy DM29 of the Local Plan focuses on management of wastewater and water supply. This Policy requires new development proposals to demonstrate that there is adequate water supply infrastructure capacity both

on and off site to serve the development without adversely impacting on existing users; and to make provision for the installation and management of measures for the efficient use of mains water.

- 6.82 The site lies in Flood Zones 1, which is defined as having low risk of flooding. The proposed use classifies as less vulnerable in terms of flood risk.
- 6.83 A Flood Risk Assessment has been submitted as part of the planning application. This Assessment shows that the combined discharge of foul and surface water from the proposed development is a reduction from the existing combined rate. The risk of surface water flooding and flooding from combined sewers is therefore considered to be low with the proposed foul and surface water drainage strategy.
- 6.84 The proposed surface water drainage systems comprises a new, dedicated network within the planning boundary, separate to the foul water flows. The Proposed Development will gravitate into the public surface water sewer system at one new connection point and one existing connection point. Further detail is set out within the submitted SUDS Strategy.
- 6.85 In light of the above, the proposed development is considered to accord with Development Management Policies DM24 DM25 and DM29 of the Local Plan.

HIGHWAYS

- 6.86 Policy DM31 (Sustainable Transport) of the Local Plan requires the submission of a Travel Plan and Transport Assessment in support of development proposals.
- 6.87 Policy DM32 (Parking) of the Local Plan notes that development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan. Policy notes that proposals for limited or no on-site car parking will be supported where (a) there are alternative and accessible means of transport available; (b) the public transport accessibility is at least 4; (c) a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development; (d) parking is provided for disabled people; and (e) parking is designated for occupiers of developments specified as car capped.
- 6.88 Long-stay cycle parking will meet the London Plan requirements will be located in the north-west of the Site, with access through the Trinity Road servicing area. Long-stay cycle parking will be provided in dedicated and secure cycle parking shelters close to the western access into the proposed building.
- 6.89 Ancillary cycle facilities, such as showers, lockers and changing rooms, will be provided for staff. Short-stay cycle parking meeting London Plan requirements will be located close to the main entrance to the building on High Road. These will be provided as Sheffield stands.
- 6.90 The proposed development will remove the 98 existing car parking spaces in the Trinity Road car park, as well as the 12 spaces in the Bounds Green car park. The existing car parking on the service road parallel to High Road will be reconfigured to remove the existing parallel parking, resulting in a net reduction in on-site car parking. The Site has a PTAL rating of 6a and therefore the limited parking provision is considered to be acceptable in policy terms.
- 6.91 A total of three accessible bays are proposed in the High Road car park, perpendicular to the access road. Reflecting the operational requirements of the Council, these spaces will be supplemented by an additional six enlarged general parking bays. These additional bays provide flexible capacity for the site, and are expected to be highly managed, such as through a booking system. It is anticipated that the booked parking bays would typically be closed off by bollards, unless requested in advance and could also accommodate VIP parking, such as for the mayor or chief executive.
- 6.92 The principal servicing access for the development will be via Trinity Road, where a servicing bay is proposed. A bin / waste store is also proposed at this location. A turning head is proposed on-site to allow vehicles to arrive and depart the site in forward gear. The existing High Road access to the southeast of the Site will form a servicing route along the south of the Site that connects High Road to Bounds Green Road in a westbound direction only.

SUSTAINABILITY

- 6.93 Policy SP4 (Working Towards a Low Carbon Haringey) notes that, in line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation.
- 6.94 Policy DM21 (Sustainable Design Layout and Construction) of the Local Plan requires new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques.
- 6.95 Policy DM22 (Decentralised Energy) states that all development proposals should prioritise connection to existing or planned future Decentralised Energy (DE) networks. Policy requires that all major development located within 500 metres of an existing DE Network, will be expected to secure connection to that network subject to demonstration of technical feasibility and financial viability.
- 6.96 The Sustainability Statement considers the various sustainability policy requirements and targets for development and describes the strategies proposed to deliver a sustainable development.
- 6.97 A strategy has been developed to promote resource efficient construction; facilitate reuse and recyclability; use materials with low embodied carbon & water; use responsibly sourced materials; optimise durability and lifespan; and design flexibility. A strategy has been developed to reduce water demand through water efficiency measures. The use of metering not only allows water consumption to be monitored but indicates leakage or excessive use due to malfunctioning fittings.
- 6.98 In accordance with Policy, the design includes measures that will help mitigation of and adaptation to climate change. Mitigation measures include energy efficiency; approaching waste using a circular economy model; reducing embodied carbon; low energy lighting; and sustainable transport strategies. Measures to adapt to future climate change include planned assessment of the risk of overheating in higher temperatures.
- 6.99 An energy strategy has been developed and follows the GLA energy hierarchy; first applying lean measures such as consideration of highly efficient fabric and low air tightness of the building to reduce energy consumption, before then applying efficient systems and renewable technologies. The development is driving towards a Net Zero Carbon target. The New Annex achieves a carbon dioxide emissions reduction of 52% below the Baseline. This is a significant reduction, exceeding the current London Plan target of a 35% reduction through on-site measures. The existing building refurbishment design has been compared to the current building performance and improves by 80%, as an exemplar example of retrofitting.
- 6.100 A cash in-lieu payment of £34,132 would be required, based on a £95 price per carbon tonne, in order to offset the remainder of the carbon emissions for the new build.
- 6.101 The development is targeting BREAAAM 'Outstanding', which exceeds the policy target of 'Excellent'.
- 6.102 No connection is proposed to a DE Network; however, a potential future connection has been futureproofed through the design. This is in accordance with Policy DM22.
- 6.103 Further details of the proposed Sustainability and Energy measures and targets are set out within the Energy and Sustainability Reports.

WASTE

- 6.104 Policy DM4 (Provision and Design of Waste Management Facilities) of the Local Plan requires all proposals to consider how to sustainably manage waste arising from the development during the design, construction, and operation phases of development. The Policy further states that all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composite. The requirements for on-site provision include:

“a Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;

b Provide accessible and safe access to onsite storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council’s Refuse Collection Strategy;

c Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and

d For mixed-use development, suitably separate household and commercial waste.”

- 6.105 A strategy for waste reduction and promotion of recycling has been developed which follows a waste hierarchy to minimise waste and promote recycling during operation and construction. Options for prevention and reduction, as well as an increase in recycling, in an office environment have been identified. Construction waste has also been considered, to maximise re-use where possible. This strategy is in accordance with Policy DM4 of the Local Plan.
- 6.106 The development will prevent and reduce waste generation in the first instance, before re-using, recycling or recovering value from discarded material. Only after these options have been deemed unfeasible will the safe disposal of waste in landfill be considered.
- 6.107 In line with the London Plan, the proposed development will also promote a circular economy and will aim to keep products and materials at their highest use value for as long as possible. The development will also aim to align with the London Plan targets of ensuring that zero biodegradable or recyclable waste is sent to landfill by 2026 and that at least 65% of operational waste is recycled by 2030.

8.0 CONCLUSION AND BENEFITS

- 7.1 This Planning Statement has assessed the Proposals against the adopted Development Plan, as required by Section 70 of the Town and Country Planning Act 1990. As explained in this Statement, the Proposals have been formulated having regard to the full range of Development Plan policies and other policy material considerations.
- 7.2 Having regard to the assessment undertaken within this Statement, we consider the planning benefits arising from this Scheme can be summarised as follows:
- Redeveloping optimising the potential of a currently vacant site for re-use in its intended civic role;
 - Bringing a vacant building back into economic and civic use for public benefit;
 - Retaining and improving an existing building situated within a prominent location in central Haringey;
 - Delivering high quality office and civic accommodation for LBH;
 - Delivery of a high-quality refurbishment scheme led by design and heritage, whilst respecting the Trinity Gardens Conservation Area and surrounding heritage assets;
 - Improving accessibility, inclusivity and internal circulation;
 - Adopting an enhanced landscape strategy to improve green chains and permeability throughout the site and improve the safety of publicly and privately accessible open green space on the Site; and
 - Provision of green roofs with associated biodiversity benefits.
- 7.3 The Proposed Development is considered to be compliant with the adopted Development Plan for LBH. It is also in accordance with the adopted policies within the NPPF and London Plan.
- 7.4 It is considered that on the basis of the above, the planning benefits brought about by and through the scheme outweigh any harm. It is therefore considered that the Proposals are appropriate and planning permission should be granted.

APPENDIX 01

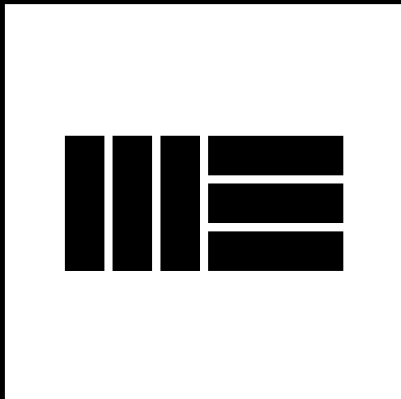
APPENDIX 01 – PLANNING HISTORY OF THE SITE

A review of LBH's online records has revealed an extensive planning history, we this out below.

Application Reference	Description of Development	Decision
HGY/2022/1515	Listed building consent for installation of a temporary 500kg materials hoist externally on the northern stair core of the Civic Centre, strip out of existing lift cars and sanitaryware throughout, removal of partitions and planting to basement level, removal of partitions and ceilings to third floor level as part of the required Enabling Works for the refurbishment of the listed building.	Approved 12/09/2022
HGY/2022/1059	Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.	12/9/2022
HGY/2022/0329	Listed Building Consent for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building.	24/3/2022
HGY/2021/1176	Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.	30/7/2021
64299	Internal alterations to form opening in new load-bearing wall	Building Regulations (10/09/2001)
HGY/1999/0898	Replacement of existing front entrance doors and the provision of automatic doors to improve disabled access.	Withdrawn (18/11/1999)
HGY/1996/0448	Erection of ventilation duct to rear elevation.	Withdrawn (03/03/1997)
HGY/1992/0639	Use of site as a permanent travellers site including construction of new perimeter wall and associated landscaping.	Approved (04/08/1992)
HGY.49088	Construction of escape stairs, 2 escape doors and fire screens to main stair and gallery.	Building Regulations (05/07/1990)
HGY/1989/1036	Construction of new external escape stairs and internal fire safety alterations.	Approved (28/11/1989)
OLD/1988/0620	Installation of telecommunication dish in conservation area.	Approved (21/04/1988)
OLD/1987/0673	Provision of new ramped access to main entrance, renewal of pavings and provision of handrails to main entrance, pavements and northstop.	Approved (23/11/1987)
HGY 43395	Improvements to provide disabled access at front rear and side of Civic Centre	Building Regulations (22/09/1987)
OLD/1987/0672	Construction of ground floor infill extension to rear extension.	Approved (15/06/1987)
HGY/39236	Installation of disabled toilet at ground floor level	Building Regulations (21/05/1986)
OLD/1984/0640	Formation of visitors car park.	Approved (13/07/1984)
OLD/1984/0639	Formation of temporary short stay site for travellers caravans.	Approved (13/07/1984)
27891	Formation of a controlled access road for high security vehicles handling new cash payment facilities.	Approved (14/06/1983)
LA1571/004/5	Formation of escape hatch in bottom section of window in No.3 committee room with safety rail outside.	Approved (03/03/1977)

LA1571/004/4	Extension to car park to provide an additional 20 spaces.	Approved (23/11/1967)
11/97	Erection of a large assembly hall and small hall at Civic Centre	Approved (22/06/1956)
11/28	Erection of a Civic Centre and Council Offices	Approved (06/12/1954)

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WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL