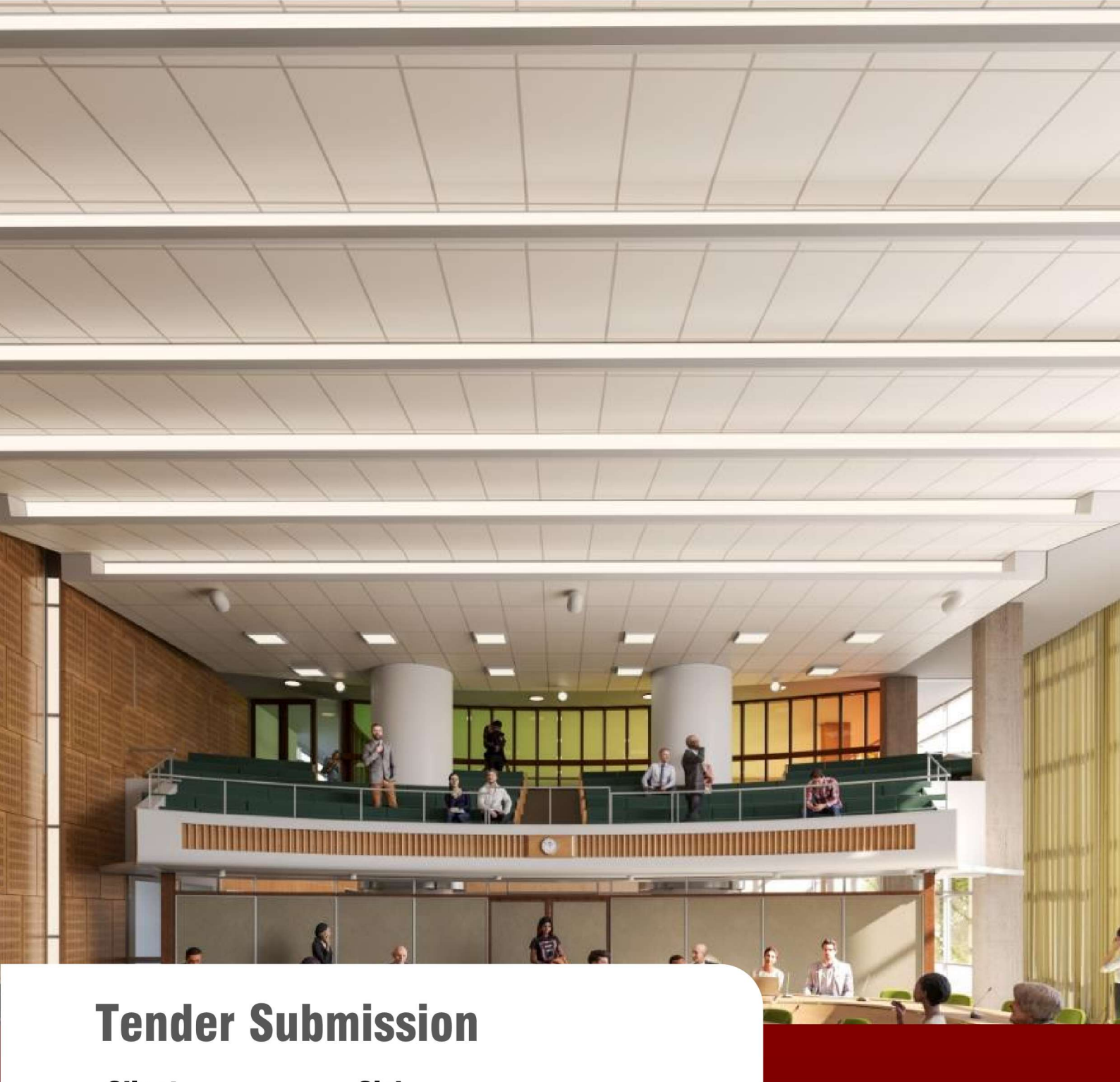




Tender Submission

Client: Sisk
Project: Haringey Civic Centre
Package: Suspended Ceiling
Tender Number: PL24-HCC
Tender Revision: -
Date: 2025-11-12

firas



 **Lindner**

Building New Solutions

Please find below a description of the council chamber ceiling design development / planning history.

The council chamber ceiling was removed as part of the enabling works contract because it contained asbestos (the tiles were Asbestolux). LBC was granted for the removal on the understanding it is to be re-instated with the same design as part of the refurbishment works. The planning and listed building consent application mentions the ceiling in the sections listed below (and attached for reference) including the general statement 'Ceiling to be rebuilt as per original design' – albeit on the understanding the new design should not use an asbestos product.

The planning / LBC application referred to the proposed Council Chamber ceiling in the following sections:

- Design and Access Statement Section 7.2.2 Interior Design Council Chamber (pages 90-91 attached)
- Design and Access Statement Schedule of Section 7.4 Interior Design Remedial Works (page 105 attached)
- Room Data Sheet drawing HCC-HBA-CC-01-DR-A-778510 (attached)

Our approach during Stage 3+ and during recent discussions with the preferred sub-contractor Lindner is to replicate the visual appearance of the original as closely as possible, using a contemporary bespoke ceiling system. It is proposed to replace the original Asbestolux tiles with aluminium – but using the 'MOODline' high matt finish - which at a distance will, in our view, be indistinguishable from the original painted Asbestolux. See sample.

A detailed survey was carried out prior to the removal of the original ceiling – including a point cloud survey, supplemented by a manual survey of details from the scaffold. This will support the next phase of design development with the sub-contractor to ensure the form and edge detailing of the ceiling matches the original.

This proposal has been provided by Hawkins Brown Architects and has been endorsed by Hirst conservation please refer to attached email.

SISK require an approval of the material sample and system under C10B in order to proceed with procurement and specialist subcontractor detailed design of the ceiling system.

12th November 2025

To whom it may concern,

**Ref: Discharge of Condition 10b. of Listed Building Consent Application
HGY/2023/1044**

I have been consulted on the proposals for the replacement ceiling in the Council Chamber at Haringey Civic Centre in support of the discharge of condition 10b of listed building consent application HGY/2023/1044:

Prior to the commencement of works to the Council Chamber details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.

a. Material specification for retrofitting and making good of original finishes to walls, columns, and floors.

b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceiling.

Based on my review of document *HCC - Haringey Civic Centre - Council chamber ceiling* and *HCC_Council Chamber Ceiling Information*, I see no issue with the use of Lindner LMD-E Aluminium Panels as proposed by SISK and selected by Hawkins Brown Architects to replace the demolished Asbestolux ceiling in the Council Chamber of Haringey Civic Centre. Having discussed the proposals with SISK, I understand alternative options were explored including glass reinforced gypsum which was disregarded for the reasons set out in the table overleaf.

The proposed aluminium panels have been selected and detailed to match the configuration, colour, texture, fixing and edge detailing of the original ceiling. Being aesthetically very similar, (subject to sampling) the panels are in keeping with the original design intent for the interior of the council chamber, however the material choice is clearly a modern replacement, offering future building users and visitors an honest interpretation of the building, it's history and subsequent development.

Yours faithfully,

Anna Webster RIBA CA IHBC



Haringey Civic Center London

24024-01 Rev.00-2024-03-27



We have investigated using a Glass Reinforced Gypsum (GRG) and have reviewed the features of each system. We believe the Lindner system is the best and most suitable product for achieving the design quality and long term maintenance of the council chamber system.

Feature	GRG (Glass Reinforced Gypsum)	Lindner Ceiling
Aesthetics/Design	Highly adaptable; easily moulded into complex curves however interface between hard to achieve and maintain	Highly adaptable; Offers a sleek look with precision jointing Available in various finishes
Durability	High strength and surface hardness, but susceptible to impact damage and cracking over time.	Extremely durable and resilient to impacts, cracking, and deformation. Typically lasts 40–50+ years.
Maintenance	Requires careful maintenance; repairs (patching, sanding, repainting) are often disruptive, dusty, and visible over time.	Minimal maintenance needed (dusting and occasional wiping). Damaged panels can be easily replaced individually, without disrupting large areas.
Installation	Installation is time consuming and handling of panels is difficult and can be damaged during installation. The loading would be significantly more than the metal system	Installation of pre-fabricated modules is quick with minimal dust. Lighter than multi-layer gypsum with insulation, reducing structural load on existing building
CDM	GRG has a weight of 10 -17kg/m ² and therefore represents a risk during maintenance and removal of panels. These will be difficult to reinstall.	Linder has a weight of 3 -6.5kg/m ² is easier to remove and reinstall
Cost	Lower material cost but higher life cycle costs	Higher upfront cost, but lower life-cycle cost due to minimal maintenance and longevity.



This document is the intellectual property of Lindner, Amstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.

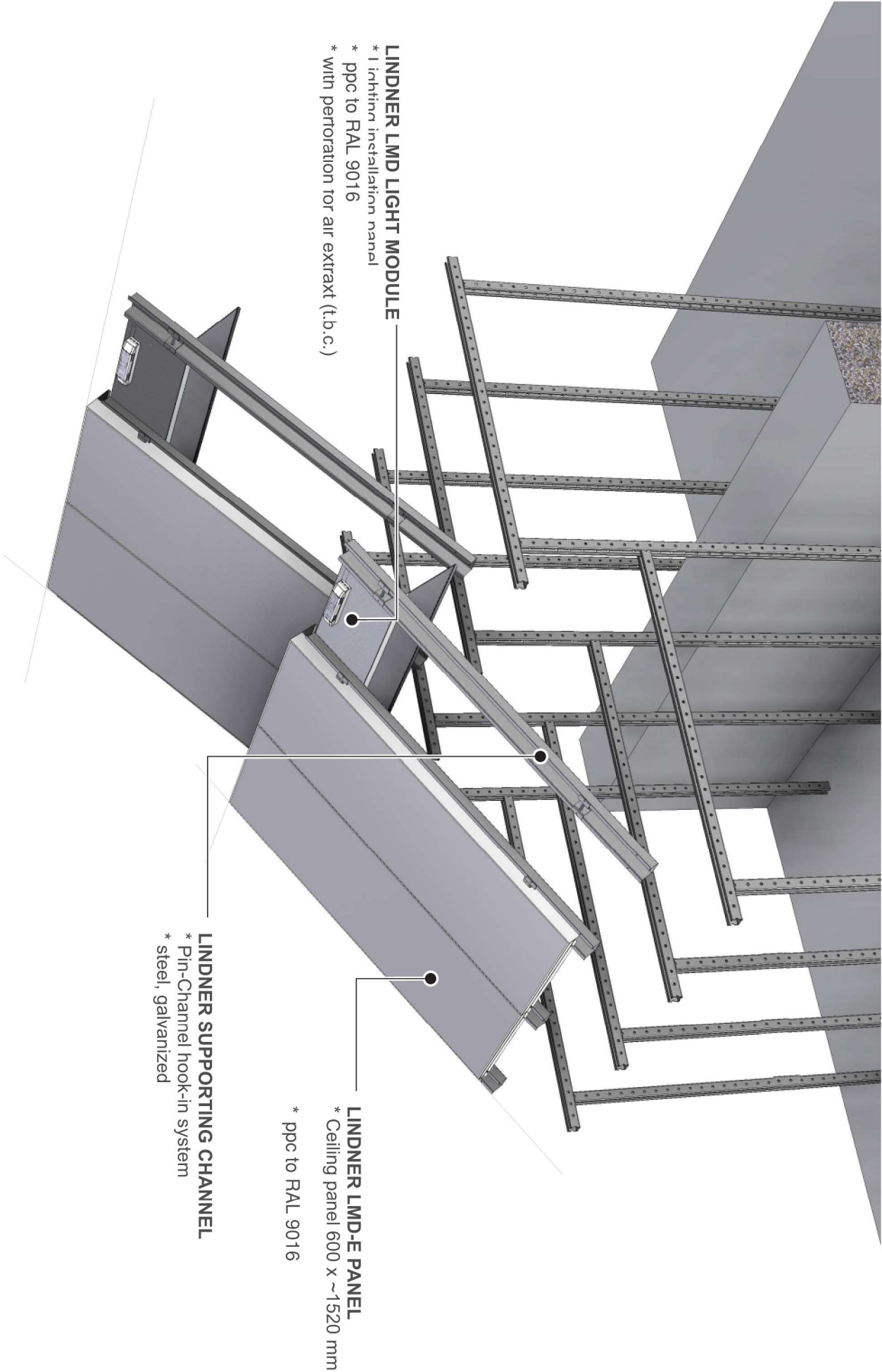
Haringey Civic Center London

Concept - Council Chamber Ceiling

24024-01 Rev.00-2024-03-27



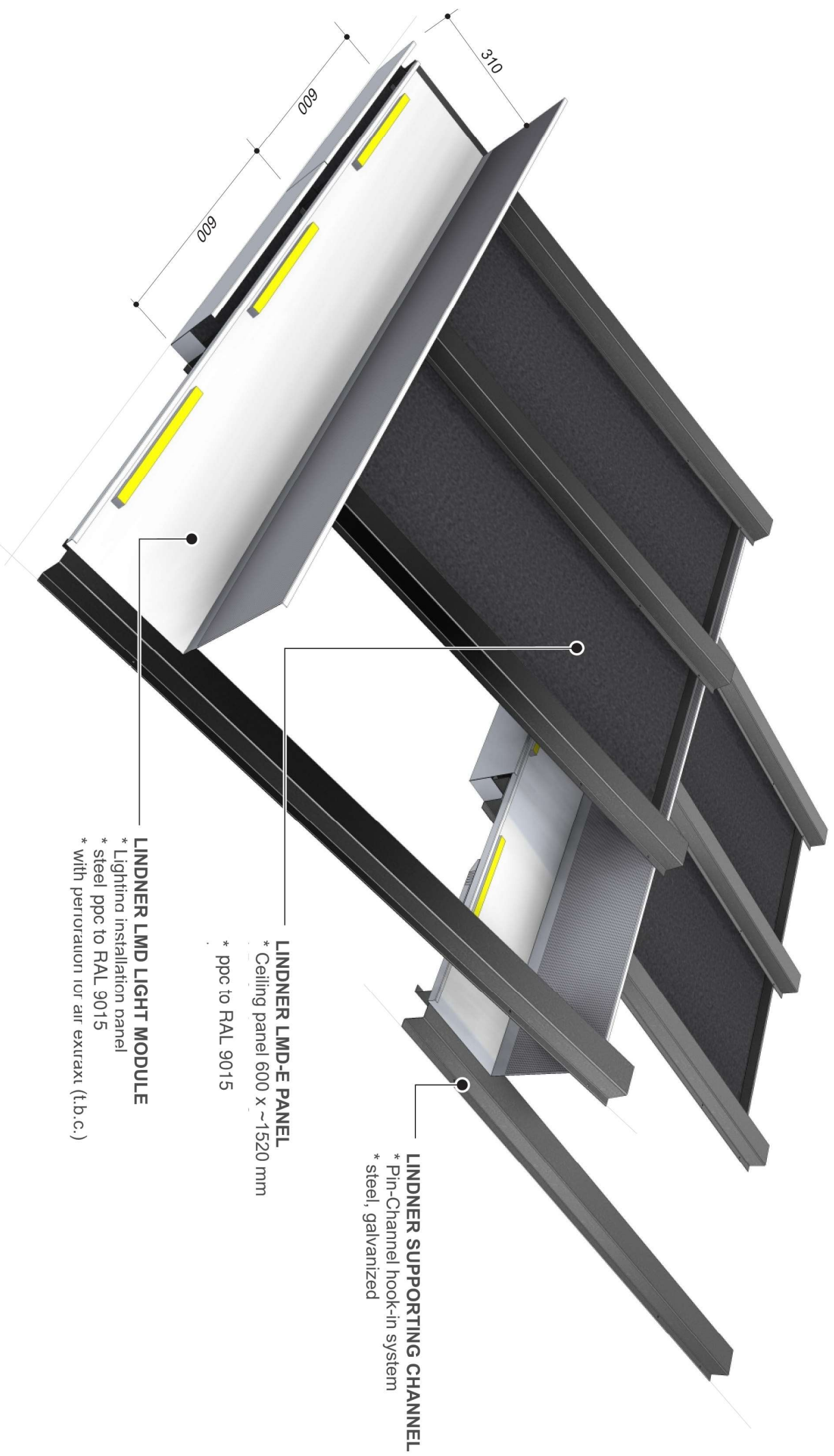
This document is the intellectual property of Lindner, Arnstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.



Haringey Civic Center London

Concept - Council Chamber Ceiling

24024-01 Rev.00-2024-03-27



This document is the intellectual property of Lindner, Arnstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.

Haringey Civic Center London

Concept - Council Chamber Ceiling

24024-01 Rev.00-2024-03-27

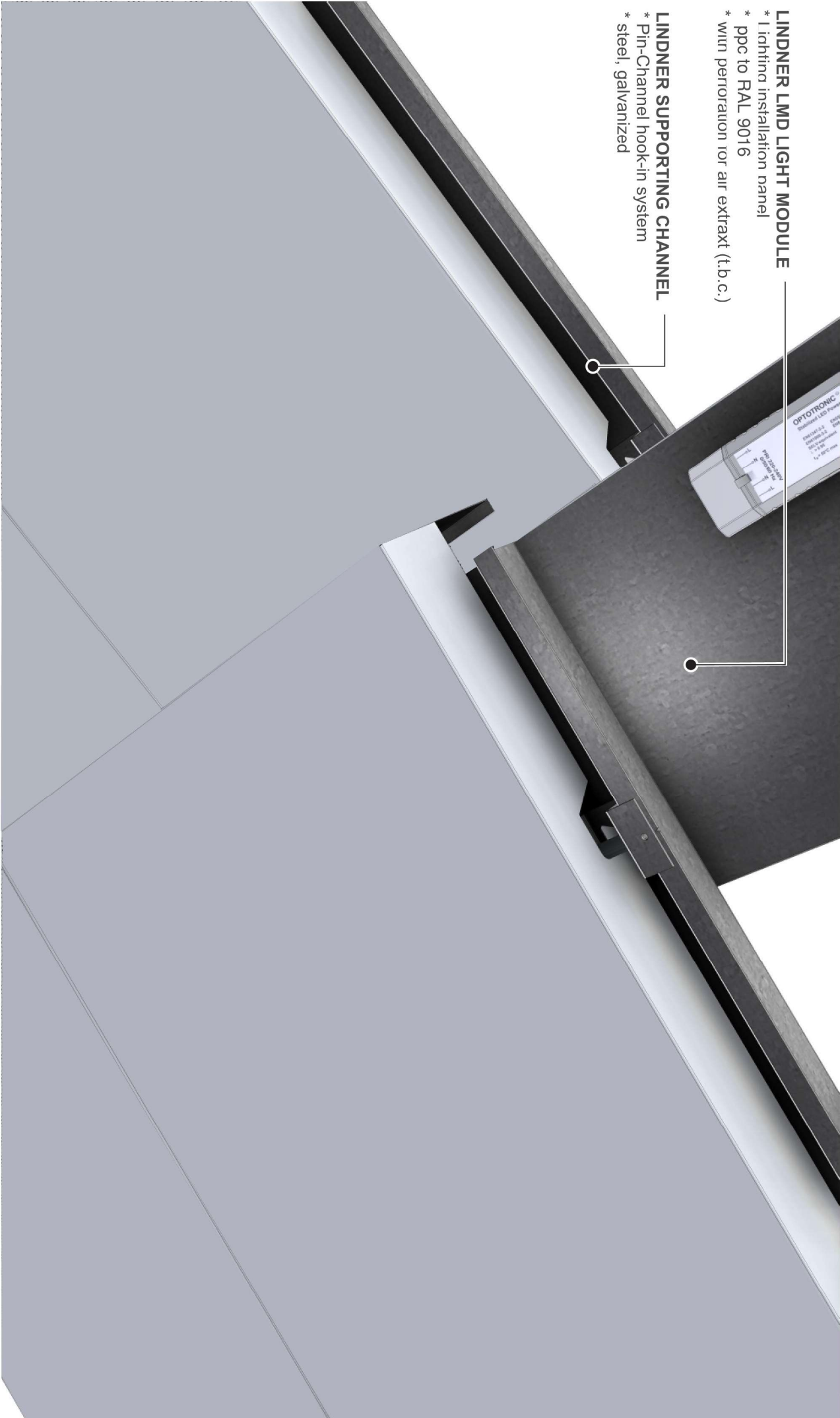


LINDNER LMD LIGHT MODULE

- * I ichitina installation panel
- * ppc to RAL 9016
- * with perforation for air extract (t.b.c.)

LINDNER SUPPORTING CHANNEL

- * Pin-Channel hook-in system
- * steel, galvanized

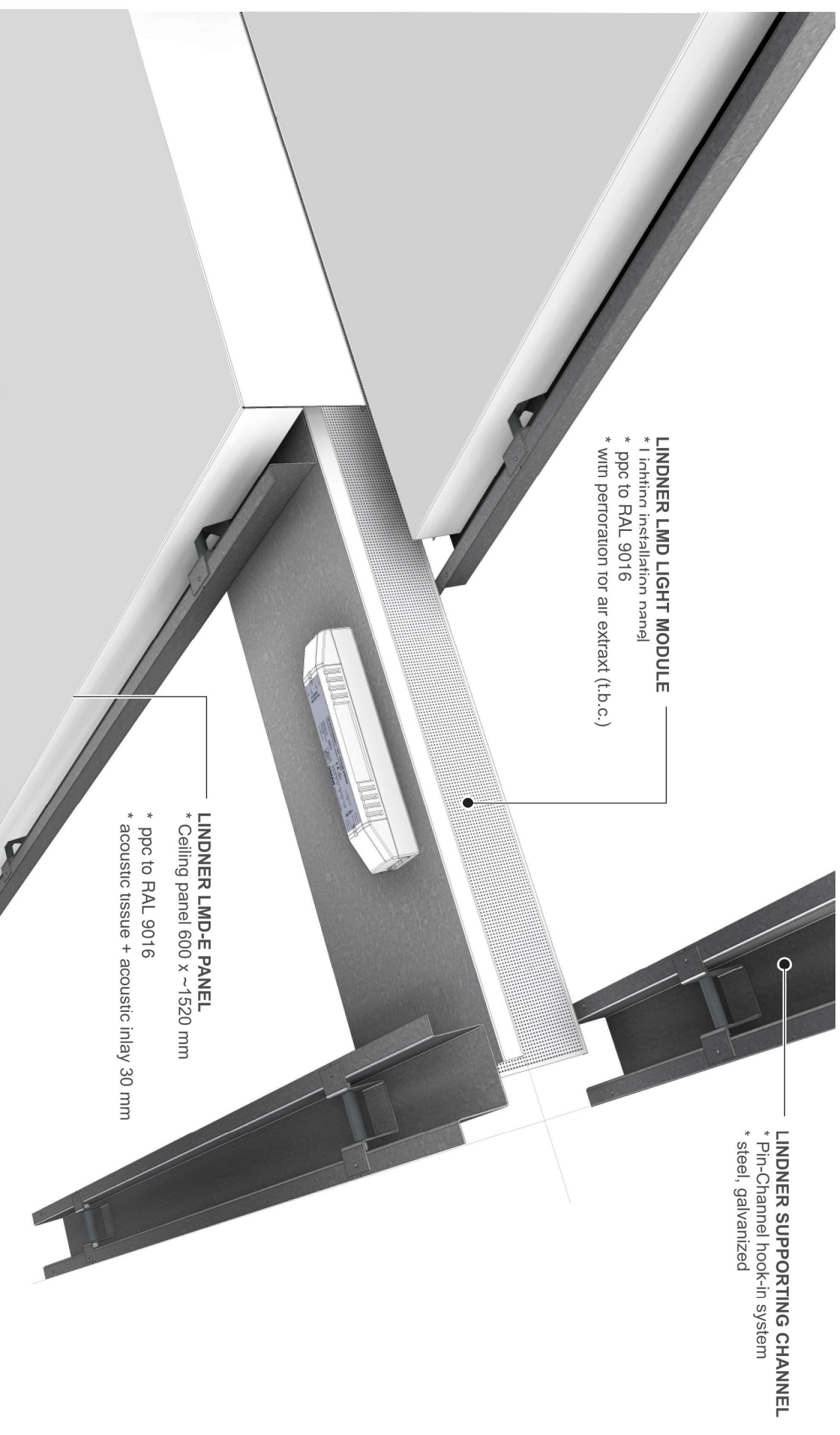


This document is the intellectual property of Lindner, Armstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.

Haringey Civic Center London

Concept - Council Chamber Ceiling

24024-01 Rev.00-2024-03-27



LINDNER LMD LIGHT MODULE

- * Lighting installation panel
- * ppc to RAL 9016
- * with perforation for air extract (t.b.c.)

LINDNER LMD-E PANEL

- * Ceiling panel 600 x ~1520 mm
- * ppc to RAL 9016
- * acoustic tissue + acoustic inlay 30 mm

LINDNER SUPPORTING CHANNEL

- * Pin-Channel hook-in system
- * steel, galvanized

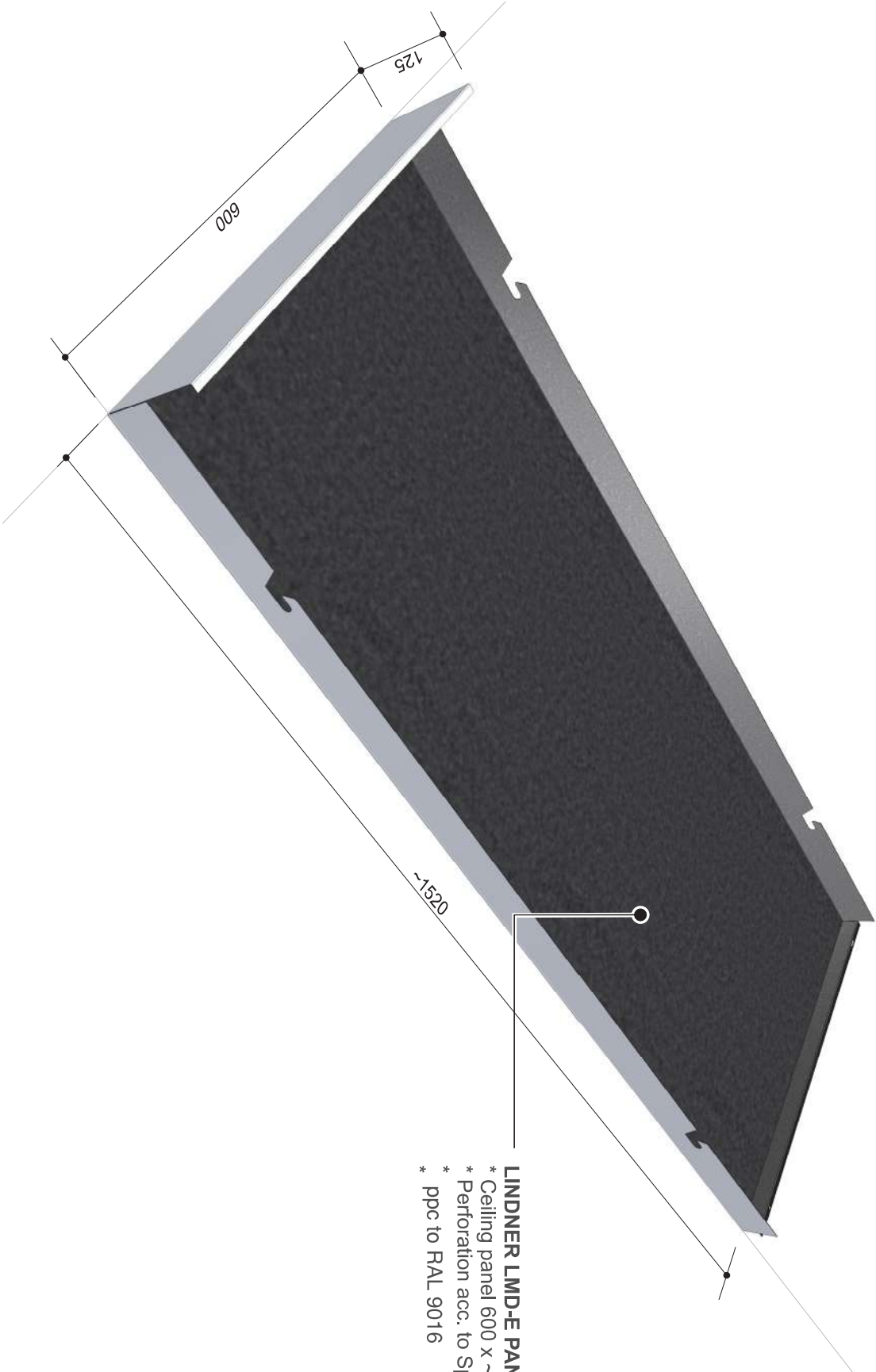


This document is the intellectual property of Lindner, Arnstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.

Haringey Civic Center London

Concept - Council Chamber Ceiling

24024-01 Rev.00-2024-03-27



- LINDNER LMD-E PANEL**
- * Ceiling panel 600 x ~1520 mm
 - * Perforation acc. to Spec
 - * ppc to RAL 9016



This document is the intellectual property of Lindner, Arnstorf (Deutschland). All the information contained in this brochure agrees with the information available at the time of its printing and only serves as advance information. Lindner is the sole and exclusive owner of the copyrights as well as the ancillary copyright. All use, and in particular any distribution, reprinting, exploitation or adaptation of this document shall only be allowed with express, written approval by Lindner.

Haringey Civic Center London

We have investigated using a Glass Reinforced Gypsum (GRG) and have reviewed the features of each system. We believe the believe that the Lindner system is the best and most suitable product for achieving the design quality and long term maintenance of the council chamber system.

Feature	GRG (Glass Reinforced Gypsum)	Lindner Ceiling
Aesthetics/Design	Highly adaptable; easily moulded into complex curves however interface between hard to achieve and maintain	Highly adaptable; Offers a sleek look with precision jointing Available in various finishes
Durability	High strength and surface hardness, but susceptible to impact damage and cracking over time.	Extremely durable and resilient to impacts, cracking, and deformation. Typically lasts 40–50+ years.
Maintenance	Requires careful maintenance; repairs (patching, sanding, repainting) are often disruptive, dusty, and visible over time.	Minimal maintenance needed (dusting and occasional wiping). Damaged panels can be easily replaced individually, without disrupting large areas.
Installation	Installation is time consuming and handling of panels is difficult and can be damaged during installation. The loading would be significantly more than the metal system	Installation of pre-fabricated modules is quick with minimal dust. Lighter than multi-layer gypsum with insulation, reducing structural load on existing building
CDM	GRG has a weight of 10 -17kg/m² and therefore represents a risk during maintenance and removal of panels. These will be difficult to reinstall.	Lindner has a weight of 3 -6.5kg/m² is easier to remove and reinstall
Cost	Lower material cost but higher life cycle costs	Higher upfront cost, but lower life-cycle cost due to minimal maintenance and longevity.



Sample RAL 9016

