



By Email: planning@haringey.gov.uk

30 August 2023

Dear Samuel Uff

APPLICATION REF: HGY/2023/1043

SITE: Civic Centre, High Road, London, N22 8ZW

The Twentieth Century Society acknowledge receipt of comments made on behalf of the applicant by Montagu Evans responding to our letter dated 21 June 2023. The Society has since been offered the opportunity of a site visit to discuss the proposals, which we undertook on 24 August 2023. Following the site visit, we would like to offer some revised comments in relation to this application.

We would like to reiterate our enthusiasm for the proposed use of the site, and for it to regain its original function. This is an exceptional building, and a return to its original use is entirely appropriate for the long-term future of the historic site. While we were on site, however, we were disturbed to learn of a suggested proposal to rebuild the elevations to improve their energy efficiency. The Twentieth Century Society would object strongly to any attempt to rebuild the elevations of this building which would result in **substantial harm** to the listed building and the loss of the original brickwork, window surrounds and cornicing, all of which are of high significance. Apart from the harm caused to the listed building, the loss of embodied carbon in any rebuilding scheme would far outweigh any occupational benefits achieved and we would caution against such an approach as deleterious to the sustainability of the building.

In connection with the comments made in our letter in the curtain walling replacement, the Society has now had sight of further reports on the condition of the glazing and having had the opportunity to examine the windows on site, we consider that sufficient evidence has been provided to that they are beyond repair. We therefore conclude that their removal and replacement is justified. However, we would request that the design of the replacement glazing and window units is conditioned by the

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council to ensure that the replacement scheme is as close in appearance to the original curtain walling as possible.

The pre-cast concrete panels were also a cause for concern for the Society when considering the impact of the proposals on the appearance of the listed building. Again, the site visit has provided further information on the condition of these panels and the feasibility for their retention. We are now satisfied that their replacement here is unavoidable. However, we again request that the replacement GRP panels be conditioned if the council are minded to consent to this application, to ensure that they are specified to give a like-for-like appearance thus minimising the harm caused to the listed building.

We were pleased to be made aware that the application of colour to the glazing on the flying bridge in the entrance foyer is to be achieved through the use of coloured film, a reversible change which will not adversely affect this area permanently. Similarly, we received assurances that the council chamber ceiling will be replaced with a like-for-like copy of the original.

Turning to the civil defence suite in the basement, we were satisfied from our visit that little physical evidence remains of this facility. We were encouraged by the proposal to add an interpretation board to the external exit of the bunker detailing its history. Although we regret the stripping out of the basement areas, and continue to maintain that they are of some historic significance, we appreciate the need to house plant in this area and that this location is preferable to other potential sites which would cause greater harm to the listed building.

We trust that our revised comments are useful in your determination of this application.

Yours sincerely

A handwritten signature in dark ink, reading 'Clare Price' in a cursive style, followed by a long horizontal flourish line.

Clare Price

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Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

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