

5

Site & Surrounding Context

5.6

Haringey Development Management DPD

Tall and Taller Buildings

The site falls within an area identified by Haringey Development Management DPD and Draft Wood Green AAP as a 'Potential Location Appropriate for Tall Building'. In the documents, there is clear and useful distinction between Tall and Taller:

Tall Building

Defined in the Strategic Policies Local Plan as being buildings 10 storeys and over.

Taller Building

Defined as those that are two to three storeys higher than the prevailing surrounding building heights.

Given the setting of the Listed Buildings around the site, the Conservation Area and the site sitting at the edge of the identified area, the proposal avoids placing a tall or taller building on the site. However, it maximises the opportunity to deliver Haringey's ambition for the Civic Centre site in becoming the Council's primary corporate headquarters office location.



Left & Right

The two images show the drop between the HCC ground level and the current car park level.

5

Site & Surrounding Context

5.7

Unique Requirements & Boundary Conditions

School Street

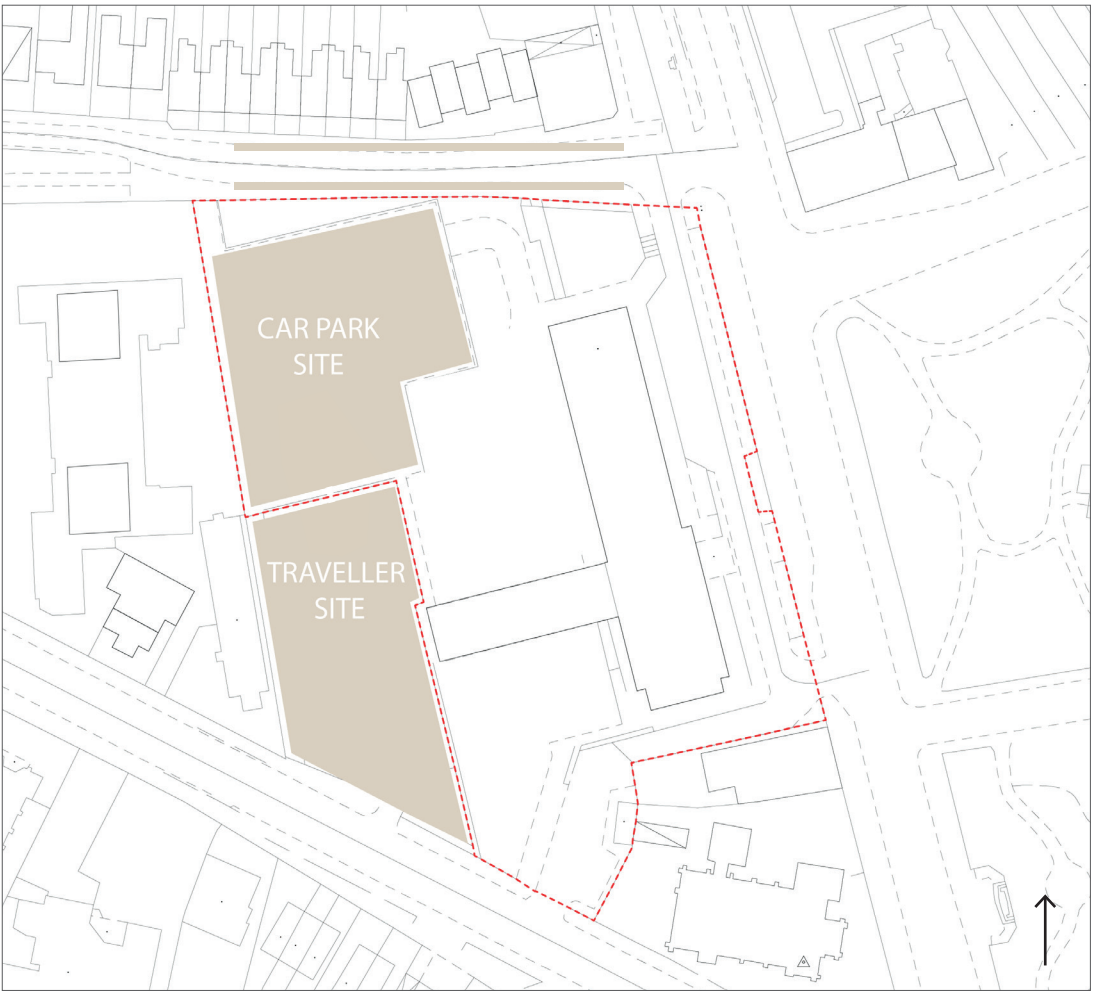
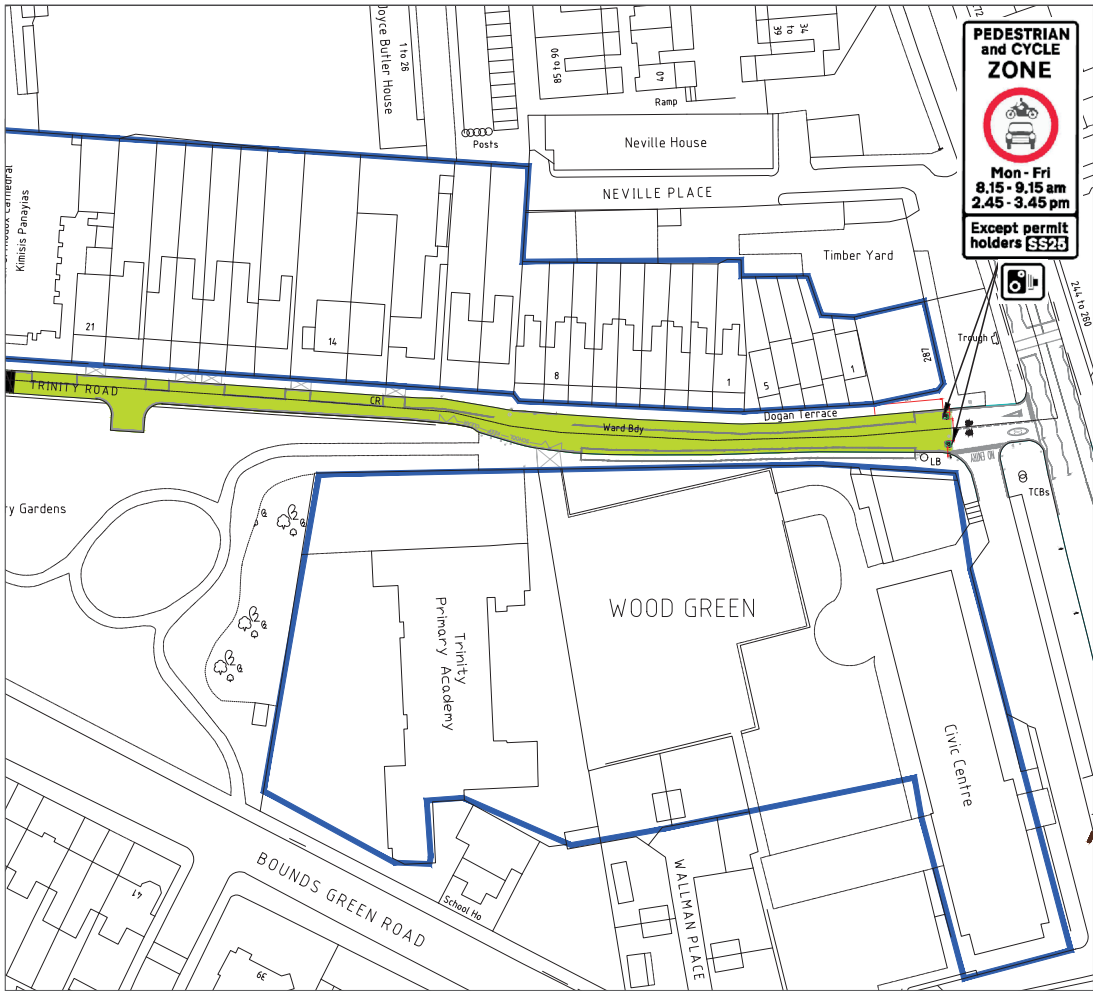
Trinity Road is proposed to be converted into a school street. The proposals call for a pedestrian friendly street and pavements, alongside vehicular restrictions between school starting and finishing hours. The new development bears this in mind by avoiding primary vehicular access to the rear of the site.

Traveller Site

The design team is conscious of the proximity with the Traveller site. Overlooking and daylight is carefully considered in the proposal.

Wood Green and Turnpike Lane Design Manual

The Manual is a tool for designing inclusive neighbourhoods based on the principles of environmental, social, cultural and economic sustainability; safe guarding locally distinctive features and heritage assets and making a place that is fit for purpose for all users.



Left & Centre

Existing town houses street-scape along Trinity Road.

Left

Aerial View of the Traveller site adjacent to the Car Park site.

