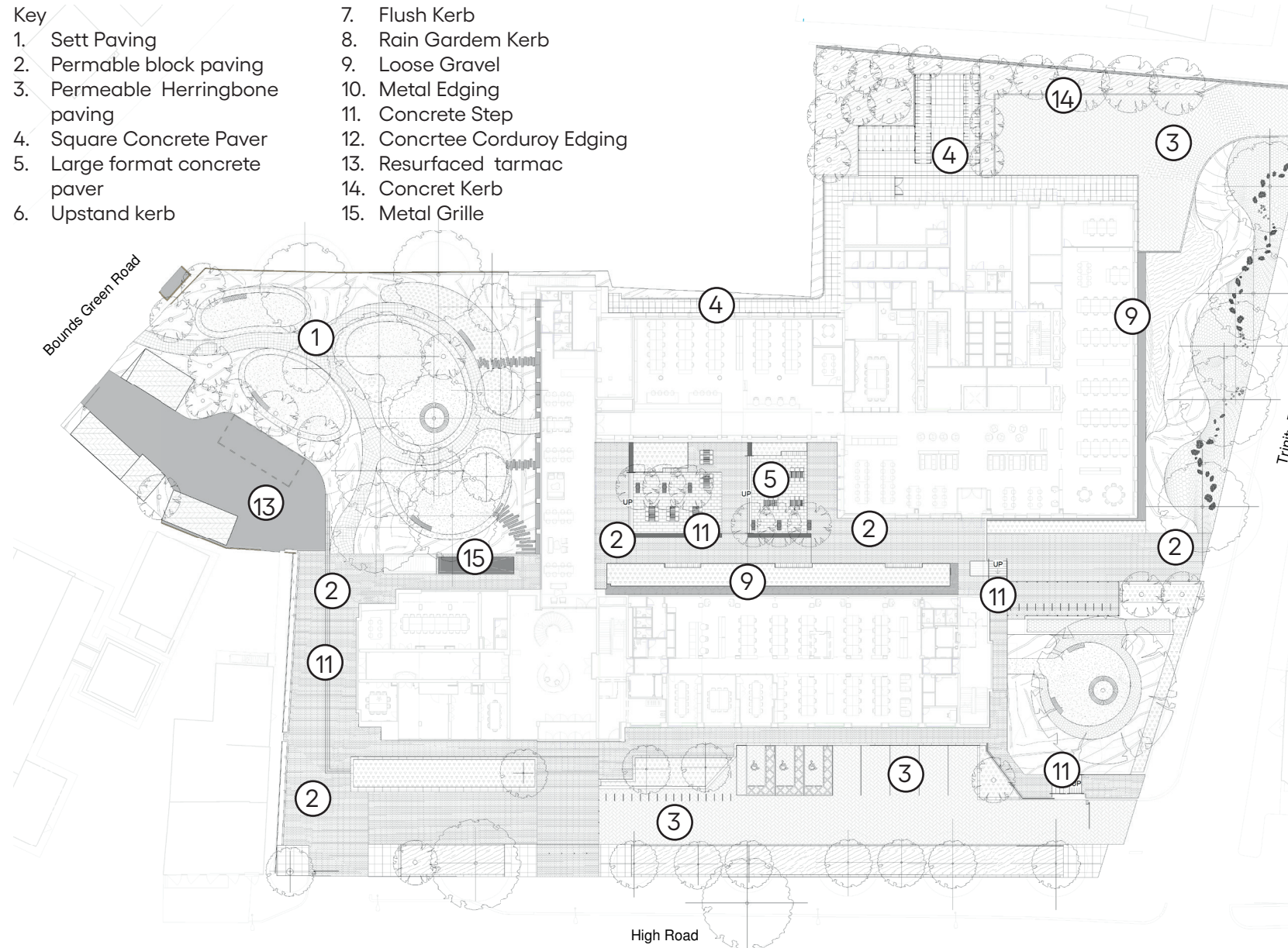


8.5.1 Hardscape Landscape Proposal



The paving materials have predominantly been chosen for their capabilities of permeability; increasing the site's sustainability credentials including its Urban Greening Factor score

The frontage will be laid with a higher quality interlocking concrete paving. these will go alongside deep concrete kerbs which will be necessary to create the rain gardens and prohibit unintended vehicle overrun. Within the service yards, a permeable concrete sett paver has been chosen to allow for an interlocking pattern to be used to increase strength for where vehicles will manoeuvre. .

The woodland garden paths and break out area will be laid with small concrete setts bringing consistency to public and semi-public areas. In contrast to the formal frontage, the setts can be laid more loosely allowing for greater permeability and a natural aesthetic.

The courtyard will consist of panels of larger concrete pavers framed with pathways of smaller pavers. The raised planters will be metal clad. The hard materials will create a light backdrop for the activities and colourful planting.

The Wood Green & Turnpike Lane Design Manual document covers materiality; on page 67-. The design principles state: -

Paving can diverge from the "base line good ordinary" in areas that are of civic and social importance. Indeed, the Design Guide appears to be aimed at general streetscape conditions, not sites of particular importance.

Page 68: takes TFLs description of good ordinary to mean Concrete flags, The Civic or Specials palette then cites granite as the appropriate material. For Wood Green the acceptable materials are said to be concrete pavers and granite flags.

Page 70: "All paving schemes should accommodate and prioritise SUDs". This would rule out the use of granite, which cannot be laid flexibly, it must be laid on a concrete raft with mortar joints, and so is impermeable.

Illustrative Plan Hardworks



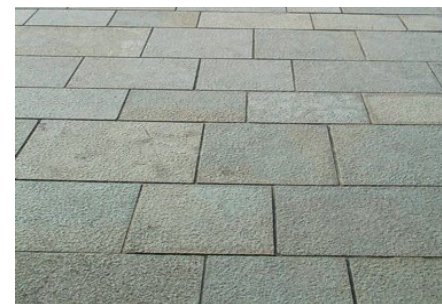
Permeable concrete setts



Permeable Concrete paver



Permeable Square Concrete Pavers



Large Concrete Paver



Upstand Kerb



Raingarden Kerb

8.6.1 Boundary Conditions Security

As a principle the Civic Office site is open to the public, the security line lies within the building. The only secure area of external spaces is the central courtyard.

Vehicular access is controlled by 4 raisable barriers and by two sets of bollards, one of which is manually removable.

On the more vulnerable high risk boundaries 2.4 metre fences will be supplemented by screen planting which contains a high component of thorny species.

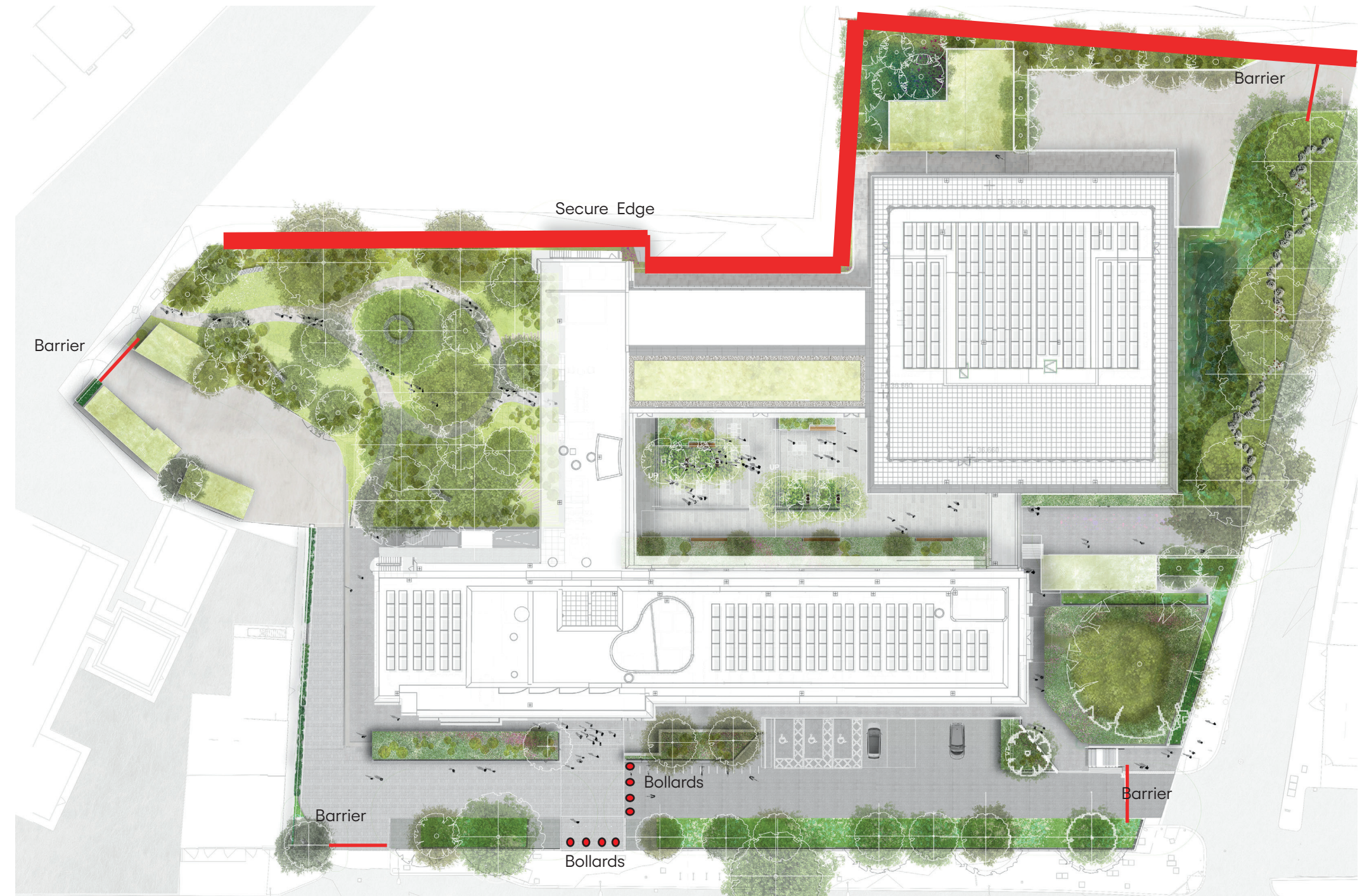


Diagram of security provision

8.7.1 Landscape Proposals

Material Specification

LB HARINGEY - CIVIC OFFICE - STAGE 3 MATERIALS SCHEDULE											
	Material		Supplier	Ref		Depth mm		Permeability	Joints	Bed	Accessories
PV01	Concrete setts	Woodland Garden	Marshalls	Tegula	100x 100	100	Flexible	Permeable	Grit	Sand	Metal edge KE05, Permeable subbase and lined to SE details
PV02	Concrete paver (coursed)	Main Entrance /Trinity Rd / Courtyard	Hardscape Lavarro		200x100	80		Permeable	sand	Sand	Permeable subbase and lined to SE details
PV03	Concrete paver (herringbone)	Front parking areas /sevice yard	Hardscape Lavarro		200x100	80		Permeable		Sand	Permeable subbase and lined to SE details
PV04	Concrete paver	Courtyard	Hardscape Lavarro		600x900	80		Impermeable		Sand	
PV05	Concrete flag	Path rear of link / cycle stores			600x900	63		impermeable	sand	Sand	Edges haunched
PV06	Tarmac (retained)	South car park									New wearing course
PV07	600x 600mm slabs	Roof of link block	Hardscape Lavarro		600x600	50					Pedestals
KE01	Fig 7 concrete kerb				125x215mm				2-3mm	Conc	
KE02	Fig 7 concrete kerb flush				125x 150mm				2-3mm	Conc	LH and RH Droppers
KE03	Rain garden edge	Silver Grey	Hardscape	Trottoirbanden	500x 250mm				2-3mm	Conc	
KE04	Gravel				6-10m dia	75					38x 150mm timber edge
KE05	Steel Edge		Titan Everedge			150					
KE06	Concrete step units		Hardscape		300mm	150			2-3mm		Integral Contrasting nosing strip
PF10	Metal clad planter					Var500m - 1.0M					Underlit
PF11	Galvanised Sheffield Cycle stand										
PF12	Double height bike rack										
PF13	Loose outdoor chairs and tables										
PF14	Fixed outdoor benches										
PF15	Stainless Steel bollards				100mm dia			Demountable			
PF16	Dropable traffic barrier										
BA1	Balustrades	Galv Mild Steel			1100 high						
BA2	Handrails	Galv steel posts timber D rail			900mm						
WF1	Retained External Walls (repaired)	Bunker									Full extent of reapiers to be determined. 2 existing structural cracks may need repairs. Copings probably need fixing. Wall may need jet wash
WF2	New dwarf brick walll to 500mm high				215mm wide						Concrete core
WF3	New timber fence				2400mm high						100x 100 posts / tongue and groove boards
WF4	Retained fence										
SB 1	Bespoke Bike Shelter	GRC columns						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
		Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
SB2	Bin Store	Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
LI1	Column Lights										
LI2	Illuminated Bollards										
PL1	Semi mature Trees in paving				20-25 cm girth						20M3 Underground cells, underground guying, tree grille, aeration pipe
PL2	Semi mature Trees				20-25 cm girth						Underground guying, aeration pipe 1.0mx1.0 x 800mm
PL3	Specimen shrubs				10l	1 per 2 m2					450mm depth topsoil
PL4	Mass shrubs				2 litre	12 per m2					450mm depth topsoil
PL5	Perenial beds				3 litre	13 per m2					450mm depth topsoil
PL6	Rain garden beds				4 litre	14 per m2					450mm depth topsoil
	Hedges				75-90cm	5 per lin m					5 plants per lin m.
	Climbers				7-90cm						
PL7	Lawns - turf										300mm depth topsoil
PL8	Wildflower seed										
PL9	Green roof	Link Block									150mm substarte/Planted mat/ Metal edge/ 500mm wide gravel fire breaks

8.8.1 Landscape Proposals

Planting Mixes

WOODLAND GARDEN							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							In mass planting as drawing
Prunus subhitella autumnalis							
Acer ginala							
Sorbus Olympic Flame							
Screen Planting (Secure) (SP)							
Cornus alba Winter Flame		75-90	2		3		Random layout
Ilex aquifolium		75-91	2		3		
Lonicera fragrantissima		75-91	2		3		
Malus sylvestris		75-92	2		3		
Prunus spinosus		75-93	2		3		
Rosa canina		75-94	2		3		
Ribes sanguineum		75-93	2		3		
Viburnum opulus		75-94	2		3		
Viburnum tinus		75-95	2		3		
Specimen Shrubs (SS)							Planted as single specimens in blocks of perennials
Cornus mas		75-90	5	3			
Hamamelis mollis Pallida		75-90	5	3			
Hebe Midsummer Beauty		75-90	5	3			
Hydrangea paniculata		75-90	5	3			
Ilex aquifolium Van Tohl		75-90	5	3			
Osmanthus decorus		75-90	5	3			
Spirea arguta bridal wreath		75-90	5	3			
Viburnum plicatum Maessii		75-90	5	3			
Weigela Florida		75-90	5	3			
Perennials Pe					Per m2	Group	
Ajuga reptans			2		12	3	Full planting plans setting out distribution of individual species will be provided at RIBA 4 .
Aquilegia vulgaris			2		12	1	
Amii (b)			2		12	1	
Astarntia major Hapsden Blood (b)			2		12	2	Group 1 plants in single species groups 1-5.
Crocossmia Emberglow (b)			2		12	2	
Daucus carota (b)			2		12	1	Group 2 plants in single species blocks 5-15 .
Dipsacus falornum			2		12	1	
Geranium phaeum (b)			2		12	3	Group 3 plants in single species blocks 15-30
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psudacorus			2		12	2	
Liriope muscari			2		12	3	
Melanoselinum decipiens			2		12	1	
Mecanopis cambrica			2		12	1	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (b)			2		12	3	
Polygonatum multiflorum (b)			2		12	3	
Polystichum setireum			2		12	2	
Seseli gummiferum (b)			2		12	1	
Visnaga daucoides (b)			2		12	1	
Bubs Bu							
Galanthus nivalis					10		Planted amongst screen planting and Perennials
Narcissus Thalia					5		

SITE FRONTAGE							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Prunus serrula tibetica		20-25cm girth					
Shrubs Sh							
Cistus corbariensis Sh		30-45	2				
Lavandula hidcote		30-45	3				
Pinus mugo		30-45	2				
Perennials Pe						Group	
Achillia			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4. Group 1 plants in single species groups 1-5 Group 2 plants in single species blocks 5-15 Group 3 plants in single species blocks 15-30
Amsonia tabernaemontana			2		12	2	
Calamagrostis acutiflora Carl Forster			2		12	1	
Carex testacea			2		12	2	
Crocossmia Lucifer (bAC)			2		12	1	
Echinops rito (bNRS)			2		12	2	
Eryngium (bNRS)			2		12	2	
Kniphofia fulva			2		12	2	
Liripoe muscaria			2		12	3	
Nepeta Walkers Low (bNC)			2		12	3	
Sedum spectabile (bAC)			2		12	2	Planted amongst screen planting and Perennials
Seslaria nitida			2		12	2	
Verbena boariensis (bAC)			2		12	1	
BULBS Bu							
Allium Christophii					5		Planted amongst screen planting and Perennials
Narissus Rhinevelds Sensation					10		
Narcissus Carlton					10		

8.8.1 Landscape Proposals

Planting

TRINITY ROAD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Davidia Invalucrta		20-25cm girth					
Specimen Shrubs (Ss)							
Cornus mas		1050-1200	10	3			
Corylus avellana		1050-1201	10	3			
Hamamelis pallida		1050-1201	10	3			
Salix britzensis		1050-1202	10	3			
Perennials (Pe)						Group	
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Aquilegia vulgaris			2		12	1	
Amii majus (bNT)			2		12	1	
Anthriscus sylvestria Ravenswing (bNT)			2		12	1	
Astarntia major Hapsden Blood (bNT)			2		12	2	
Crocossmia Emberglow (bCC)			2		12	2	
Daucus carota			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (bGn)			2		12	2	
Geranium maccrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psedacorus			2		12	2	
Liriope muscari			2		12	3	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (bGN)			2		12	3	
Polygonatum multiflorum (bNT)			2		12	2	
Thalictrum delavayii (bCC)			2		12	2	
Bulbs Bu							
Galanthus nivalis					10		
Cyclamen Coum					10		
Narissus Thalia					10		

COURTYARD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees		20-25cm girth					
Sorbus sargentii		20-25cm girth					
Shrubs							
Hebe pageii Sh		45-60	2		9		
Spirea bumalda		45-60	2		9		
Perennials Pe							
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Crocossmia Lucifer (bNRS)			2		12	2	
Geranium phaeum (bGN)			2		12	2	
Geranium maccrohizum			2		12	3	
Euphorbiae martini			2		12	2	
Hebe Mrs Winder			2		12	3	
Helborous foetidous			2		12	2	
Heleborous niger			2		12	2	
Liriope muscari			2		12	3	
Pinus mugo			2		12	2	
Polygonatum multiflorum (bNRS)			2		12	3	
Bulbs Bu							
Galanthus nivalis			10				
Narcissus Rhinevels Sensation			10				

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Please refer to document for additional information on entrance steps “Haringey Civic Centre Main Entrance Access Statement” Rev 01 by Buro Happold issued 14 August 2023

Haringey Civic Centre

Accessibility Statement

HCC-BHE-XX-XX-RP-AY-000001

0044501

28 April 2023

Revision P02

Revision	Description	Issued by	Date	Checked
P01	Issued for Information – Accessibility Statement	JS	13.03.23	MB
P02	Section 1.1.3 added (building Regulation commentary)	JS	28.04.23	MB

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author

Jennifer Stirling

date

28.04.23

approved

Martin Burgess

signature



date

28.04.23

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1 Accessibility

1.1 Executive Summary

Buro Happold (Inclusive Design) have been appointed to provide inclusive design consultancy services on the full refurbishment and extension of the Haringey Civic Offices, which is primarily office space with some community interfaces.

The following report sets out the parameters for on-going design development of the Haringey Civic Offices. These parameters set out the following approach to inclusive design – that creating inclusive and accessible facilities starts with the simple premise that inclusion is embedded in the design process to remove barriers and continuously challenge and interrogate our design.

As the aspirations of the project are to adopt an inclusive approach rather than the minima set out in the Building Regulations Approved Document M, Part M compliance in itself is not sufficient and good practice guidance such as BS8300-2018 'Design of an accessible and inclusive built environment' was adopted as a baseline measure of suitability.

Creating inclusive and accessible facilities starts with the simple premise that inclusion rather than just accessibility is embedded in the design process to remove barriers and continuously challenge and interrogate the design.

London Borough of Haringey is committed to delivering an inclusive and accessible scheme that not only meets planning obligation and the requirements of the Building Regulations but allows the Council to fulfil their duties under the Equality Act 2010.

At a minimum, the design of the building should be welcoming to the wider community and accommodate those who have specific requirements. The building and its immediate surroundings should enable people to be able to make effective, independent choices about how they use the building without experiencing undue effort or separation. They must be able to participate equally in the activities that the scheme offers.

Design solutions must also consider not only those barriers that form physical constraints but also barriers experienced by people with learning difficulties, mental ill health issues, people who are deaf, deafened and hard-of-hearing and people who are blind or partially sighted or are neuro-divergent.

No matter how physically accessible a building is, without clear operational policy mechanisms, the accessibility of the building will be compromised and over time, diminish. Therefore, sufficiently robust provision, criterion and practices must be established by the building management and operators including the development of active management plans.

1.1.1 Inclusive Design Standards and Guidance

- BS 8300-1:2018 Design of accessible and inclusive built environment Part 1: External Environment – Code of Practice
- BS 8300-2:2018 Design of accessible and inclusive built environment Part 2: Buildings
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 1: Dwellings, 2016
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings Other Than Dwellings, 2015
- London Cycling Design Standards, TfL, 2014

1.1.2 The Equality Act (2010)

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics'. These are:

- | | |
|----------------------------------|---------------------------|
| • Age | • Pregnancy and maternity |
| • Disability | • Race |
| • Gender reassignment | • Religion or belief |
| • Marriage and civil partnership | • Sex |
| | • Sexual orientation |

A person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'.

The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.

As a public body, with duties owed under the Equality Act 2010 Public Sector Equality Duty, the Council is to adopt an 'inclusive' approach rather than the minima set out in Approved Document M, which adopts an 'access to and use' approach to design. Part M compliance in itself is not sufficient: Design solutions and delivery are to adopt good practice guidance such as BS 8300-2018 'Design of an accessible and inclusive built environment' as the baseline measure of suitability.

The Equality Act 2010 carries ongoing responsibilities which will continue once the Haringey Civic Centre project is complete.

Meeting the requirements set out in Part K and Part M will be required for Building Control approval. However, the provisions set out in the Approved Document K and M are to be taken as a minimum standard. The adoption of British Standards and other good practice guidance set out below are to take precedence over the provisions set out in the Building Regulations, which is discussed further below.

1.1.3 Building Regulations 2010

This Section provides a brief overview of how the provisions of the Building Regulations will apply to the proposal in the context of accessibility under Part M, as well as the inter-relationship with the Equality Act 2010, which is principally human rights legislation.

The main part of the Building Regulations for accessibility is Part M. The objective of Part M is to allow all people to be able to access and use a building and its facilities.

All relevant Parts of the Building Regulations are set out in a functional format and in respect of Part M1, this states; “Reasonable provision shall be made for people to gain access and use the building and its facilities” – see Figure 2, below.

If it can be demonstrated that the functional requirement noted above in Figure 1.1 can be met, then the arrangements adopted can be considered compliant with the Building Regulations. Section 1.2 below now identifies those key elements and how they will meet good practice guidelines.

Requirement	Limits on application
PART M ACCESS TO AND USE OF BUILDINGS	
Access to and use of buildings other than dwellings	
M1. Reasonable provision must be made for people to— (a) gain access to; and (b) use, the building and its facilities.	Requirement M1 does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
Access to extensions to buildings other than dwellings	
M2. Suitable independent access must be provided to the extension where reasonably practicable.	Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended.
Sanitary conveniences in extensions to buildings other than dwellings	
M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences.	Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences.

Figure 1—1 Part M of the Building Regulations

Part M2 also seeks reasonable access to extensions to buildings, where reasonably practicable to do so. In addition, Part M3 seeks reasonable provision for suitable sanitary accommodation in any extended building.

The Regulations themselves are supported by Approved Documents, which if followed would tend to demonstrate compliance with the functional requirement. In this case Approved Document M, would be the lead reference document. However, the Regulations permit other forms of evidence, such as British Standards, to assist in demonstrating compliance.

As noted above, the Equality Act 2010 also plays a part with access, circulation, and facilities, as this legislation carries an ongoing responsibility to building owners, employers, and service providers. In this respect, it applies to discrimination against disabled people in the way Haringey Council operate and manage the completed building, which includes any physical barrier to access.

1.2 Access Statement

1.2.1 External Environment & Approach

It is important that the external environments of the civic offices meet best practice provision in inclusive design not only to meet the needs of people with disabilities, but also as inclusive design is indivisible from good design and will benefit all the users of the building in terms of providing legible, logical, safe and navigable pedestrian routes externally and spacious and legible spaces internally.

Inclusive Design is the practice of ensuring that a design is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for all users, and is a key consideration for Haringey Council. This statement sets out the design intent with recommendations on how to ensure the most inclusive building for staff and visitors.

Any changes of level within the public realm and the approach to the main entrance will ensure gradients and any changes in level will be as shallow as possible and circulation routes will be clear, logical and free of obstructions. Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

By avoiding any level changes this is of benefit to all users, but particularly disabled people. Those with mobility issues will not need to negotiate either a sloped, ramped or stepped approach, whilst those who are blind or partially sighted will be at a significantly lesser risk of slips and trips. Such an arrangement also assists parents with prams and (to a lesser degree) people with luggage. Level access ensures that the main entrance is welcoming for all and promotes inclusion by ensuring everyone can enter the building from the same location.

By removing the ramp at the main entrance allows more straight forward access for all building users, arriving on foot, by public transport or from the accessible car parking spaces. Level access ensures that all building users can access the building easily. The existing ramp does not meet current regulations/ standards and as such would need to be upgraded to meet current standards, ideally by the provision of a 'slope' as defined in 8.1.4 of BS 8300-1:2018. By removing it and improving the external landscaping and omitting the ramp ensures more inclusive straightforward access to the building for all potential users

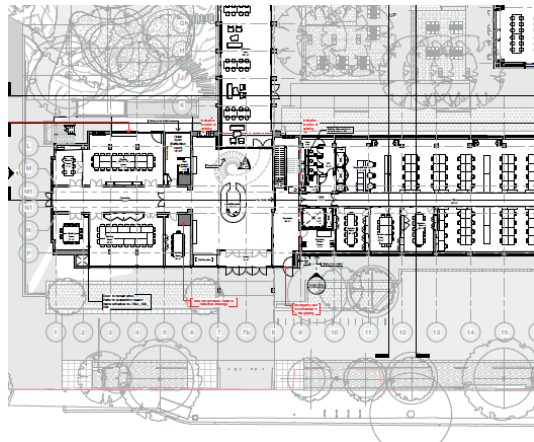


Figure 1- Main Entrance

Access to the site will be predominately by public transport, supplemented with some accessible parking at the main entrance. The accessible parking bays have been designed to provide a clear 1200mm access zone to one side and foot of the bays meeting AD M Vol 2 and BS8300-1. The designated parking spaces for disabled people will be located on a level road surface and not more than 45m from the main entrance.

A seating strategy for the public realm/ external areas is still being developed, however it should take regard of travel distances between buildings and parking /drop off and the changes in level across the site. The distance between accessible seating opportunities should be no greater than 50m. A variety of seating should be available, some with backrests and arms on both sides to provide additional support. Seating areas should also include space alongside for strollers/prams and wheelchair and scooter users.

Potential obstacles, such as street furniture and cycle parking, should be located off the primary circulation routes through the public realm and should contrast visually with the background to ensure they are obvious on approach.

1.2.2 Entrances & Reception Area

By improving the entrance and providing a single point of entry helps to ensure that all building users can identify the route to the main entrance and subsequent reception area.

The location of the reception desk is planned to be centrally located in the main reception foyer and will be easy to locate for people unfamiliar with the building. The surroundings of the reception should be designed to have a plain background to ensure someone with a visual impairment is able to lipread if required.

It should be noted that a Changing Places facility is planned, located near the main entrance lobby. Therefore, to ensure people who require to use this facility, a level entrance approach will ensure they can access the building and facility more easily than having to overcome a ramp, which may not always be suitable for user needs.

1.2.3 Accessibility throughout the building

On Level 2 there is limited access for wheelchair users to the Civic Chamber, partially due to existing internal level changes as well as structural columns, therefore it is proposed that accessible seating will be provided on the lower floor only. Due to the heritage status of this area of the building, the reasonable solution is to provide access to the ground floor for people using wheelchairs.

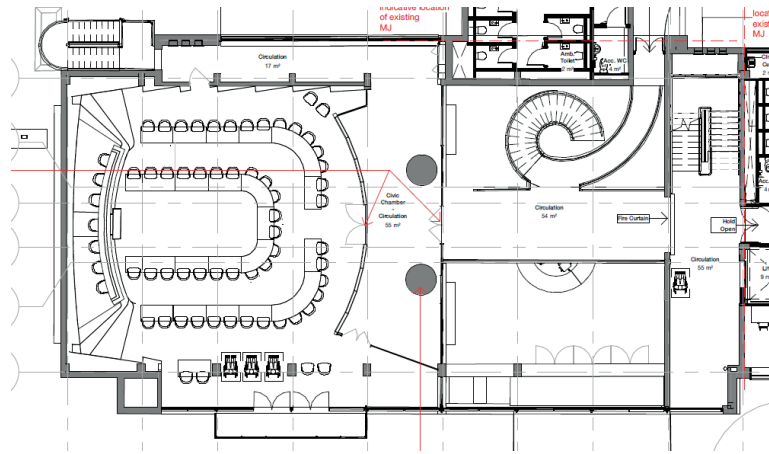


Figure 2- Auditorium

It should be noted that other areas such as the committee rooms on the upper floor will be accessible for wheelchair users, accessed via a passenger lift.

Within the existing building there is a listed spiral staircase, where possible this should be upgraded to ensure its accessible as possible. For people unable to use the stairs a passenger lift is located in close proximity.

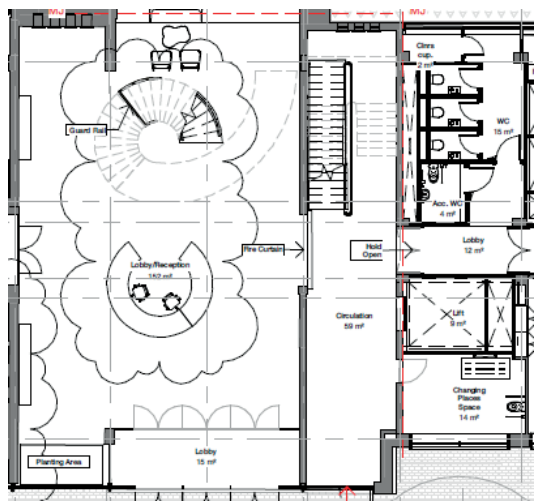


Figure 3 – Existing Spiral Staircase

Within the existing building a platform lift is intended to overcome a small level change. It is recommended that the platform lift be an enclosed platform lift with a minimum size of 1100x1400mm. This lift will allow direct access to the new building, however there are alternative more direct routes from the main entrance if people do not wish to use this lift.

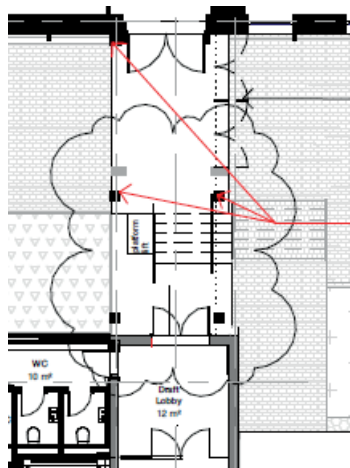


Figure 4- Platform Lift link to Annex

To overcome the level change between the existing building and the annex an internal slope has been designed to allow ease of movement. During stakeholder engagement there was some resistance to this design, however the slope has a gradient of 1:21. To ensure ease of use the surfaces of the slope should be carefully considered to ensure they are slip resistant.

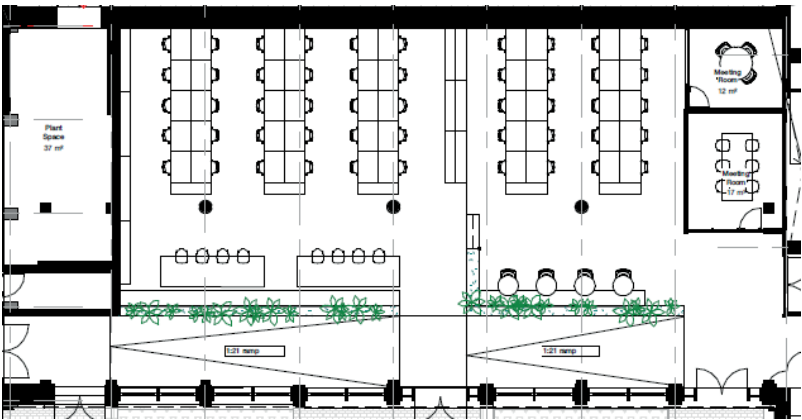


Figure 5 – Level Change from existing to annex

2 Heritage Statement

Heritage Assessment

Montagu Evans has reviewed the history and significance of the front steps, and provided an assessment of the effect of replacing them with a ramp to improve level access to the front entrance.

The front steps are part of the original design of the building and are integrated with the portico and raised beds surrounding the Civic Centre. The front steps form part of the arrival sequence from the street to the main reception, and have been identified as being of high significance.

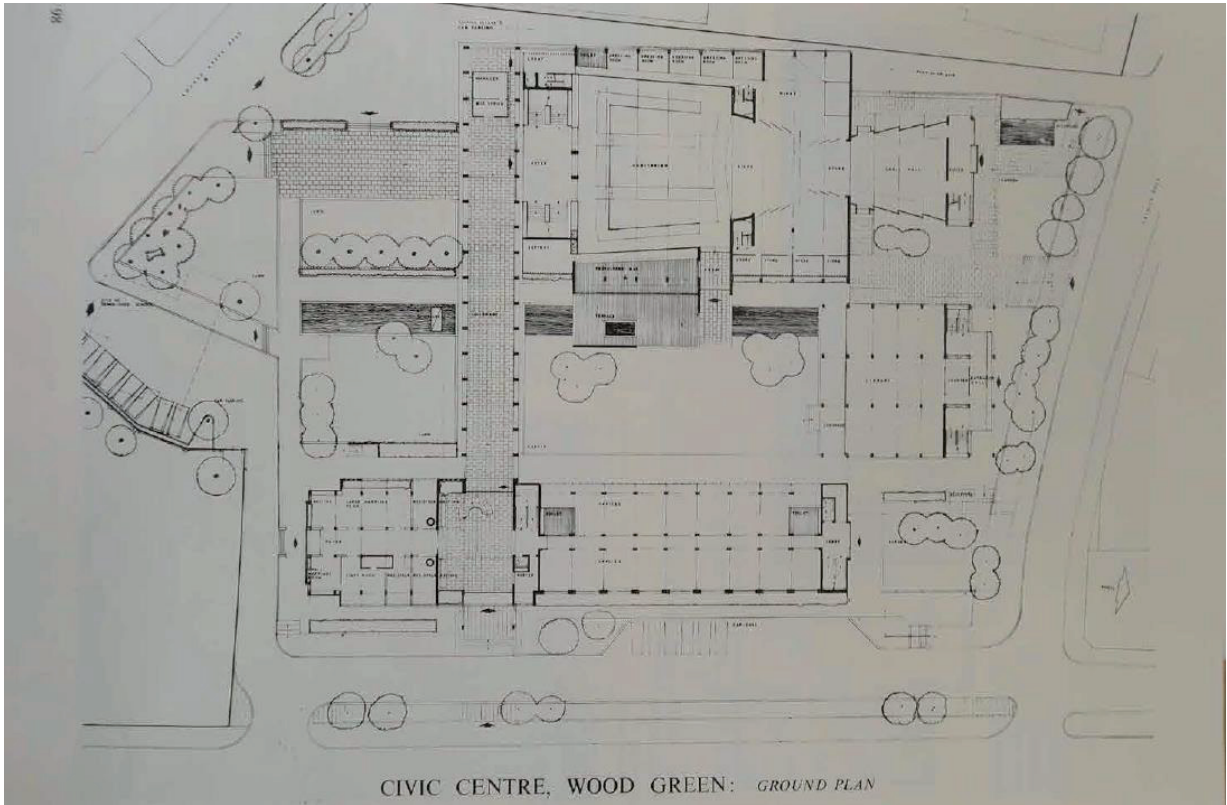


Figure 6 – Original Floor Plan



Figure 7 – Historic Photo



Figure 8 – Historic Photo

In 1987 planning permission was granted for the ramped access to the south of the main entrance (application reference 1987/0673). The description of development was:

“Provision of new ramped access to main entrance, renewal of pavings and provision a handrails to main entrance pavements & northstop”.

This indicates that the pavings and handrails to the front steps date from c. 1987 and are not original, but were replaced and added at the same time as the ramped access, which is consistent with their appearance.



Figure 9 – Replacement Handrails



Figure 10 – Replacement Handrails

There was no assessment of the significance of the ramp in the 2019 Heritage Report because the ramp was not surveyed on the drawings. Montagu Evans assessment is that the 1987 ramp detracts from the architectural interest of the listed building because it is of poor design quality, in red brick, which jars with the yellow stock brick of the original phase. The hand rails add visual clutter, both to the southern part of the elevation where the ramp is located and to the front entrance.

The removal of the 1987 ramp and hand rails to the steps would therefore enhance the architectural significance of the listed building, by removing features that detract from and add visual clutter to the front elevation, to reinstate its original clean and open appearance. The removal of the front steps would result in a degree of less than substantial harm to the listed building, given that these were part of the original design and have been identified as being of high significance.

The degree of harm would be limited by the fact that the hand rails and paving is not original. The replacement of the front steps with a ramp will mean that this part of the building can continue to form part of the arrival sequence to the main reception, while providing inclusive access for all, consistent with the public use of the building and the original design intent for democratic openness. Overall Montagu Evans consider that the proposed replacement of the existing ramp and front steps with a single ramp would enhance the architectural of the listed building.

3 Conclusion

Inclusive Design can help everyone experience the world around them in a fair and equal way by creating safe and accessible environments for all members of the community, by removing barriers, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity.

The Haringey Civic Offices are being designed to take into consideration the requirements of best practice guidance where possible, in conjunction with heritage and listed building constraints.

By creating an inclusive internal and external environment, this not only can help to meet the needs of people with disabilities, but as inclusive design is indivisible from good design, it can benefit all users of the built environment to create a sustainable, flexible and fit-for-purpose approach for Haringey Civic Centre.

At this stage for planning initial stakeholder consultations for accessibility and inclusive design have taken place to ensure staff using the building are involved in the process. As part of the continuing detailed design for the Civic Centre further user consultations will take place where relevant in the design process for Haringey Civic Centre design proposals to deliver an inclusive and accessible project with the aim of meeting good practice guidelines.

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10

Carbon Analysis & Sustainability

10.1

Approach to Whole Life Carbon analysis

Whole Life Design

The London Borough of Haringey has committed to deliver a net zero-carbon borough by 2041 with all the Council's operational buildings becoming Net Zero Carbon by 2027.

The Civic Centre and Trinity Building will therefore be an exemplar sustainable project that sets the highest standard for refurbishment and new build within the borough. Both the refurbishment and new extension will be all-electric benefiting from the decarbonising grid, minimise energy demands and maximise on-site renewable with the residual powered through off-site renewables. The design has prioritised low embodied carbon materials, reducing maintenance and running costs while supporting the well-being of the occupants and the enhancement of the building surroundings design, maximising passive design.

The design responds to current and future needs at the macro and micro scales and with care for the context, client, contractors, occupants and community. This means that, while carbon reduction and monitoring is essential, we must also support occupant wellbeing in a range of ways. Where conflicts can occur such as between increasing ventilation rates, and reducing energy use we have sought to identify these early on and include solutions to meet both needs.

Reducing Carbon Emissions

The proposed refurbishment and new building seeks to act as an exemplar case study for how Haringey City Council can eventually achieve Net Zero Carbon. The building aims to achieve Net Zero Carbon by 2027, responding and supporting the City Council's carbon neutral pledge. A thorough set of Sustainability targets (Carbon, Energy, Environmental Assessment & Certification (BREEAM), Social & Health Benefits, MEP Strategy and Site Enhancement) has been developed and tracked alongside the project to ensure there is a golden thread of sustainable design in each decision.

Operational Carbon

The new annex is designed to achieve low levels of energy use. The buildings will be all electric and air source heat pumps for heating, cooling, ventilation, and hot water needs. The concrete frame currently proposed is a key part of this strategy as it provides enough thermal mass to store “coolth” from the night-time and smooth out peaks and troughs in temperature due to sudden changes in occupancy. PV panels will provide a minimum of 20% of the operational energy demands of both buildings.

Following a fabric first approach, the existing building fabric will be improved thermally to enhance the performance of the building.

Embodied Carbon

Embodied carbon has been assessed from an early stage and will continue to be assessed as the project develops. The current structural design has been optimised through the removal of basement, use of Post-tensioned slabs, and a 50% of cement replacement through the use of GGBS has been considered.

The facade is proposed to be predominantly GRC to provide a long life, low maintenance adaptable solution. Larger modules of GRC are being considered to reduce the amount of fixings.

Where energy hungry materials are used, such as the aluminium is proposed to the plant screen, a higher recycled content has been considered to reduce the environmental impact. Interior strategies focus on maximising flexibility, and increasing the potential for biogenic carbon storage in plant based products such as timber where possible.

Net Zero Carbon

The project will meet the London Plan definition of 'Net Zero Carbon' by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. This will be achieved by minimising energy demand, and offsetting with both on-site renewables and off-site renewables to be purchased.

In addition, consideration has been given to the requirements to achieve the UKGBC Net Zero Carbon in Construction definition. Embodied carbon has been measured at each design stages, material efficiency measures integrated, specifications considered and offsetting or carbon removal programmes are being explored. If this is taken forwards, a post-completion embodied carbon analysis will be carried out and the upfront carbon of the project offset to achieve the Net Zero balance.

Whole Life Carbon and Net Zero Carbon

Whole Life Carbon can be a measure of good design quality. Following best industry practice the project has followed RICS/RIBA industry standards to measure the Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011.

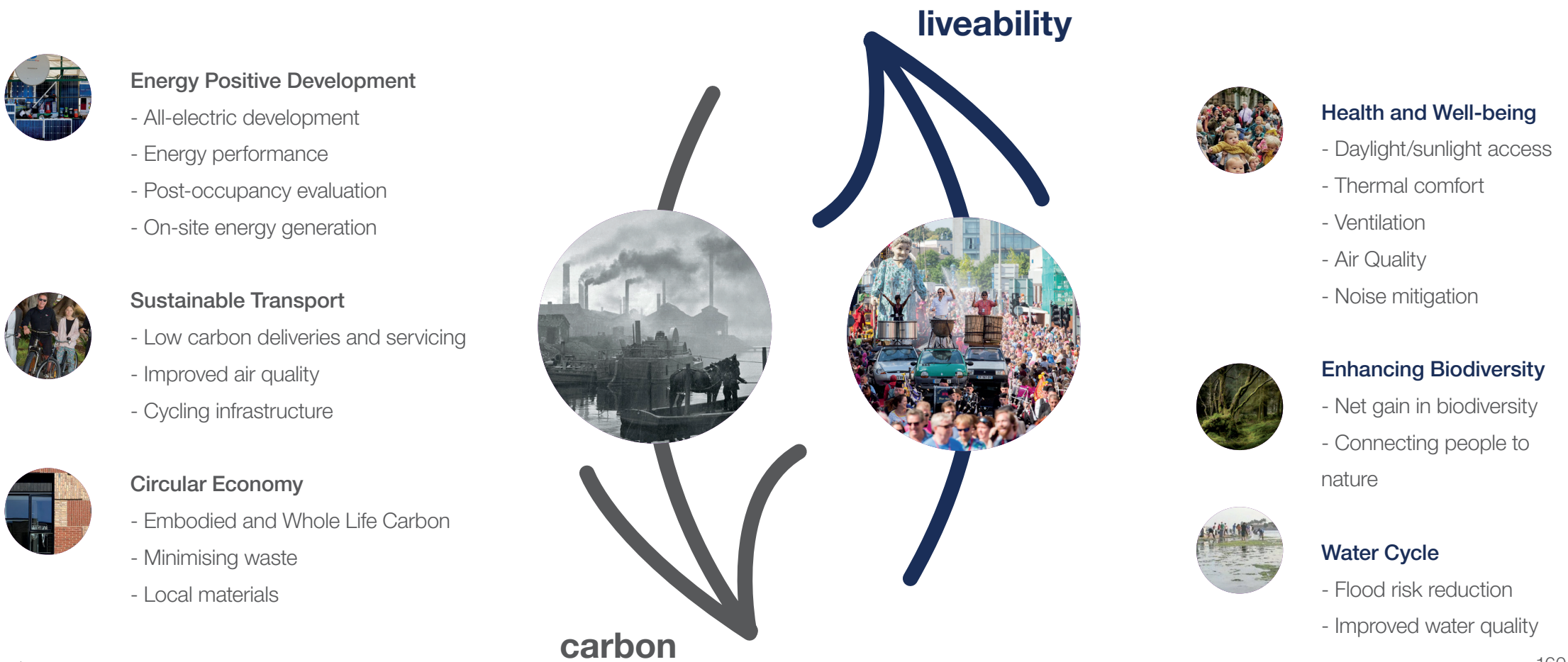
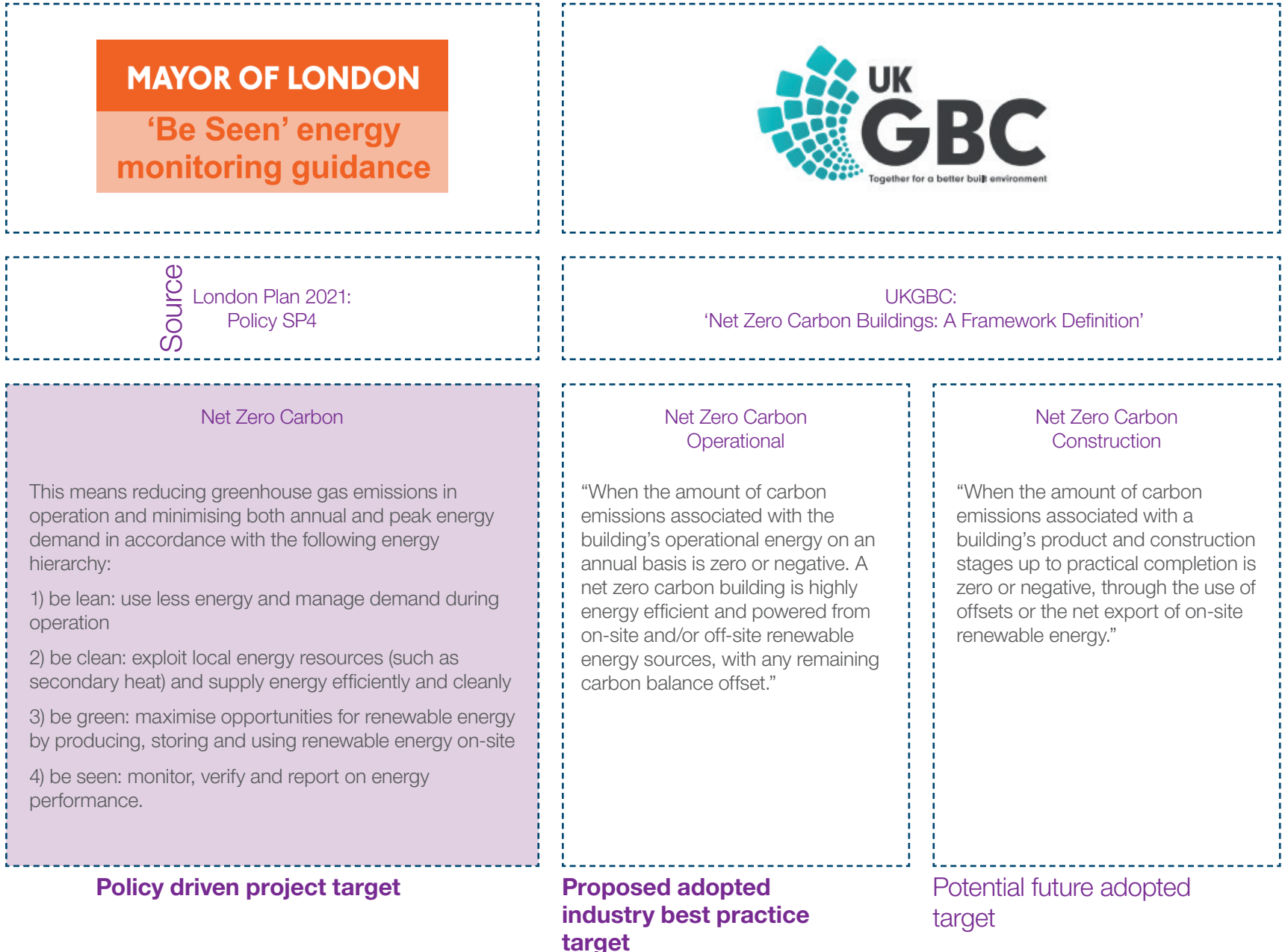


Diagram showing the sustainability drivers for the project- reduce carbon and increase liveability

10 Carbon Analysis & Sustainability

10.3 Industry Net Zero Carbon Definitions

The project will meet the London Plan definition of 'Net Zero Carbon' by aligning with the operational requirements. However, the borough have committed to achieving the UKGBC Net Zero Carbon Framework definition of Net Zero Carbon in Operation. Whole Life Carbon analysis covering all life cycle stages (product, construction, use stage and end of life) in line with BS EN 15978:2011 has been undertaken to support this ambition.



Whole Life Carbon = Operational Carbon + Embodied Carbon

Net Zero Whole Life Carbon = Operational Carbon + Embodied Carbon + Offsetting

