

8.2.2 Landscape Proposal

Frontage & Entrance



Historic image of the Civic Centre.



Historic image of the Civic Centre.



Image of existing planting bed and trees.



Image of existing frontage



Rain garden, University of Birmingham.



Rain garden detail

The frontage of the Civic Offices onto the High Street is of particularly poor quality, it is not befitting of the architectural status of the Civic Offices. It is also sub standard in terms of accessibility, the building has to be entered via a flight of steps, although a ramp has been added it does not meet the same standards of architectural quality as the main building.

The building is set back from the High Road behind an access road and a line of parking bays, The bays separated from the High Road by a narrow strip of grass containing a row of Cherry Trees. There is a level change between the High Road and the entrance to the Civic Offices of approximately 700mm

The proposal seeks to give the main entrance to the Civic Offices much greater status and to do so in a way which maximises inclusive accessibility. The one way vehicular route passing in front of the main doors is stopped up at its southern end. This means vehicles entering the frontage will only be able to do so from the Trinity Road junction to the north. It is possible that the Section 278 process will advise against this manoeuvre, in which case the current one way arrangement will need to be maintained.

The route gives access to disabled parking bays and 5 oversized bookable bays.

The narrow green strip of lawn is converted into a rain garden, an area that captures surface water run off as a sustainable alternative to a conventional gully and pipe based drainage system. This area has the dual benefit of contributing to both the Urban Greening Factor and the Sustainable Urban Drainage metric. Although not currently committed and not funded through this project it is feasible, subject to further design, for this area to fulfil a more strategic drainage func-

tion, helping to alleviate drainage and flooding issues within this part of Wood Green.

The existing Cherry trees are retained, as are two existing Malus and two Yucca which sit close to the office façade.

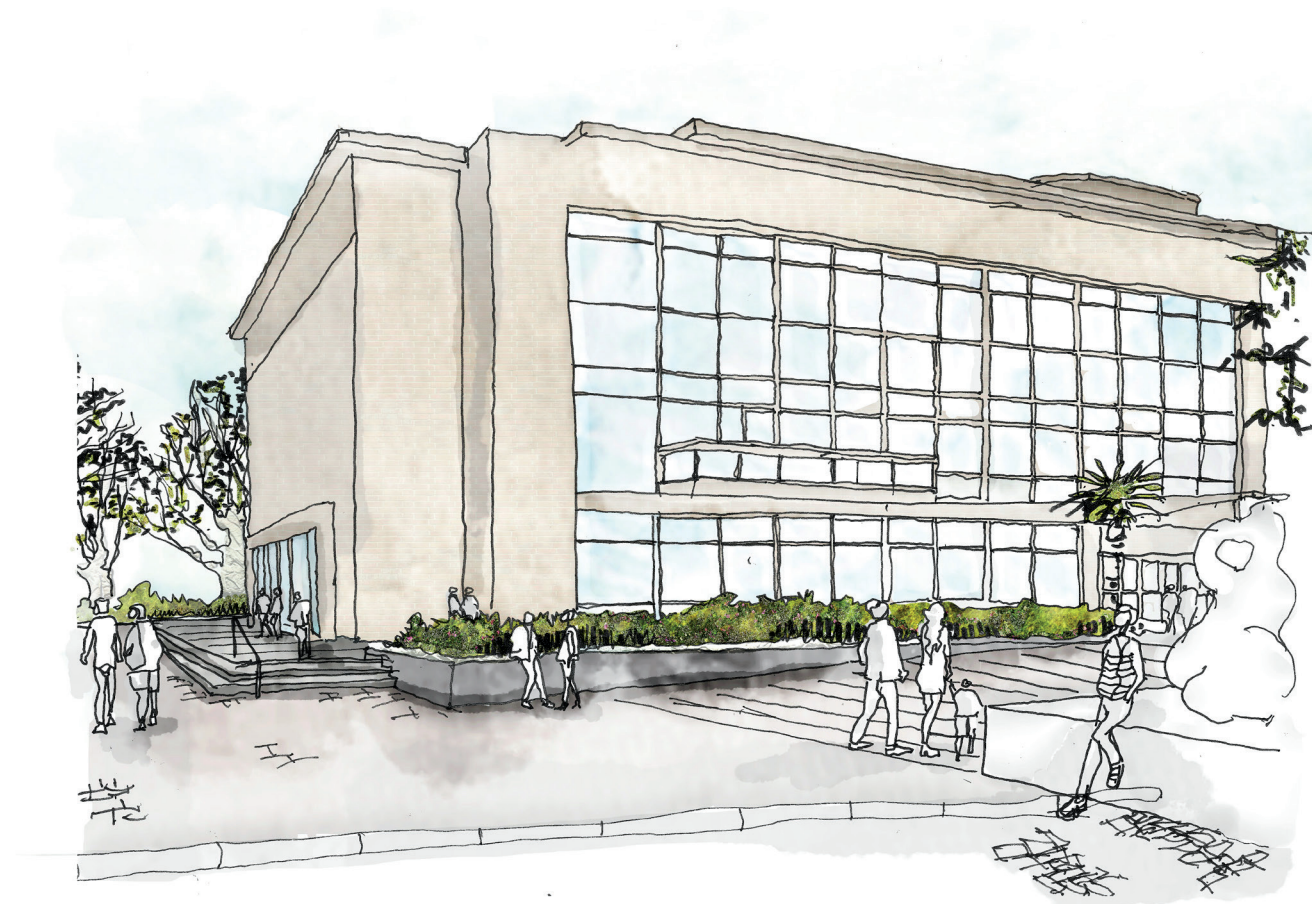
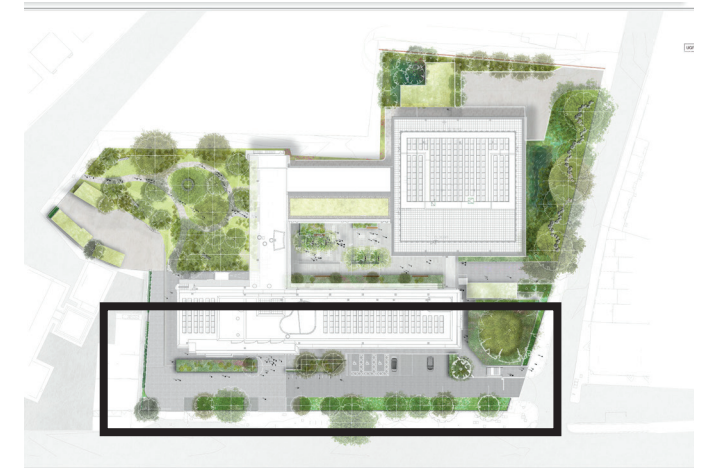
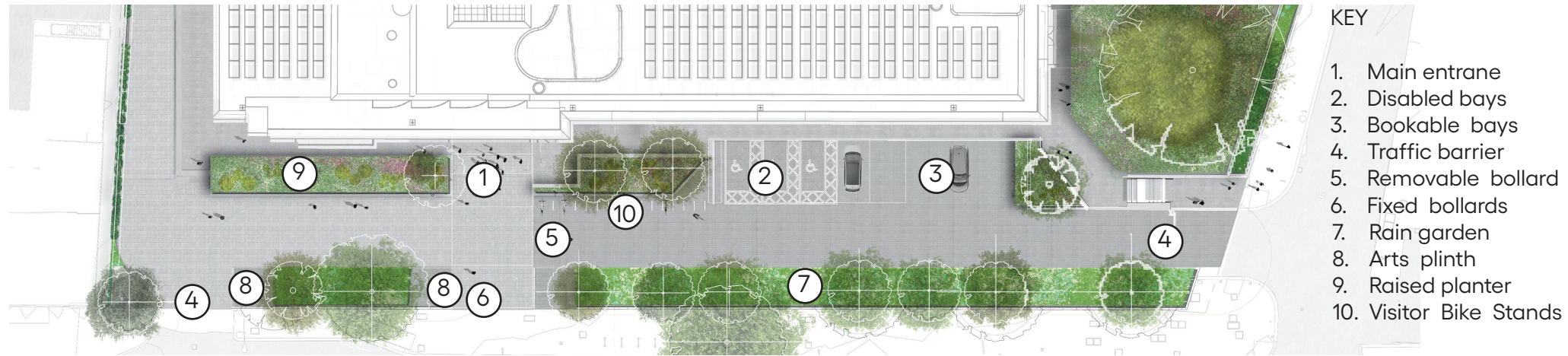
The frontage rain garden also provides opportunity for social engagement and community expression. A number of low plinths offer spaces for addition of artwork by local artists.

The frontage is secured through two liftable barriers and two lines of bollards



Plinths provide opportunity for local artists to portray work

8.2.2 Landscape Proposal Entrance



View from the High Road showing the south end of the building

Haringey Civic Offices



Trinity Road looking south along the frontage of the Civic Offices toward St Michael's Church

Churchman Thornhill Finch