

8.1.1 Site Overview

Historic Context



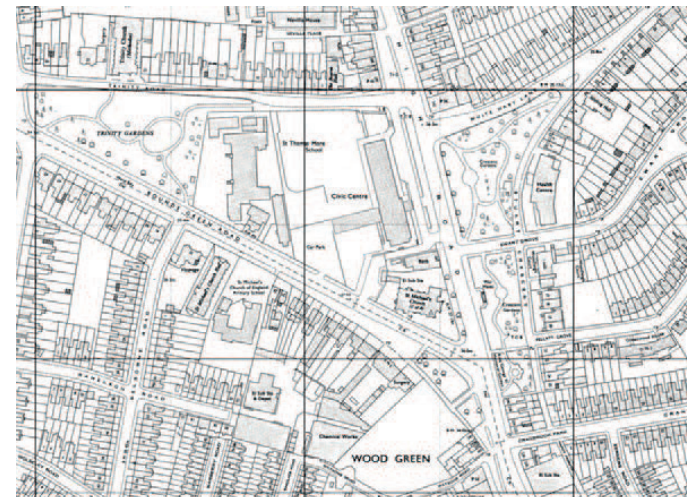
Historic Map - 1885



Historic Map -1914



Historic Map-1895



Historic Map-1969



Historic image depicting the Fishmongers' & Poulterers' Almshouses



Historic image showing St Michael's Church mid 1900's

The refurbishment of the existing Civic Centre, newly proposed Trinity Building and surrounding landscape offer an opportunity to rediscover the urban significance and social values of the Haringey Civic Centre which has unfortunately fallen on hard times due to lack of necessary repairs and refurbishment. To understand the importance of the Civic Centre it is necessary to understand a little more of the site's history.

In the 13th century, Wood Green was largely made up of farmland after the deforestation of this area of the Middlesex Forest. What is today Wood Green's High Road was once an important route (a drover's road) along which livestock would be taken to market in London, hence the nickname 'Jolly Butcher's Hill'. The area remained a small hamlet until the 18th century when it began to expand and by the turn of the 19th century some large houses started to appear; built as country retreats for the wealthy of London. Throughout the 19th century, some of the architecture we see in the area today started to appear. St Michael's Church was built in 1844 and The Fishmonger's & Poulter's Almshouses in 1849 to accommodate the retired Fishmongers and Poulterers in what would then have still been a small country village.

1895

At this time an emerging triangular space was being laid out either side of the former drovers road. An area referred to as "The Green" consisted of Crescent Gardens and the eastern end of Trinity Gardens. The western end of Trinity Gardens was known as Finsbury Gardens at this stage.

A Fire Station and Infant School sat to the West of St Michael's Church. The Fishmonger's & Poulter's Institution Almshouses were built in 1849.

1914

In the early 20th Century, Trinity Gardens, Nightingale Gardens & Crescent Gardens were laid out following the formation of the Wood Green Urban District Council in 1894.

Trinity Primary Academy appears. A tramway branch was added along Bounds Green Road making it an important route.

It is difficult to tell which aspect of the school would be considered the front, although the current entrance does seem to have been in use from the start.

1937

Allotments appear between Trinity Primary Academy and the Almshouses.

1955

The Civic Centre appears on site of the former Almshouses. Designed as part of a competition in 1938 the construction was delayed until 1955 with the Council taking occupation in 1958. At that time the Local Authority was the borough of Wood Green but in 1964-65 the borough merged with its neighbours Hornsey and Tottenham to become the London Borough of Haringey.

In 1985 Bernie Grant became the first ever black leader of a Local Authority in Europe.

Most if not all of the landscape features which we see now will date back to period 1958-65. This means that the tree stock is starting to reach early maturity, with some trees, notably the Cedar becoming significant feature trees. However, the hard landscape is showing its age and is in dire need of renewal.

In 2018 The Civic Centre became a Grade II listed building.

8.1.2 Site Overview

Surrounding Context



-  Potential Green Chain connection
-  The New River Path
-  Green Chain as shown on Haringey's Local Plan Policy Map
-  Trinity Gardens Conservation Area
-  Haringey Civic centre site boundary
-  Other Civic buildings of importance
-  Local Listed Historic Park/ Garden
-  Green space

The Civic Centre sits within an area of Haringey that has a well developed and historic network of parks and gardens. The potential and context of the site, the local green infrastructure and other designations have been mapped. The Civic Office site has the potential to become part of a wider network of green spaces in the area, providing amenity and the opportunity for expansion of local green chain walking routes.

- The site lies within the Trinity Garden Conservation Area. Nearby Nightingale Gardens, Trinity Gardens and Crescent Gardens are all Local Listed Historic Parks/ Gardens.
- Nightingale Gardens and Avenue Gardens are SINCS. (Sites of Importance for Nature Conservation)
- Avenue Gardens is just off Park Avenue which was laid out to form a connection between Wood Green and Alexandra Palace.
- There is a local context of green chain walks to the South - The Parkland Walk connects Alexandra Palace with Finsbury Park via a linear Nature Reserve along a former railway line.
- The New River Path is a Site of Metropolitan Importance for Nature Conservation and has been explored as a potential green chain walking route by Haringey with Thames Water.

Diagram illustrating green infrastructure and designated spaces

8.2.1 Landscape Proposal

Introduction

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The approach to the landscape design is set by a number of factors.

- Context
- Upcoming Local Projects
- Available area
- Budget
- Social Connectivity

The Civic Office site, defined by the High Road, Bounds Green Road and Trinity Road is located in a key location within Wood Green, the historic neighbourhood to which it related prior to the establishment of the London Borough Haringey in 1965. The site forms part of what was historically referred to as “The Green” an area now encompassing Crescent Gardens and Trinity Gardens and now bisected by the High Road. The complex of buildings comprising the Listed Civic Building, St Michaels Church and The Trinity Primary Academy sit at the centre of this triangular green space.

The London Borough of Haringey are in the process of developing a number of initiatives intended to improve connectivity within the neighbourhood.

Details of these projects are not currently available so although the works within the Civic Office site will not prejudice these proposals the precise manner in which the scheme will link into these upgrades cannot be determined.

The extent of this project is the back of pavement along Trinity Road, the High Road and Bounds Green Road. Taken as a whole the public realm is a series of linked linear spaces, none of which are particularly deep. Each space is highly programmed accommodating access for vehicles, bikes and pedestrians plus parking.

The in principle approach is for these spaces to be open, with unlimited access for the public. The secure lines are provided either at the threshold of the building or within the building. The central courtyard is not accessible by members of the public, other than by invitation. The only public access point is the existing main front door. Staff have the right of access directly into the Trinity Building.

Connectivity

Vehicle Access will be restricted to an entry in the north east corner of the site, at the junction of the High Road and Trinity Road. The resulting left, left turn in from the High Road will need approval as part of a Section 278 assessment.

Overall there is limited vehicular access. Three disabled parking bays are provided on the front of the site along with five flexible bays that can be pre-booked. A liftable barrier prevents casual access to these bays.

Cycle parking is in two locations, both accessed from Trinity Road. A smaller enclosure is located in the new Trinity Road entrance while a larger facility is provided between the western boundary with the School and the west façade of the Trinity Building.

Pedestrian access is from Bounds Green Road, the High Road and Trinity Road.

The existing main entrance remains the only pedestrian entrance, Council employees are able to enter the Trinity Road Building directly.