

01 / 08 / 23

Haringey Civic Centre Sustainability & Heritage Meeting

Haringey Civic Centre

History

The Civic Centre is Grade II listed. The list description identifies the following principal reasons for the Grade II listing of the Civic Centre:

Architectural Interest:

- For its clear [Scandinavian influence](#), the subtle qualities of which express architecturally the values of [informality, transparency and modernity](#), defining aspirations of the post war civic centre as a type;
- For its generous planning and creative use of space;
- For its elegant and consistent application of [high quality materials and detailing in the principal internal spaces](#);
- For the [level of survival](#) of key aspects of the building's character and physical fabric.

Historic Interest:

- As the first civic centre of its size to be built from scratch after the end of the Second World War;
- In the subsequent interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country."



Haringey Civic Centre

Now



Haringey Civic Centre

Proposed CGI's



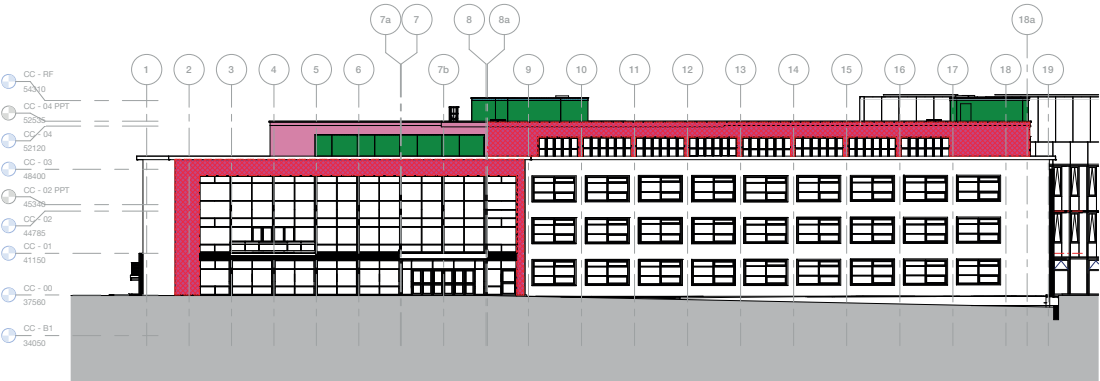
Haringey Civic Centre

Insulate Externally or Hybrid Approach

	Insulate Externally	Hybird - Internal and External Insultation
Description	Assume removal of all external cladding materials and replacement with new: GRC for current pre-cast areas as Stage 3 and one of the following for the brickwork areas: a) insulated render b) insulated cavity brickwork Further decision would be required as to how the cornice and punched window surrounds to be dealt with:	As current Stage 3 proposals
Advantages	Potentially fewest cold bridges and condensation risks - all though not all cold bridges would be avoided - punched window surrounds and cornice still create the majority of the p	Deemed by design team to be best all round approach - balancing sustainability and conservation issues.
		Likely to receive listed building consent
		Improves thermal performance of external envelope
Challenges	Very unlikely to receive listed building consent	Thermal bridge challenges to be addressed in areas with internal insulation. These can be minimized.
	brickwork cavity wall would be considerably thicker than current wall build-up	Condensation risks to be addressed - these are not insurmountable
	cold bridges and condenstaion risks remain challenges if cornice / window surrounds retained	

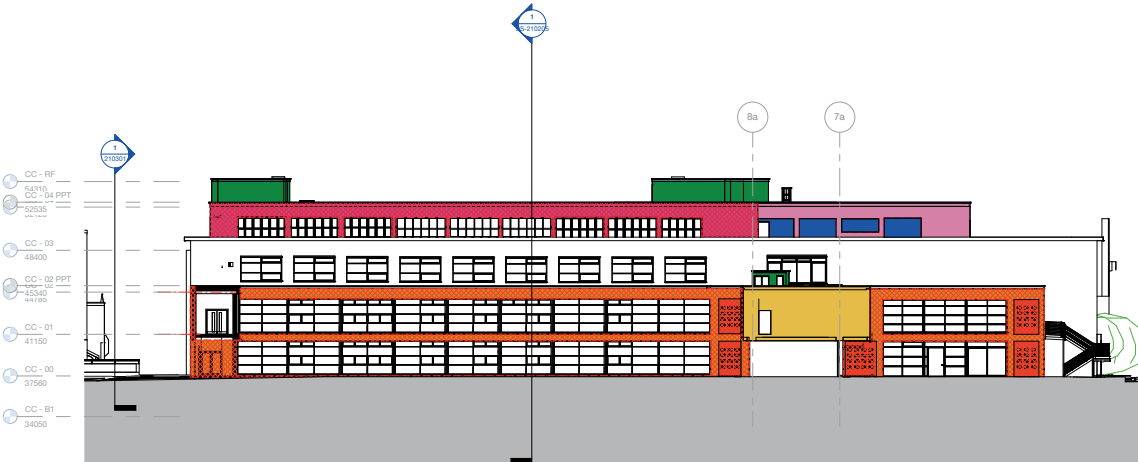
Haringey Civic Centre

Existing pre-cast cladding / proposed GRC replacement



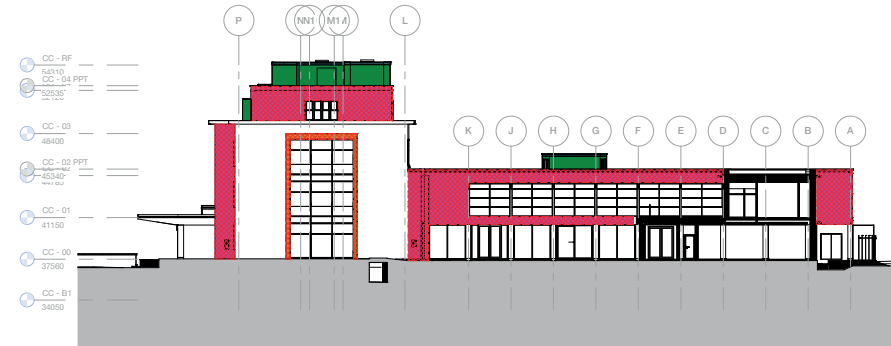
External Concrete & Render Wall Types - East Elevation

1:200



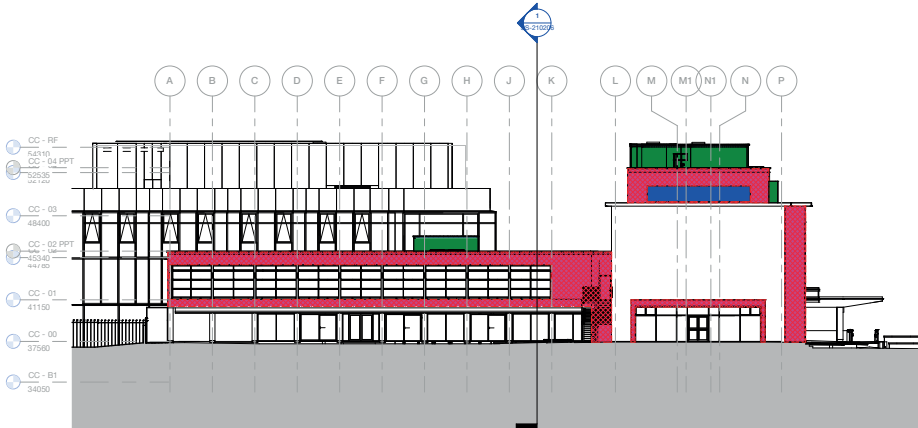
External Concrete & Render Wall Types - West Elevation

1:200



External Concrete & Render Wall Types - North Elevation

1:200



External Concrete & Render Wall Types - South Elevation

1:200

WALL TYPES KEY:	
Precast/GRC panel Systems - Refer to DWG 210051	
	EWI-201 Concrete Panels on Solid Brick - Insulated
	EWI-202 Concrete Panels on Solid Brick - Uninsulated
	EWI-211 Concrete Panels on Concrete upstand - Insulated
	EWI-301 Concrete Panels infill walls - Uninsulated
Miscellaneous - Refer to DWG 210052	
	EWI-302 Render Solid Brickwork - Insulated
	EWI-311 Feature Wall - Precast with integrated glazing
	EWI-312 Reinforced Concrete Wall

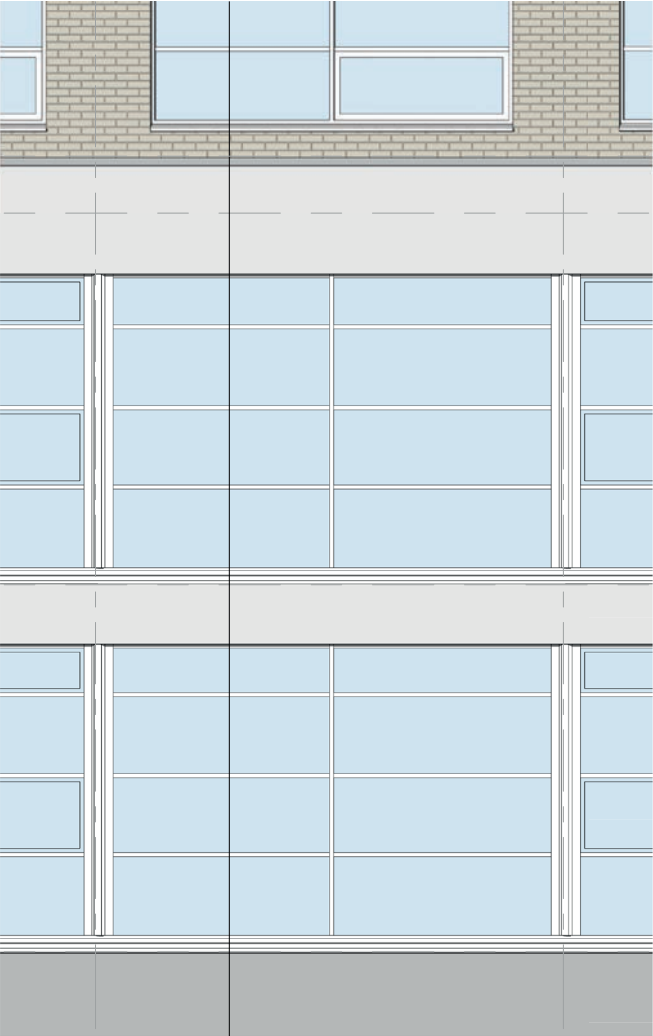
Haringey Civic Centre - External Fabric Condition

Precast Panelling



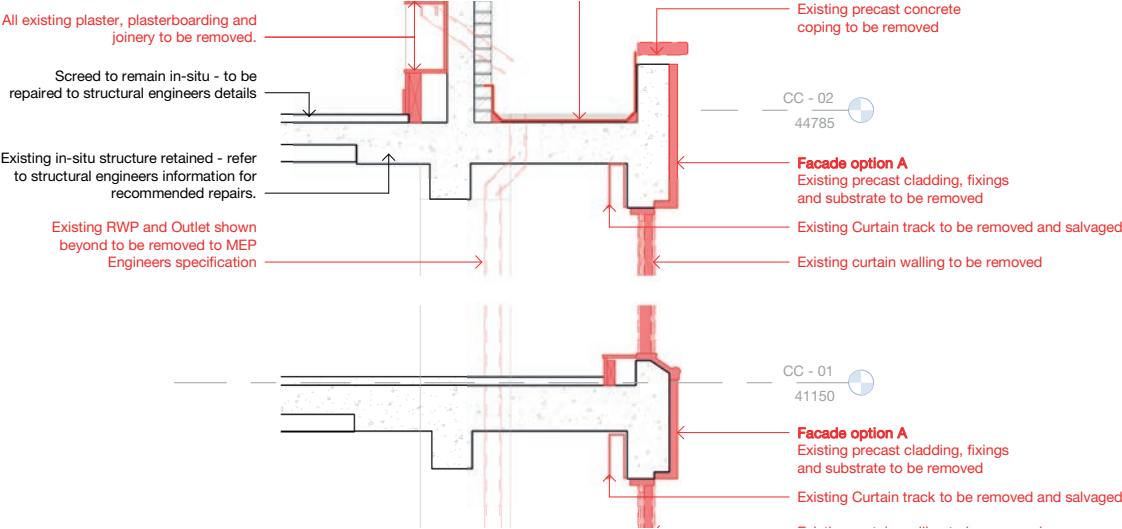
Haringey Civic Centre

Proposed GRC replacement

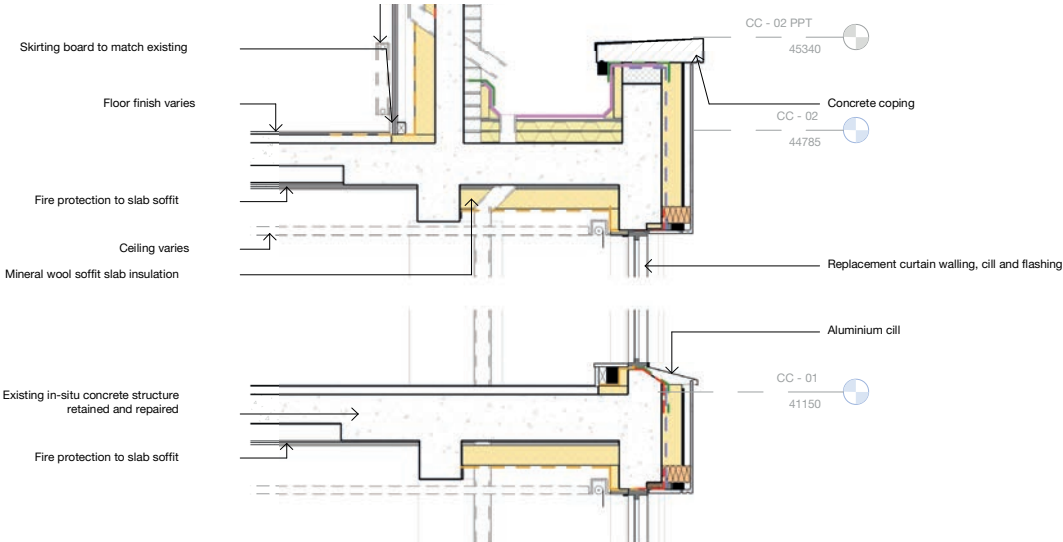


West Elevation - Proposal

Section through West Elevation - Proposed demolition

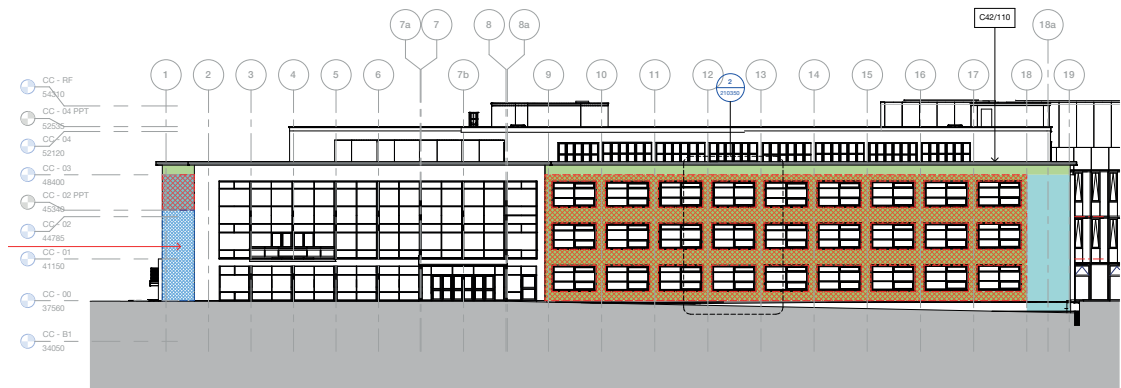


Section through West Elevation - Proposal

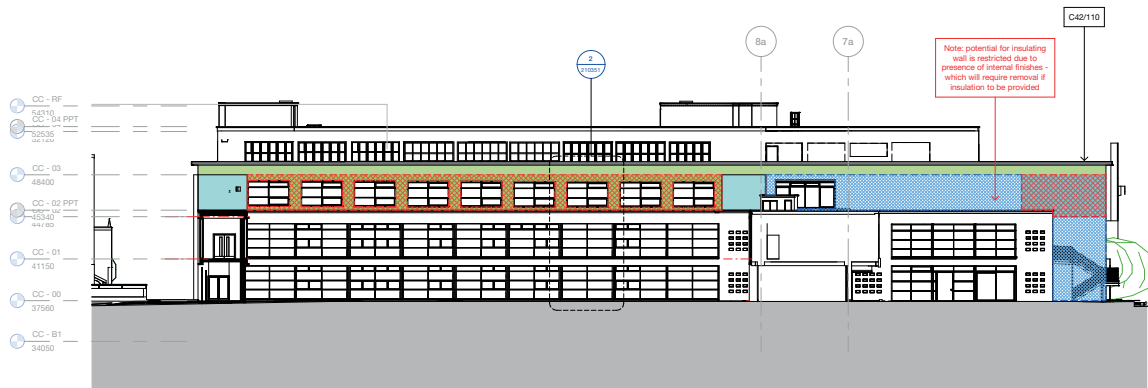


Haringey Civic Centre

Justification for proposed works to external envelope Brickwork walls



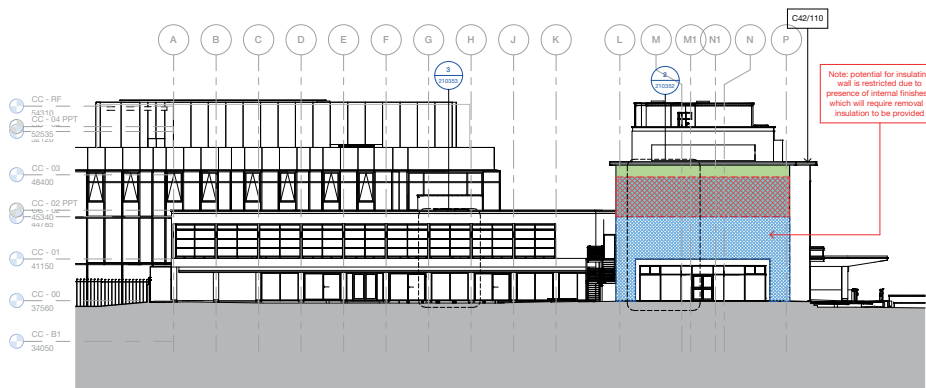
External Brickwork Wall Types - East Elevation
1:200



External Brickwork Wall Types - West Elevation
1:200



External Brickwork Wall Types - North Elevation
1:200



External Brickwork Wall Types - South Elevation
1:200

WALL TYPES KEY:

Facing Brickwork Systems - Refer to DWG 210050

	EW1-101A Brickwork Cavity Wall - Insulated internally
	EW1-101B Brickwork Cavity Wall - Insulated internally
	EW1-102A Brickwork Cavity Wall - Uninsulated
	EW1-111 Brick with Concrete upstand - Insulated
	EW1-112 Refer to 27 series roof package

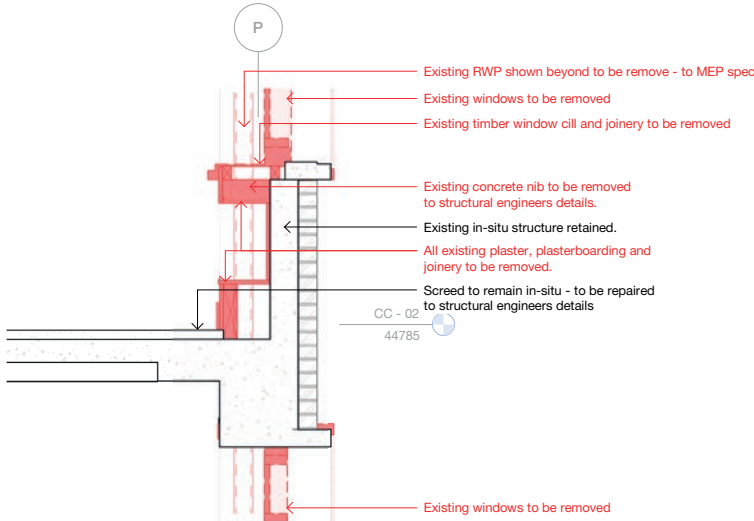
Haringey Civic Centre

Proposed works to external envelope Brickwork walls

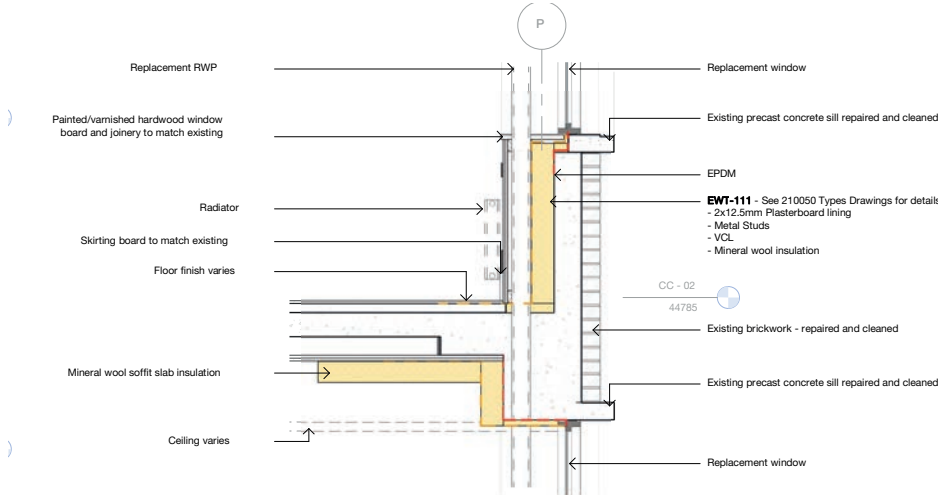


North Wing - East Elevation

Section through East Elevation - Proposed demolition

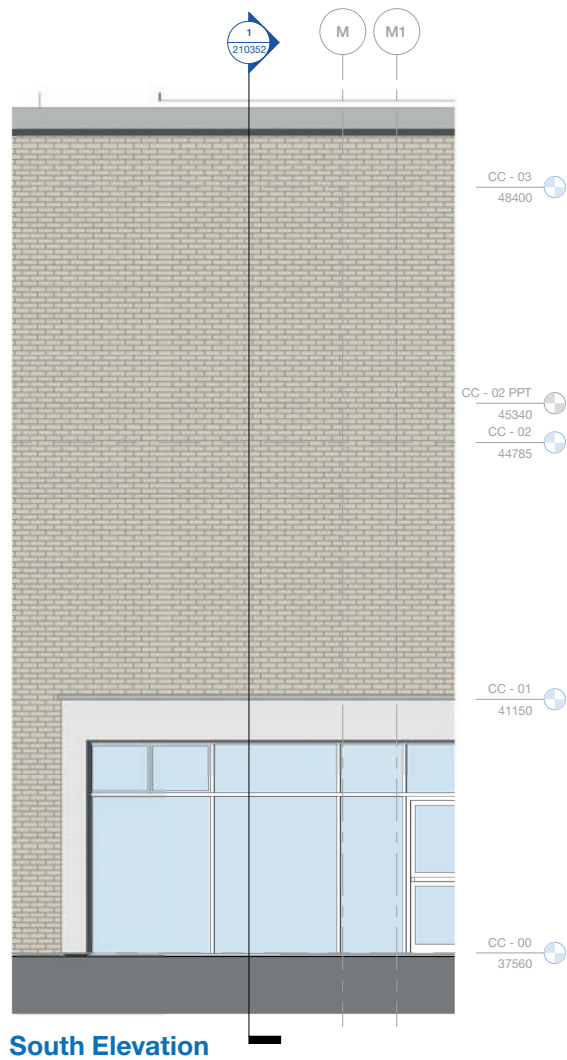


Section through East Elevation - Proposal

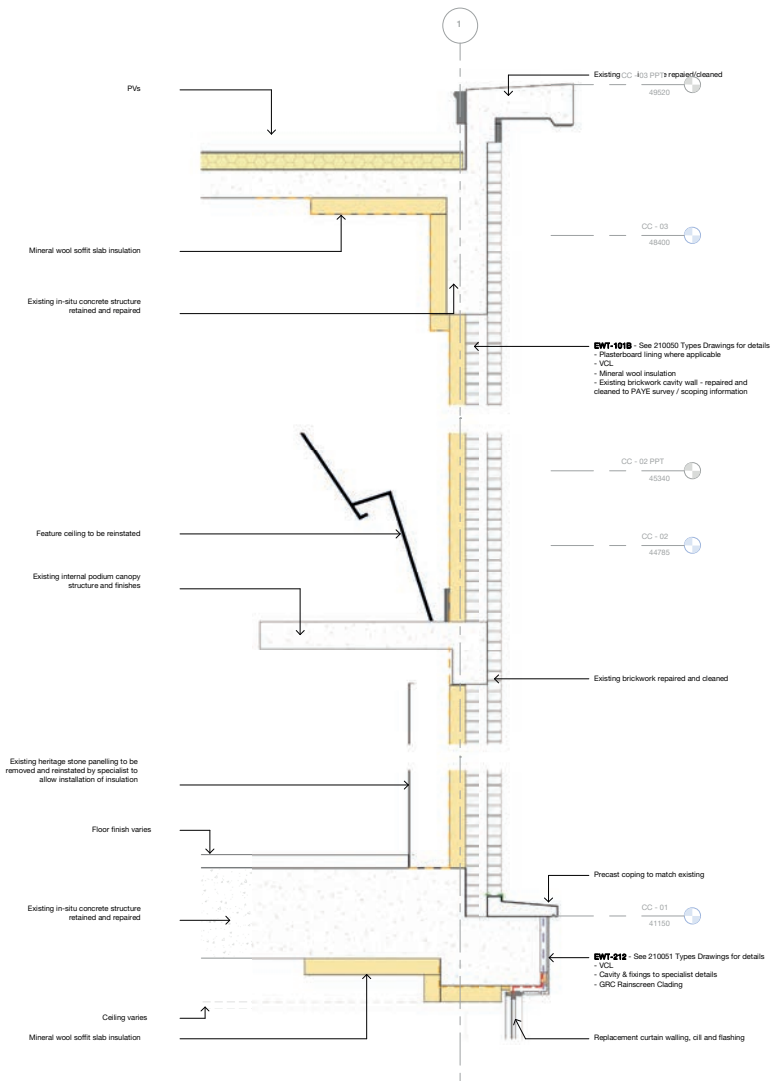


Haringey Civic Centre

Proposed works to external envelope Brickwork walls

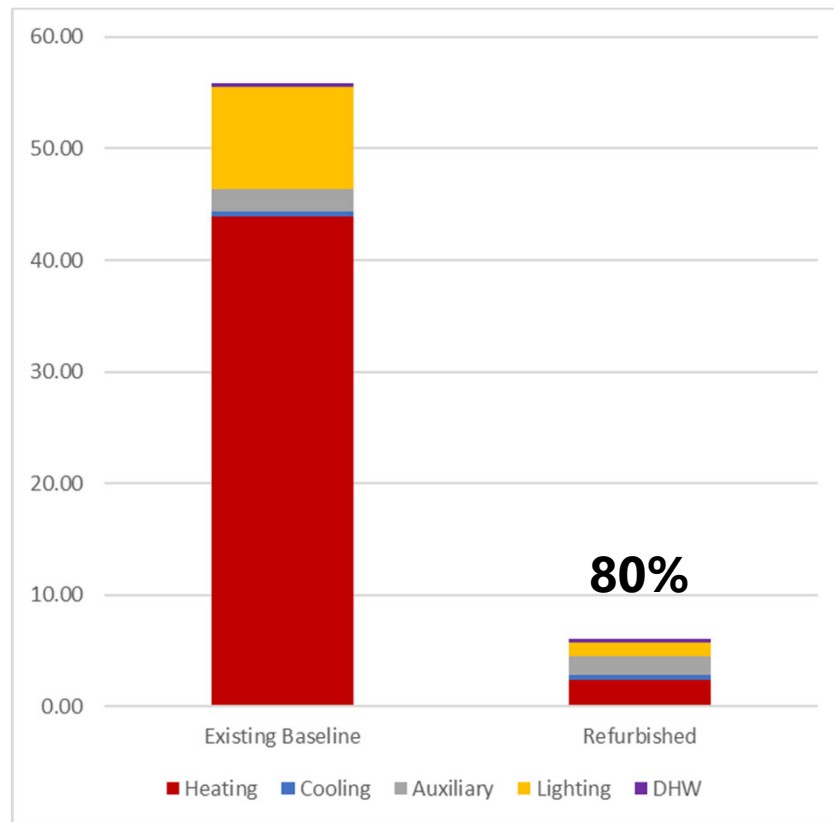


South Elevation

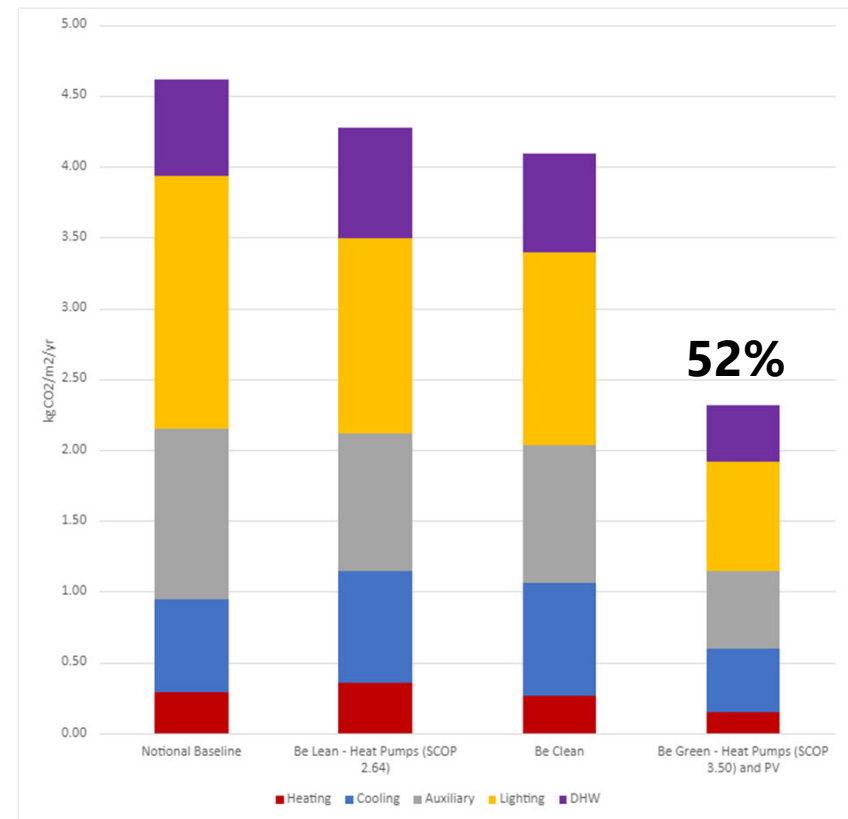


Compliance

Civic Centre



New Annex



More than 20% of energy is met through on site renewable generation

We are exceeding the GLA compliance requirements and meeting the client brief targets for Part L

Fabric upgrade example

Temple Works, Leeds

- Grade I listed building
- Designated “building at risk”
- LETI Retrofit Guide best practice where practical



Rose Court – Southwark bridge road



Existing



Proposed

Rose Court – Southwark bridge road



Rose Court – Southwark bridge road. Cladding replaced in the front elevation and brick wall, with internal insulation, on the west elevation.

Notting Hill Gate South



Existing



Proposed

Notting Hill Gate South



Notting Hill Gate south recladding - west and north wall are retained with internal insulation.

Layden House



Existing



Proposed

Layden House



Layden Hosue – Cladding replaced to the front elevation and existing brick walls with internal insulation, on the North, South and west elevation.

TM54

- The Energy in use client targets are met in the range calculated from our TM54 assessment
- Net Zero Carbon in operation
 - UK NZC Building Standard (consultation)
 - 75 to 140 kWh/m² - NABERS UK 5 Star
 - 40 to 70 kWh/m² - NABERS UK 6 Star

