

6 Architecture

6.2 Trinity Road Building

6.2.1 Development of the building form and massing

Summary

To meet the councils requirements for additional floorspace, an extension of the existing Civic Centre is required - the car park site to the rear of the council is to be developed for this purpose.

The diagrams on the following page set out the design principles adopted to achieve the required floor area and connectivity, whilst respecting the heritage value of neighbouring buildings and the specific challenges of the context.

The proposal can be summarized as follows:

- A square plan, three storey building with single storey recessed roof plant - currently referred to as the Trinity Road Building
- A two storey link block to the west of the site, connecting the Trinity Rd Building to the existing west wing
- A first floor bridge structure connecting the Trinity Rd Building to the existing north wing staircore.

Design Development

During RIBA Stage 1, the design team met with the Haringey Design and Conservation Officers to informally discuss alternative approaches to the development of the car park site. This led to the adoption of 'Option B (4 storey)' - the basis of the current design.

Over the course of Stages 2 and 3 this strategic approach to the site massing has been tested and refined taking into account comments from numerous Pre-application meetings and two Quality Review Panels. The design has undergone a variety of changes including:

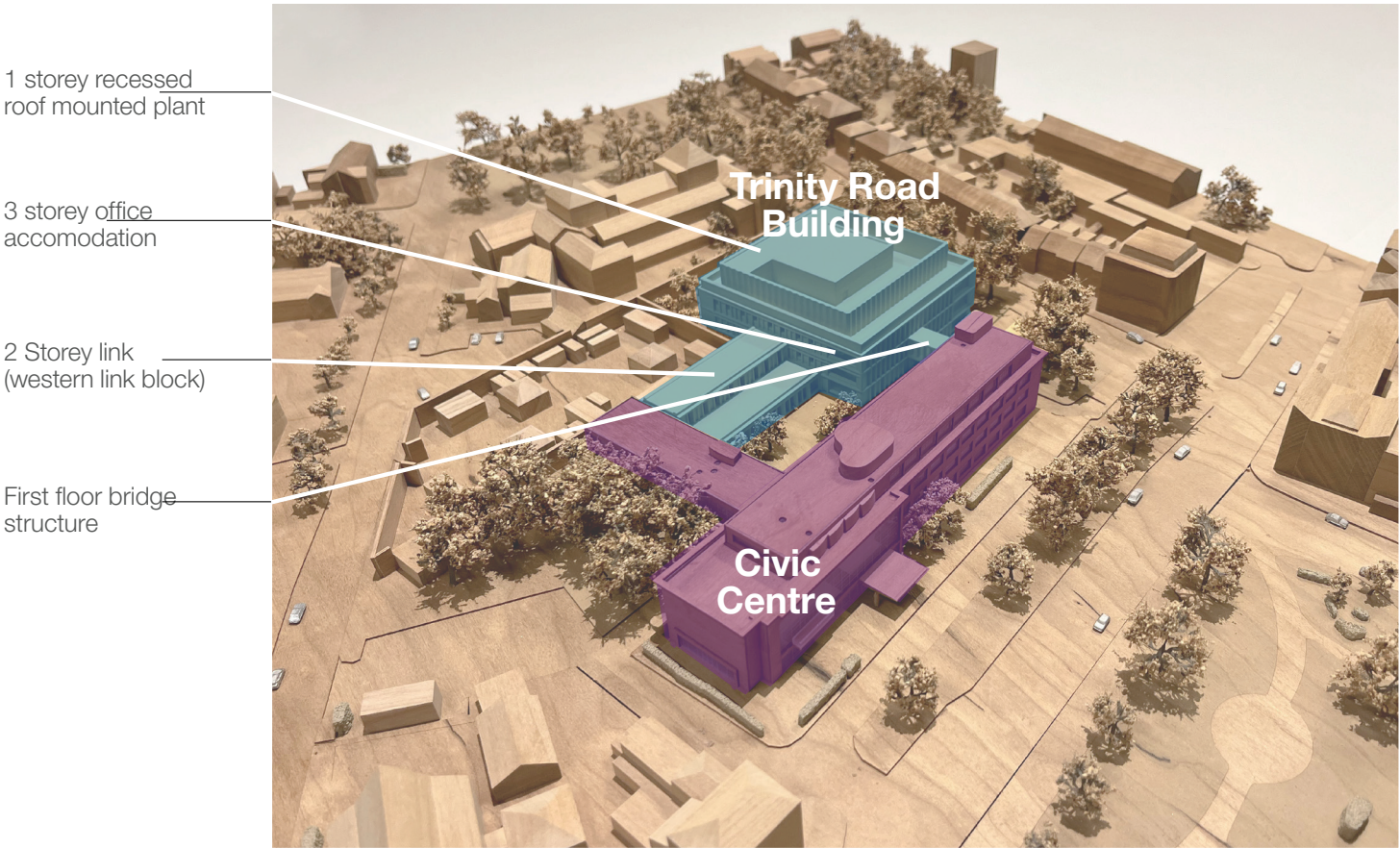
- Basement omitted
- Plant relocated to the roof
- Height of the Trinity Rd building reduced by 1 storey
- Floorplate reduced (distance from school increased)

A key discussion point during the Pre-app meetings was the height and design of the plant screen. Collaboration with MEP and Structure the plant screen has been reduced in height and set back from the perimeter. The design of the plant screen has also developed, providing additional articulation to the GRC panels.

The QRP panel provided the following feedback:

*"The panel warmly supports the proposals. The project team has...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 building and the wider context."*



Stage 1 Option B (4 Storey)



Revised Stage 02 Proposal



Early Stage 03 Proposal



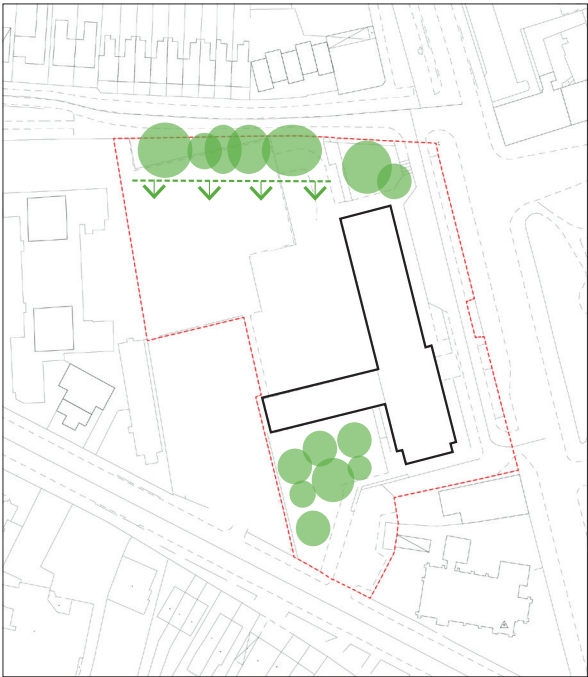
Current Proposal

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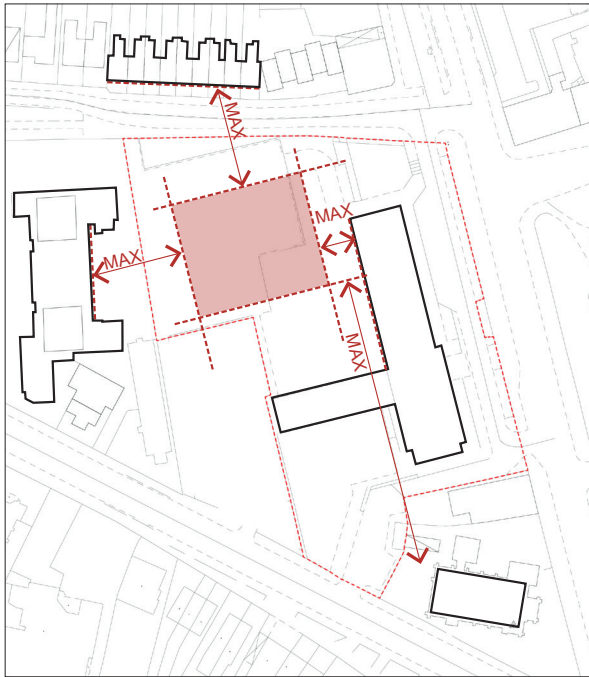
Architecture

6.2 Trinity Road Building

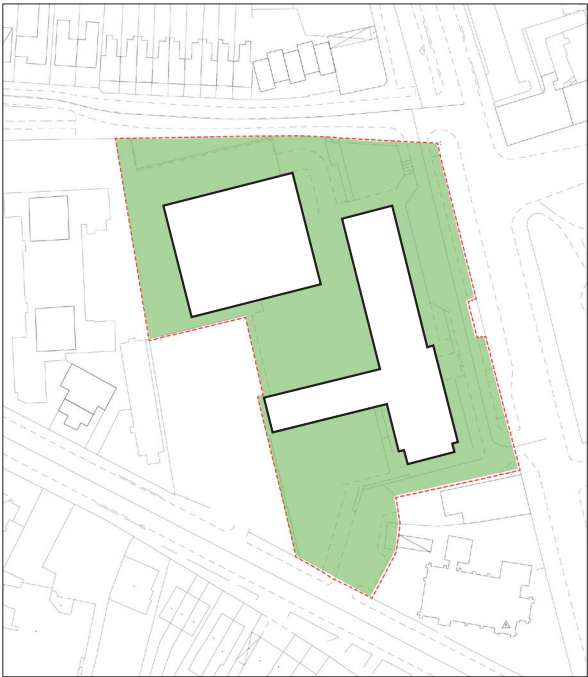
6.2.2 Design Principles



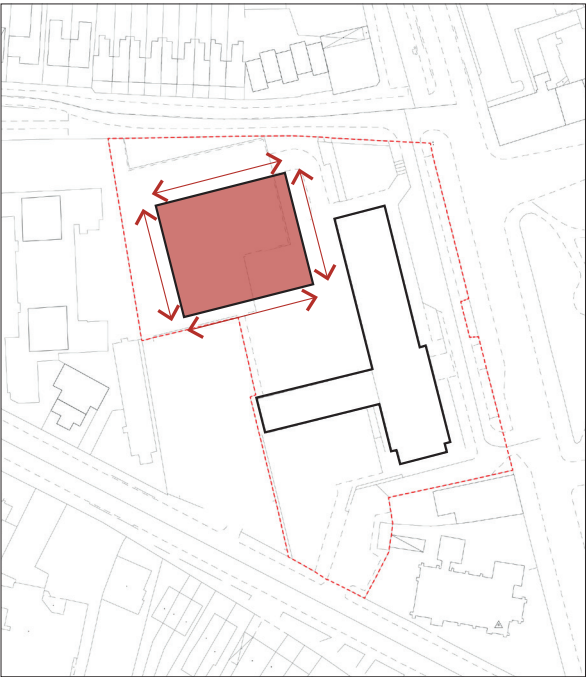
**1. Retain existing trees on Trinity Road**  
New Trinity Building to be built outside of the root protection zone



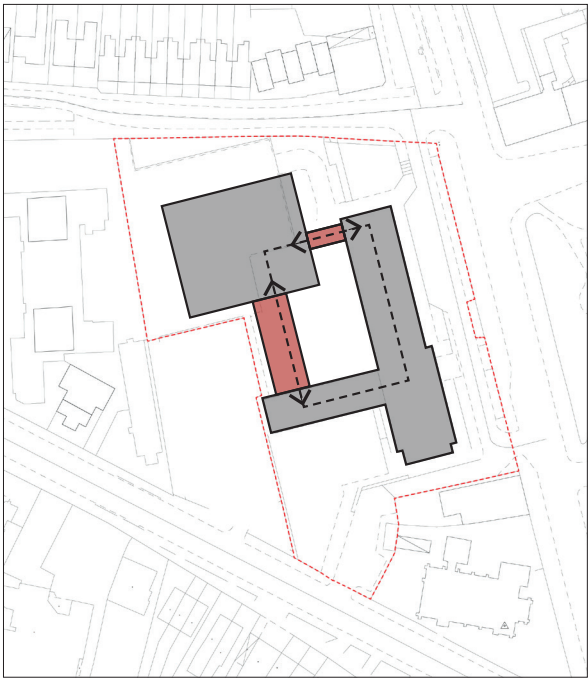
**2. Offset from neighbouring buildings**  
Locating the Trinity Building to maximise distance from neighbouring buildings



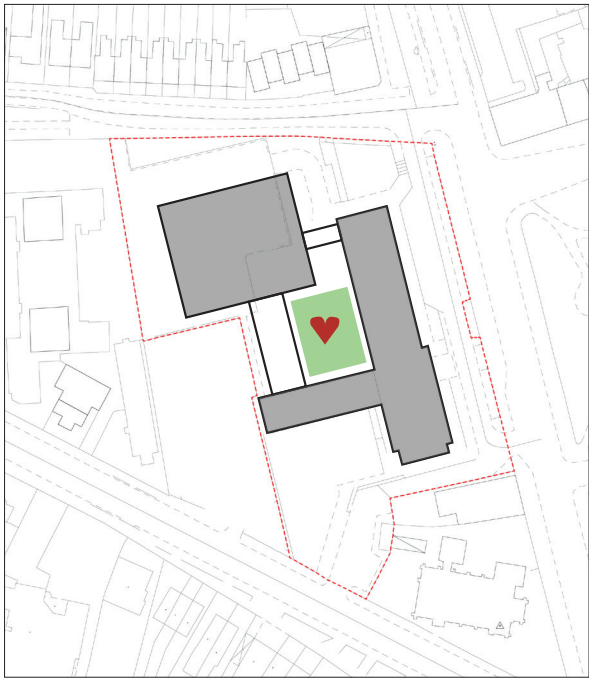
**3. Adopt 1950s planning principles**  
The new building is designed as an object in a park, adopting design principles from the original 1950s master plan for the site



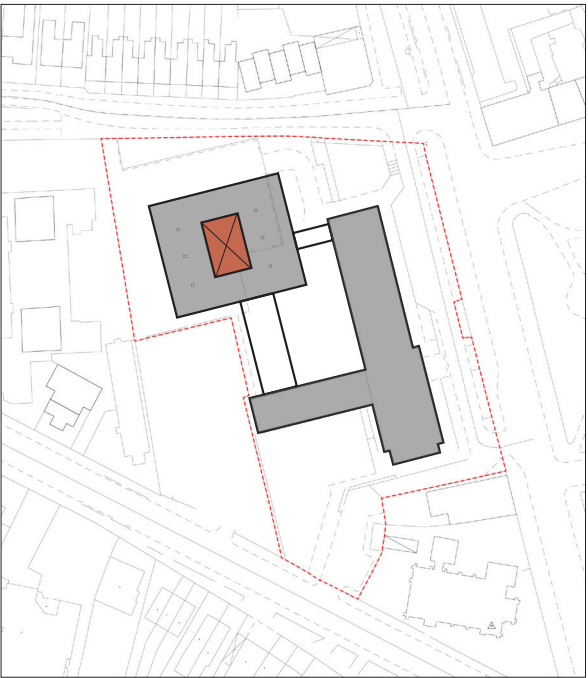
**4. Building Form**  
Efficient & simple building form that maximises the form factor ratio between floor & facade area to reduce facade & increase floor space



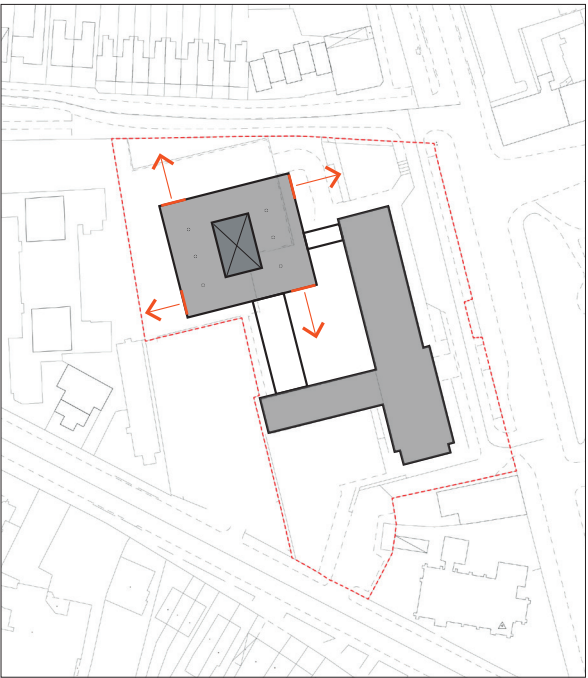
**5. Connection to Civic Centre**  
Linking the Civic Centre to the new building maximising connectivity between the two buildings



**6. Central courtyard**  
Creating an internal central courtyard at the heart of the development adopting the original master-plan for the site



**7. Core Location**  
The Trinity Building core is centrally located on plan to offer maximum flexibility to the floor plate



**8. Picture windows**  
Larger windows located on the corners of the new building frame views out of the building & allow views in from the public realm