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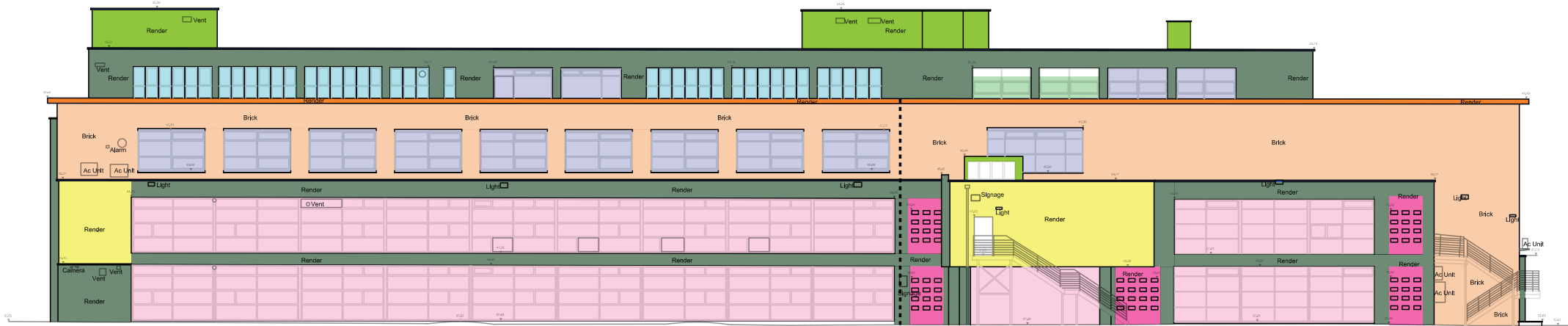
Existing Building

4.5

External Fabric Condition

Concrete Capping and Roof

The reinforced concrete cornice at level 3 is in need of urgent concrete treatment including removal of stone cladding, removal of detached and loose portions of concrete, making good of the exposed reinforcement with anti corrosion treatment, refacing with thixotropic mortar products.



West Facade



- Brickwork outer skin
- Precast Concrete Panels
- Precast Concrete Panels + Render/Skim Layer with integrated glazing
- Concrete Wall + Render/Skim Layer
- Aluminium Curtain Walling
- Aluminium Window System
- 'Monolithic' Render
- Stone Cladding
- Stone Coping
- Feature Cornice (Third Floor)
- Steel Window System
- External Glazing at Terrace

4 Existing Building
4.5 External Fabric Condition

Existing Building Thermal Performance Enhancement - Option Report
Buro Happold
0044501-BHE-XX-XX-RP-Y-0002

In July 2022, Buro Happold produced a report on the existing facade systems and provided options and recommendations for their thermal upgrade.

The aim of the report was to outline potential options to enhance the thermal performance of the existing facade types thus reducing the overall energy consumption of the building services, whilst maintaining internal comfort in terms of ventilation, moisture level, condensation etc.

Recommendations from this report have formed the basis of the upgrade strategy developed through Stage 03 and will continue to inform the technical design. It should be noted that these details are subject to further investigations/strip out works to confirm the condition and expose the structure within the existing building.

Existing Civic Centre Condition Survey
Buro Happold
HCC-BHE-XX-XX-RP-S-000004

In November 2022, Buro Happold undertook a structural condition survey of the existing building and produced a report which provides:

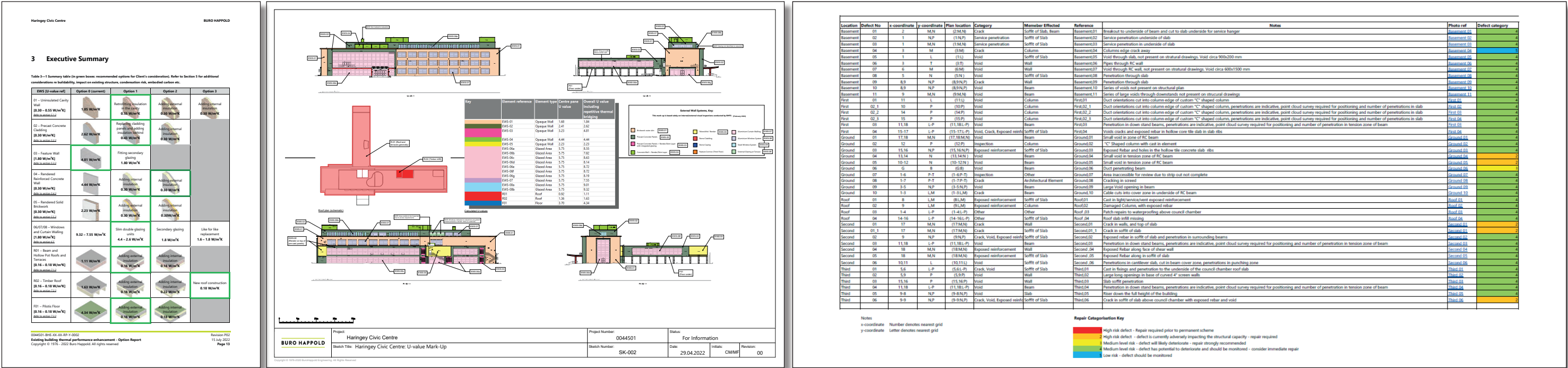
- information on the current condition of the structure, using information gained through visual inspection and review of existing drawings.
- a list of observed defects and categorise their impact to structure and durability;

Precast & Concrete Facade Survey, & Scope of Works
PAYE

Specialist restoration contractor PAYE have been appointed to undertake a photographic survey noting the condition and common and notable defects of the existing visible Precast cladding panels, window surrounds and cast in-situ precast concrete cornice with close visual inspection where accessible. Annotated elevation drawings if made available at the time of the survey to show locations of visible damage and defects.

It is intended that the report is a live document and represents the type of defects discovered to date. The report will be updated as the full extent of defects are be confirmed, which will be following future strip out works and site walkabouts with the repair contractor.

From their survey they will produce a report to included recommendations on defects and repairs as well as an itemised schedule of repairs with budgets and priority codes between 1-4 with 1 being the less at risk and 4 being the highest. In addition, PAYE will carry out test cleans and attempt repairs of the precast.





Historic England

Haringey Civic Centre

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Haringey Civic Centre

List entry Number: 1454719

Location

High Road, Wood Green, London, N22 8ZW

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

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26-Jul-2018

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Civic Centre of 1955-1958 by Sir John Brown, A E Henson and Partners, partner in charge, J E S Sayers.

Reasons for Designation

Haringey Civic Centre, 1955-1958, by Sir John Brown, A E Henson and Partners is listed at Grade II for the following principal reasons:

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.

History

Opening in 1958, Wood Green (now Haringey) Civic Centre was the first town hall of its size to be built from scratch after the Second World War. A first design for the civic centre was awarded to Sir John Brown, A E Henson and Partners in 1939 after a national competition. It was to be built at the site of

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