

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

HARINGEY CIVIC CENTRE

MARCH 2023



CONTENTS

1.0

INTRODUCTION

Report Authors

Description of the Site

Purpose of the Report

4

2.0

METHODOLOGY

Assessment Process Framework

8

3.0

LEGISLATION AND PLANNING POLICY

Legislation

Development Plan

National Policy

Material Considerations

Emerging Policy

12

4.0

HISTORIC DEVELOPMENT

Wood Green

Local Government

24

5.0

BASELINE: TOWNSCAPE

30

6.0

BASELINE: VISUAL

Visual Receptors

36

7.0

ASSESSMENT: TOWNSCAPE

42

8.0

ASSESSMENT: VISUAL

44

9.0

CONCLUSION

Assessment

Summary

48

APPENDICES

01: VERIFIED VIEWS

02: METHODOLOGY

1.0 INTRODUCTION

HARINGEY CIVIC CENTRE

INTRODUCTION

- 1.1
- Montagu Evans are part of a multi-disciplinary team lead by Hawkins Brown that have been instructed by the London Borough of Haringey (hereby referred to as the 'Council' or the 'Applicant') to produce this Townscape and Visual Impact Assessment (the 'TVIA') in support of proposals to refurbish and extend the Civic Centre, High Road, Wood Green, London, N22 8LE (the 'Site').
- 1.2
- This report has been prepared to support an application for listed building consent and planning permission. The description of development is as follows:
"Refurbishment of existing Civic Centre and redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure); 2 x two storey links; creation of central courtyard; and associated landscaping."
- 1.3
- There is a separate Heritage statement which assesses the impact of the proposals on the Grade II listed Civic Centre and surrounding heritage assets, also written by Montagu Evans.
- REPORT AUTHORS
- 1.4
- Montagu Evans LLP is a leading property consultancy operating throughout the United Kingdom. Established in 1921, it is an independent multi-disciplinary practice with key areas of business including town planning and heritage consultancy, development consultancy, agency and property management.
- 1.5
- Townscape and heritage consultancy is central to the practice, and Montagu Evans' specialist heritage work is highly regarded within the development industry.
- 1.6
- The heritage team at Montagu Evans is part of the planning department, including both heritage specialists and qualified planners.

DESCRIPTION OF THE SITE

- 1.7
- The existing Site comprises the Civic Centre building and associated surface level car parking and landscaped grounds.
- 1.8
- The Site is located on the High Road on the northern edge of the Wood Green Metropolitan Centre, 300m to the north of Wood Green Underground Station (Piccadilly Line). Higher density development within the Wood Green area is concentrated along the High Road, which is orientated broadly along a north to south alignment. The High Road is a busy, primary road which connects Wood Green with Palmers Green and Winchmore Hill to the north. It rises steeply from Wood Green town centre as it approaches toward the Site.
- 1.9
- Beyond the centre, the surrounding areas are predominantly residential in character with streets of residential terraces interspersed with larger villas and townhouses of mostly Victorian / Edwardian date and some religious, educational and institutional buildings. To the west is the Great Northern Route of the East Coast Main Line and along the railway line there is a broad band of industrial and commercial buildings and the large green open spaces of Wood Green Common and Alexandra Park.
- 1.10
- Within the immediate vicinity of the Site, the townscape to the west includes the grade II listed Trinity Primary Academy school buildings and Trinity Gardens and to the east, on the opposite side of the High Road, are the public open spaces of Crescent Gardens and King George IV Memorial Gardens that are lined by the predominantly residential streets of Stuart Crescent, Ewart Grove and White Hart Lane. To the south of the Civic Centre is the grade II listed Church of St. Michael and All Angels and to the north the residential properties lining Trinity Road and former public house (Fishmongers Arms).
- 1.11
- The Site itself is bounded to the north by Trinity Road, to the west by the Trinity Primary Academy, to the east by the High Road, and to the south by Bounds Green Road, the three storey red brick building of No. 247 High Road and the Wellman Place Traveller site.

HARINGEY CIVIC CENTRE

- 1.12
- Haringey Civic Centre was constructed between 1955-58 to designs by Sir John Brown, AE Henson and Partners.
- 1.13
- It was the first civic centre of its size to be built after WWII, and influenced the design of later civic centres, including Crawley Town Hall. The design has clear Scandinavian influences, with generous planning and creative use of space.
- 1.14
- The building has a reinforced concrete structural frame, and is faced on the exterior in brick and precast reinforced stone. The windows and glazed screens are aluminium framed.
- 1.15
- The original design intent was that the Civic Centre was to be built in three phases: the town hall and council offices first, followed by an auditorium and small hall, then finally a public library. In reality only the first phase was built.
- 1.16
- The Civic Centre was grade II listed on 26 July 2018. The Site is located within the Trinity Gardens Conservation, which was designated on 22 September 1978.
- 1.17
- The Site and its historic development is described in detail at **Section 3.0**.



Figure 1.1 Site Plan



Figure 1.2 Aerial View. Source: Google (base map)

PURPOSE OF THE REPORT

- 1.18 The TVIA provides an assessment of the impact of the Proposed Development on townscape and visual receptors.
- 1.19 The townscape assessment will consider the Proposed Development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.
- 1.20 The visual assessment will consider the impact of the Proposed Development upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 1.21 The assessment is informed by accurate visual representations (verified views). The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing Site and surroundings, and relevant policy designations.

2.0 METHODOLOGY

HARINGEY CIVIC CENTRE

METHODOLOGY

2.1 This section provides an overview of the assessment framework. The method is the product of legislation, policy and best practice guidance.

STUDY AREA

2.2 The study area comprises:

- Townscape character areas (250m radius);
- Visual receptors (150m radius).

2.3 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. The study area has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

2.4 **Section 6.o** identifies viewpoints that have informed the ‘visual study area’. The study area may be defined as the anticipated extent of visibility (from a height of approximately 1.6m (eye level) above the ground). It is acknowledged and accepted that judgments made by a surveyor are subjective, which provides limitations to the identification of a visual envelope. There will be areas within the study area where visibility is not possible e.g. due to interposing development. Conversely, the assessment considers further long distance views where identified and relevant.

SITE VISIT

2.5 A site survey of the baseline situation was undertaken by Montagu Evans during October 2022 to understand the immediate setting of the Site and to identify the townscape character and appearance.

ASSESSMENT PROCESS FRAMEWORK

TOWNSCAPE AND VISUAL

2.6 The framework for assessment of townscape and visual impact has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (‘GLVIA3’). We have also had regard to the methodology set out in An Approach to Landscape Character Assessment (2014) prepared by Natural England.

2.7 The two components of TVIA are:

1. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

TOWNSCAPE

2.8 Townscape is the “built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces”, as defined in GLVIA3.

2.9 An initial assessment defined distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. This process, defined as townscape character assessment, is the process of identifying and describing variation in the character of townscape.

2.10 The assessment was informed by both field survey and desk based research of secondary sources, with reference to existing character assessments where applicable. The assessment allowed the description of character areas/types, their key characteristics and for them to be mapped with boundaries. The mapped boundaries suggest a sharp change from one townscape area. On site, however, this often represents a zone of transition. Townscape character areas are identified and assessed according to their built form, materials, maintenance, and statutory and non-statutory designations.

2.11 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it.

VISUAL

2.12 Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.

2.13 The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

2.14 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, ‘visual receptors’. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area.

2.15 It should be noted that the assessment does not comprise a ‘residential amenity assessment’, which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).

2.16 Assessment viewpoints were identified based on a comprehensive review of the surrounding area, including the following criteria:

- Heritage receptors; and/or
- Townscape character; and/or
- Where the development may be prominent; and/or
- Be visible from concentrations of residential areas; and/or
- Open spaces (parkland, publicly accessible space); and/or
- Potentially sensitive receptors (e.g. schools); and/or
- Accessibility to the public; and/or
- The viewing direction, distance and elevation; and/or
- Townscape and transport nodes.

- 2.17 The Site is not located within any strategic views as determined by the adopted London View Management Framework (LVMF) (2012).
- 2.18 The visual assessment is supported by Accurate Visual Representations (AVRs), which provide the basis for the assessment of the Proposed Development and its effect on the identified views. Each viewpoint is reproduced at **Appendix 1.o** in the following formats:
- **Existing** – baseline photography;
 - **Proposed** – ‘existing’ plus wire line (AVR1) or render (AVR3) of the Proposed Development;
- 2.19 The methodology for the compilation of AVRs prepared by AVR is provided at **Appendix 2.o**.
- 2.20 The objective of a photomontage is to simulate the likely visual changes that would result from a proposed development, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.
- 2.21 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have. A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.
- 2.22 The qualitative text accompanying the visual assessment seeks to contextualise the views. Inevitably one must accept that professional judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. A visit to the location from which the photographs were taken is required to appreciate and understand the visual impact.
- 2.23 Changes to visual amenity should not be judged in relation to static views (which are abstractions and not real) but in relation to the overall experience of an area and dependent upon the particular experiences and expectations of different receptors. The modelled viewpoints are often selected to show schemes at their maximum impact and not capture their typical impact in a receiving area or location. The impact assessment considers both the particular impact illustrated and the overall impact to come to a net assessment which more accurately reflects the overall experience than a single view.

3.0

LEGISLATION AND PLANNING POLICY

HARINGEY CIVIC CENTRE

LEGISLATION AND PLANNING POLICY

3.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

LEGISLATION

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

- 3.2 The proposals involve works to Haringey Civic Centre, a Grade II listed building located within The Trinity Gardens Conservation Area (LBH).
- 3.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides the statutory duties for proposals affecting listed buildings and conservation areas.
- 3.4 The relevant provisions are as follows:
- 3.5 Section 16(2) – *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
- 3.6 Section 66(2) the determination of applications; *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
- 3.7 Section 72 (1) with regard to conservation areas; *"In the exercise, with respect to any buildings or other land in a conservation area, of any [F1]functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

DEVELOPMENT PLAN

3.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
London Plan (2021)	Chapter 3 (Design): Policies D1, D3, D8, D9.
Haringey's Local Plan Strategic Policies 2013–2026 (2017)	Policy SP11 (Design)
Development Management DPD (July 2017)	Policy DM1 (Delivering High Quality Design) Policy DM5 (Locally Significant Views and Vistas) Policy DM6: Building Heights
Site Allocations DPD (July 2017)	SA 5: LBH Civic Centre

Table 3.1 Development Plan Policy

LONDON PLAN (2021)

- 3.9 Currently the London Plan designates Haringey Heartlands/Wood Green as an 'Opportunity Area'
- "Opportunity Areas are identified as "significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity. Opportunity Areas typically contain capacity for at least 5,000 net additional jobs or 2,500 net additional homes or a combination of the two. (page 32)"*
- 3.10 Chapter 3 (Design) outlines a number of policies which are pertinent to the design considerations of the Proposed Development, these are outlined in **Table 2.1.**
- 3.11 The Site is not located within any strategic views as determined by the adopted London View Management Framework (LVMF) (2012). The London Plan identifies one designated strategic view with effect

on Haringey, No. 1 London Panorama: Alexandra Palace to St. Paul's Cathedral. Haringey's Local Plan Policy SP12 sets out how the Council will protect the strategic view corridor where it passes through the borough. The Civic Centre site does not fall within the viewing corridor and is therefore not subject to the associated policy considerations.

Haringey's Local Plan: Strategic Policies 2013 – 2026 (2017)

- 3.12 Haringey's Local Plan Strategic Policies 2016–2028 Policies Map (January 2016) indicates that the Site is subject to the follow policy designations:
- 3. Growth Area
 - 4. Trinity Gardens Conservation Area
 - 5. Site Specific Proposals (SA5)
- 3.13 The Site does not currently include any Town Centre Primary and/or Secondary Frontages and is not located within a Local Shopping Centre or Metropolitan Centre. It is currently located just to the north of the Wood Green Metropolitan Centre.
- 3.14 The Site falls within the 'Wood Green Neighbourhood' identified in the Strategic Policies document. Features of the Wood Green Neighbourhood identified include:
- 6. It is a culturally diverse area with a population of approximately 42,400;
 - 7. The area includes a number of open spaces and parks and four conservation areas: Wood Green Common, Noel Park, Bowes Park and Trinity Gardens;
 - 8. It includes the busy Metropolitan Town Centre at Wood Green which is the highest ranking shopping centre in the borough;
 - 9. The area is well served by public transport with Wood Green and Turnpike Lane tube stations and many buses to central and north London; and
 - 10. The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification with potential to deliver approximately 2,000 new jobs and 1,000 new homes as part of a mixed use redevelopment. As this area develops, there will also be an opportunity to expand the Wood Green Cultural Quarter, to increase capacity, variety and pedestrian linkages at Wood Green, Haringey Heartlands and the Cultural Quarter and to promote Wood Green Metropolitan Town Centre as a successful shopping and leisure destination for North London.

3.15 Strategic objectives set out in the Strategic Policies document and relevant to the Site include to: • Provide homes to meet Haringey's housing needs and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026; • Promote the efficient and effective use of land whilst minimising environmental impacts; • Strengthen the role of Wood Green Metropolitan Town Centre as an accessible location for retail, office, leisure and community uses and new homes; • Enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands; • Improve the provision of, and access to, education and training facilities; • Ensure that community, cultural and leisure facilities are provided to meet local needs; • Promote high quality buildings and public realm to improve townscape character; and • Conserve the historic significance of Haringey's heritage assets and historic environment.	3.17 The supporting policy text states that Haringey's Growth Areas are areas with the greatest capacity for growth and it is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period. 3.18 Paragraph 3.2.21 states that Wood Green is a vibrant and busy town centre, which has an important role to play within the London and north London sub-regional town centre hierarchy. It is designated as a Metropolitan Centre in the London Plan, one of only 12 identified in London, which reflects its role as a key retail and commercial destination in North London. Whilst the Site is located outside of the town centre boundary of Wood Green it is within the Wood Green Growth area and paragraph 3.1.24 states that: <i>"The town centre boundary was tightly drawn in the UDP (2006). However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the town centre boundary. They will be considered on the basis of their relationship with, and impact on, the town centre in terms of land uses, pedestrian and public transport linkages, regeneration benefits arising from redevelopment at either the Heartlands Growth Area or through windfall opportunities. Further detail will be included in a Wood Green Area Action Plan."</i>	3.21 The supporting policy text states that the Council considers the Haringey Heartlands/Wood Green area as having sites that may be suitable for some tall or large buildings. This is because it is close to major transport interchanges, has been designated in the London Plan as an Area for Intensification (Haringey Heartlands/Wood Green) and an Area Action Plan (AAP) is currently being prepared for the area.
3.16 The Council's overall strategy for managing future growth in Haringey is to promote the provision of homes, jobs and other facilities in the areas with significant redevelopment opportunities at, or near, transportation hubs, and support appropriate development at other accessible locations, with more limited change elsewhere. The Strategic Policies document identifies that in order to meet the needs of Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources (paragraph 2.1.7). • Wood Green, including the Site, is identified as a 'Growth Area' within the borough and Policy SP1 (Managing Growth) states that the Council expect development in the Growth Areas to: • Provide approximately 20,410 new homes and the majority of new business floorspace up to 2026; • Maximise site opportunities; • Provide appropriate links to, and benefits for, surrounding areas and communities; • Provide the necessary infrastructure; and • Be in accordance with the full range of the Council's planning policies and objectives.	3.19 In addition to the above, paragraph 5.3.7 states that Haringey will focus new shopping (and related uses) in the borough's designated growth areas as well as existing centres, having regard to the level of capacity available in these locations. 3.20 Policy SP11 (Design) aims to ensure that new development enhances and enriches Haringey's built environment and creates places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this development should, inter alia: • Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity; • Promote high quality landscaping on and off site, including improvements to existing streets and public spaces; and • Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.	DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (DPD) (JULY 2017) 3.22 The Development Management DPD sets out criteria based policies against which planning applications will be assessed. 3.23 Chapter 2 of the Development Management DPD is entitled 'Design and Character' and promotes high quality design whilst seeking to optimise the use of land in order to achieve economic and housing growth across the Borough. 3.24 Policy DM1 (Delivering High Quality Design) sets out the 'Haringey Development Charter', which requires new development and changes of use to achieve a high standard of design and to contribute to the distinctive character and amenity of the local area. The policy includes the following criteria for proposals to meet: • Relate positively to neighbouring structures new or old, to create a harmonious whole; • Make a positive contribution to a place, improving the character and quality of an area; • Confidently address feedback from local consultation; • Demonstrate how the quality of the development will be secured when it is built; and • Are inclusive and incorporate sustainable design and construction principles. 3.25 Policy DM1 requires proposals to positively address the locality and site context, having regard to prevailing building heights and forms, distinctive local architectural styles and encourages active and lively frontages to the public realm. Landscaping should form an integrated part of the design of new development and proposals should positively respond to the topography and landform of a site and existing landscaping and other significant biodiversity on or close to the site.

- 3.26 With regard to neighbour privacy and amenity, Policy DM1 requires development proposals to ensure a high standard of privacy and amenity for the development’s users and neighbours. This includes avoiding overlooking and providing adequate sunlight and daylight for the development proposals and adjacent buildings and land.
- 3.27 Policy DM3 (Public Realm) encourages major development proposals to consider the use of public art to enhance local distinctiveness and legibility and for new public spaces to be secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features and to be positively maintained and managed.
- 3.28 The Development Management DPD identifies locally significant views and vistas within the borough (see **Figure 2.1**). The Site is located within local View No. 18 ‘Devonshire Road, corner of Devonshire Hill Lane to Alexandra Palace’, as shown on the Haringey Views Map and detailed in Appendix A of the Development Management DPD (Table 1: Schedule of Locally Significant Views).
- 3.29 The Haringey Urban Character Study (2015) describes view No. 18 as a linear view, which is deemed to provide a clear and defined view of a building or space. In this case the view is a distant view of Alexandra Palace from the corner of Devonshire Road and Devonshire Hill Lane.
- 3.30 Policy DM5 (Locally Significant Views and Vistas) states that development proposals within the viewing corridors of identified locally significant views should make a positive contribution to the characteristics and composition of the local view where possible and enhance the viewers’ ability to recognise and appreciate the landmark being viewed. Obstructions to the identified views should be minimised and the impact of proposals within identified views should be assessed as appropriate.
- 3.31 In addition, Policy DM5 encourages development proposals to consider opportunities to create new local views and vistas through the design and layout of new development.

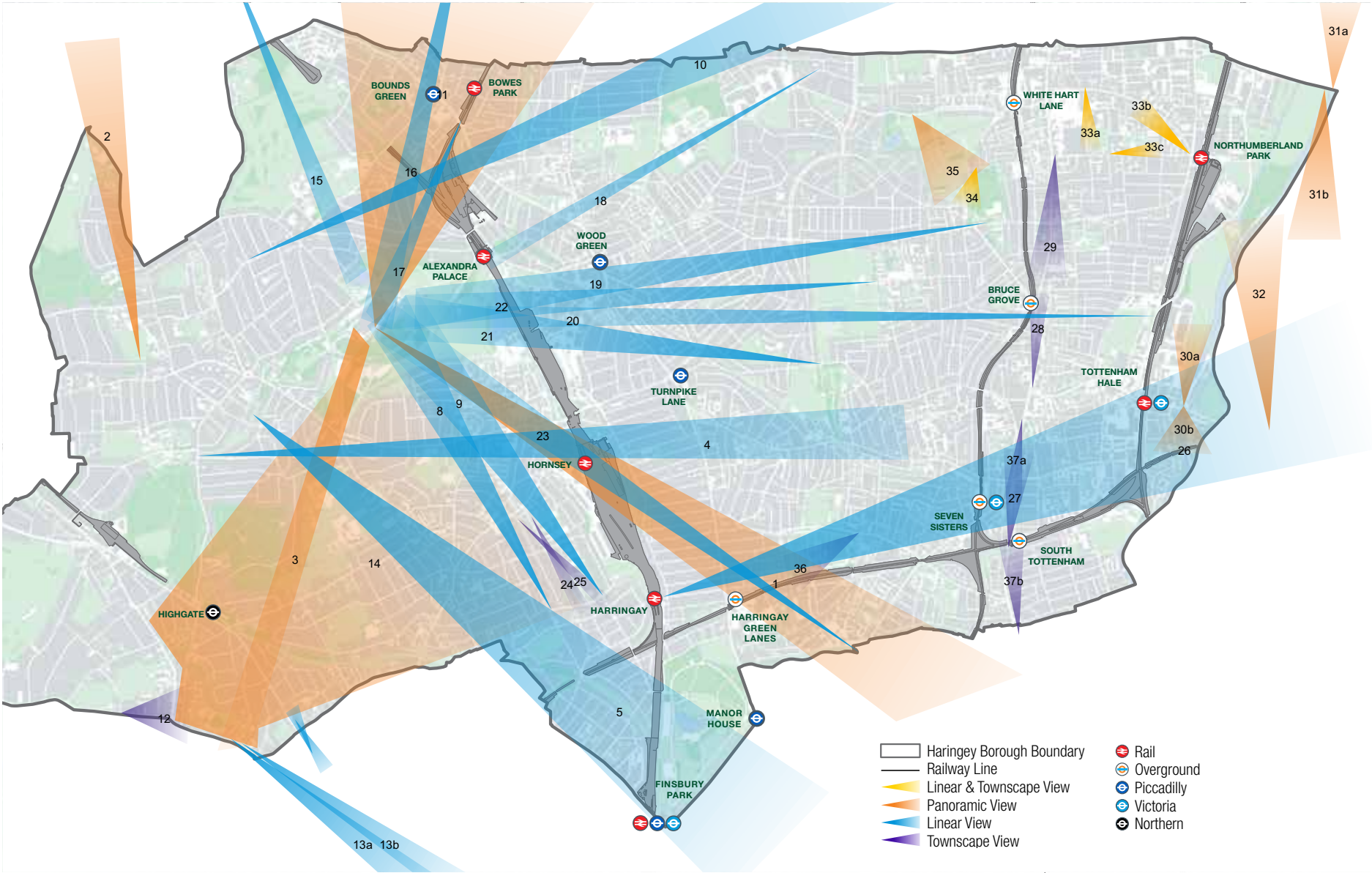


Figure 3.1 Haringey Views Map (Figure 2.1 of the Development Management DPD)

3.32 The Haringey Urban Character Study (2015) undertook an evaluation of prevailing building heights in the borough and subsequently produced a building height map recommending ranges of potential building heights within the borough that may be suitable should sites come forward for development (see **Figure 2.2**). The Site is shown on the map within an area that has a recommended built height range of mid-high rise buildings (approx. 3–11 storeys), in part due to its position on one of the principal routes through the borough and the prevailing building heights in the vicinity. The Urban Character Study forms part of the evidence base for the Local Plan and has subsequently informed planning policy. We note that the Study was produced prior to the listing of the Civic Centre, so did not consider this new constraint.

3.33 Policy DM6 (Building Heights) expects that the building heights of new development proposals should be of an appropriate scale which responds positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1. Where proposals would project above the prevailing height of buildings in the surrounding area they should be justified in urban design terms and:

- Be of a high standard of architectural quality and design, including a high quality urban realm;
- Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
- Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

3.34 Policy DM6 also identifies locations within the borough that may be suitable for tall buildings, informed by the Local Plan evidence base that includes the Potential Tall Buildings Locations Validations Study (SLR, November 2015) and Haringey Urban Character Study (2015). Taller buildings are defined as those that are 'two to three storeys higher than the prevailing surrounding building heights'. Tall buildings are defined in the Strategic Policies Local Plan as being 'buildings 10 storeys and over'.

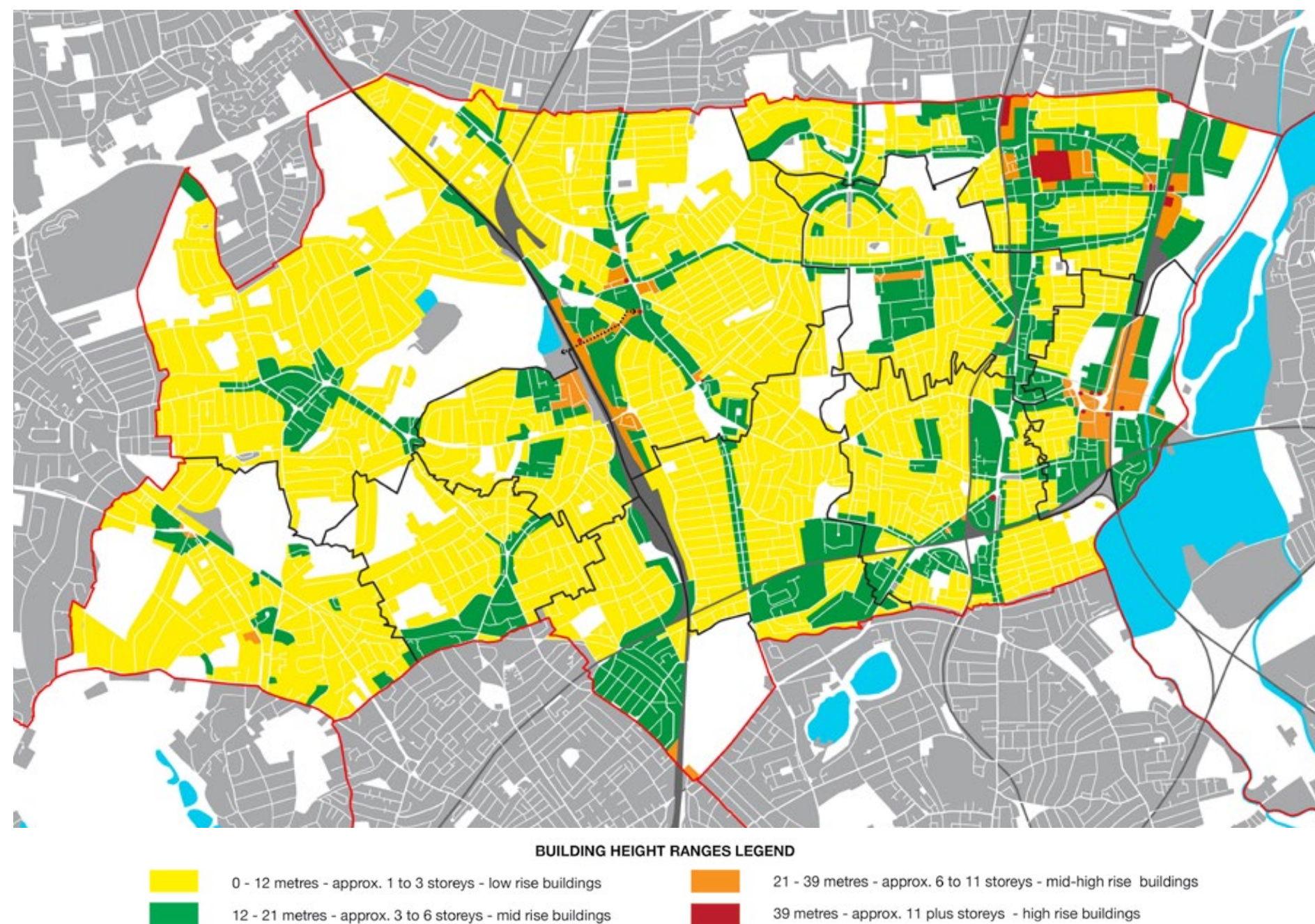


Figure 3.2 Haringey Urban Character Study (2015) Recommended Building Heights Plan

3.35 The Site falls within an area identified as a 'Potential Location Appropriate for Tall Buildings' (see **Figure 2.3**). Policy DM6 states that proposals for tall buildings in these locations should:

- Represent a landmark building which by its distinctiveness must:
- Be a way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;
- Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and
- Positively engage with the street environment.

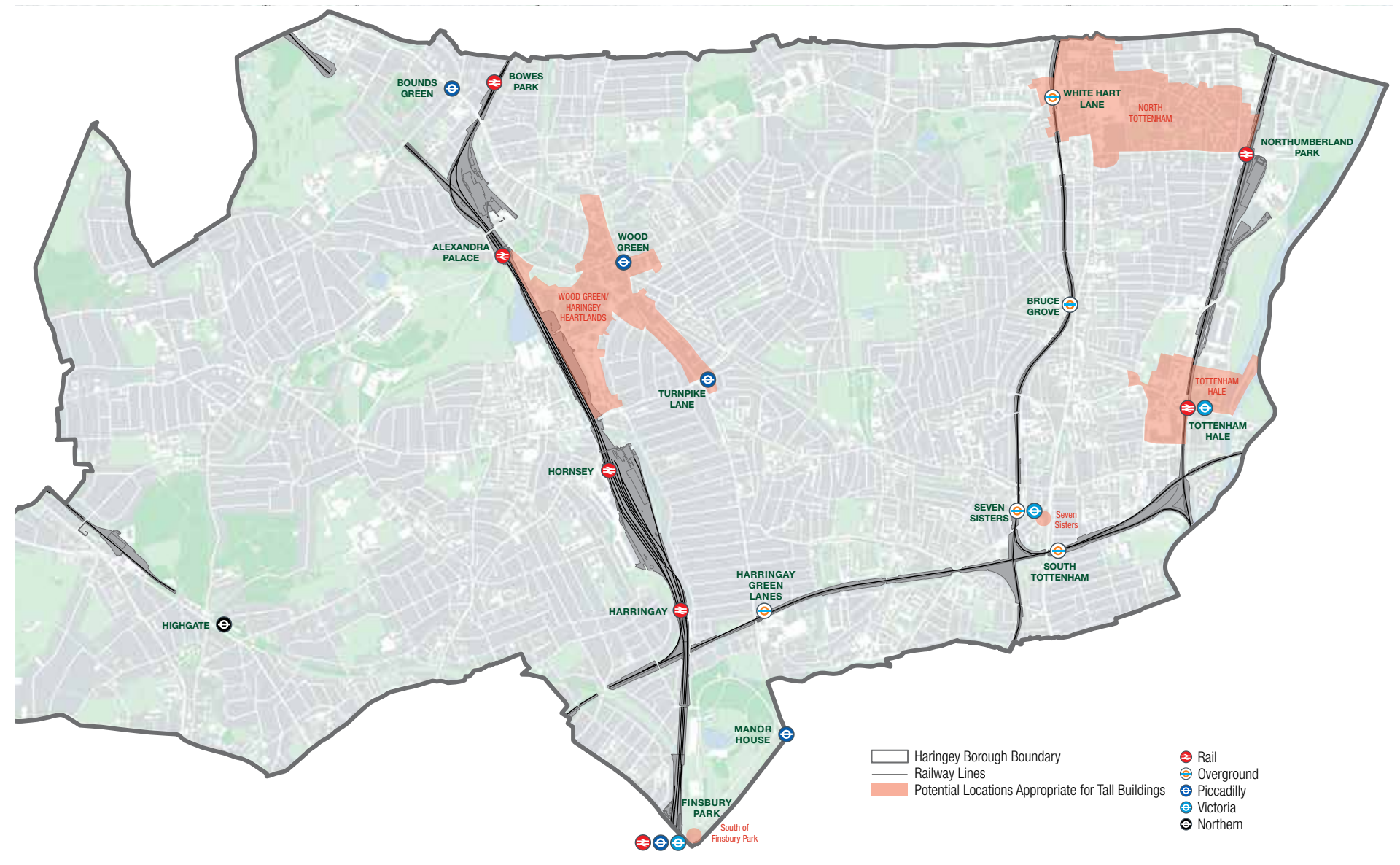


Figure 3.3 Map of Potential Locations Appropriate for Tall Buildings (Figure 2.2 of the Development Management DPD)

- 3.36

The approach to enabling development, which refers to development that would usually be considered harmful but is considered acceptable because the resulting benefits outweigh the harm and would secure the future of a significant place, is also considered in Policy DM9. It states that the Council will approve proposals for enabling development where it addresses relevant policies and demonstrates that:

 - It is the only viable means of securing the long term future of the asset affected; and
 - It is the optimum viable use, supported by an appropriate options appraisal.
- 3.37

The Site includes some green space and is located on the opposite side of the High Road from Crescent Gardens. The Site is not located within an area of ‘Open Space Deficiency’. Policy DM20 (Open Space and Green Grid) seeks to protect and enhance open spaces in the borough. The policy supports the reconfiguration of open space where it is part of a comprehensive scheme and where it would improve the quality of the space and accessibility to it. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land.
- 3.38

The Site is located approximately 100m from the northern edge of the Wood Green Town Centre, as identified on the Local Plan Policies Map (January 2016). Policy DM41 (New Town Centre Development) sets out a ‘town centre first’ principle for retail, leisure and cultural development. Where it is demonstrated that suitable town centre sites are not available, the Council will consider proposals at accessible and well connected edge-of-centre locations (these are defined in the NPPF as: “For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary.”)

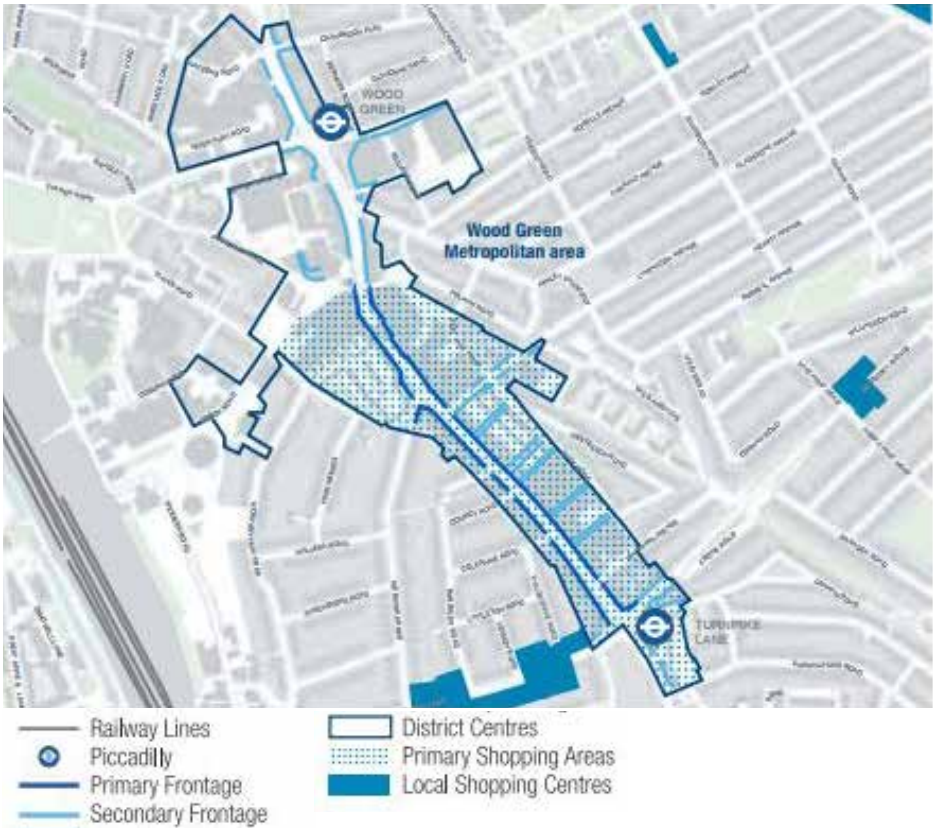


Figure 3.4 Map of Wood Green Metropolitan Centre (Site Allocations DPD, July 2017)

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)
(JULY 2017)

- 3.39

Wood Green, including the Site, is allocated as a Growth Area in The Local Plan: Strategic Policies (2017). The adopted Site Allocations DPD (2017) confirms the spatial distribution and quantum of growth anticipated to come forward within the Growth Area, identifying the potential for 4,300 net additional residential units, 47,000m2 of new employment floorspace, and 17,000m2 of new town centre floorspace.
- 3.40

The Site Allocations DPD identifies sites within the London Borough of Haringey allocated for development. The DPD provides guidance for developers of what is expected on these sites and aims to speed up the delivery of the allocated sites, particularly in areas where infrastructure capacity is being enhanced.
- 3.41

The Haringey Civic Centre site falls within the Wood Green Area (see **Figure 2.4**) and is designated as Site Allocation No. 5: LBH Civic Centre (SA5).
- 3.42

The Site Allocations DPD describes the Wood Green Metropolitan Centre as follows:

“Wood Green is the Borough’s sole Metropolitan Centre, and as such is the single biggest retail centre in Haringey. Located in the centre of the Borough, this area benefits from excellent connectivity, and has a large retail hinterland, much of which is in Haringey, making it a significant strategic asset in the Borough. The principal use in Wood Green is retail, but it is also the biggest office location in the Borough, and provides significant administrative, legal, and community functions for the Borough’s residents.” (paragraph 2.2)

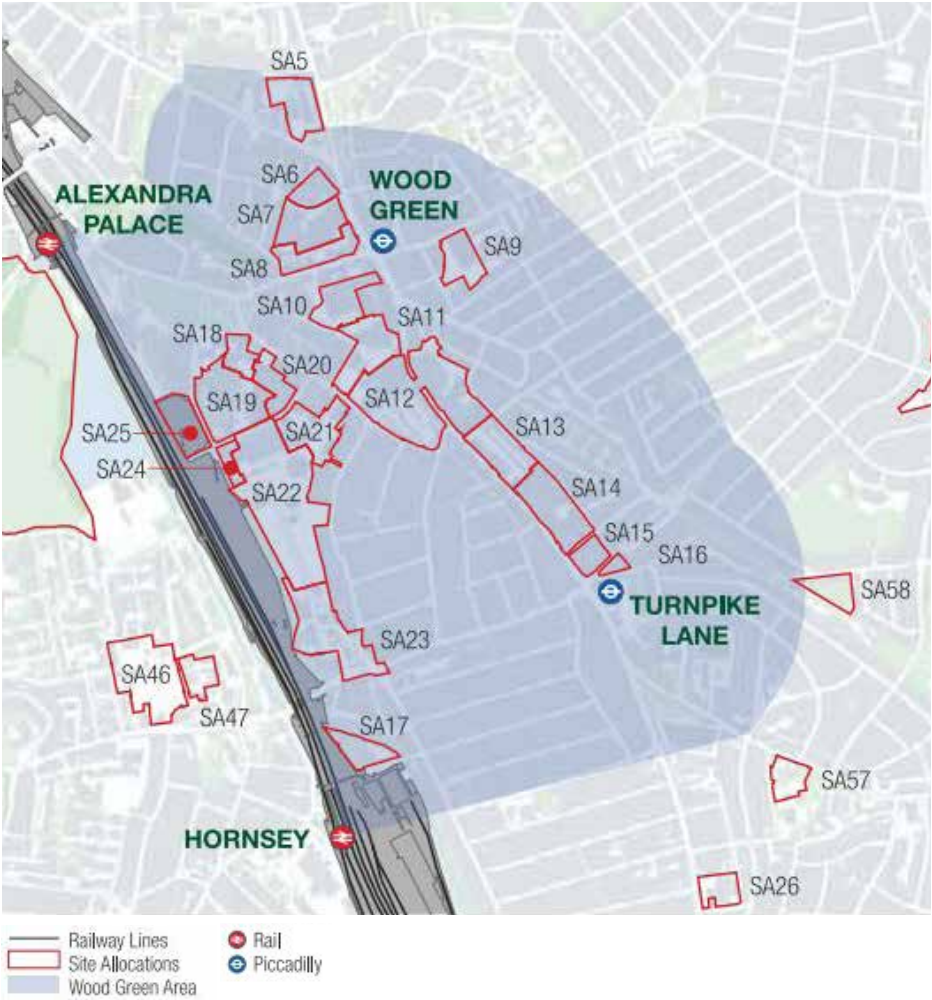


Figure 3.5 Map of Wood Green Area and Site Allocations (Site Allocations DPD, July 2017)

3.43 The Site Allocations DPD states that Wood Green has the potential for improvement and that a diversification of the town centre’s uses to include a wider range of entertainment, leisure, community facilities and new housing would enable Wood Green to prosper and grow. A Wood Green Area Action Plan (AAP) is being prepared with the aim of delivering this growth and will review the site allocations for the Wood Green area contained within the Site Allocations DPD and subsequently supersede the relevant parts of the Site Allocation DPD. We provide an overview of the emerging Wood Green AAP in the emerging policy section below.

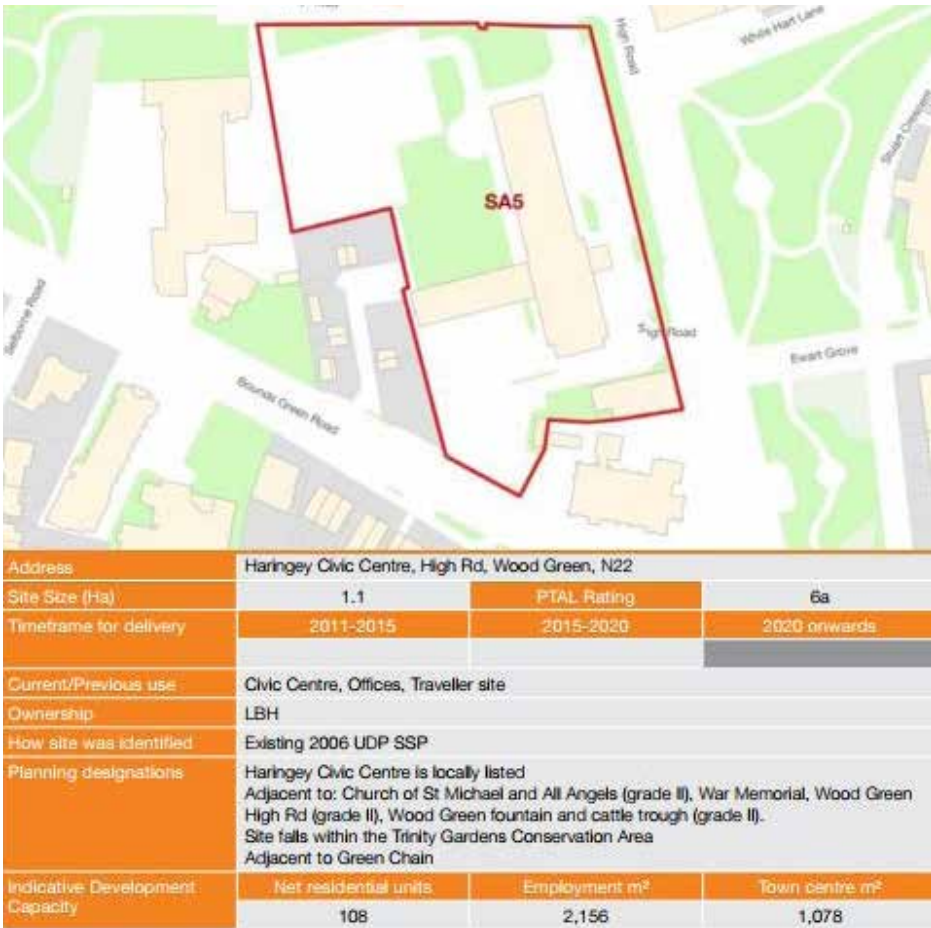


Figure 3.6 Map of Site Allocation SA5: LBH Civic Centre (Site Allocations DPD, July 2017)

3.44 The Site Allocations DPD states that the Wood Green area is considered to be a suitable location for tall buildings, which will mark the area as a location for people to visit, invest in, and navigate around. The Civic Centre site is located at a point that marks the northern gateway to Wood Green Town Centre and as such could be a suitable location for tall buildings, subject to the consideration of other impacts and design. Policy requirements for Tall and Taller buildings are set out in Policy DM6 (Building Heights).

3.45 The Site Allocations DPD indicates that the Civic Centre site (SA5) has a development capacity of 108 residential units, 2,156 sqm employment space and 1,078sqm town centre uses (See **Figure 2.5**).

3.46 The supporting text for the site allocation proposes the continuation of the Civic Centre building’s civic role, exploiting the site’s capacity to develop onto the car park area, or, subject to alternative premises for the Council’s civic functions being secured, redevelopment for mixed-use development. In addition the site requirements include:

- The building at 247 High Rd should also be retained, with the southern and eastern facades visible.
- The public realm to the front of the site will be designed to enhance the Trinity Gardens Conservation Area.
- The need to retain the Traveller pitches adjacent to the site will be considered within the context of any development on this site.
- Any development on this site should enhance the overall setting of Trinity Gardens Conservation Area.
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained if not improved.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council’s latest decentralised energy masterplan regarding how to connect, and the site’s potential role in delivering a network within the local area.

3.47 The Haringey Civic Centre has been listed since the Site Allocations DPD was adopted in July 2017.

NATIONAL POLICY

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2021	Chapter 12 (Achieving well-designed places) Paragraph 130 Paragraph 132 Paragraph 134

Table 3.2 National Planning Policy

3.48 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 20 July 2021. It sets out the government’s planning policies for England and how these are expected to be applied.

DESIGN

- 3.49 Chapter 12 of the NPPF outlines the Government’s policy regarding design. It emphasises that:
- “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
- 3.50 Paragraph 130 states that development should:
- “function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an amount and appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks; and
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.”

MATERIAL CONSIDERATIONS

- 3.51 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:
- National Planning Practice Guidance (online);
 - National Design Guide (2019);
 - Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013); and
 - An Approach to Landscape Character Assessment (2014);
 - Visual Representation of Development Proposals Technical Guidance Note (2019).

EMERGING POLICY

WOOD GREEN AREA ACTION PLAN (AAP) – PREFERRED OPTION CONSULTATION DRAFT (FEBRUARY 2018)

- 3.52 The Council consulted on the ‘Preferred Option’ Area Action Plan for the Wood Green Area in Spring 2018, following on from an initial consultation in Spring 2017. Once adopted the Wood Green Area Action Plan will form part of the Haringey Local Plan and set out policies, proposals and site allocations for future development within the Wood Green Area. This version of the AAP was drafted and published prior to the Civic Centre being listed.
- 3.53 As of January 2023, the Wood Green Area Action Plan (AAP) is still undergoing consultation.
- 3.54 The Site Allocations DPD includes 20 sites within the AAP area, establishing the baseline quantum of development in the area, and the site requirements and land uses of all the sites coming forward on each. The AAP will build on these assumptions, but replace the Wood Green Site Allocations with those included in this document.
- 3.55 Wood Green is identified as a Growth Area in Haringey’s Local Plan: Strategic Policies (2017) and an Intensification Area in the London Plan. The Wood Green AAP is intended to provide area specific planning policy to support the delivery of new jobs and homes, improvements to the town centre, and the areas environment, local connections and social infrastructure.

- 3.56 It builds on policy and guidance, including the Haringey Heartlands Development Framework (2005) and the Wood Green Supplementary Planning Document (2008) , and sets out the Council’s overall vision for the area including promoting and expanding the Wood Green Cultural Quarter, providing new homes and jobs, and high quality open space.
- 3.57 The Wood Green AAP includes the following vision for Wood Green:
- “Wood Green will be north London’s most prosperous liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.”

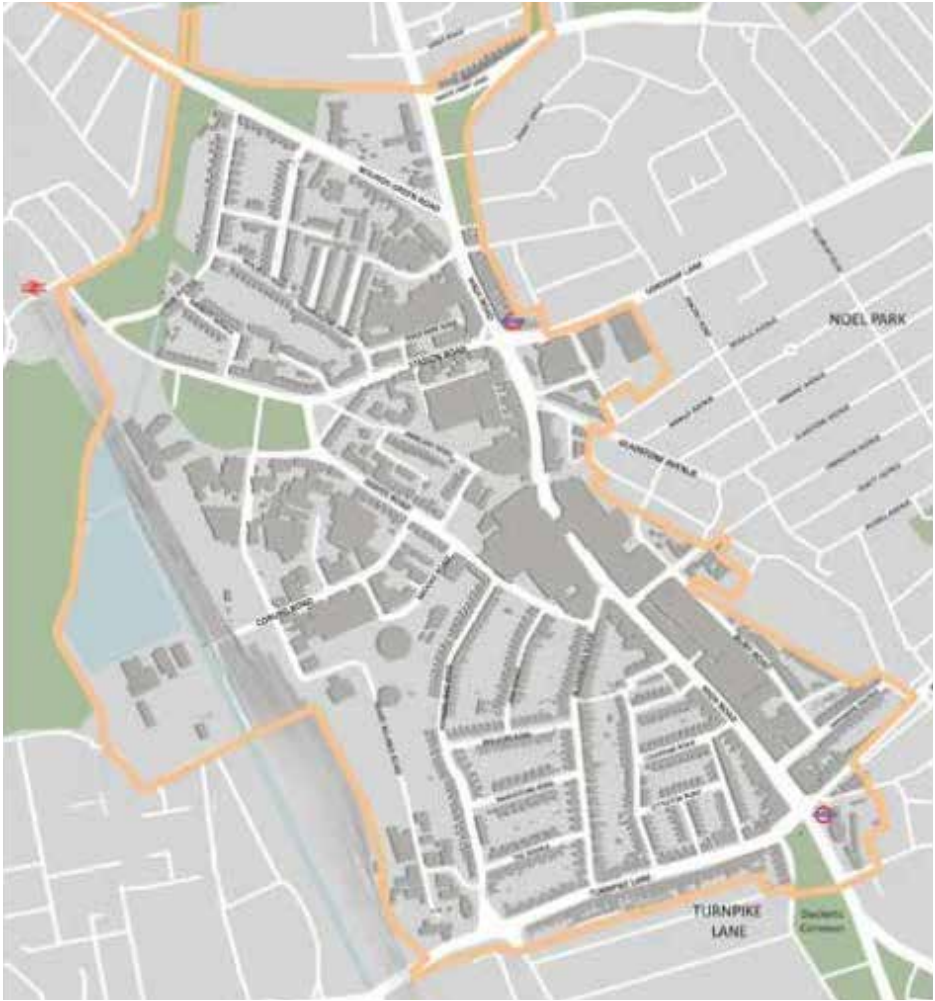


Figure 3.7 Map of Wood Green AAP (Wood Green AAP, February 2018)

3.58 There are considered to be 13 character areas within (or which overlap) the AAP area, and these can be arranged into four sub-areas, which are the foci of growth in the AAP. The Site is located within 'Sub Area 1: Wood Green Tube Area (Wood Green North)' and the 'Civic Centre & Trinity Green' character area, which is described as following:

"This area is generally slower paced and more suburban in setting that the rest of the AAP area, albeit still heavily affected by traffic... There are significant chains of green spaces in the area, but these often do not connect, and are adjacent to busy roads which adversely affect their user's amenity. A key view is afforded towards St. Michael's Church from the south, and is clearly visible as you approach Wood Green tube from the south along the High Rd." (paragraph 3.60)

3.59 The AAP identifies the following strengths, weaknesses, opportunities and threats relevant to the Site:

- Strengths: St. Michael's Church, Civic hub at the Civic Centre and connections to a network of open spaces.
- Weaknesses: Significant amount of surface car parking, open space not always of a high quality, many rear parts of sites of poor quality.
- Opportunities: Improve quality, and knowledge of/access to existing green links, large land parcels create opportunities for comprehensive development.
- Threats: Impact on sensitive local users (Travellers site).

3.60 The key diagram in the draft AAP (see **Figure 2.8**) designates the Site as being within an 'Employment Zone suitable for Retail and Office'.

3.61 The draft area wide policies for the Wood Green AAP applicable to the Site include:

- Draft Policy WG2 (Housing): requires development proposals incorporating a housing element will be expected to provide the housing in accordance with the indicative minimum capacities, set out in the Site Allocations within this AAP. All new development will be designed, and higher densities and capacities than indicated
- in each indicative capacity may be acceptable in appropriate locations, providing the other policies of this AAP and Haringey's Local Plan are not compromised. The Site is shown as being a location 'more suitable for family housing' in figure 7.7 of the Wood Green AAP.

- Draft Policy WG3 (Economy): states that to grow the office market in the AAP area, an element of new high quality office floorspace will be required on comprehensive development sites within the AAP, including the Civic Centre site. The Site is shown as a location for 'Grade A/SME (Small and Medium Enterprise) Office' in figure 7.8 of the Wood Green AAP.
- Draft Policy WG5 (Wood Green's Urban Design Framework):
- requires development proposals to inter alia:
- Respect the established characteristics of the character area that the site exists within;
- To enhance existing local landmarks and heritage assets and their settings;
- Have a generally consistent building line incorporating highly permeable street layout, active frontages, and development which contributes to making a safe environment;
- Avoid blank facades and rear service areas exposed to the public realm; and
- should respect and respond to the character of the open spaces in the area, and more suburban residential blocks which surround them.
- Draft Policy WG6 (Local Tall Buildings and Local Views Policy): confirms the area has been identified as potentially suitable for the delivery of tall buildings. The policy states that the design of any tall building will be an important consideration and that where feasible and viable, new tall buildings should provide public access to the top floor of the building so that everybody can benefit from the best views created in new developments. Particular consideration in
- Wood Green should be given to the views west from the public area.
- Draft Policy WG8 (Green Grid/New Urban Spaces): encourages the creation of an enhanced network of legible, and walkable green links and the creation of new public urban spaces.
- Draft Policy WG9 (Community Infrastructure): states that proposals which affect existing community floorspace will need to identify how the use will be reprovided and requires new development to design in and connect up to ultra-high speed telecommunications infrastructure and facilitate the development and ensure connection to the Wood Green Decentralised Energy Network where feasible.
- Draft Policy WG11 (Transport): states that development which enhances pedestrian and cycle access, permeability and facilities will be supported.



Figure 3.8 Key Diagram of Wood Green AAP (Wood Green AAP, February 2018)

3.62 The draft Wood Green AAP indicates that a residential led mixed use would be appropriate for the Site. The Site is included within site allocation 'WGS1: LBH Civic Centre' which was identified based on the existing allocation detailed in the Site Allocations DPD (Allocation No. 5: LBH Civic Centre (SA5)). The indicative development capacity varies between the two allocations as shown in the table below:

POLICY	INDICATIVE DEVELOPMENT CAPACITY
Site Allocations DPD: SA5: LBH Civic Centre	108 residential units 2,156 sqm employment space 1,078 sqm town centre uses
Draft Wood Green AAP: WGS1: LBH Civic Centre	116 residential units 2,034 sqm employment space

3.63 The supporting policy text for WGS1: LBH Civic Centre states that:
"The Council is investigating how best to utilise its landholdings and it is clear that this site has additional capacity within it. A potential location for the existing civic use has been identified in the Heartlands area, and many parts of the existing building are no longer suitable for their current use. There is potential for development on the extensive car parking at the rear of the site, and options to convert the front section, including the Council chamber, should be considered. The Civic Centre is a locally listed building within a Conservation Area, and any comprehensive redevelopment requiring demolition would need to justify that the replacement building would make a significant contribution to the Trinity Gardens Conservation Area." (paragraph 8.2)

3.64 Since the policy text was drafted the Civic Centre has been added to the National Heritage List for England. The Civic Centre is grade II listed and therefore the level of protection afforded to the special architectural and/or historic interest of the building and its setting has been increased, so demolition would be difficult to justify. The listing means there will be extra control over what changes can be made to the building's interior and exterior. In addition, Listed Building Consent will be required for any proposals that would affect the 'special architectural or historic interest' of the building.

3.65 The supporting policy text for WGS A1: LBH Civic Centre highlights the following considerations and development guidelines for future development proposals at the site:

- Any development on the site should have regard to the significance of the Civic Centre building, and its role within the Trinity Gardens Conservation Area;
- The retention of the Council Chamber building, with conversion to a new community or cultural use should be considered;
- There is potential to develop the currently underused land to the rear of the Civic Centre for new residential and employment floorspace (this should be either Grade A office or co-working SME office typology);
- The public realm to the front of the site will be designed so to enhance the Trinity Gardens Conservation Area, and complement the network of green spaces in the area;
- The northern edge of the site should be landscaped to complement the network of green chains in the area;
- Redevelopment involving the use of the travellers' site to the south west of the site will not be considered unless adequate re-provision of these housing units has been secured;
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained or improved through any redevelopment.
- This site is within an area considered to be generally more suitable for family housing within the AAP area;
- The setting of St. Michael's Church should be preserved, in particular the local views from the High Street to the south, Trinity Gardens to the west, and to the east from Crescent Gardens should be enhanced by any development on this site;
- Access to the site by car should be from Trinity Road to minimise the traffic impact on Wood Green High Rd. The height of development along Trinity Road will be limited to complement the residences opposite;
- The existing mature trees should be complemented by a green frontage to Trinity Rd on the site's northern boundary, to help to establish the green links routes within the area;
- The existing Council offices could be converted to housing, with the car parking and open space to the rear of the site will provide opportunities for new residential blocks;

- There is potential for development between the Church and the Travellers site on Bounds Green Road, but this must be sympathetic to both uses. Additionally, development of this block must preserve the viewing corridor from Trinity Gardens Park to St. Michael's Church;
- New development on the site should complement the form, massing, and architectural style of the Civic Centre (should it be retained), and is sympathetic to the adjacent Travellers site and properties on Trinity Road;
- This site is identified as being in an area with potential for being part of a decentralised energy network;
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place;
- A piling statement will be required prior to any piling taking place;
- The site lies in a groundwater Source Protection Zone, and any development should be managed to improve water quality;
- A flood risk assessment is required for any development;
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD; and
- Consideration should be given to the amenity and safeguarding requirements of the adjacent primary school.

NEW LOCAL PLAN FOR HARINGEY

3.66 The Council have begun the process of preparing a New Local Plan which replace the existing Local Plan documents adopted in July 2017. This includes the following:

- Local Plan: Strategic Policies 2013 (with alterations 2017)
- Local Plan: Development Management Policies (2017);
- Local Plan: Site Allocations DPD (2017);
- Tottenham Area Action Plan (2017).

3.67 The emerging development plan will comprise two main documents, a combined new Local Plan document and the Wood Green Area Action Plan.

3.68 Formal consultation on the New Local Plan ran from the 16th November 2020 until 1st March 2021. A consultation report is expected shortly with a Draft Local Plan published for consultation in summer 2022.

3.69 The First Steps Engagement document sets out the key issues to be addressed by the New Local Plan. Those pertinent to the proposals at Haringey Civic Centre are outlined below.

- Area 1: Wood Green
- Design
- Heritage and Culture
- Offices and Workspaces

3.70 Haringey's emerging Local Plan is considered a material consideration in a local policy context.

4.0 HISTORIC DEVELOPMENT

HARINGEY CIVIC CENTRE

HISTORIC DEVELOPMENT

- 4.1
- This section provides a description of the historic development of the Site and that of the surrounding area.
- 4.2
- The section has been informed by secondary sources, including:

• The Architect & Building News, Volume 214 (2 July 1958)

• The Architect and Surveyor, Volume 3, Number 1 (January–February 1958)

• Architecture and Building (May 1958)

• Official Architecture and Planning (June 1958)

• The Builder (13 June 1958)

• Wood (August 1958)

• Space, Hope and Brutalism, English Architecture 1945–79, (Harwood, E., 2015)

• Conservation Area No. 12 Trinity Gardens Conservation Area Character Area Appraisal (Haringey, 2008);

• Haringey Urban Character Study (Haringey, 2015);

• The Buildings of England: London 4: North (Bridget, C. and Pevsner, N., 2002)

• A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham. (1976) (British History Online)
- 4.3
- A number of site visits were also undertaken by Montagu Evans to view the existing buildings and Site and to understand the immediate and wider setting of the Site.

WOOD GREEN

- 4.4
- The settlement pattern of the London Borough of Haringey has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. These settlements have subsequently been expanded, with earlier buildings being interwoven with, or replaced by later development.
- 4.5
- Haringey experienced rapid development during the 19th century as a

result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.

- 4.6
- By the 13th century, much of Wood Green was occupied by open farmland following the deforestation of areas of the Middlesex Forest. Wood Green formed a hamlet encircled by woodland beside a large Muswell Hill to the west.
- 4.7
- A historic route (originally a drover’s road), today’s Green Lanes/Wood Green High Road, ran north from London towards Enfield and Hertford, connecting several greens lying between Manor House and Palmers Green, including Wood Green. The Site is located close to the ancient junction between Wood Green High Road and Bounds Green Road, which was established in the 14th century.
- 4.8
- The Trinity Gardens Conservation Area Character Appraisal states that the area covered by existing Trinity Gardens Conservation Area, which includes the Site, is likely to have formed part of the expansive Bowes Farm Manor Estate that dated from 1412 when King Henry IV granted the Bowes and Dernford Manors to the Dean and Chapter of St Paul’s Cathedral. During the late 17th century some areas of the Estate became freehold and the area covered by the conservation area was occupied almost entirely by Wood Green Farm, which extended over a triangular area to the north and west of Bounds Green Road and Wood Green High Road respectively.
- 4.9
- A survey by the Earl of Dorset in 1619 recorded the hamlet of Wood Green as consisting of ten houses with a few farmhouses scattered about the district and a population of 50 people.

- 4.10
- Wood Green retained the character of a scattered hamlet, within the original parish of Tottenham, until the end of 18th century when the area had begun to expand. The area was favoured by wealthy merchants and traders as a convenient place to live. Though, not as popular as neighbouring Hornsey, Highgate or Tottenham.
- 4.11
- The New River formerly ran to the east of the Trinity Gardens, but is no longer visible, having been culverted in the mid-late 19th century and now running beneath Nightingale Gardens and followed by the New River Path. The New River was constructed between 1609 and 1613 by Sir Hugh Myddeltons and the New River Company to provide water for north London. The proximity of Wood Green to the new water course enhanced the area’s reputation and between the 17th and early 19th century large properties were developed as country retreats for wealthy Londoners. However, few dwellings were constructed in the area now covered by the Trinity Gardens Conservation Area, which continued to be primarily occupied by farmland and coppiced woodland.
- 4.12
- By the turn of the 19th century, there were several large houses around the common and a few were built as country seats by wealthy city people such as Wood Green House, Chitts Hill House and Bounds Green House. In 1818 a cluster of dwellings stood at the junction of the High Road, along the south side of what is now Station Road and several were scattered along Lordship lane. The majority of the area in the vicinity of the Site remained occupied by a few farms, namely Wood Green Farm, Nightingale Hall Farm and the Bakersfield Estate.

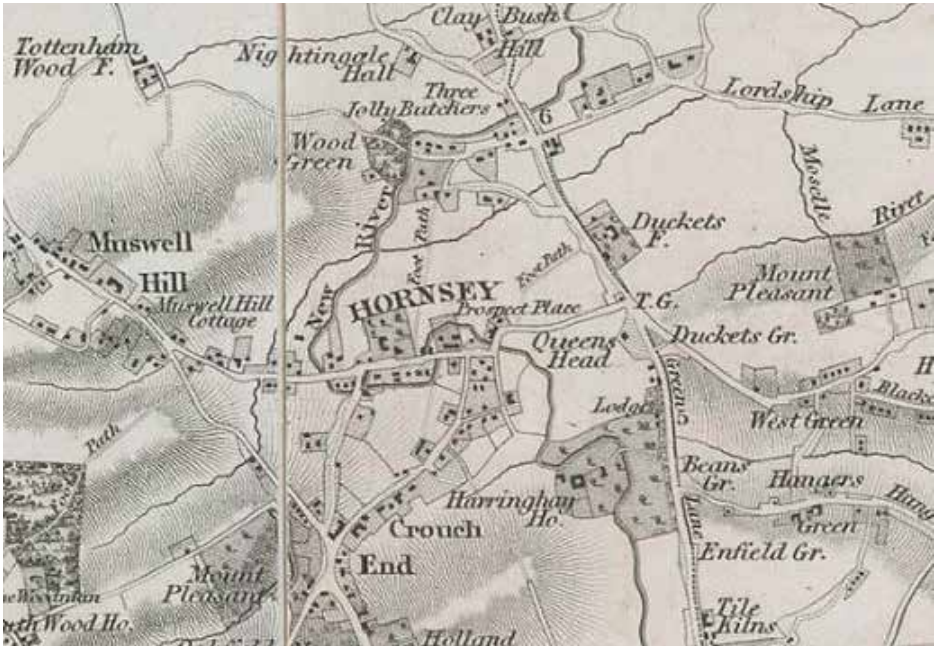


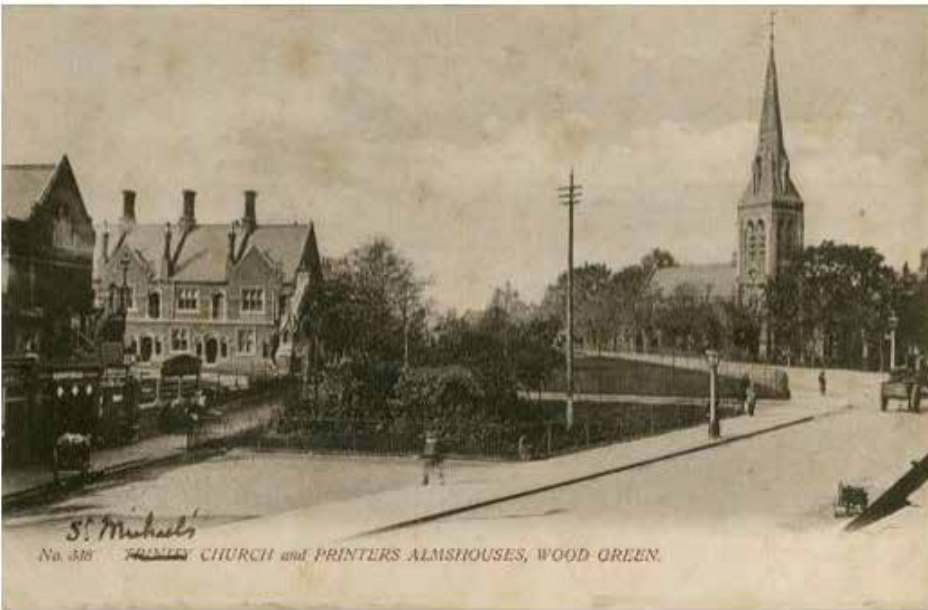
Figure 4.1 Extract of Benjamin Davies Map of London, 1841 (Source: British Library Online)



Figure 4.2 Extract from aerial view of the area taken in 1930 with St. Michael's Church and the Fishmongers' and Poulterers' Institution Almshouses visible (Source: Britain from Above, ref: EPW031496)



Wood Green High Road, c1890s



St Michael's Church and Almshouses, Wood Green, c1900

Figure 4.3 Images of Wood Green High Road looking north toward the Site with the spire of St. Michael's Church visible (Extracts from Haringey Urban Character Study, 2015)

- 4.13 The construction of St Michael's Church in 1844, designed by Sir George Gilbert Scott and William Lambie Moffat and later altered by Henry Curzon, transformed Wood Green from hamlet to a village centred around Wood Green Common and the High Road south of Bounds Green Road, together with scattered farmsteads.
- 4.14 In 1849 the Fishmongers' and Poulterers' Institution Almshouses were erected at the Site, fronting onto Wood Green High Road, to accommodate retired fishmongers and poulterers. The Fishmongers' and Poulterers' Institution Almshouses and allotments were later cleared to make way for the development of the Civic Centre in the 1950s. The area was popular as a location for almshouses and surviving examples in the vicinity of the Site include the grade II listed St Leonard's, Porters and Walters Almshouses on Nightingale Road to the north of the Site.
- 4.15 Following the opening of Wood Green Station on the Great Northern line in 1859 the area developed rapidly and by 1900 much of the area had been transformed from a rural environment to an urban one. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.
- 4.16 The Victorian period saw the arrival of the suburbs to Wood Green and the area grew rapidly with new Victorian housing and streets constructed, large swathes of which still exist today. Commerce, Nightingale, Finsbury, Truro, and Clarence roads were all laid out in the mid-1860s.
- 4.17 Noel Park Estate, to the east of Wood Green High Road, consists of 2,200 dwellings built between 1883–1907 by the Artizans, Labourers, and General Dwellings Company, and is identifiable by its red brick, turreted gables, and generous gridded street layout. The estate was designated as a conservation area in 1982.
- 4.18 In 1855, the Fishmonger's Arms was constructed on Trinity Road just to the north of the Site and on the former site of Wood Green Farm farmhouse. On the opposite side of the High Road, in 1870, the King's Hotel was built (now the Grand Palace Banqueting Suites).
- 4.19 To the west of the Site the Tottenham Higher Grade Schools was built. It was built in 1899 to the design of Mitchell and Butler in the Queen Anne Revival style. Originally built as secondary schools, it later became a girls grammar school, and is now primary school (with academy status).

- 4.20 By the late 19th century Wood Green was a sizeable urban centre and it subsequently became its own urban district in 1894. Following the formation of the Wood Green Urban District Council Trinity Gardens, Nightingale Gardens and Crescent Gardens were laid out during the early decades of the 20th century.
- 4.21 As a result of rebuilding much of Victorian Wood Green was transformed after the Second World War, with post war development including the introduction of tall residential towers along Partridge Way. However, development in the vicinity of the Site during the post war period was largely confined to the redevelopment of existing buildings.



Figure 4.4 Extract of 1956-57 Map

- 4.22 The London Borough of Haringey was created in 1965 by the amalgamation of three former municipal boroughs; Tottenham, Wood Green and Hornsey. The reorganization of local government stimulated proposals to redevelop the heart of Wood Green, both as the centre of the new London Borough and as a shopping district.
- 4.23 By 1976 Wood Green was the largest shopping centre in north London. Wood Green Shopping City was built in 1981 (now the Mall), on land formerly belonging to the railway, following closure of the Palace Gates branch line and Noel Park station. It was opened by Queen Elizabeth II on 13 May 1981.
- 4.24 Other ambitious projects commissioned in the second half of the 20th century included, the office buildings along Station Road, Bury Road Car Park, and the Sandlings housing estate.
- 4.25 Wood Green, including the Site, is allocated as a Growth Area in The Local Plan: Strategic Policies (2017). The adopted Site Allocations DPD (2017) confirms the spatial distribution and quantum of growth anticipated to come forward within the Growth Area by 2026, identifying the potential for 4,300 net additional residential units,
- 4.26 47,000m² of new employment floorspace, and 17,000m² of new town centre floorspace. Emerging policy continues to support growth
- 4.27 in the area with the draft London Plan identifying the area as an Opportunity Area and the draft Wood Green Area Action Plan (AAP) providing detailed policy guidance for future growth in the area.

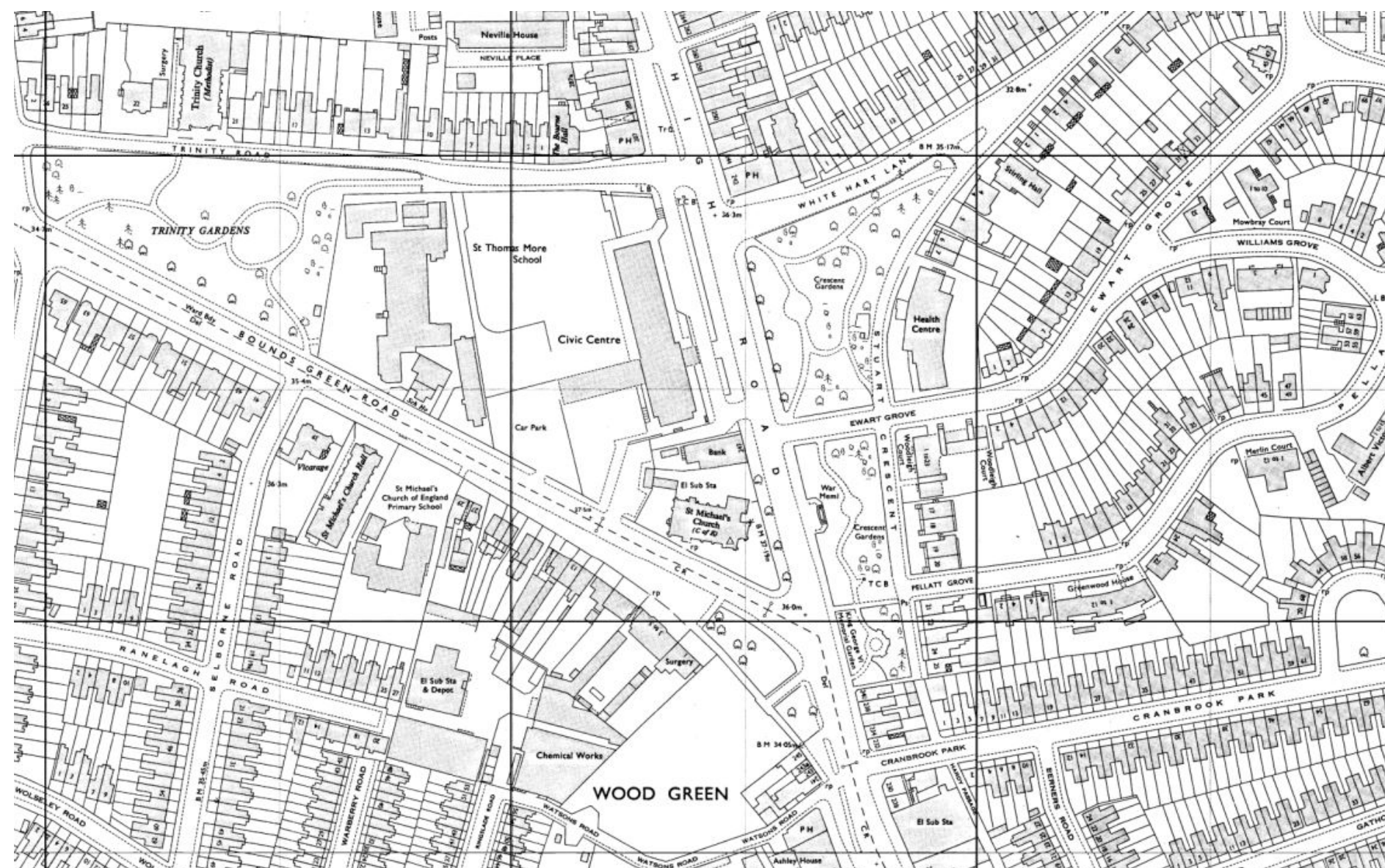


Figure 4.5 Extract of 1969-74 Map

LOCAL GOVERNMENT

- 4.28
- Until 1888 Wood Green was part of the administrative area of Tottenham.
As detailed above, Tottenham was divided in 1888 and Wood Green became its own urban district in 1894 when the Wood Green Urban District Council was formed, under the local Government Act of that year.
- 4.29
- Wood Green was then incorporated as a municipal borough in 1933. Wood Green Municipal Borough Council commissioned a national design competition for Wood Green (now Haringey) Civic Centre, which was awarded to Sir John Brown, A. E. Henson and Partners in 1939. It was to be built at the site of the former town hall at Woodside Park. However, the scheme was postponed due to the outbreak of the Second World War and then by post-war building controls. During this hiatus, Wood Green Municipal Borough Council altered the specification.
- 4.30
- The main building was completed in 1958, the latter two phases were never built. Shortly after the first phase was completed discussions began regarding the reorganisation of the London boroughs, the outcome of which had a direct impact on the subsequent use of the building.
- 4.31
- The London Borough of Haringey was created in 1965 by the amalgamation of three former municipal boroughs; Tottenham, Wood Green and Hornsey. Wood Green Civic Centre subsequently became the administrative centre for the London Borough of Haringey.

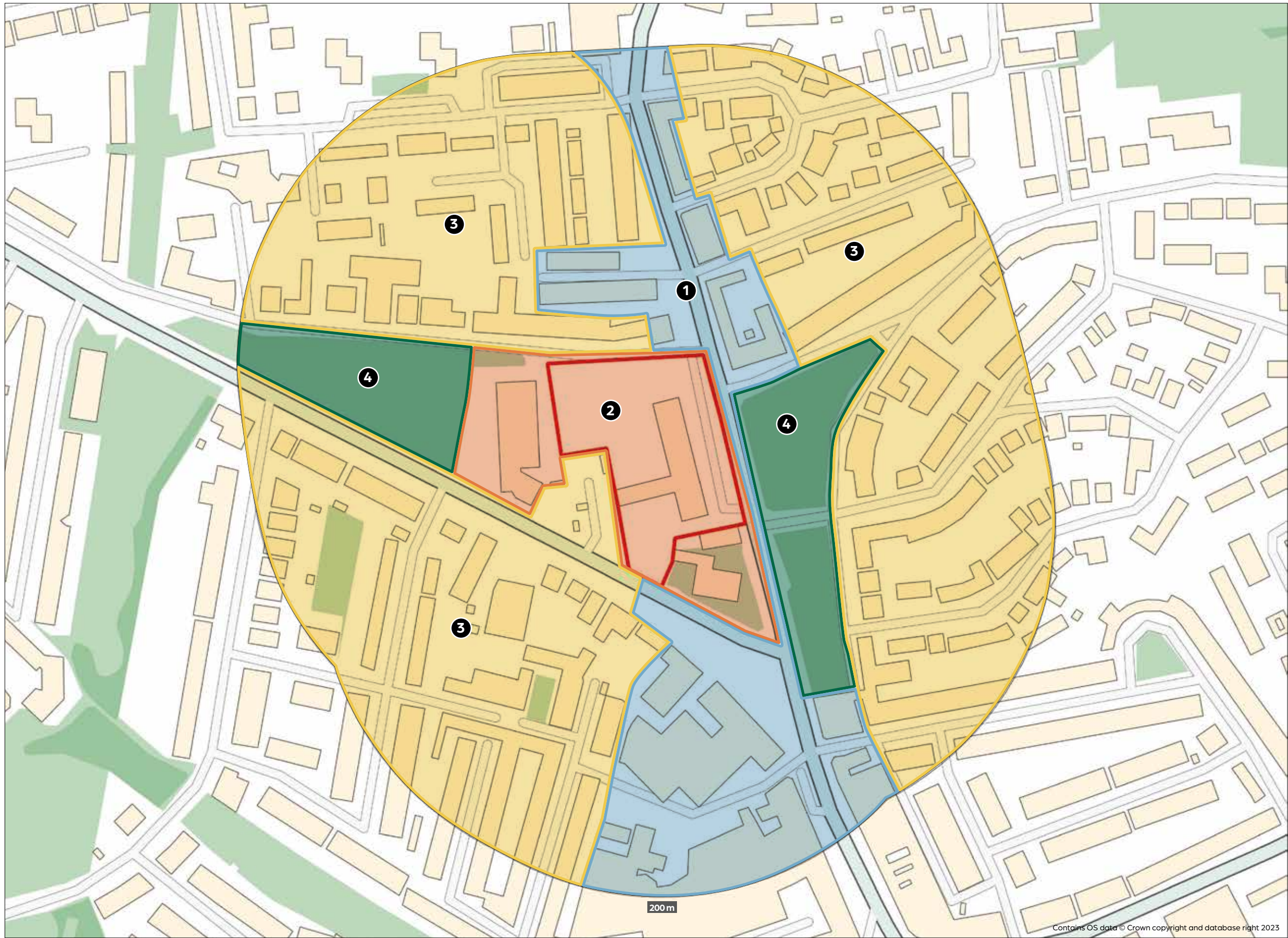
5.0

BASELINE: TOWNSCAPE

HARINGEY CIVIC CENTRE

BASELINE: TOWNSCAPE

- 5.1 The townscape surrounding the Site may be categorised into four distinct areas. For the purposes of this assessment the character areas are referred to as:
- TCA1: High Road
 - TCA2: Civic
 - TCA3: Residential
 - TCA4: Green Space
- 5.2 The broad boundaries of the character areas are identified in **Figure 5.1**. The character and appearance of the character areas is discussed below.



TOWNSCAPE CHARACTER AREA PLAN

- Application Site
- 1 TCA1: High Road
- 2 TCA2: Institutional
- 3 TCA3: Residential
- 4 TCA4: Green Space

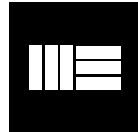
LOCATION:
Haringey Civic Centre

DATE:
March 2023

SCALE:
1 to 2,500 @ A3

FIGURE 5.1 Townscape Character Area Plan

▲ NORTH



MONTAGU EVANS
CHARTERED SURVEYORS
70 ST MARY AXE,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

CHARACTER AREA 1: HIGH ROAD

- 5.3
- TCA1 comprises the central spine of the High Road, which runs on a linear, north-south orientated axis, through the study area. The Site is not located within this TCA, but bounds it to the west, located in the adjacent TCA2: Institutional.
- 5.4
- The High Road is a busy, primary road which connects Wood Green with Palmers Green and Winchmore Hill to the north. It rises steeply from Wood Green town centre as it approaches toward the Site. It also incorporates the ancient junction between Wood Green High Road and Bounds Green Road, which was established in the 14th century.
- 5.5
- Varied development aligns both sides of the High Road. To the south, this includes the large urban footprints of the Ashely House Business Centre and Greenridings House, both of which are mid to late 20th century office buildings. On the opposing side of the High Road, there are smaller scale terraces dating to the 19th and early 20th centuries.
- 5.6
- To the north of the TCA, development is more residential in character. This comprises a mixture of architectural styles and eras including a late 20th century block of up to three storeys. Beyond the junction with Kings Road, 19th century terraces become the dominant building typology. Most of these comprise ground floor shops or pubs, with residences above.
- 5.7
- The quality of development is mixed, comprising some historic terraces, which are mostly been subject to unsympathetic conversions at ground floor level. The modern residential developments are lacking in character and architectural quality.
- 5.8
- The development within this TCA is bound by its direct frontage to the High Road. By virtue of this, the urban density of the TCA is tight knit, with retainment of some historic plots but also modern buildings of extensive urban footprints.
- 5.9
- The TCA also incorporates a large majority of the Trinity Gardens CA, as well as the locally listed former Fishmongers Arms PH, on the western side of the High Road.
- 5.10
- Townscape Value: **Low**



Figure 5.2 View of the principal façade of Haringey Civic Centre from the High Road (note this photograph dates from 2020 and does not show the full extent of exterior façade deterioration)

CHARACTER AREA 2: CIVIC

- 5.11
- TCA2 comprises a cluster of civic buildings which are located on the western side of the High Road. This includes the Grade II listed Civic Centre, St Trinity’s Primary School and the Church of St Michael.
- 5.12
- All of these buildings are bound by their civic use and are also Grade II listed. They form attractive, historic buildings which add to the townscape quality of the area. This is reinforced by the inclusion of much of the Trinity Gardens CA within this townscape area. The spire of St Michael’s Church is regarded as a landmark feature within the TCA, being visible from various locations in the surrounding area.
- 5.13
- Materiality is predominantly historic, comprising red and London stock brick, stone and grey slate.



Figure 5.3 View of the car park to the rear of Haringey Civic Centre

- 5.14
- The current exterior façade of the civic centre, however, is in a deteriorating condition and detracts from the architectural quality of the TCA. Furthermore, the large areas of vacant hard standing to its frontage and to the rear, and lack of associated landscaping areas establish an obsolete and hostile area within the TCA.
- 5.15
- The urban footprint and scale of the buildings reflect their civic use, the civic centre and primary school in particular taking up large building plots and being of a higher scale than the church, albeit, remaining subservient to its spire.
- 5.16
- Buildings are setback from the adjoining road and are surrounded by areas of formal landscaping, amenity areas, or car parking. This again, reinforces the civic use of the buildings.
- 5.17
- Townscape Value: **Medium**

CHARACTER AREA 3: RESIDENTIAL

- 5.18 TCA3 comprises the residential areas of Wood Green, which are set back from the central spine of the High Road. The Site is not located within this area but borders it on its southwestern boundary.
- 5.19 The TCA is characterised by its predominantly residential use which is defined by a variety of styles and eras, including 19th century terraces as well as the large mid-20th century estate along Mortant Place.
- 5.20 The quality of residential development ranges from the attractive, historic 19th century terraces which form pockets of homogenised, symmetrical development and the poorer architectural quality of the residential blocks of the later 20th century.
- 5.21 Development is mostly flush to the street, often with gardens to the rear and to the front, which continue to reinforces the residential character of the area.
- 5.22 The urban footprints of development thus differ from the large housing estates of a larger scale, to the narrower historic blocks of the two storey 19th century terraces. Materiality comprises yellow London Stock brick,
- 5.23 There are some buildings which stray from residential use, including St Michael's Primary School and Stuart Crescent Medical Practice, which remain in the TCA by virtue of their residential amenity use.
- 5.24 Townscape Value: **Low to Medium**



Figure 5.4 Residential development along Bounds Green Road

CHARACTER AREA 4: GREEN SPACE

- 5.25 This TCA comprises a series of green open spaces, the appearance and function of which define the character of TCA4.
- 5.26 The Site is not located within the TCA, but is bound to Crescent Gardens and the King George IV Memorial Gardens on its eastern boundary.
- 5.27 Much of the area is characterised by the openness of the chain of linked landscaped green spaces comprising Trinity Gardens to the west of the TCA and Crescent Gardens and King George IV Memorial Gardens to the east of the High Road. These form attractive open spaces in an otherwise densely urban environment. These areas of residential and pedestrian amenity relate to the predominantly residential and civic uses of the surrounding area.
- 5.28 Trinity Gardens is an elongated triangle located directly adjacent to Trinity Primary School. It comprises an open greensward which is intersected by a series of connecting paths, bound by mature trees and hedging aligning the boundary of the park.



Figure 5.5 View of Crescent Green from directly outside of the Civic Centre, showing the proximity of the TCA.

- 5.29 Crescent Gardens and the King George IV Memorial Gardens are both included on the local list of historic parks and gardens. These form a crescent shaped chain of landscaped green spaces, sub-divided by roads and paths between White Hart Lane to the north and the southern boundary of the Trinity Gardens Conservation Area. The northernmost section of Crescent Gardens forms a well-planted, landscaped green space with dense mature vegetation on its eastern side and a series of radiating pathways.
- 5.30 The value of the green spaces is further reinforced by the designation of the area as being within the Trinity Gardens CA.
- 5.31 Townscape Value: **Medium**

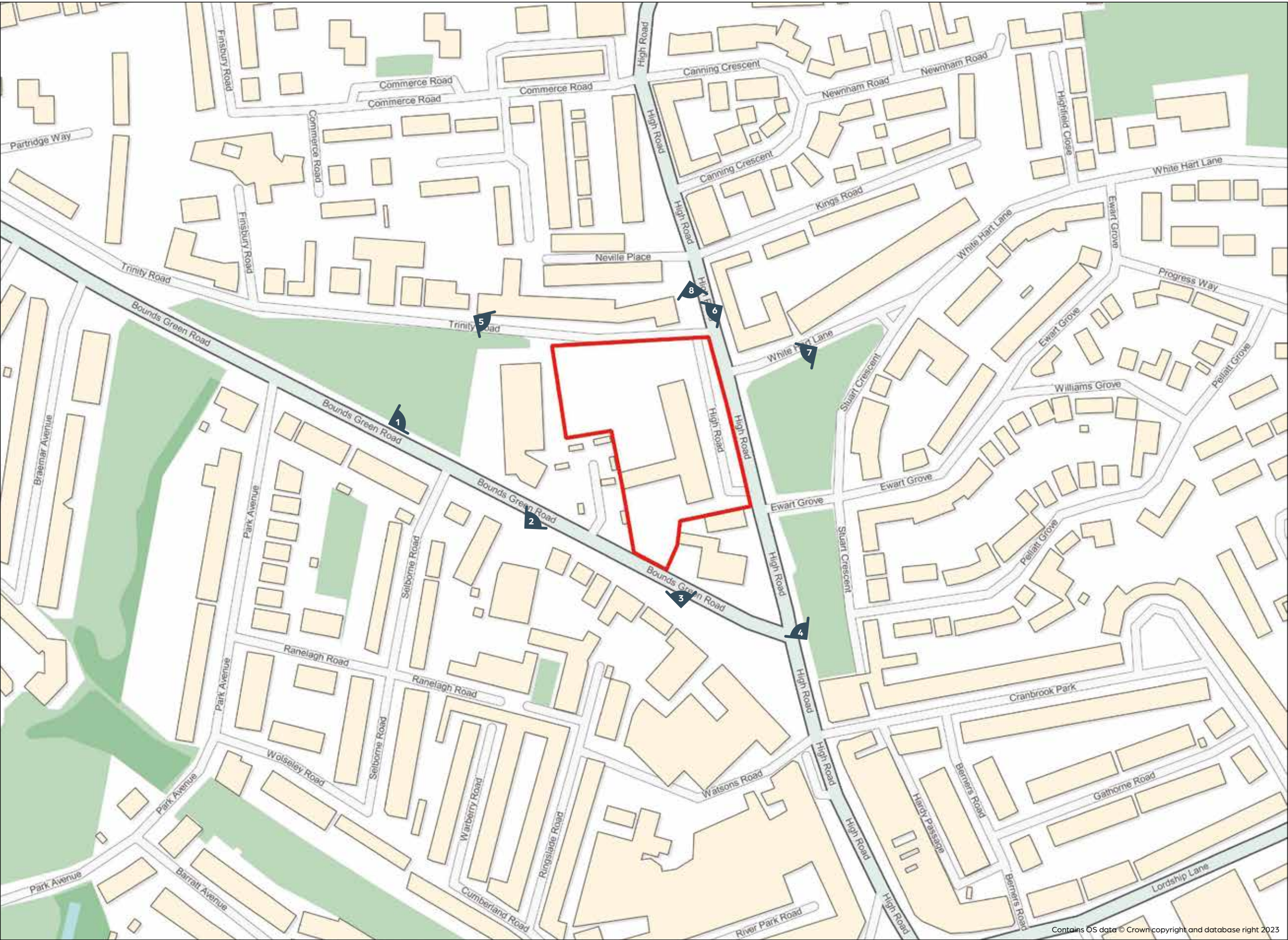
REF.	TOWNSCAPE CHARACTER AREA	TOWNSCAPE VALUE (SENSITIVITY)	FULL ASSESSMENT REQUIRED?
1	High Road	Low	Yes
2	Civic	Medium	Yes
3	Residential	Low to Medium	Yes
4	Green Space	Medium	Yes

Table 5.1 Summary of Townscape Receptor Baseline

6.0 BASELINE: VISUAL HARINGEY CIVIC CENTRE

BASELINE: VISUAL

- 6.1 This section provides an assessment of the visual baseline – the ways in which the Site is presently experienced by visual receptors. The assessment is undertaken in accordance with best practice guidance, including that set out in GLVIA3.
- 6.2 This assessment is informed by representative views, which have been prepared as verified renders (AVRs) by visualisation consultants AVR London. Their methodology is set out at **Appendix 1.o**.
- 6.3 It is important to note that this section is not based on a static assessment of an image – rather, the AVRs form part of the supporting material which provides an illustration of a view from a particular location, and is designed to assist the reader in understanding the effect in practice.
- 6.4 A view location map is provided at **Figure 6.1**.



VIEW LOCATION PLAN

- Application Site
- Bus Stop BE looking east toward the site
- Pedestrian crossing St Michael's Primary School looking north east toward the site
- Bus Stop BH looking north toward the site
- Pedestrian crossing at junction of High Road and Bounding Green Road looking north east toward the site
- Trinity Road looking south east toward the site
- Pavement opposite Fishmongers Arms looking towards Trinity Road
- Crescent Gardens looking west toward the site
- High Road looking south, to include the Fishmonger's Arms looking towards the Civic Centre

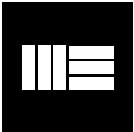
LOCATION:
Haringey Civic Centre

DATE:
March 2023

SCALE:
1 to 2,500 @ A3

FIGURE 6.1 View Location Plan

▲ NORTH



MONTAGU EVANS
CHARTERED SURVEYORS
70 ST MARY AXE,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

VISUAL RECEPTORS

6.5 The text below sets out the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

ROAD USERS AND PEDESTRIANS OF THE HIGH ROAD (4,6 AND 8)

- 6.6 Users of this space are within TCA1, as illustrated in **Figure 5.1**.
- 6.7 Receptors are likely to be drivers and cyclists, as well as pedestrians which includes Council office workers, students of Trinity Primary School and other commuters travelling to their place of work.
- 6.8 The experience of pedestrians and drivers is a transient one, with views experienced as part of a kinetic sequence travelling along the linear route of the High Road. As a general rule, the attention of drivers is taken to be focussed on the road ahead, whilst passengers and pedestrians are a little more aware of landmarks and notable features which mark their way.
- 6.9 Travelling north and south along the High Road, the receptor will be aware of the eastern façade of Haringey Civic Centre, which fronts the High Road, albeit is slightly setback from it. Good views of the principal façade of the civic centre are offered from part of the High Road, the area directly opposite Crecent Gardens. As the receptors include this kinetically, the civic centre will appear and then disappear from view, which reinforces the transient experience of the receptor.
- 6.10 Receptors will have some awareness of the presence of the green open space of Crescent Gardens, but will predominantly be aware of the urban density of the area, and the commercial and retail frontages which are present at ground floor level of the buildings along the High Road.
- 6.11 The visual amenity value for drivers and pedestrians is considered to be Low to Medium, given the predominantly average quality of the visual amenity, which is characterised by the linear axis of the High Road.
- 6.12 A number of representative views have been identified to illustrate the pattern of road movement as receptors travel along the High Road.
- 6.13 Visual amenity value: **Low to Medium**

ROAD USERS AND PEDESTRIANS OF BOUNDS GREEN ROAD AND TRINITY ROAD (1,2,3 AND 5)

- 6.14 These two roads are grouped together by virtue of their similar receptor experience and function as ‘secondary’ roads which intersect the High Road. Users of this space are within TCA3, as illustrated in **Figure 5.1**.
- 6.15 Receptors are likely to be drivers and cyclists, as well as pedestrians which includes Council office workers, pupils of Trinity Primary School, their carers and other commuters travelling to their place of work.
- 6.16 The experience of pedestrians and drivers is a transient one, with views experienced as part of a kinetic sequence travelling along the linear Bounds Green Road and Trinity Road. As a general rule, the attention of drivers is taken to be focussed on eh road ahead, whilst passengers and pedestrians are a little more aware of landmarks and notable features which mark their way.
- 6.17 Travelling east along Trinity Road and Bounds Green Road, views of the Site are limited, by the interposing development of Trinity Gardens Primary School. Visibility of the Site improves in views further east, close to the junction of the High Road, but these remain limited to glimpses of the exterior rear façade.
- 6.18 Receptors will primarily be focused on an appreciation of the open, attractive greensward of Trinity Gardens and the attractive, principal façade of the Grade II listed Trinity Gardens Primary School, which given its open setting, stands as the prominent and dominating townscape feature in these views.
- 6.19 Receptors will also have an awareness of the historic development that aligns both the Bounds Green Road and Trinity Road.
- 6.20 Visual amenity value: **Medium**

USERS OF AMENITY SPACE – CRESCENT GARDENS (7)

- 6.21 Users of the amenity space are within TCA 4, as illustrated in **Figure 5.1**.
- 6.22 Receptors are likely to be local residents, users and pedestrians of Crescent Gardens, an open greensward to the eastern side of the High Road. In using the amenity space, visitors are likely to be engaged in a limited number of recreational activities – walking for pleasure, playing sport, exercising, or pausing to enjoy the green, open character of the space.
- 6.23 Crescent Gardens features an open greensward with intersecting pedestrianised paths which feature benches and other amenity facilities.
- 6.24 The High Road is located directly adjacent to the gardens, and by nature of its urban and noisy character, forms a prominent part of the experience of visual receptors within Crescent Gardens.
- 6.25 Given the lack of mature vegetation on the western boundary of the gardens, this affords view across the High Road, to the principal exterior façade of the civic centre. Yet given that the open space is understood by visitors as amenity space associated within Wood Green, this remains focus the visual experience.
- 6.26 Visual amenity value: **Medium**
- LOCAL RESIDENTS OF THE SURROUNDING AREA (1,2,3,5,7)**
- 6.27 Local residents will be located within TCA 3, as illustrated in **Figure 5.1**.
- 6.28 Receptors are likely to be residents of the housing developments to the north, east, west and south of the Site.
- 6.29 From the majority of positions within TCA 3, the visual experience of receptors would be contained within their close environment. Houses are arranged in a tight knit urban grain, particularly the 19th century residential terraces, and the orientation of streets creates a sense of containment within linear visual corridors.
- 6.30 Given the low scale nature of the civic centre, views towards it are limited to the immediate surrounding residential streets. The principal façade of the building is best appreciated in views from White Hart Lane, Stuart Crescent and Ewart Grove, from the residential areas to the east of the Site.

- 6.31 From the west, residents are likely to have more limited visibility of the civic centre, given the presence of the interposing greensward of Trinity Gardens and the dominant townscape feature of Trinity Primary School.
- 6.32 Visual amenity is generally Low to Medium, given the historic character of development within the area and the presence of areas of green open space, albeit the townscape if of an average quality.
- 6.33 Visual amenity value: **Low to medium**

Table 6.1 Summary of Visual Receptor Baseline

REF	VISUAL RECEPTOR/STATIC VIEW	REPRESENTATIVE VIEWS AND RATIONALE FOR SELECTION	VISUAL AMENITY VALUE
4,6,8	Road users and Pedestrians of the High Road	Viewpoints: 4, 6, 7 Viewpoints selected are representative of the pattern of vehicular, cyclist and pedestrian movement along the High Road. Viewpoints selected to show the maximum impact of the Proposed Development on pedestrian and vehicular/cyclist routes through the area.	Low
1,2,3 and 5	Road users and Pedestrians of Bounds Green Road and Trinity Road	Viewpoints: 1, 2, 3 and 5 Viewpoints selected are representative of the pattern of vehicular, cyclist and pedestrian movement along Bounds Green Road and Trinity Road. Viewpoints selected to show the maximum impact of the Proposed Development on pedestrian and vehicular/cyclist routes through the area.	Medium
7	Users of Amenity Space – Crescent Gardens	Viewpoint: 7 Views selected from the pedestrian route within Crescent Gardens, where there is potential for impact on users of the amenity space stemming from the Proposed Development.	Medium
1,2,3,5,7	Local Residents of the Surrounding Area	Viewpoints: 1, 2, 3, 5, 7 Views selected are based on the experience of residents living in the area surrounding the Site, as identified by TCA3 in Figure 5.1. Owing to the tight knit urban grain and street pattern, scale of built form and enclosed nature of development, viewpoints are limited to the residential roads facing on to Trinity Gardens.	Low to Medium

7.0 ASSESSMENT: TOWNSCAPE

HARINGEY CIVIC CENTRE

ASSESSMENT: TOWNSCAPE

7.1 The following section assesses the effect of the Proposed Development on the townscape character areas identified in **Section 4.0.**

7.2 A qualitative assessment is provided below.

CHARACTER AREA 1: HIGH ROAD

7.3 The Site is not located within this TCA but borders the High Road on its western boundary.

7.4 The refurbished principal elevation of the Civic Centre will be visible from the main High Road. This will improve the townscape quality of the building by virtue of sensitive upgrades to the building’s exterior façade, which is currently in a detracting and deteriorating condition.

7.5 It is proposed to replace the pre-cast panels with an insulated GRC, to match the existing. The windows and aluminium framing, which have deteriorated in some areas are also proposed to be replaced on a like for like basis.

7.6 More minor upgrades to this principal façade include the removal of the 1987 handrails and ramp to the main entranceway, enhancing the architectural interest of the façade.

7.7 These restorative works will better reveal the architectural significance of the building, which takes up a considerable frontage which is visible from this TCA. Crucially, it reinstates vitality to this current blank and deteriorating exterior façade.

7.8 Furthermore, the landscape proposals comprise upgrades to the High Road frontage. The landscape would be pedestrianised and relandscaped, partly to improve access to the building for the mobility impaired. These landscape improvements would enhance this frontage to the TCA, through the provision of attractive formal planting and vegetation.

7.9 Given the regenerative nature of the proposals, which replace a former deteriorating element of the townscape with a high quality, purposefully designed piece of architecture that reframes this High Road frontage, the scheme is considered to be beneficial to the TCA.

CHARACTER AREA 2: INSTITUTIONAL

7.10 The refurbished civic centre and new Trinity Building are located within this townscape character area. The restorative works to the principal exterior façade of the civic centre will improve the townscape quality of this TCA. These works seek to resolve the current deteriorating condition of the High Road elevation, including the replacement of panels, windows and aluminium frames, in a matching design to preserve the appearance of the listed building.

7.11 In addition, the landscape proposals will include upgrades to the High Road frontage, including removal of vehicular access, except for disabled access, introduction of areas of attractive formal planting and vegetation. In addition, a woodland area to the south of the building is proposed. These proposals thus enhance the environmental value of the TCA, which was previously lacking areas of vegetation and green space.

7.12 The new Trinity Building conforms to the surrounding character by virtue of scale, design and materiality. It reflects the architectural principles of transparency and openness, which are inherent in the existing civic centre building. It is contextual to the surrounding townscape and has been restricted to three storeys plus roof top plant, so that it is of equivalent scale to and would not compete with the existing Civic Centre.

7.13 This is considered to be beneficial to the TCA by virtue of its replacement of the current hardstanding, which is used as a carpark, and forms a detracting feature within the townscape character area. It will bring beneficial activity to the area.

7.14 The replacement of this area of hard standing with the extension to the civic centre, a building of high architectural quality, will be a welcome enhancement and of benefit to the character of the TCA.

CHARACTER AREA 3: RESIDENTIAL

7.15 The Site is not located within this TCA, but borders the TCA3 on its northern and southern boundaries. The new Trinity Building will be visible from the residential areas along Bounds Green Road and Trinity Road. From these areas of the TCA, the new Trinity building will be visible, replacing the current, vacant and detracting car park to the rear of the Site.

7.16 The extension conforms to the surrounding townscape character by virtue of scale, design and materiality. It reflects the original design intent through the provision of the architectural principles of transparency and openness. The scale of the proposals remain subservient to the existing civic centre building.

7.17 The replacement of a formerly detracting area of vacant hard standing with a new building of a high architectural quality, is considered to be beneficial to character area 3, and will bring beneficial activity to the area.

CHARACTER AREA 4: GREEN SPACE

7.18 The Site is not located within this TCA, but is located close to its western boundary, intersected by TCA1. The restorative proposals to the principal façade of the civic centre will be visible from Crescent Gardens and will improve the townscape quality through the enhancement to the appearance of the building which is a key townscape feature on the periphery of the TCA.

7.19 The landscape upgrades to the High Road frontage will be visible from Crescent Gardens and will further reinforce the green chain links from the Site to the surrounding green spaces. Considering the above benefits, the proposals as a whole are deemed beneficial to the townscape character of TCA4.

8.0 ASSESSMENT: VISUAL

HARINGEY CIVIC CENTRE

ASSESSMENT: VISUAL

- 8.1 This section assesses the likely effect arising from the impact of the Proposed Development on the visual receptors identified in **Table 8.1**.
- 8.2 The assessment is informed by 8 verified views produced by AVR, which are contained in **Appendix 1.0** of this report.

ROAD USERS AND PEDESTRIANS OF THE HIGH ROAD

- 8.3 Visual amenity is generally Low, given the predominantly average quality of townscape of the area, which is characterised by the linear axial route of the High Road.
- 8.4 As described in **Section 6.0**, road and pedestrian users of the High Road would have a transient experienced of the Proposed Development, with views experienced as part of a kinetic sequence travelling through the area, both southwards and northwards. Traffic on the road can be intense and requires the full attention of receptors. Views 4, 6 and 8 provide a snapshot of the way visual receptors would experience the road as part of that sequence.
- 8.5 Receptors would predominantly concentrated on the road, wayfinding and their destinations. They have a high ability to accommodate the change and therefore a **Low** susceptibility to change. The sensitivity of the receptors is thus **Low**.
- 8.6 Road users and pedestrians would notice the new building in passing, briefly appreciating the building and its articulation. The building will appear in and out of focus, as part of the transient experience along the High Road. The maximum point of visibility is at the junction with Trinity Road (view 6), where the absence of development allows for unobstructed views of the new building on Site.
- 8.7 The light materiality, vertical fins and linear proportions of the new building allow it to be read in conjunction with the existing civic centre building, and there is a clear relationship between the two.



Figure 8.1 View 6 proposed, showing the Trinity Building. Source: AVR London.

- 8.8 Views 4 and 8 illustrate points along the High Road in which the Trinity Building is completely occluded by interposing development.
- 8.9 Pedestrians may be aware of the changes to the exterior façade of the building, this includes the replacement of the deteriorating precast panels with GRC replacements, as well as the restoration of the windows with double glazed replacements in the same design as existing. Pedestrians will also be aware of the landscape improvements along the High Road and front elevation of the listed building, which would be pedestrianised and relandscaping, enhancing the visual amenity of this area.
- 8.10 The Proposed size, volume and massing, paired with the architectural expression, enables the building to fit into the existing context. Furthermore, receptors would be primarily focused on wayfinding along the High Road. Given the orientation of the High Road and the location of the Trinity Building to the rear of the Site, its impact of it is more limited. The impact of exterior upgrades and landscape treatment is more perceptible from this location.
- 8.11 As such, the magnitude of impact of the Proposed Development would be **Low** and the effect would be **Minor Beneficial**. The beneficial effect is identified as a result of the high quality of architecture, the upgrades to the existing deteriorating façade, and the landscape improvements along the High Road.



Figure 8.2 View 2 proposed, showing the Trinity Building from Bounds Green Road. Source: AVR London.

ROAD USERS AND PEDESTRIANS OF BOUNDS GREEN ROAD AND TRINITY ROAD

- 8.12 Visual amenity is generally Medium, given the attractive greensward of Trinity Gardens and the attractive, principal façade of the Grade II listed Trinity Gardens Primary School which stands as a prominent townscape feature within this visual amenity area.
- 8.13 As described in **Section 6.0**, road and pedestrian users of Bounds Green Road and Trinity Road would have a transient experience of the Proposed Development, with views experienced as part of a kinetic sequence travelling along the linear routes on an east to west axis and vice versa. Traffic on the road can be intense and requires full attention of receptors. Views 1,2,3 and 5 provide a snapshot of the way visual receptors would experience the Proposed Development as part of that sequence.
- 8.14 Receptors would be predominantly concentrated on the road, wayfinding and their destinations. They have a high ability to accommodate the change and therefore a **Low** susceptibility. The sensitivity of the receptors is Low to Medium. Professional judgement has been applied to identify a sensitivity of **Low**, given the focus of the receptors on their destination and wayfinding.

- 8.15 Road users and pedestrians will notice the building in passing, briefly appreciating the building and its articulation. The building will appear in and out of focus, as part of the transient experience along these two secondary routes. The maximum point of visibility from these two routes is articulated by viewpoints 2 and 5. Given the proximity of these two locations, the building appears as a dominant feature within the townscape.
- 8.16 The light materiality, vertical fins and linear character, are seen in conjunction with the design of the existing civic centre and the two have a clear architectural relationship. The Trinity building thus fits into the existing surroundings and remains subservient to the existing building in terms of scale and mass.
- 8.17 View 1 and View 3 articulate how the building moves in and out of focus. In view 1, the Proposed Development is completely occluded by the interposing façade of Trinity Gardens Primary School and view 3 illustrates how the new building will be subservient in terms of scale, to the existing civic centre, and is read in conjunction as part of the wider civic site.
- 8.18 From these locations, receptors are not able to appreciate the upgrades to the principal façade of the existing civic centre, which fronts the High Road. The focus of the Proposed Development for receptors will be limited to the new Trinity Building, located to the rear of the Site.
- 8.19 The proposed size, volume and massing, paired with the contextual architectural expression of the building, which reflects the influence of Scandinavian design principles, allows the building to fit into the existing townscape context. The focus of the receptors remains on activities associated with the road, as well as wayfinding and their destination.
- 8.20 As such, the magnitude of impact of the Proposed Development would be **Low** and the effect would be **Minor Beneficial**. The beneficial effect is identified as a result of the high quality of architecture which consolidates and optimises the civic site.

USERS OF AMENITY SPACE – CRESCENT GARDENS

- 8.21 Visual amenity is generally Medium, given the presence of the green open space, extent of vegetation and historic buildings that can be seen on the periphery of the park.
- 8.22 As described in **Section 6.0**, receptors are likely to be engaged in a limited number of recreational activities – walking for pleasure, playing sport, exercising, or pausing to enjoy the green, open character of the space. View 7 articulates the experience of the Proposed Development for users of Crescent Gardens.
- 8.23 Receptors would be focused on their activities, but also have an awareness of their surroundings. They have a medium ability to accommodate the change and therefore a **Medium** susceptibility to change. The sensitivity of the receptors is **Medium**.
- 8.24 Given the absence of dense vegetation or borders around the western boundary of Crescent Gardens, it maintains an open character which is exposed to the surrounding townscape. As such, receptors may notice the Proposed Development which comprises the new Trinity Building (as illustrated in view 7) as well as the upgrades to the principal elevation of the existing civic centre and landscaping proposals along the High Road.
- 8.25 Yet, as articulated in view 7, the Trinity Building is set back from the building line and is largely occluded by the existing civic centre building. Furthermore, this viewpoint is located on the far northern boundary of the park, and for the majority of the views within the park, located further south, views of the Proposed Development will be more limited. View 7 thus shows the maximum point of impact of the Proposed Development.
- 8.26 Where visible, the new building is seen as subservient to the existing civic centre and the contextual design approach, comprising linear proportions which reflect the Scandinavian design principles, allow it to be read in conjunction with the existing building.
- 8.27 As receptors will remain predominantly focused on their activities within Crescent Gardens, and the Proposed Development is largely occluded from the interposing existing civic centre, the magnitude of impact of the Proposed Development would be **Very Low** and the effect would be **Negligible Beneficial**. The beneficial effect is identified because of the high quality of architecture, the upgrades to the existing deteriorating façade, and the landscape improvements along the High Road.

LOCAL RESIDENTS OF THE SURROUNDING AREA

- 8.28 Visual amenity is generally Low to Medium, given the historic character of development within the area and the presence of areas of green open space, albeit the townscape is of an average quality.
- 8.29 As described in **Section 6.0**, receptors are likely to be residents of the housing developments to the north, east, west and south of the Site. Views 1,2,3,5,7 provide a snapshot of the way visual receptors would experience the Proposed Development in the context of these surrounding residential areas.
- 8.30 Receptors would concentrate on their day-to-day life and the activities in their neighbourhood. They have a medium ability to accommodate the change and therefore a Low to Low/Medium susceptibility to change. Professional judgement has been applied to identify a **Low/Medium** susceptibility to change. Their sensitivity is thus **Low/Medium**.



Figure 8.3 View 7 proposed, showing the maximum visibility of the Proposed Development from within Crescent Gardens. Source: AVR London.

- 8.31 From the west, particularly along Trinity Green Road and Bounds Green Road, the new Trinity Building will be more perceptible, as illustrated by views 2 and 5. Given the proximity of these two locations, the building appears as a dominant feature within the townscape. The light materiality, vertical fins and linear character, are seen in conjunction with the design of the existing civic centre and the two have a clear architectural relationship.
- 8.32 From the east, receptors will have a more limited view of the Proposed Development, which remains largely occluded by the existing civic centre building (as illustrated in view 7), as well as other development along the High Road. The refurbishment to the exterior elevation and upgrades to the landscape along the High Road will be more perceptible from the east.
- 8.33 The Proposed Development would have a positive effect on the character or functioning of the townscape in these views.
- 8.34 As such, the magnitude would be **Low** and the effect would be **Minor to Minor/Moderate Beneficial**. The beneficial effect is identified as a result of the high quality of architecture which consolidates and optimises the civic site. As well as the sensitive refurbishment to the existing civic centre façade and the improvements to landscaping and public realm along the High Road.



Figure 8.4 View 5 proposed, showing the Trinity Building from Trinity Road. Source: AVR London.

9.0 CONCLUSION

HARINGEY CIVIC CENTRE

CONCLUSION

- 9.1
- The TVIA provides an assessment of the impact of the Proposed Development at Haringey Civic Centre upon identified townscape and visual receptors. Townscape and visual are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and
- 9.2
- The assessment as a whole is informed by accurate visual representations (AVRs or verified views) from 8 locations.
- 9.3
- The location of the viewpoints has been informed by historic landmarks, key views within the conservation area, an appraisal of the existing Site and surroundings, and relevant policy designations. The locations have been agreed with the Council during the pre-application process.

ASSESSMENT

TOWNSCAPE AND VISUAL

- 9.4
- The townscape assessment has considered the Proposed Development within its urban context, including the buildings, the relationship between them, the different types of urban open spaces, including the relationship between buildings and open spaces.
- 9.5
- The visual assessment sought to understand how people will be affected by changes in views at different places, including publicly accessible locations. It was a critical part of the design evolution process.
- 9.6
- The Proposed Development represents an opportunity for the sensitive refurbishment of Haringey Civic Centre and to provide a new building which will improve, modernise and consolidate the Council’s presence on the civic site, and to reduce the carbon emissions from its buildings.
- 9.7
- The extension to the listed building has been carefully considered to respond to the original design intent for the Site, echoing the linear proportions of the Scandinavian influence of design. The scale is equivalent to the listed building so will not detract attention from it, and the materials and articulation of the elevations would form an attractive foil to the Civic Centre.

SUMMARY

- 9.8
- The TVIA demonstrates that the Proposed Development would transform this currently underutilised Site and provide a demonstrable improvement to the character, appearance, and function of the local townscape in and around the Site.
- 9.9
- It is a distinguished, high-quality piece of architecture, offering a form of development which supports the function of the area and meets the policy objectives for this part of the Borough, as set out in the Planning Statement. As a whole, the Proposed Development satisfies policies in the development plan relating to heritage, design quality and character.

APPENDIX 1: VERIFIED VIEWS

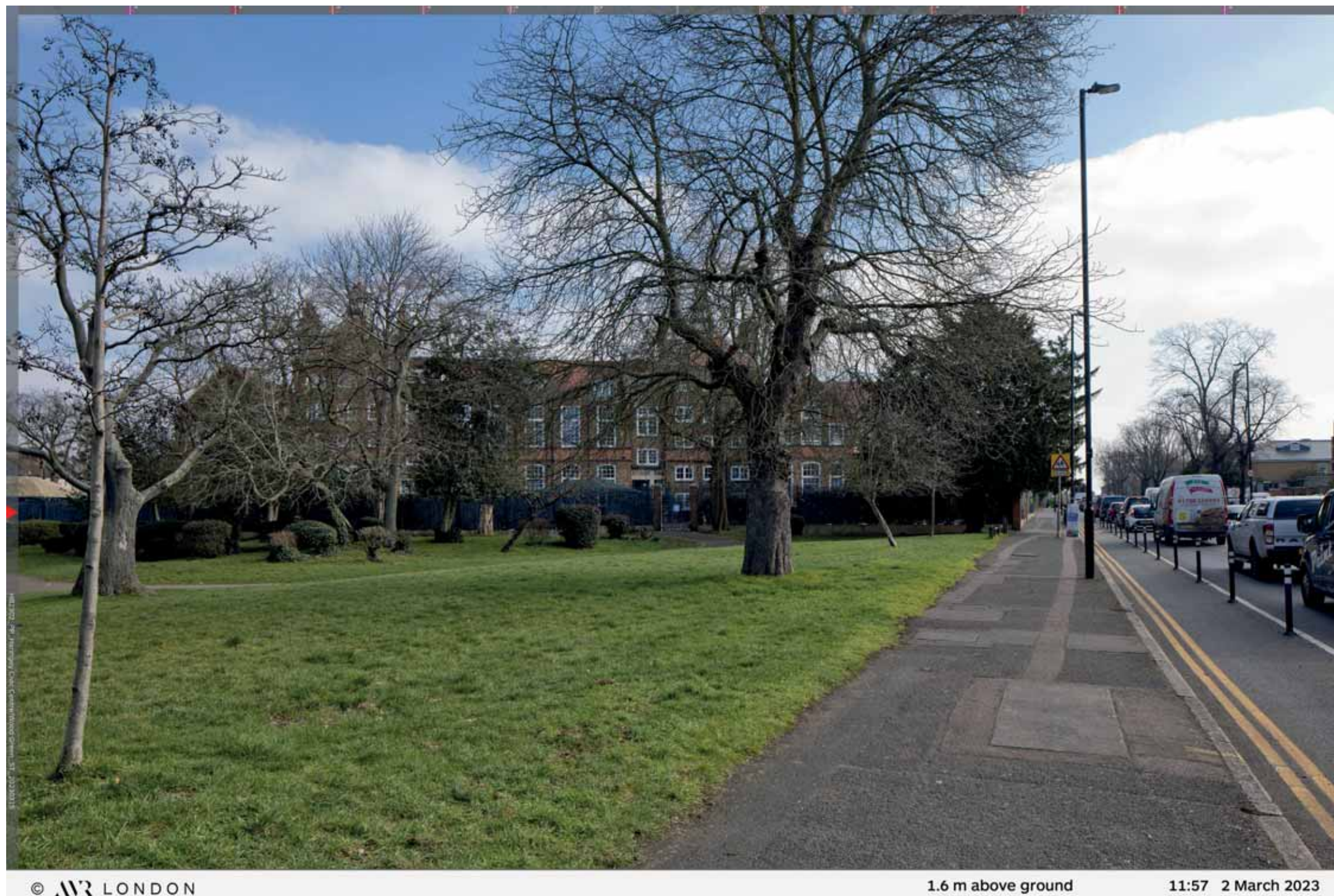
HARINGEY CIVIC CENTRE

AVR

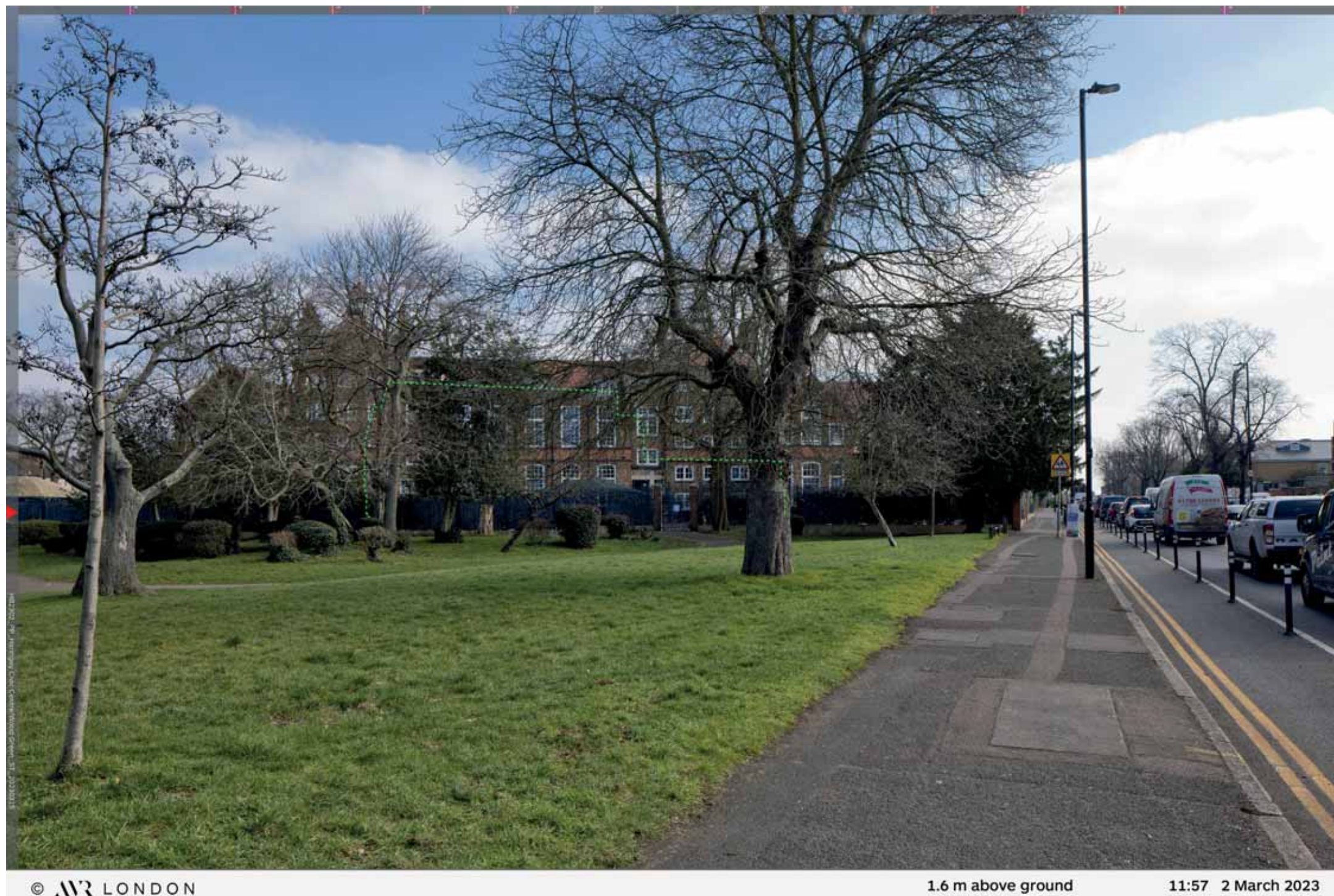
LONDON



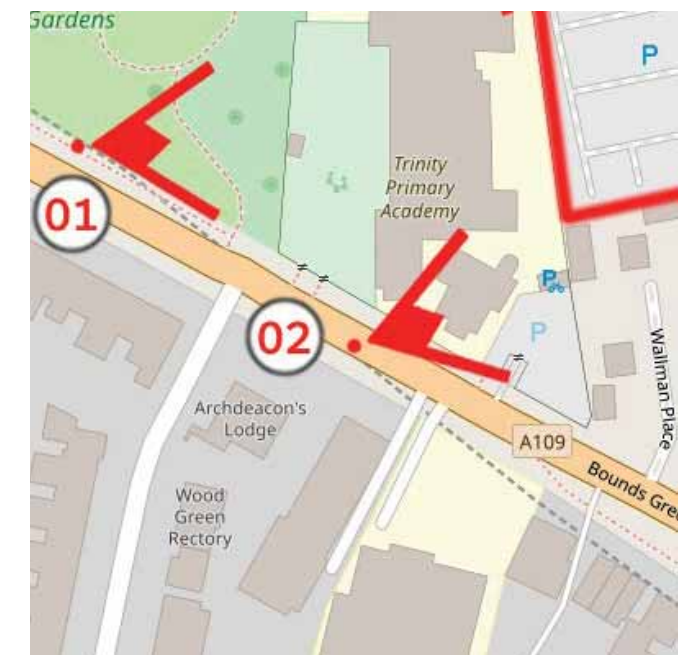
Haringey Civic Centre
Wood Green
March 2023



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March 2023



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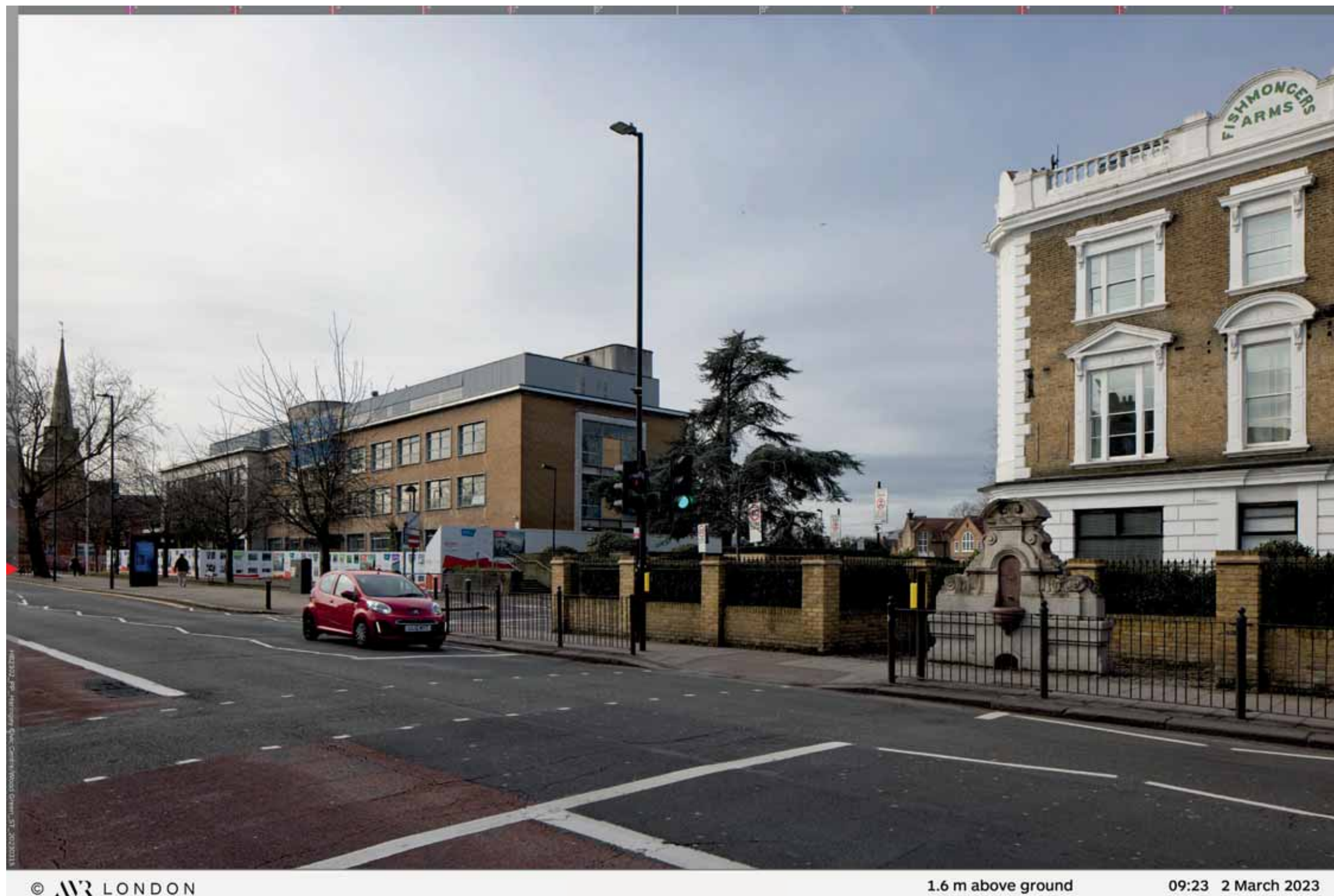
Haringey Civic Centre
Wood Green
March 2023



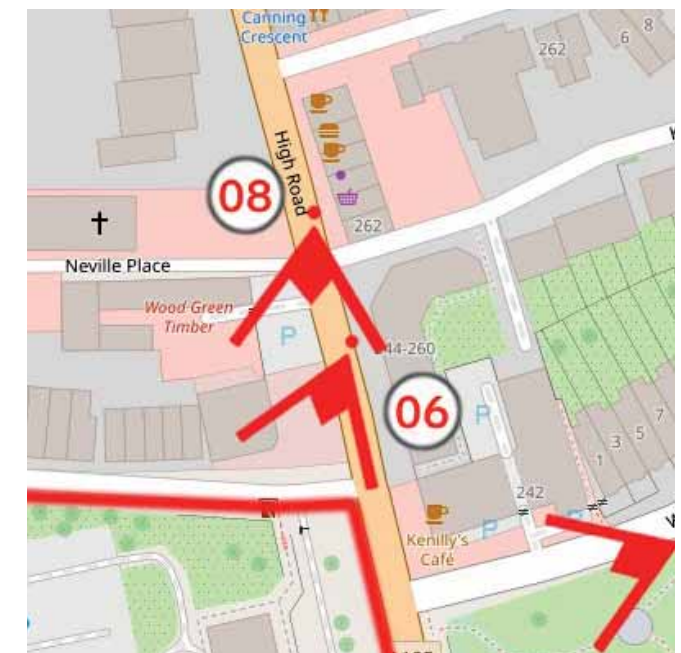
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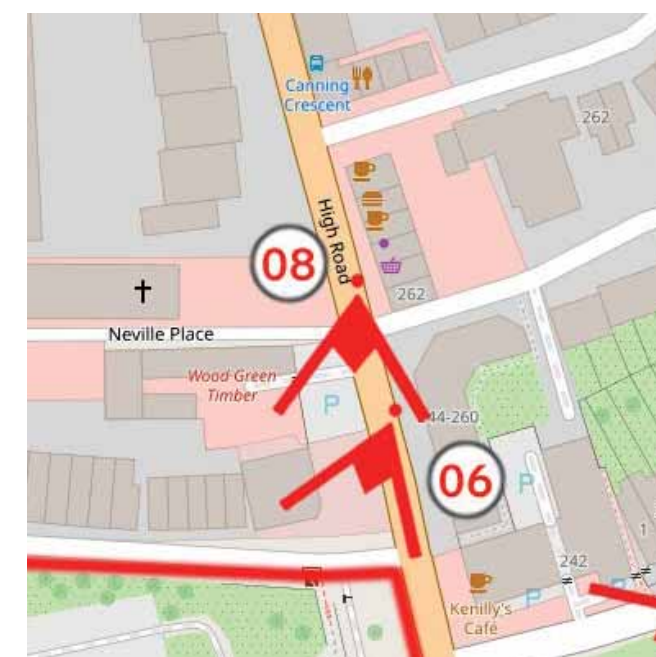
Haringey Civic Centre
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March 2023



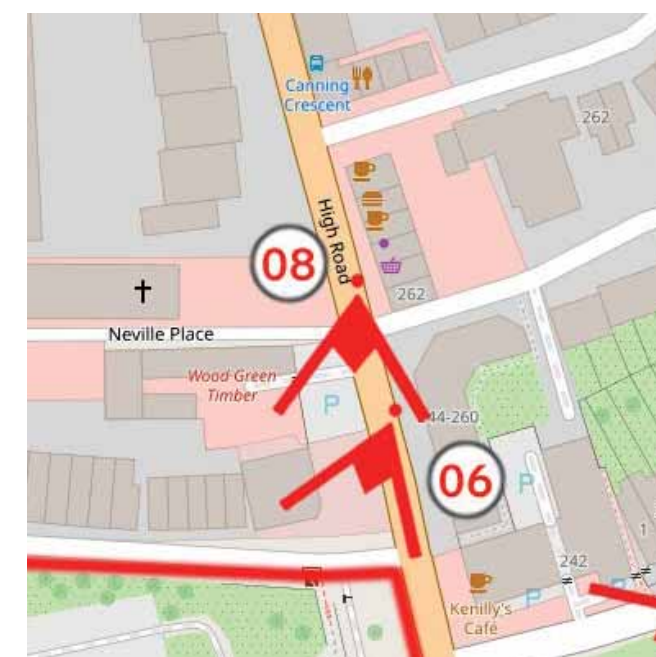
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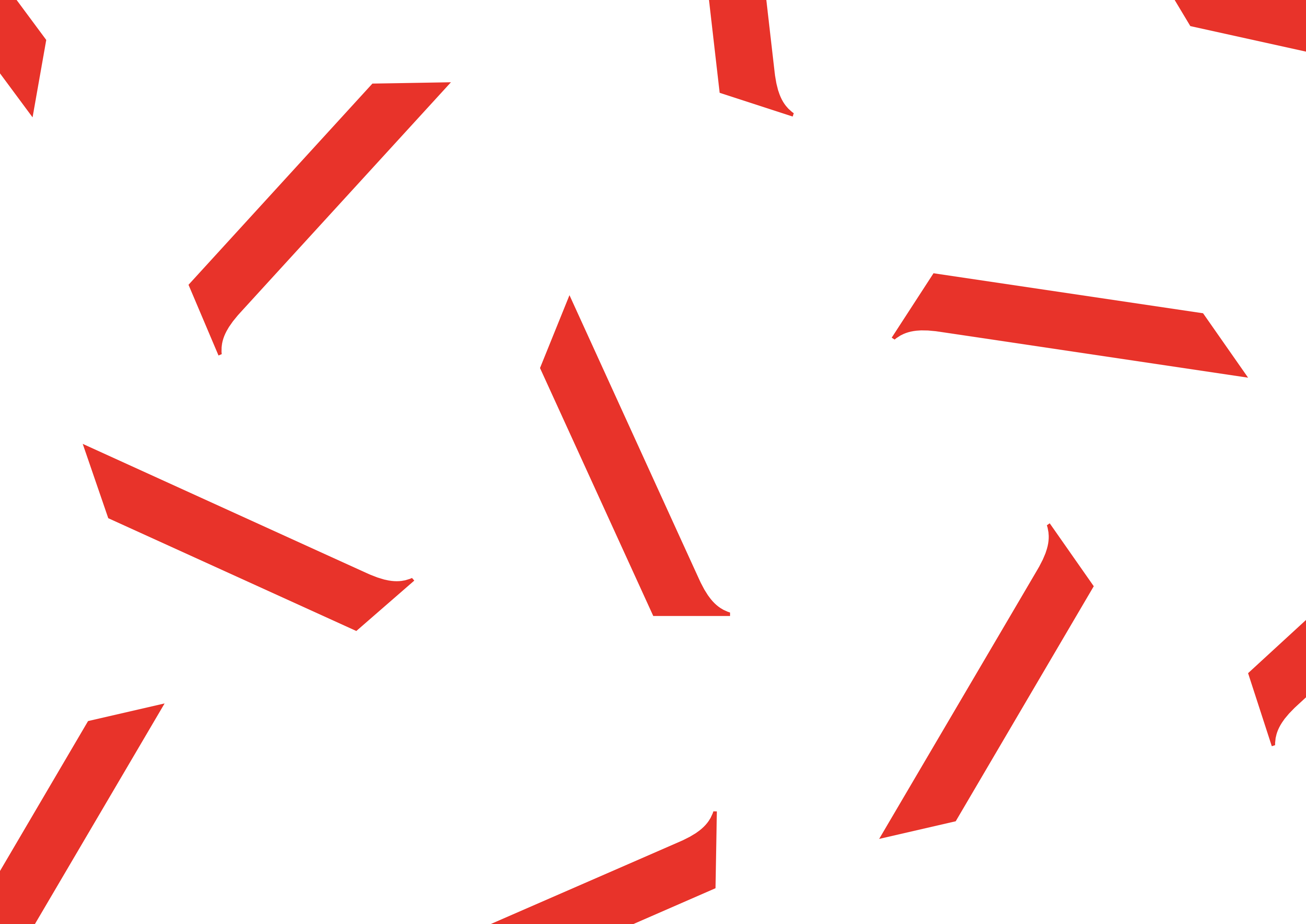


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APPENDIX 2: METHODOLOGY

HARINGEY CIVIC CENTRE

AVR LONDON VERIFIED VIEW METHODOLOGY

AVR Project: Haringey Civic Centre
LONDON Date: March 2023

AVR London were commissioned to produce a number of verified views of the proposals at Haringey Civic Centre, AVR positions were identified by the planning consultant.

2D plans, Ordnance Survey Mapping, local survey data, and the 3D model for the proposed development were provided by the architect.

Photography

Equipment

Canon 5DSR
Canon TS-E 24mm f/3.5L II

1.1 All photography is undertaken by AVR London's in-house professional photographers.

1.2 In professional architectural photography, having the camera level with the horizon is desirable in order to prevent three point perspective being introduced to the image and to ensure the verticals within the photographed scene remain parallel. This is standard practice and more realistically reflects the viewing experience.

1.3 The lens used by the photographer has the ability, where necessary, to shift up or down while remaining parallel to the sensor, allowing for the horizon in the image to be above, below or central within the image whilst maintaining two point perspective. This allows the photographer to capture the top of a taller proposed development which would usually be cropped, without introducing three point perspective.

When the shift capability of the lens is not used the image FOV and dimensions are the same as a prime lens of equal focal length.

1.4 Once the view positions are confirmed by the townscape consultant, AVR London takes professional photography from each location. At each location the camera is set up over a defined ground point using a plumb line to ensure the position can be identified later.

1.5 The centre of the camera lens is positioned at a height of 1.60 metres above the

ground to simulate average viewing height. For standard verified photography, each view is taken with a lens that gives a 68 degree field of view, approximately, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph is embedded within the photo file; this metadata allows accurate lighting timings to be recreated within the computer model.

1.6 Once the image is taken, the photographer records the tripod location by photographing it in position to ensure the position can be accurately located for surveying (Fig 02).

1.7 Each image is processed by the photographer to ensure it visually matches the conditions on site when the photograph is taken.

Regarding 24mm focal length in an urban environment

1.8 The Landscape Institute Technical Guidance Note [2] states:

1.5.5 When regulatory authorities specify their own photographic and photomontage requirements, the landscape professional should follow them unless there is a good reason not to do so.

1.9 The London View Management Framework: Supplementary Planning Guidance (2012) Appendix C: Accurate Visual

	EASTING	NORTHING	HEIGHT
4	530940.923	190583.414	34.822
401	530932.935	190586.552	35.173
402	530935.004	190587.015	35.123
403	530938.973	190588.166	34.937
404	530940.175	190588.248	34.997
405	530939.862	190597.143	35.515
406	530938.639	190601.219	45.764
407	530932.568	190617.591	46.281
408	530915.068	190617.788	46.844
409	530923.450	190622.191	37.255
410	530865.864	190697.721	53.091
411	530900.750	190639.110	48.138
412	530913.184	190613.758	39.088
413	530896.373	190617.602	47.313
414	530933.846	190587.479	38.907

Table 1: Example surveying data



Fig 01: 24mm photograph with 50mm photograph overlaid

Representation [1] sets out a well-defined and verifiable procedure for preparing Accurate Visual Representations as part of the assessment of the visual impacts of proposed developments. As the LVMF aims to protect the most significant views in London, the guidance set out in Appendix C is considered best practice within the industry. The LVMF guidance indicates that creators of AVRs should use the appropriate lens for each study, which could include wide angle lenses (wider than 50mm) or telephoto lenses (more zoomed than 50mm), where necessary.

Over time the 24mm lens has become the industry standard in urban visualisation due to its ability to capture context with limited distortion.

Given the Landscape Institute's advice to follow the authorities' own requirements, where applicable, AVR London follows the LVMF guidance.



Fig 02: Tripod location as documented by photographer

1.10 When we observe a scene, we can focus on 6-10 degrees. However, without moving our head, the scene beyond is observed using our peripheral vision. Once we move our eyes we can observe almost 180 degrees without moving our head. In reality we do not view the world through one fixed position, we move our eyes around a scene and observe, height, width and depth.

1.11 This is acknowledged by the Landscape Institute's Technical Guidance Note [2]. The appreciation of the

wider context seen through peripheral vision or by moving our eyes (changing the focal point) is key to our experience of a scene.

While photography cannot replicate the human experience entirely, it is widely acknowledged that the use of a 24mm lens in an urban environment provides the viewer with a more realistic experience than a 50mm lens. For these reasons the 24mm lens is industry standard in the creation of urban photo montages. It should also be noted that using a consistent focal length is favourable so as not to confuse the viewer's sense of scale.

50mm Lens/Crop

1.12 It should also be stressed that if you were to centrally crop into an image taken with a 24mm lens to the same HFOV (Horizontal Field Of View) as a 50mm lens, the resulting image is identical to

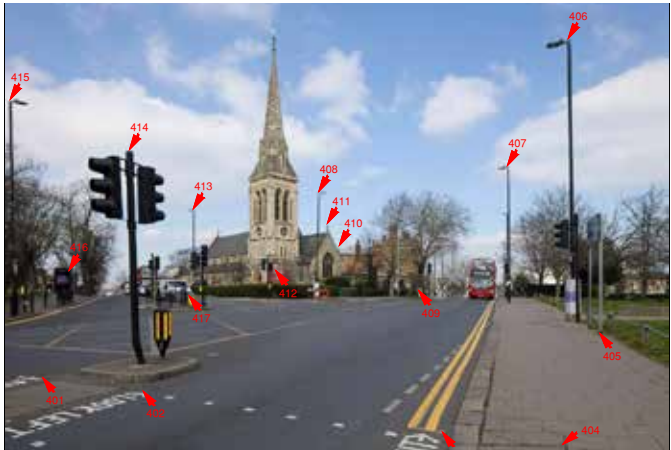


Fig 03: Survey points as highlighted by surveyor

AVR LONDON VERIFIED VIEW METHODOLOGY

that produced by taking it directly with a 50mm lens. An image with a 70 degree HFOV (24mm lens) is geometrically and perspectively identical to an image showing a HFOV of 40 degrees (50mm lens), the 24mm lens purely gives more context to all sides (Fig 01). Further, all of our images allow this 50mm equivalent HFOV to be seen, read and understood on the image itself.

The benefit of using images taken with a 24mm lens is that the observer and in particular an experienced inspector, is able to analyse the image with the benefit of both fields of view.

Survey

Equipment

- Leica Total Station Electronic Theodolite which has 1" angle measuring accuracy and 2mm + 2ppm distance accuracy.
- Leica Smart Rover RTK Global Positioning System.
- Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km

2.1 The photographer briefs the surveyor, sending across the prepared photographs, ground positions and appropriate data.

2.2 The surveyor establishes a line of sight, two station baseline, coordinated and levelled by real time kinetic GPS observations, usually with one of the stations being the camera location. The eastings and northings are aligned to the Ordnance Survey National Grid (OSGB36) and elevation to Ordnance Survey Datum (OSD) using the OSTN15 GPS transformation program.

2.3 Once the baseline is established, a bearing is determined and a series of clearly identifiable static points across the photograph are observed using the total station. These observations are taken throughout the depth of field of the photograph and at differing heights within the image.

2.4 The survey control stations are extracted from the OS base mapping and wherever possible, linked together to form a survey network. This means that survey information is accurate to

tolerances quoted by GPS survey methods in plan and commensurate with this in level.

2.5 Horizontal and vertical angle observations from the control stations allow the previously identified points within the view to be surveyed using line of sight surveying and the accurate coordination of these points determined using an intersection program. These points are then related back to the Ordnance Survey grid and provided in a spreadsheet format showing point number, easting, northing and level of each point surveyed, together with a reference file showing each marked up image (Fig 03 and Table 1).

2.6 The required horizon line within the image is established using the horizontal collimation of the theodolite (set to approximately above the ground) to identify 3 or 4 features that fall along the horizon line. The theodolite more generally is used for measuring angles and distances.

2.7 Using the surveyed horizon points as a guide, each photograph is checked and rotated, if necessary, in proprietary digital image manipulation software to ensure that the horizon line on the photograph is level and consistent with the information received from the surveyor.

Accurate Visual Representation Production

Process

3.1 The 3D computer model is precisely aligned to a site plan on the OS coordinate grid system.

3.2 Within the 3D software a virtual camera is set up using the coordinates provided by the surveyor along with the previously identified points within the scene. The virtual camera is verified by matching the contextual surveyed points with matching points within the overlaid photograph. As the surveyed data points, virtual camera and 3D model all relate to the same 3-dimensional coordinate system, there is only one position, viewing direction and field of view where all these points coincide with the actual photograph from site. The virtual camera is now verified against the site photograph.

3.3 For fully-rendered views a lighting simulation

(using accurate latitude, longitude and time) is established within the proprietary 3D modelling software matching that of the actual site photograph. Along with the virtual sunlight, virtual materials are applied to the 3D model to match those advised by the architects. The proprietary 3D modelling software then uses the verified virtual camera, 3D digital model, lighting and material setup to produce a computer generated render of the proposed building.

3.4 The proposal is masked where it is obscured behind built form or street furniture.

3.5 Using the surveyed information and verification process described above, the scale and position of a proposal within a scene can be objectively calculated. However, using the proprietary software currently available the exact response of proposed materials to their environment is subjective so the exact portrayal of a proposal is a collaboration between illustrator and architect. The final computer generated image of the proposed building is achieved by combining the computer-generated render and the site photography within proprietary digital compositing software.

Presentation

Graticule

4.1 Each Accurate Visual Representation is framed by a graticule which provides further information including time and date of photography, horizon markers and field of view of the lens (Fig 04).

4.2 The Field of View is represented along the top of the image in the form of markers with degrees written at the correct intervals.

4.3 The horizon markers indicate where the horizontal plane of view from the camera lies. (section 2 above explains how the surveyor establishes these horizon points).

4.4 The date and time stamp documents exactly when the photograph was taken. This data is recorded in every digital camera file, known as EXIF data.



Fig 04: Example AVR London graticule

References:

- [1] GLA - London View Management Framework: Supplementary Planning Guidance (2012) Appendix C: Accurate Visual Representations
- [2] Landscape Institute - Visual Representation of Development Proposals - Technical Guidance Note (September 2019)
- [3] Landscape Institute - Guidelines for Landscape and Visual Impact Assessment: 3rd edition (April 2013)

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