

HERITAGE STATEMENT

HARINGEY CIVIC CENTRE

MARCH 2023



CONTENTS

1.0

INTRODUCTION

4

Report Authors

Description of the Site

2.0

LEGISLATION AND PLANNING POLICY

8

Legislation

Material Considerations

Emerging Policy

3.0

HISTORIC DEVELOPMENT

26

Wood Green

Local Government

Haringey Civic Centre

4.0

HERITAGE ASSETS

40

Conservation Areas

Other nearby Heritage Assets

Locally Listed Buildings and Gardens

5.0

ASSESSMENT OF THE PROPOSALS

58

Haringey Civic Centre, grade II listed

Landscape enhancements

Other Heritage Assets

Policy Compliance

APPENDICES

- 01: ARCHIVE ARCHITECTURAL JOURNALS AND ARTICLES
- 02: CIVIC CENTRE PLANNING HISTORY DOCUMENTS
- 03: LIST DESCRIPTIONS
- 04: SIGNIFICANCE PLANS
- 05: HISTORIC ALTERATIONS PLANS
- 06: VIEWPOINT LOCATION PLAN

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 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 Townscape and Visual Impact Assessment which assesses the effects on townscape and visual amenity, 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 of the Site.

RETENTION OF THE CIVIC CENTRE IN ITS ORIGINAL USE

- 1.18 Montagu Evans have advised on the Site since 2018, providing planning and heritage expertise, following the listing of the Civic Centre.
- 1.19 Prior to this the London Borough of Haringey sought to consolidate its office accommodation, to reduce costs to invest in other services. The intention was to rationalise the existing office estate from 12 sites to two sites: a new Civic Hub and Woodside House. As part of this strategy the Council implemented a phased decant of Haringey Civic Centre to achieve vacant possession, with the intention to dispose of the Site.
- 1.20 The Council's Site Allocations Development Plan Documents (DPD) indicates that the Site has a development capacity of 108 residential units, 2,156 sqm employment space and 1,078sqm for town centre uses. The draft Wood Green Area Action Plan (AAP) also indicates that residential led mixed use development would be appropriate for the Site.
- 1.21 Following the adoption of these two documents, the Civic Centre was grade II listed on the 26th of July 2018, which meant that the redevelopment of the Site was no longer achievable.
- 1.22 Montagu Evans advised on the potential uses of the Civic Centre in 2019, which included conversion to a hotel, school, offices, or retention of its original use, and the potential for extension either upwards or on the carpark to the rear.
- 1.23 As part of this instruction Montagu Evans carried out archival research into the building and produced a Heritage Planning Assessment which summarised the historic development and assessed the significance of the building. The Heritage Planning Assessment was subject to review, comment and agreement with Council officers (Planning, Design and Conservation), so forms a "shared heritage baseline". The baseline sections of the 2019 report are reproduced in this report.
- 1.24 The Council have now decided to keep the building in its original use.
- 1.25 Montagu Evans have worked with Hawkins Brown and the Council's conservation and design officers at feasibility stage to assess various options for residential and office development in the Civic Centre carpark.

1.26 The current scheme seeks to retain and refurbish the building as Council offices and democratic space, with the addition of an office extension to meet demands for modern, and flexible office space. The location of the office extension (known as the Trinity Building) and link structures to the listed building have responded to the original masterplan.

HERITAGE CONSIDERATIONS

1.27 By virtue of paragraph 194 of the NPPF (2021), development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance. In forming a judgement on the heritage significance of the identified heritage assets, including their setting, due regard has been paid to the relevant Historic England guidance, in particular, the guidance provided in ‘Historic Environment Good Practice Planning Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (GPA2) (2015).

1.28 ‘Significance’ (for heritage policy) is defined in the NPPF (Annex 2) as:
the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

1.29 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).

1.30 Where a proposal may have an effect on the surroundings in which a heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF as:
the surroundings in which a heritage asset is experienced.

1.31 Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

1.32 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) (hereafter “GPA3: Setting”).

- The salient heritage considerations for the Site are:
- The potential effect of the proposals on the special interest of the grade II listed Civic Centre building and its setting;
- The potential effect of proposals on the character and appearance of the Trinity Gardens Conservation Area; and
- The potential effect of the proposals on the setting of other identified designated heritage assets.

1.33 This report presents a detailed historic and architectural appraisal of the Civic Centre based upon documentary research and site visits, as well as an assessment of the contribution made by the property to the significance of the Trinity Gardens Conservation Area. We also consider the setting of relevant heritage assets located within the vicinity of the Site. We then use this understanding to provide an assessment of the proposals at **Section 5.0** of this report.

STRUCTURE OF THIS REPORT:

1.34 This report is structured as follows:

- Section 2 provides a summary the legislative and planning policy context relevant to the report;
- An overview of the historic development of the Site and surrounding area is then provided at Section 3 and incorporates archival research from the London Metropolitan Archives, the RIBA Library and Haringey Local Archive. Architectural journal articles published when the Civic Centre was constructed are reproduced in full in Appendix 1;
- The grade II listed Civic Centre and associated heritage assets are identified in Section 4 and an assessment of their significance is provided;
- Section 5 provides an assessment of the effect of the proposals on the significance of the heritage assets, and considers compliance against national and local policy on the historic environment .

2.0

LEGISLATION AND PLANNING POLICY

HARINGEY CIVIC CENTRE

LEGISLATION AND PLANNING POLICY

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

LEGISLATION

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

2.3 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.

2.4 The Civic Centre is a statutorily listed building and is located within the Trinity Gardens Conservation Area.

2.5 With respect to this Site, the applicable statutory provisions are:

- Section 16(2) which regards listed building consent for any works;
- Section 66(1) the determination of applications for planning permission that affect listed buildings or their setting;
- Section 72 with regard to conservation areas.

2.6 In considering whether to grant listed building consent for any works Section 16 (Decision on application for listed building consent) requires that the local planning authority or the Secretary of State 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.

2.7 Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, 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.”

2.8 Having regard to the above, the statutory provision is satisfied if development proposals preserve a listed building and/or the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

2.9 Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. The statutory provision is satisfied if development proposals preserve or enhance the character or appearance of a conservation area. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible qualities of the area.

2.10 In preparing our analysis we are mindful of relevant Court of Appeal judgements. Including Palmer v Herefordshire Council & ANR [2016], which confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole. On this basis, paragraph 190 or 191 of the National Planning Policy Framework 2021 (NPPF) would only be engaged where the harm is not outweighed by the heritage benefits delivered by a development. The case in Williams, July 2017, in the Court of Appeal establishes the approach to setting, confirming that harm to setting is not the correct consideration in such cases. The correct consideration is harm to the significance of setting. Furthermore, Williams establishes that limited intervisibility may not even engage the section 66 provision. Essentially, it concludes planning judgment is required in setting cases to ascertain whether a piece land, building or feature is in the setting of a listed building. (Williams [2017] EWCA Civ 427).

2.11 We are also mindful of the considerable weight attached to the preservation or enhancement of the setting of heritage assets, which was clarified by the Court of Appeal judgment in Barnwell Manor Wind

Energy vs East Northamptonshire et al (Barnwell Manor [2014] EWCA Civ 137). The Court held that “to make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgment about the contribution made by its setting”. In turn, the decision ruled that there is a “strong presumption” against granting planning permission for development which would cause harm to heritage assets precisely because the desirability of preserving the special interest is of “considerable importance and weight”.

2.12 Improvements to setting, enhancing the significance of an asset or our ability to appreciate that, attract great weight in the planning decision making process under the terms of paragraph 199 of the NPPF.

DEVELOPMENT PLAN

2.13 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)	Policy D1 London’s form, character and capacity for growth Policy D3 Optimising site capacity through the design-led approach Policy D4 Delivering good design HC1 Heritage conservation and growth Policy SD1 Opportunity Areas Haringey Heartlands/Wood Green Opportunity Area
Haringey’s Local Plan: Strategic Policies 2013–2026 (2017)	Policy SP1 (Managing Growth) Policy SP11 (Design) Policy SP12 (Conservation)
Development Management DPD (July 2017)	Policy DM1 (Delivering High Quality Design) Policy DM5 (Locally Significant Views and Vistas) DM6 (Building Heights) Policy DM9 (Management of the Historic Environment)
Site Allocations DPD (July 2017)	SA 5: LBH Civic Centre

Table 2.1 Development Plan Policies

LONDON PLAN (2021)

- 2.14

Currently the London Plan designates Haringey Heartlands/Wood Green as an ‘Opportunity Area’
- 2.15

“ 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)”
- 2.16

The policies pertinent to the assessment of heritage are contained in Chapter 7 (Heritage and Culture). Part C of Policy HC1: Heritage conservation and growth states:
“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”
- 2.17

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**.
- 2.18

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)

- 2.19

Haringey’s Local Plan Strategic Policies 2016–2028 Policies Map (January 2016) indicates that the Site is subject to the follow policy designations:

• Growth Area

• Trinity Gardens Conservation Area

• Site Specific Proposals (SA5)
- 2.20

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.
- 2.21

The Site falls within the ‘Wood Green Neighbourhood’ identified in the Strategic Policies document. Features of the Wood Green Neighbourhood identified include:

• It is a culturally diverse area with a population of approximately 42,400;

• The area includes a number of open spaces and parks and four conservation areas: Wood Green Common, Noel Park, Bowes Park and Trinity Gardens;

• It includes the busy Metropolitan Town Centre at Wood Green which is the highest ranking shopping centre in the borough;

• 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

• 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.
- 2.22

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.

2.23

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).

2.24

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.

HERITAGE STATEMENT | MARCH 2023

2.25	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.	2.29	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.	2.34	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.
2.26	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>	2.30	The Site includes the grade II listed Haringey Civic Centre and is located within the Trinity Gardens Conservation Area. In line with Policy SP12 (Conservation) the design of any new development must be sympathetic to and seek to preserve and/or enhance these heritage assets. Policy SP12 states that Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.	2.35	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.
2.27	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.	2.31	The Development Management DPD sets out criteria based policies against which planning applications will be assessed.	2.36	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.
2.28	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.	2.32	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.	2.37	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).
		2.33	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.	2.38	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.
				2.39	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.

2.40 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.

2.41 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.

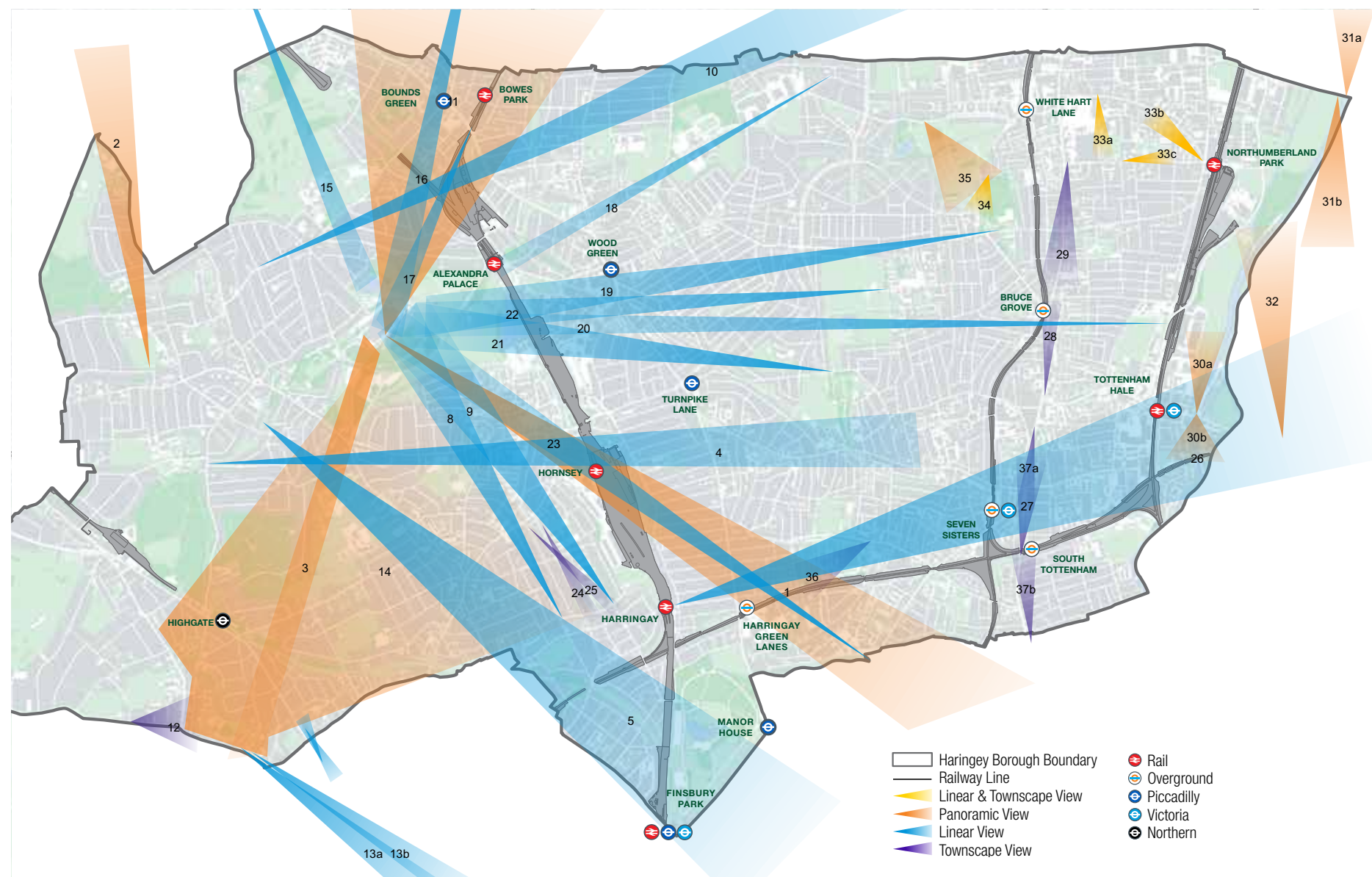


Figure 2.1 Haringey Views Map (Figure 2.1 of the Development Management DPD)

- 2.42 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).
- 2.43 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’.
- 2.44 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.
- 2.45 We note that the Development Management DPD was adopted prior to the listing of the Civic Centre which will limit the scale of buildings that could be supported on the Site.

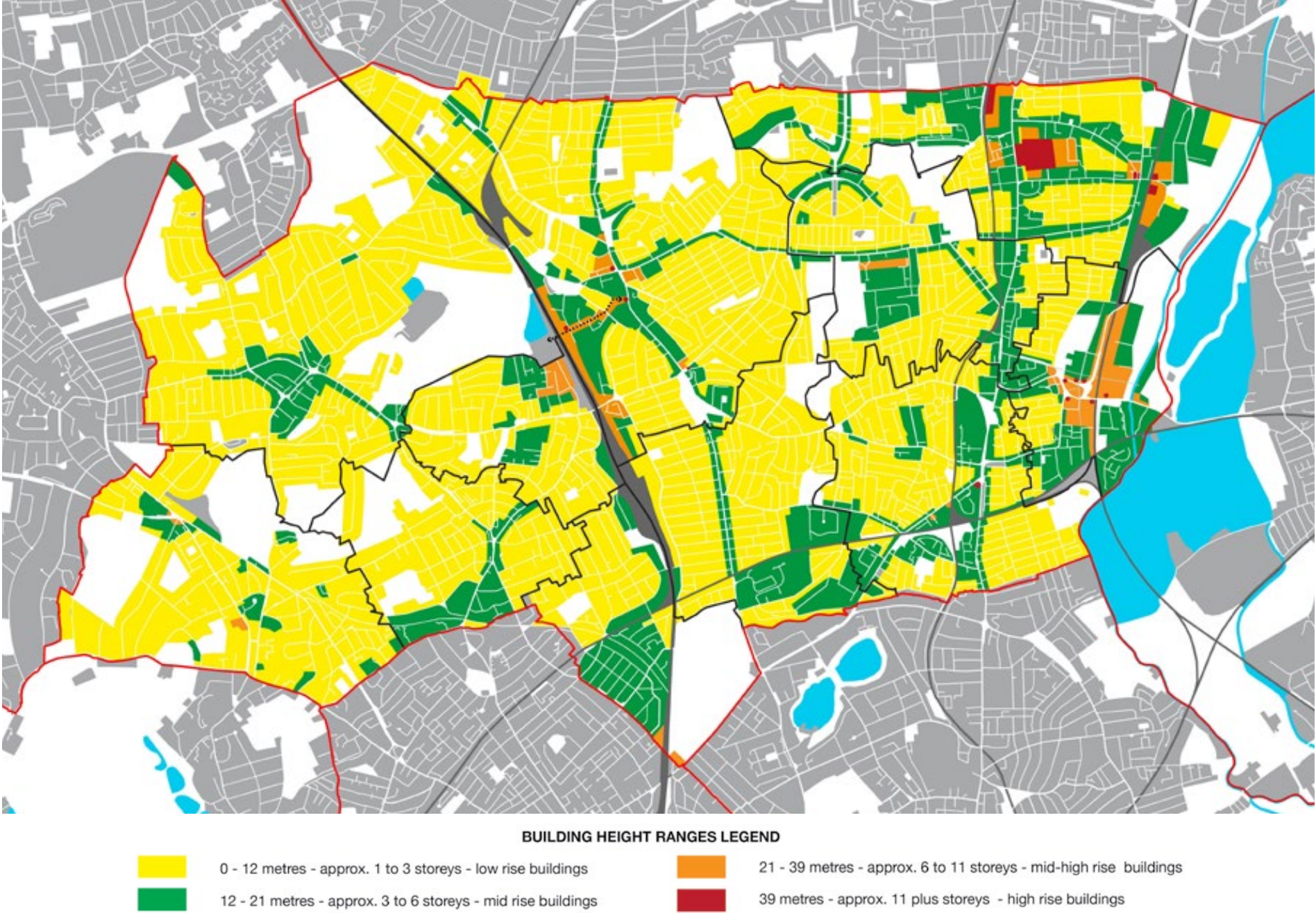


Figure 2.2 Haringey Urban Character Study (2015) Recommended Building Heights Plan

- 2.46 Policy DM9 (Management of the Historic Environment) supports development that conserves and enhances the significance of heritage assets and the setting of heritage assets. It requires applications for development affecting heritage assets to include a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- 2.47 When considering the impact of proposals on the historic environment, Policy DM9 states that the Council will have regard to:
- The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
 - Character appraisals and management plans or other guidance, where they are available;
 - The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
 - The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
 - The desirability of securing a viable use for a heritage asset consistent with its conservation;
 - An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
 - The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

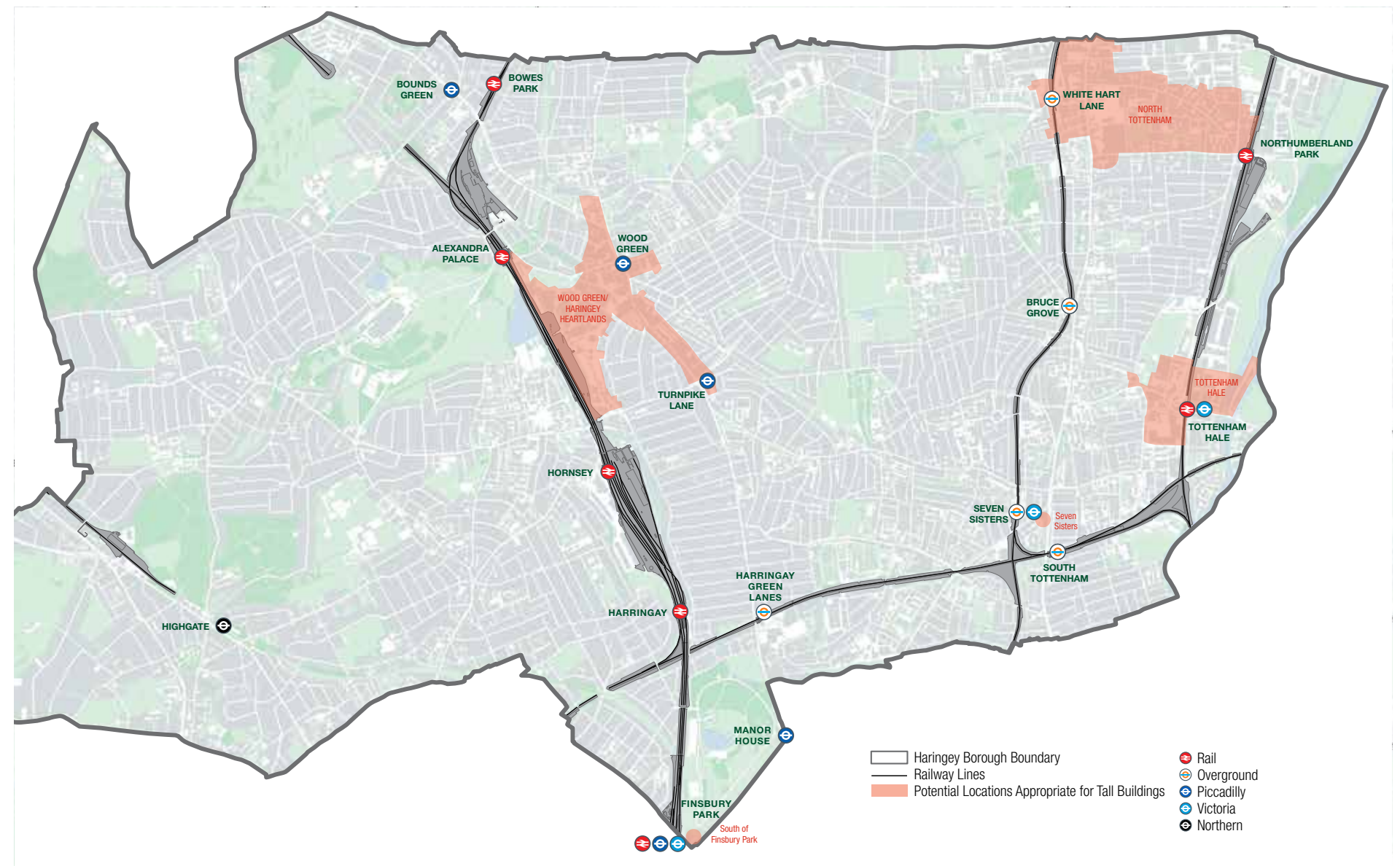


Figure 2.3 Map of Potential Locations Appropriate for Tall Buildings (Figure 2.2 of the Development Management DPD)

- 2.48 Within conservation areas, Policy DM9 states that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area. With regard to proposals for alterations and/or extensions to existing buildings in conservation areas Policy DM9 seeks to ensure proposals complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- 2.49 With regard to listed buildings Policy DM9 states that the Council will seek opportunities to secure the future of listed buildings, particularly those in need of repair, provided they:
- Do not lead to substantial harm or total loss of their significance;
 - Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
 - Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- 2.50 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.
- 2.51 The Site is not located within an Archaeological Priority Area (APA). The closest APA is 'APA 9: Wood Green Village', which is located approximately 300m to the south of the Site.

- 2.52 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.
- 2.53 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.")

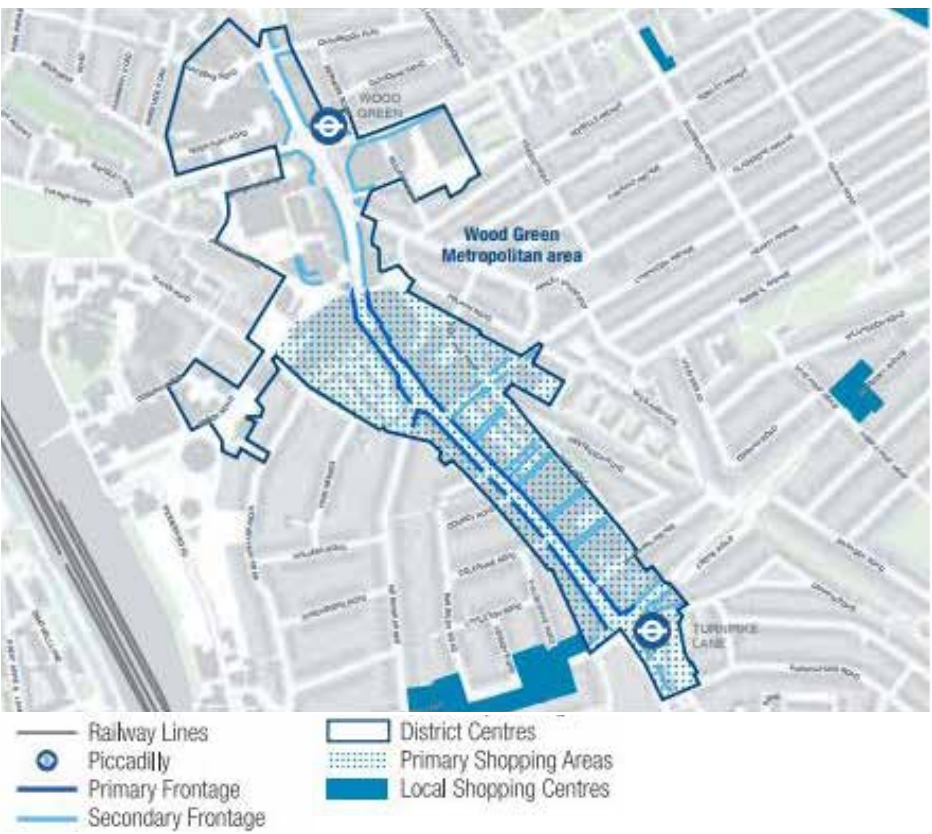


Figure 2.4 Map of Wood Green Metropolitan Centre (Site Allocations DPD, July 2017)

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

- 2.54 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.
- 2.55 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.
- 2.56 The Haringey Civic Centre site falls within the Wood Green Area (see **Figure 2.5**) and is designated as Site Allocation No. 5: LBH Civic Centre (SA5).
- 2.57 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)
- 2.58 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.

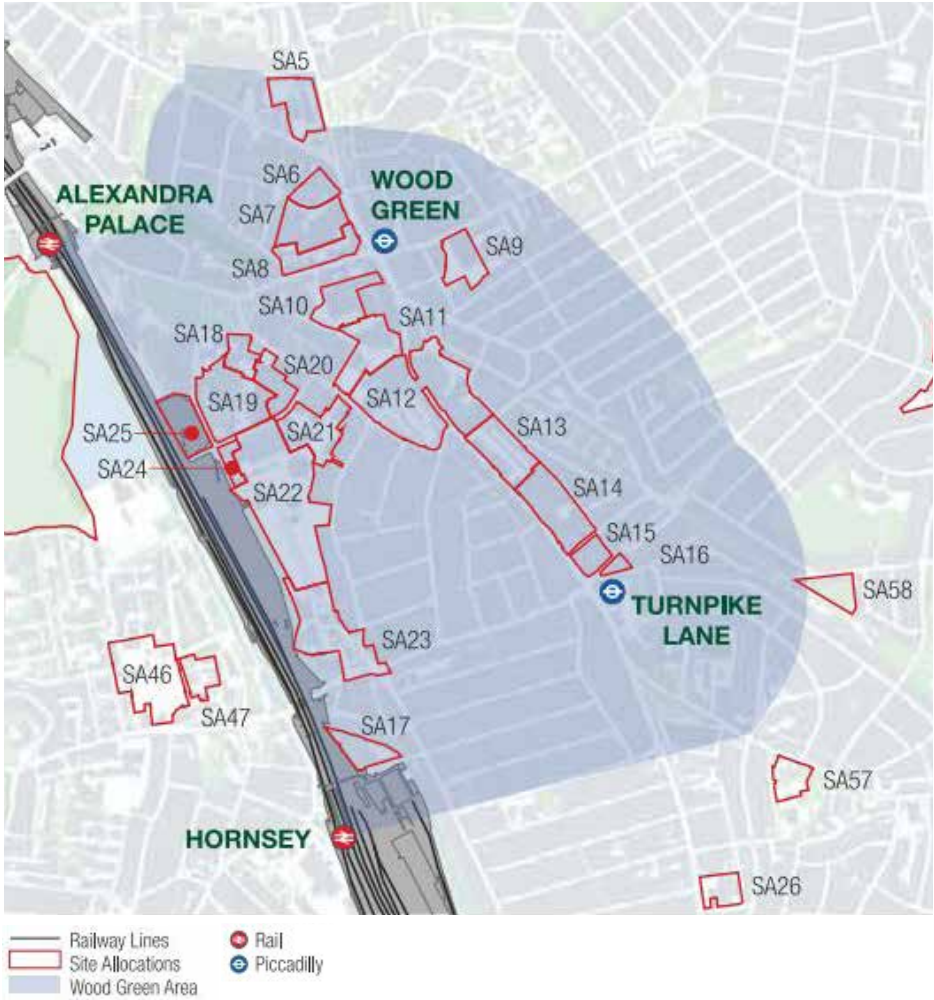


Figure 2.5 Map of Wood Green Area and Site Allocations (Site Allocations DPD, July 2017)

- 2.59 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).
- 2.60 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 2.6**).

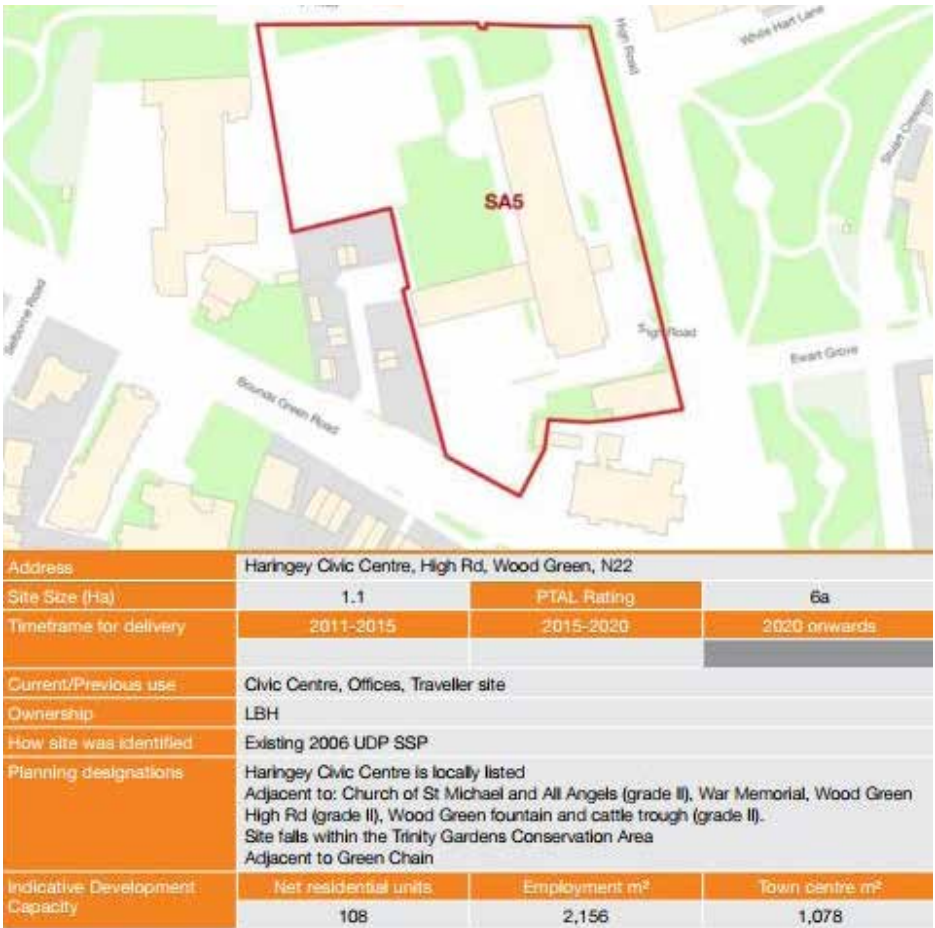


Figure 2.6 Map of Site Allocation SA5: LBH Civic Centre (Site Allocations DPD, July 2017)

- 2.61
- 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.
- 2.62
- The Haringey Civic Centre has been listed since the Site Allocations DPD was adopted in July 2017.

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2021)

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2021	Chapter 11 (Making effective use of land) • Paragraph 120 • Paragraph 122
	Chapter 12 (Achieving well-designed places) • Paragraph 130 • Paragraph 132 • Paragraph 133 • Paragraph 134
	Chapter 16 (Conserving and enhancing the historic environment) • Paragraph 194 • Paragraph 195 • Paragraph 197 • Paragraph 199–202 • Paragraph 203 • Paragraph 206

Table 2.2 National Planning Policy

- 2.63
- 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.
- 2.64
- Chapter 11 promotes the effective use of land and highlights that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for development meeting identified needs, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 124 states that development that makes efficient use of land should be supported, having regard to inter alia:

 - the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - the availability and capacity of infrastructure and services—both existing and proposed—as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- the desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.
- Paragraph 120 also states that planning policies and decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes.

DESIGN

- 2.65
- Chapter 12 of the NPPF outlines the Government’s policy regarding design. It emphasises that:
- 2.66
- “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”.
- 2.67
- 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.”

HERITAGE

- 2.68 Chapter 16 of the NPPF (paragraphs 189 to 208) sets out the Government's policies relating to the conservation and enhancement of the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 189). The guidance
- 2.69 continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.
- 2.70 'Conservation' is defined in Annex 2 of the NPPF as "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."
- 2.71 The NPPF places considerable weight on understanding the 'significance' of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 194:
- "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
- 2.72 Under NPPF Paragraph 195 local planning authorities are advised to:
- "identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

- 2.73 Paragraphs 199–202 need to be read together and applied in cases where development would cause harm to the special interest of a heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.
- 2.74 Paragraphs 199 and 200 highlight that a proportionate approach should be taken when considering the impact of development proposals on the significance of heritage assets. Paragraph 199 states:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 2.75 Paragraph 200 clarifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.76 The NPPF considers non-designated heritage assets (including locally listed buildings) at paragraph 203. It states that:
- "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.
- 2.77 Paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 2.78 Paragraph 207 advises that not all elements of a Conservation Area will necessarily contribute to its significance. It also states that the loss of a building (or other element) which makes a positive contribution

to the significance of a Conservation Area, should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area. We do not recommend the demolition of the Civic Centre, but this policy is included for completeness and to highlight the features such as the surface car parking at the site do not positively contribute to the character and appearance of the Trinity Gardens Conservation Area.

NATIONAL PLANNING PRACTICE GUIDANCE (ONLINE)

- 2.79 The guidance for the application of the NPPF is provided by the PPG. This guidance was published as a web based resource on 6 March 2014. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.
- 2.80 The guidance states that to support economic, social and environmental objectives, the following design issues should be considered:
- "local character (including landscape setting)
 - safe, connected and efficient streets
 - a network of greenspaces (including parks) and public places
 - crime prevention
 - security measures
 - access and inclusion
 - efficient use of natural resources
 - cohesive & vibrant neighbourhoods" (Paragraph: 006 Reference ID: 26–006–20140306. Revision date: 06 03 2014)
- 2.81 With regard to managing physical form the guidance states that the following should be considered:
- "layout – the way in which buildings and spaces relate to each other
 - form – the shape of buildings
 - scale – the size of buildings
 - detailing – the important smaller elements of building and spaces
 - materials – what a building is made from" (Paragraph: 023 Reference ID: 26–023–20140306. Revision date: 06 03 2014)

HISTORIC ENGLAND, HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 2: MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT (2015)	
2.82	Managing Significance in Decision-Taking in the Historic Environment (GPA2) was published by Historic England on 27 March 2015. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
2.83	GPA2 sets out a framework of four inter-related key values for assessing the significance of historic buildings and places. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.
2.84	The advice in the guidance emphasises that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
2.85	The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating 'it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate'. These are set out in paragraph 6 as follows: <i>"Understand the significance of the affected assets Understand the impact of the proposal on that significance Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF</i> <i>Look for opportunities to better reveal or enhance significance Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change</i> <i>Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected"</i>

HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (2017)	
2.86	The Setting of Heritage Assets (GPA3) was published by Historic England in December 2017. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (Historic England, 2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
2.87	The 'Setting of a heritage asset' is defined in the Glossary of the NPPF as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' This definition is adopted in the Historic Environment Good Practice Advice in GPA3.
2.88	The guidance makes clear that the setting of a heritage asset is not an asset in its own right, nor a heritage designation. The importance of setting lies in what it contributes to the heritage value of the receptor. An impact on setting may not, then, have an effect on the overall heritage value of the asset.
2.89	GPA3 sets out a series of characteristics that it may be appropriate to consider when assessing significance. These are not intended to be an exhaustive check list, but rather a guide to understanding what may contribute to setting. They include the asset's physical surroundings, such as: • Topography • Relationship to other nearby heritage assets • Character of surrounding streetscape or landscape, including open spaces • Formal design and land use • Historic materials or surfaces • Functional relationships and communications • Degree of change over time
2.90	The experience of an asset can also play a role in its setting, for instance through: • Views • Visual prominence • Intentional intervisibility with other features • Noise or other nuisances • Level of tranquillity or activity • Accessibility, permeability and patterns of movement • Degree of promotion to the public • Rarity of comparable examples of setting • Cultural or other associative relationships

2.91	The guidance notes that proposals should explore ways to maximise enhancement and avoid or minimise harm. Paragraph 38 states that the enhancement may be achieved by actions including: • "removing or re-modelling an intrusive building or feature • replacement of a detrimental feature by a new and more harmonious one; • restoring or revealing a lost historic feature or view; • introducing a wholly new feature that adds to the public appreciation of the asset; • introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or; • improving public access to, or interpretation of, the asset including its setting." NATIONAL DESIGN GUIDE (2019)
2.92	The National design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. It provides planning practice guidance for 'beautiful, enduring and successful places'. It forms part of the Government's collection of planning practice guidance.
2.93	The NPPF sets out that achieving high quality places and buildings is fundamental to the planning and development process. It is supported by a suite of planning guidance documents, including the National Design Guide which outlines the Government's priorities for well-designed places in the form of ten characteristics: • Context; • Identity; • Built form; • Movement; • Nature; • Public Spaces; • Uses; • Homes & buildings; • Resources; • Lifespan.

CONSERVATION AREA NO. 12 TRINITY GARDENS CONSERVATION AREA CHARACTER AREA APPRAISAL (2008)

- 2.94 The Trinity Gardens Conservation Area Character Appraisal was approved and adopted by the Council on 11 February 2008. It provides a description of the character and appearance of the conservation area and sets out design considerations and opportunities for development proposals.
- 2.95 The character area appraisal splits the conservation area into four sub areas for the purposes of the Appraisal in order to distinguish areas of similar character and similar periods of development. The Site is located within 'Sub Area 2: High Road'.
- 2.96 The CA appraisal pre-dates the listing of the Civic Centre. At the time of writing the CA appraisal the Civic Centre was designated as a locally listed building.

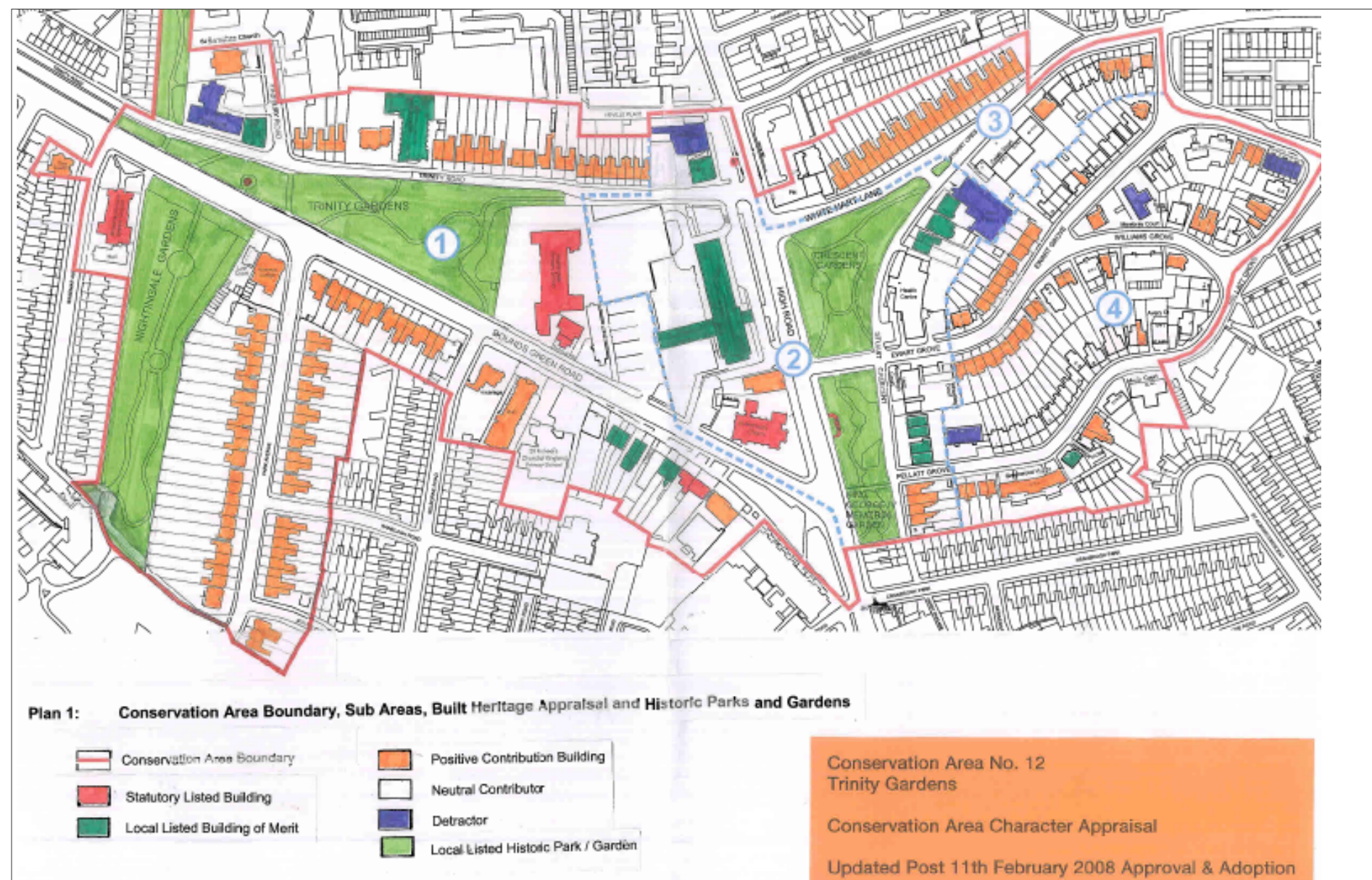


Figure 2.7 Map of Trinity Gardens Conservation Area (Trinity Gardens Conservation Area Character Area Appraisal, 2008)

EMERGING POLICY

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

- 2.97 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.
- 2.98 As of January 2023, the Wood Green Area Action Plan (AAP) is still undergoing consultation.
- 2.99 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.
- 2.100 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.
- 2.101 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.
- 2.102 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.”

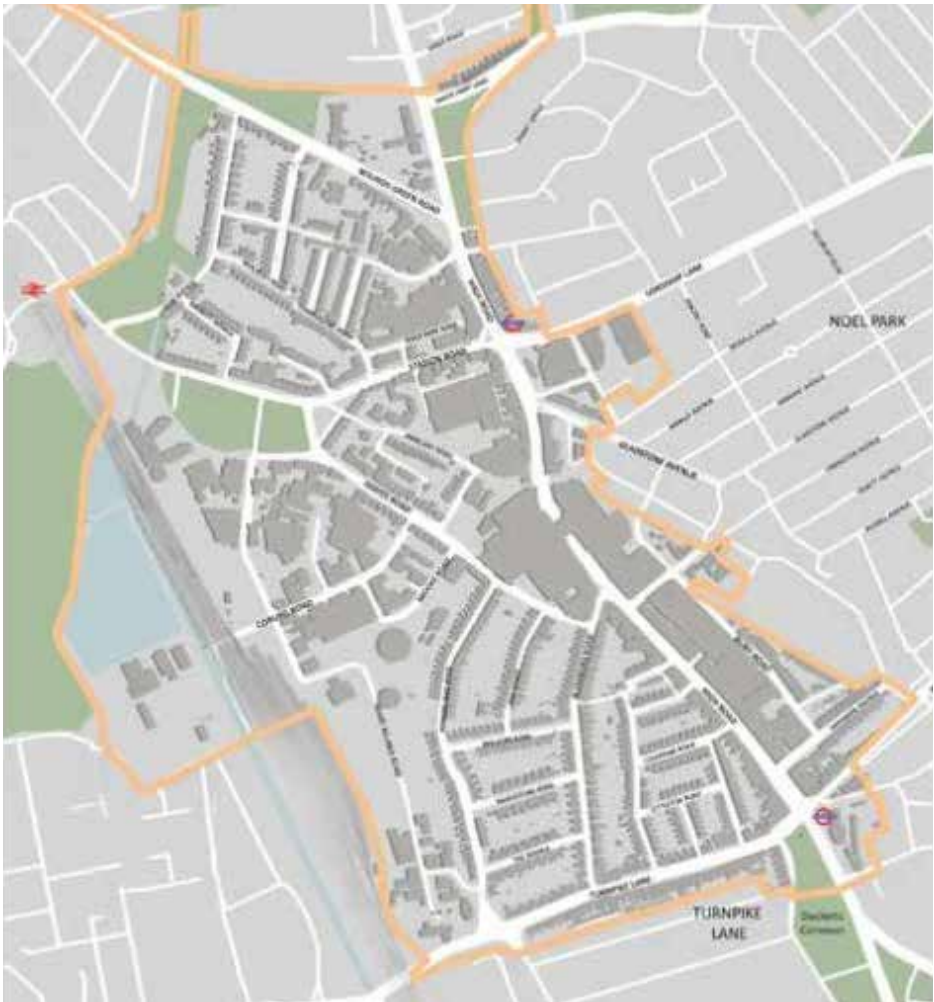


Figure 2.8 Map of Wood Green AAP (Wood Green AAP, February 2018)

- 2.103 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)

- 2.104 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).
- 2.105 The key diagram in the draft AAP (see **Figure 2.9**) designates the Site as being within an ‘Employment Zone suitable for Retail and Office’.
- 2.106 The draft area wide polices 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 design-led, and higher densities and capacities than indicated
 - in each in 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 WG7 (Heritage): states that buildings and open spaces of historic or architectural merit must be preserved or enhanced and new buildings and new development will be required to demonstrate how it positively reflects its context. The draft policy also encourages high quality, contemporary design responses that achieve optimal regeneration impact.
- 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.

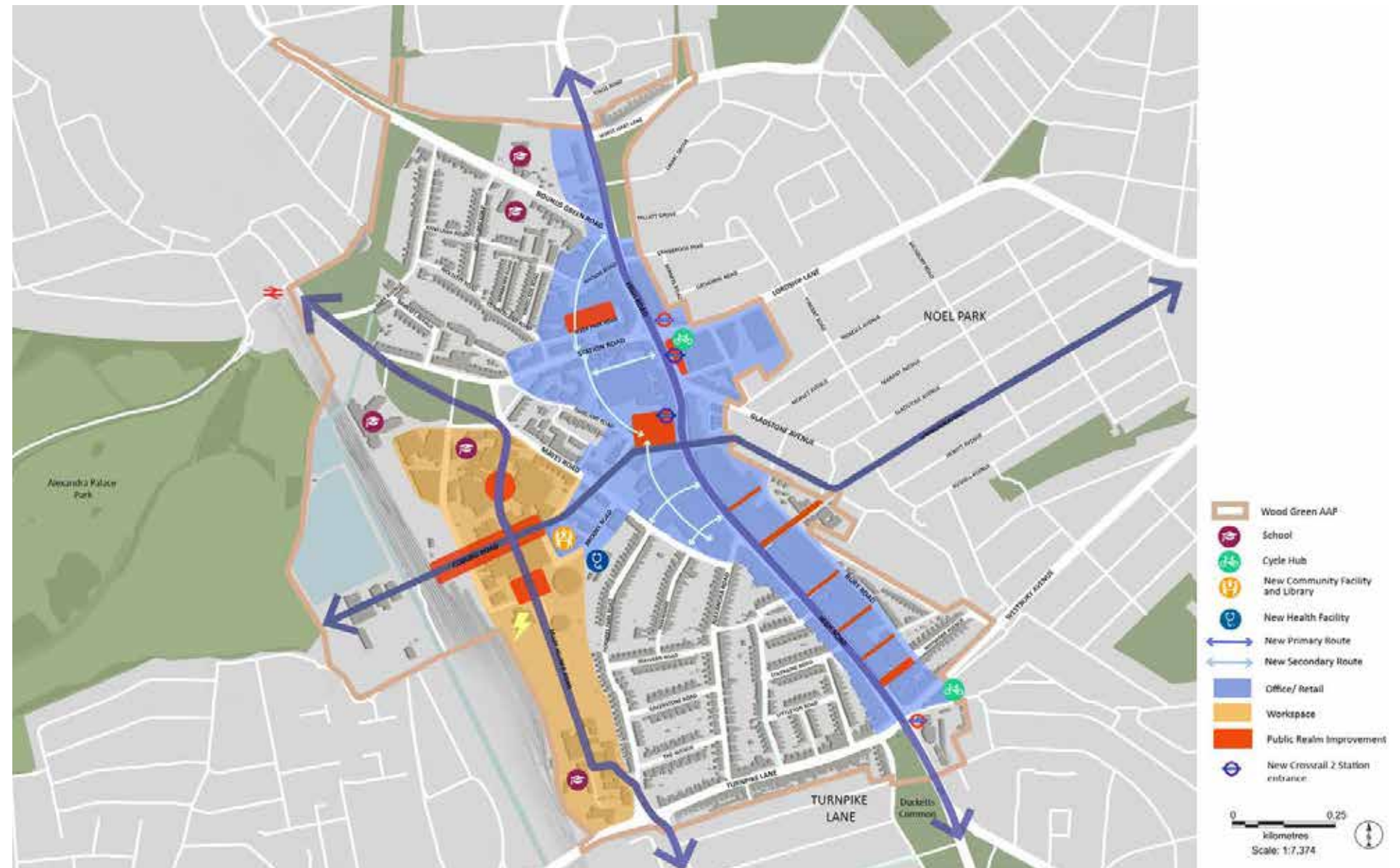


Figure 2.9 Key Diagram of Wood Green AAP (Wood Green AAP, February 2018)

2.107 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 'WGSA1: 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: WGSA1: LBH Civic Centre	116 residential units 2,034 sqm employment space

2.108 The supporting policy text for WGSA1: 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)

2.109 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.

2.110 The supporting policy text for WGSA1: 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 reprovion 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

2.111 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).

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

2.113 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.

- 2.114 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
- 2.115 Haringey's emerging Local Plan is considered a material consideration in a local policy context.

3.0 **HISTORIC DEVELOPMENT** **HARINGEY CIVIC CENTRE**

HISTORIC DEVELOPMENT

- 3.1
- This section provides a description of the historic development of the Site and that of the surrounding area. It is based on the 2019 Heritage Planning Assessment prepared by Montagu Evans when the Council was considering the future use of the Civic Centre, and was agreed with Council officers as a shared heritage baseline. This section has been updated with the recent changes to the building as part of the enabling works for the refurbishment project.
- 3.2
- 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)
- 3.3
- The most helpful articles from the architectural journals published when the building was constructed are reproduced in full in Appendix 1.
- 3.4
- 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

- 3.5
- 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.
- 3.6
- 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.
- 3.7
- 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.
- 3.8
- 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.
- 3.9
- 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.
- 3.10
- 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.

- 3.11
- 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.
- 3.12
- 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.
- 3.13
- 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.

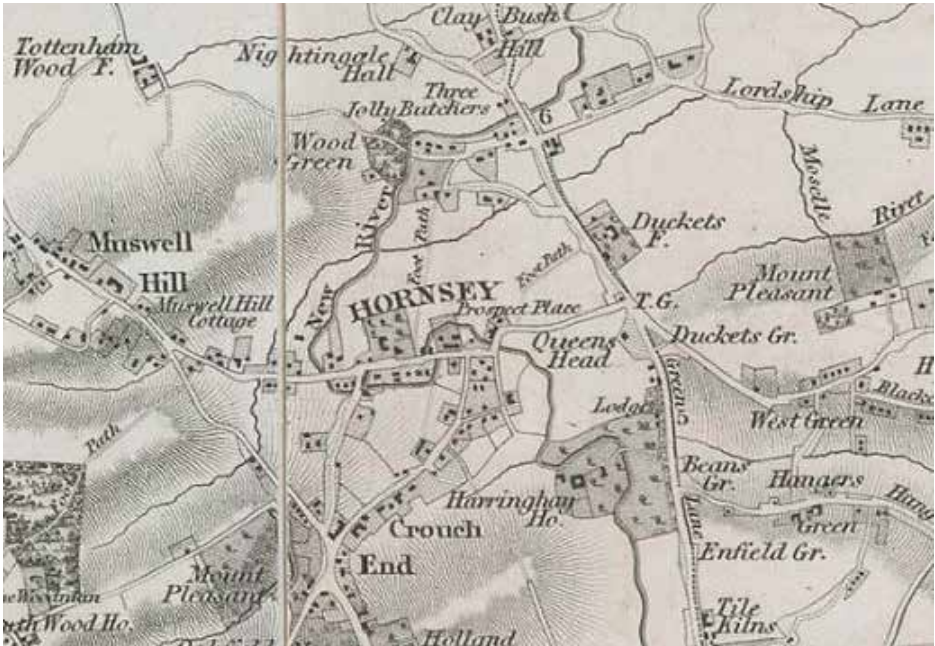


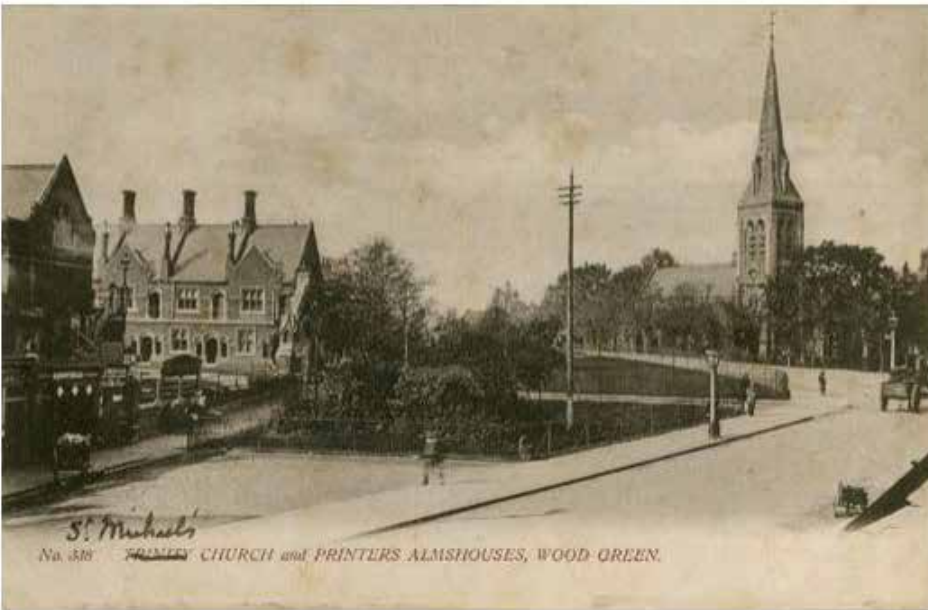
Figure 3.1 Extract of Benjamin Davies Map of London, 1841 (Source: British Library Online)



Figure 3.2 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 3.3 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)

- 3.14 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.
- 3.15 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.
- 3.16 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.
- 3.17 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.
- 3.18 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.
- 3.19 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).
- 3.20 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).

- 3.21 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.
- 3.22 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 3.4 Extract of 1956-57 Map

- 3.23 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.
- 3.24 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.
- 3.25 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.
- 3.26 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,
- 3.27 47,000m2 of new employment floorspace, and 17,000m2 of new town centre floorspace. Emerging policy continues to the support growth
- 3.28 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.

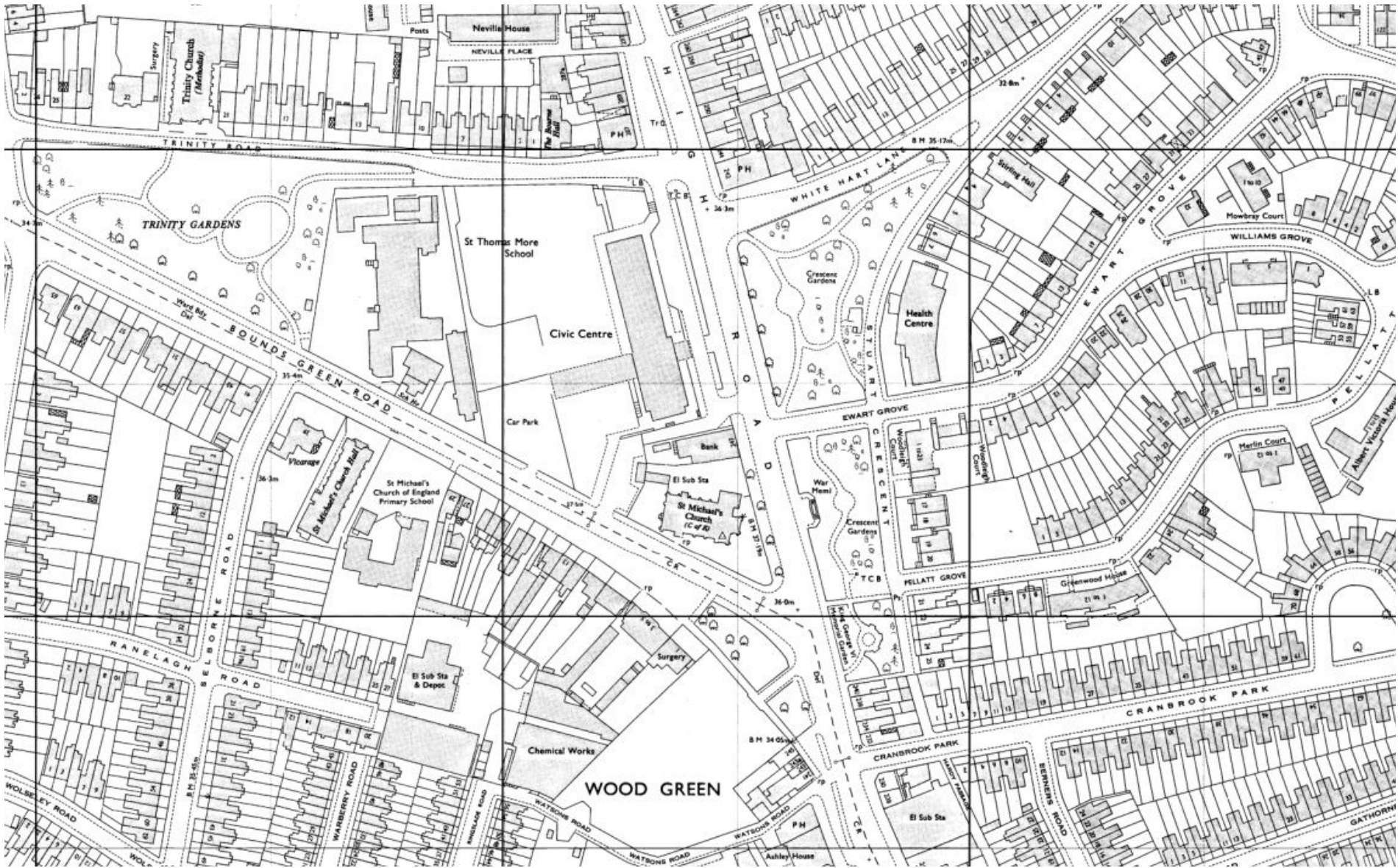


Figure 3.5 Extract of 1969-74 Map

LOCAL GOVERNMENT

- 3.29
- 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.
- 3.30
- 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.
- 3.31
- 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.
- 3.32
- 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.

HARINGEY CIVIC CENTRE

- 3.33
- The Civic Centre was built on the site of the Fishmongers' and Poulterers' Almshouses. The existing buildings were constructed between 1955–58 and are described by Cherry and Pevsner as follows:
"A long unassuming range to the road; the first part, largely glazed, contains the Council Chamber on the first floor, approached by an airy double height foyer with free standing stair. The projecting rear wing on stilts was to have formed the south range of a courtyard with public hall and library west to north."

- 3.34
- The architects, Sir John Brown, A.E. Henson and Partners (partner in charge: J.E.S. Sayers), were the winners of a design competition held in 1938 but the design then submitted was never carried out, owing to the Second World War. The 1955 scheme was updated and differed from the plans of 1938 with petty sessional courts not included and the provision of auditoria and a library added to the design. The site was also changed, from the site of a former Town Hall to the current site which was about a quarter of mile to the south of the originally proposed site.
- 3.35
- The Architect and Surveyor (1958) provides this overview:
"In 1938 Wood Green Borough Council held a national competition for council offices and petty sessional courts on the site of the existing Town Hall. The competition was won by Sir John Brown, A.E. Henson & Partners in 1939 but unfortunately the war intervened and the scheme had to be left in abeyance. After the war the requirements of the borough were amended to omit the petty sessional courts and to include large and small public halls and a public library. For this purpose an alternative site was purchased. Due to the stringent government controls affecting buildings of this type, no further action was possible until the end of 1954, when approval was given by the Ministry of Housing and Local Government to a portion of the building. During the early part of 1955 numerous discussions and negotiations took place with the appropriate authorities, and in the autumn of that year tenders were obtained. Work on site was begun in October. The portion now being built is due for completion by the end of the current year. It is understood that it will be the first town hall of its size to be completed since the war."
- 3.36
- Planning permission for the 'Erection of a Civic Centre and Council Offices' was approved by the County Council of Middlesex on 6 December 1954 with a condition requiring:
"That improved parking facilities be provided and maintained within the curtilage of the site to the satisfaction of the Local Planning Authority in accordance with details to be submitted and approved before any works are commenced."
- 3.37
- This consent was followed by planning permission being granted for 'Erection of a large assembly hall and small hall at Civic Centre' on 22 June 1956.

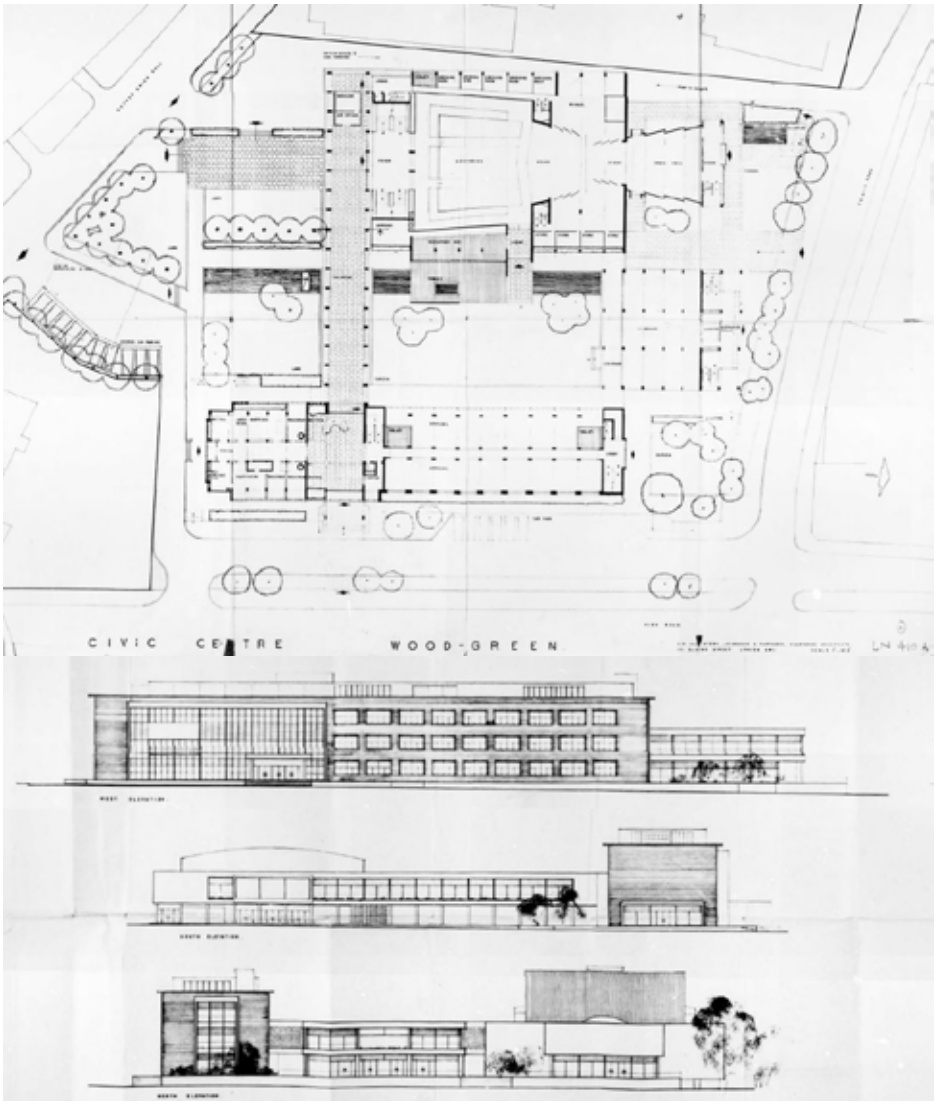


Figure 3.6 Ground floor plan and sections for the original proposals at the Civic Centre site (Application refs 11/28 and 11/97)

3.38	The approved plans for the site consisted of a courtyard surrounded by interlinked buildings with a basement car park below the western block (see Figure 3.6). The buildings to the south, west and north were to be placed on podiums to provide a common ground floor level and to be linked together to provide a conjoined civic development. The phases of development are described in Architect and Surveyor (1958) below: <i>“Development has been divided into three stages in order of building. These are: (1) Town Hall and municipal offices, (2) Large and small halls, (3) Public library. The first stage houses the council chamber, committee and members’ room, of which the latter will connect at a later date to the foyer and banqueting rooms within the large hall, and the administrative offices of the borough together with local offices of various county departments... The large hall in the second stage is designed to accommodate all types of use and will have an adjustable floor for ramped seating or dancing. On the perimeter of the main body of the hall are banqueting rooms and bar areas. The stage can connect with the stage of the small hall for presentation of large effects or mass gatherings. Leading to this communal stage area are the artistes’ rooms, dressing rooms and green rooms.</i> <i>The small hall is to be used for functions of smaller scale such as recitals, lectures and cinema shows. The basement beneath is to be used as the main car parking area for the two halls. Consent for this use has been obtained from the local authority; it is believed that such consent has established a precedent for places of public entertainment in this country. The final stage in the development, the library, is linked at first floor level by a public reading space. This library is to replace an old one at present situated in another part of the borough. Apart from the requirements of the county authority, the area of the site devoted to car parking has been reduced to a minimum, as it was felt that as much of the site as possible should be available to the public as gardens.”</i>	3.39	The architects had intended to “develop the site as a garden with buildings in it, rather than buildings with gardens” and Architect & Building News (1958) notes that the following landscaping works were proposed: <i>“The grounds of the civic centre and adjacent parish church will eventually be joined into one public garden. The new building has therefore been kept low and horizontal to act as a foil for the tall spire of the church. The three building functions, town hall, auditorium, and library, are planned around an internal garden which is bounded on two sides by a colonnade and long rectangular pool. The pool will have fountain jets and night floodlighting. The buildings at the north end of the site will be raised onto a common podium approached by terraced steps in order to link together the various buildings into an overall civic development.”</i>	• Ground floor: Entrance Hall, Borough Treasurer’s Department and Housing Officer, Middlesex County Council Health Offices and Registrar and Marriage Rooms. • First floor: Council Chamber, Town Clerk’s Department, County Council Education office and Youth Employment Bureau. • Second floor: Borough Engineer and Surveyor’s Department. • Third floor: Borough Public Health Department, staff canteen, plenum chamber and caretakers’ accommodation.	
		3.40	Phase 1 of the overall scheme was completed in 1958. The later phases, which included the western and northern blocks and landscaping, have never been built, although the design intent of the later phases could potentially inform the forthcoming development proposals. The site of which is now occupied by the existing Traveller site, a surface level car park and open space.	3.44	The Mayor’s Parlour, members’ rooms, and committee rooms were placed along the south side block at first floor level, with an open colonnade running beneath them.
		3.41	Phase 1 included the main office block, which is four storeys in height and was placed along the east side of the site with a frontage onto the main Wood Green High Road. At the southern end of this block is the council chamber, approached from the main entrance hall by way of a helical staircase and ante-room. The northern section of this block is mainly composed of offices, whilst the third floor included the staff canteen, caretaker’s flat and some further offices.	3.45	The architects were also responsible for the design of the decorations and furniture installed and the selection of materials was deliberately restricted to give unity, to assist the contractor and sub-contractors and to maintain a budget. Architecture and Building (May 1958) states that the internal finishes included: <i>“All panelling is English straight grained elm with joinery in Guarea. All marble wall linings are in Florentine Travertine, the exception being the Mayor’s dias (Verte de Fre) in the council chamber and the interior of the Mayor’s cocktail cabinet (in Ashburton). All marble flooring is in gritted serpegiente, all metal finished in anodised aluminium satin finish, and brass, polished and lacquered, these finishes being consistent with the light fittings also. All painted surfaces are in varying shades of beige with the exception of the canteen where varying deep reds have been used.”</i>
		3.42	The whole of the basement was required to conform to Home Office requirements relating to possible atom bomb attack and escape tunnels were provided to the external gardens. The walls and ceiling slab of the basement are of reinforced concrete up to 3ft in thickness.		
		3.43	The Architect & Building News (1958) (see Appendix 1) includes floor plans of the building and the original uses of the floorspace. The principal uses on each floor of the main building included:		

- 3.46 Official Architecture and Planning (June 1958) provides further detail on the interiors of the building:
- "The walls are fitted with cupboards, drawers, glazed bookcases, and wardrobe units. In these and other offices a Frenger heated ceiling has been installed; this consists of perforated aluminium panels clipped to suspended heating pipes, the panels being covered with glass and wool quilting. The furniture for the offices, and for the council chamber, has been designed by the architects; it consists of dark green covered chairs and elm-veneered timber desks carried on stainless steel legs, and the same materials are used throughout the whole building. In the council chamber the desks have recessed lighting individually controlled. The committee rooms have floor to ceiling glazing along their outer walls and on the side facing the access corridor; both sides are hung with curtains and the anodised aluminium curtain pelmet carries concealed lighting and continuous louvres for ventilation extract. The committee rooms are separated from each other by double sliding doors, faced in elm-veneered panels."*
- 3.47 Other contractors that were involved in the construction of the building have been identified in the archival review and included:
- Consulting Engineers: Walter C. Andrews and Partners
 - Consulting Engineers for Mechanical Services: Stinton Jones and Partners
 - Quantity Surveyors: F.J. Meekins & Partners.
 - General contractors: Gee, Walker & Slater, Ltd.
 - Asphalt Roofing, Balconies, White Spar Dressing, Polished Coloured Flooring and Asbestos Tiled Roofing: Coverite (Asphaltes) Ltd.
 - Balustrading, Screens, Door Handles in Anodized Aluminium and Copper: G. Johnson Bros. Ltd.
 - Paint Suppliers: Coastal Paints Limited
 - Wallspan (Cladding System) and Aluminium Windows: Williams and Williams
 - Electrical Engineers and Contractors: T. Clarke & Co. Ltd.
 - Passenger and Goods Lifts: G. K. Jensen & Co. Ltd.
 - Bricks: Richard Parton Ltd.
 - Stonework: Clarincrete Products Ltd.
 - Marble and Terrazzo work: Pavements & Decorations Ltd.
 - Office furniture, timber partitions and counters: Geo. M. Hammer & Co. Ltd.

- 3.48 The structural frame and foundations of the extant buildings are of reinforced concrete construction throughout. The floors of the office block of the main building are of hollow tile construction. The omission of structural cross beams permitting the free planning of partitions. This flexibility of the internal partitions is as important aspect of the design, which we reflect on in the advice sections of the report (see Sections 5 and 6).
- 3.49 The main entrance foyer is a triple-height space spanning the depth of the building and intersecting a bridge/corridor extending along the centre of the north-south axis. The entrance grants access to a series of cellular offices to the north, and the rooms of the registry office on the ground floor to the south. The entrance foyer includes benches and a small rock garden.

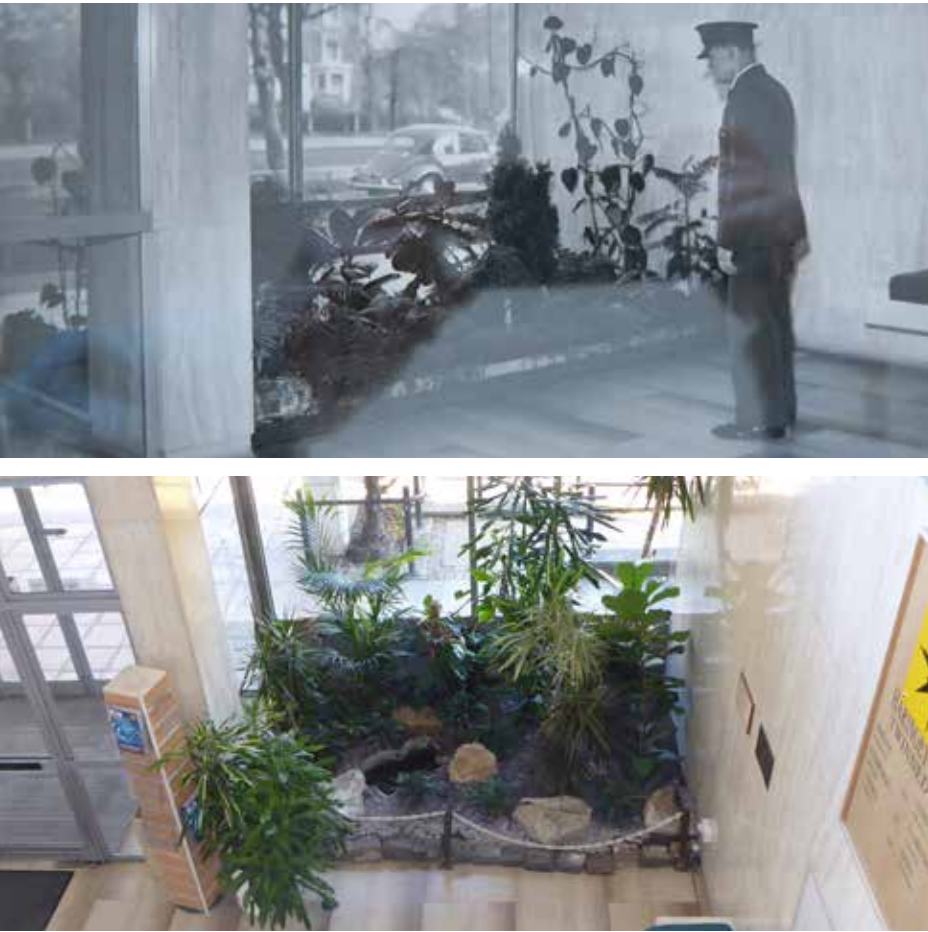


Figure 3.7 Image of entrance foyer rock garden and planting taken in 1958 (Haringey Archives, 1958) and as existing (2018)

- 3.50 The helical main staircase within the main entrance hall gives access to the council chamber. As the top of the staircase rests on what is in effect a 'bridge', to minimise the effect of the deflection of the bridge it was necessary to make the helix stiffer than would otherwise be the case (see **Figure 3.8**). A reception desk has been added in the entrance hall which obscures views of the helical main staircase.



Figure 3.8 Images of the helical main staircase under construction (Architect and Surveyor, 1958), completed (Architect and Surveyor, 1958) and with existing reception desk installed (2018)

- 3.51 Access to the bridge at first floor level from reception/the entrance hall is now also provided by a wheelchair lift (see **Figure 3.9**).
- 3.52 The council chamber is roofed over by portal frames of 47ft span, which carry the caretaker's flat above in addition to normal roof loading (see **Figure 3.10**).



Figure 3.9 Image of bridge to entrance of the Council Chamber in 1958 (Architect and Surveyor, 1958) and existing with wheelchair lift visible (2018)

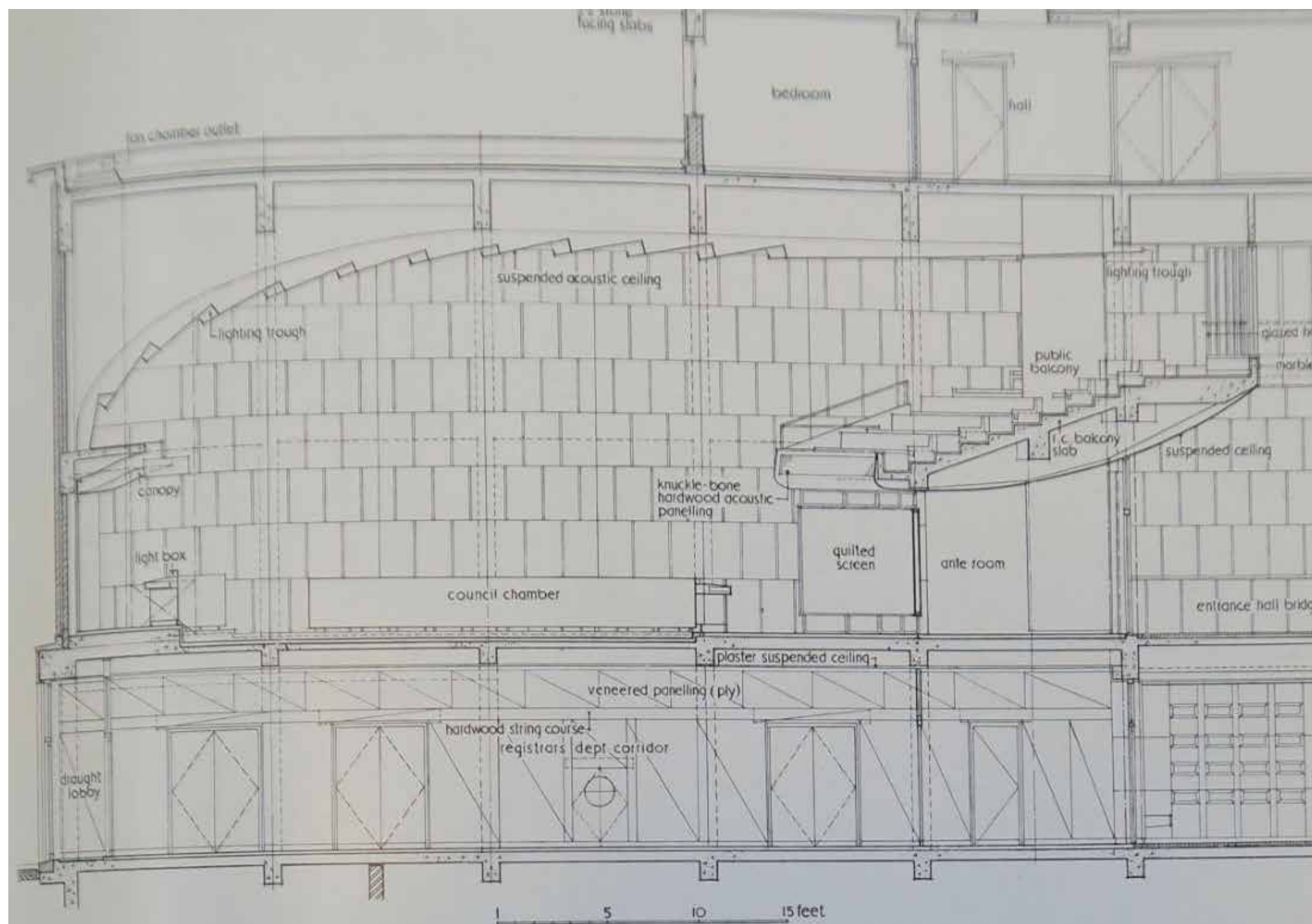


Figure 3.10 Section of the Council Chamber (Extract from Wood, 1958)

- 3.53 The chamber includes a wall behind the Mayor’s dias which is faced in Vert de Fray marble. The side walls of the chamber are veneered in elm with brass edge strips. The public balcony is supported by two hollow circular columns. One serves as a plenum duct (air distribution) and the other as the main boiler flue. The latter lined with “Fosasil” brick.
- 3.54 The original furniture was removed in 1965, when the buildings were taken over by the London Borough of Haringey and the number of councillors dramatically increased. Other than the loss of the horseshoe desk and chairs for the councillors, the chamber survives very little altered and is notable for the quality of the space, use of materials and stylish detailing.



Figure 3.11 Image of Council Chamber from public gallery taken in 1958(Architect and Surveyor, 1958) and as existing (2018)

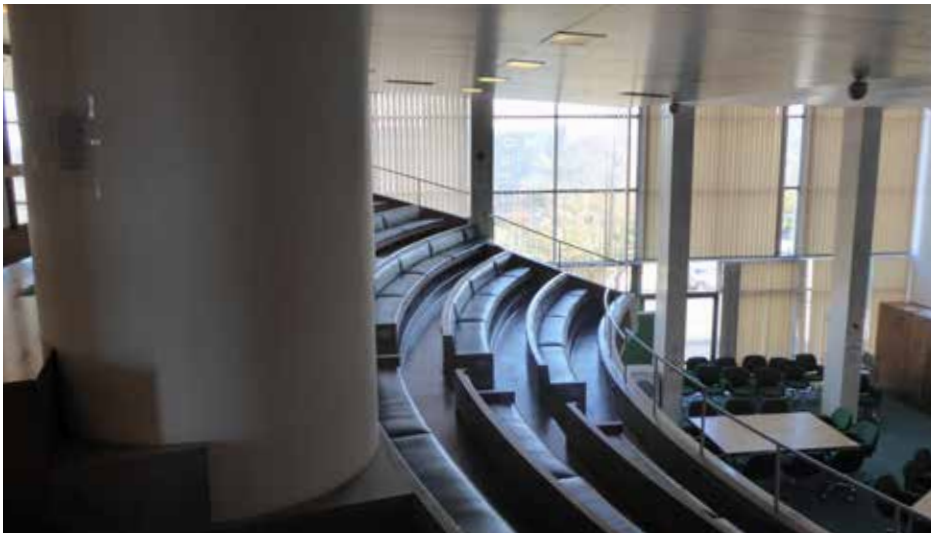


Figure 3.12 Image of public gallery seating taken in 1958 (Architect and Surveyor, 1958) and as existing (2018)

- 3.55 The office wing of the main building survives less well, the rooms having been opened up in some areas and interiors having been removed and/or altered. As expected the interiors of the offices are less rich in quality compared to the principal spaces such as the council chamber and committee rooms, though some wood panelling, inbuilt cupboards and glazed bookcases does survive in a few rooms (see **Figure 3.13**). Some of the corridors in the office wing of the main building originally had opal corrugated Perspex wall panels and floor tiles. Though a number of these transparent panels have been infilled or replaced with plasterboard partitions (see **Figure 3.14**). The two staircases in this part of the building have terrazzo steps and handrails of glass, timber and aluminium.
- 3.56 The floor plan and interior features of the south wing of the main building generally survive with the open colonnade at ground floor and Mayor’s Parlour, members’ rooms, and committee rooms that are accessed from a glazed corridor still largely intact. Original light fittings and other interior details have been altered over time and modern additions such as signage have accrued over time (see **Figure 3.15** and **3.16**).
- 3.57 The third floor of the building retains the original floor plan generally. The caretaker’s flat is now used for general storage and has been subject to alterations to enable its use as an office and the former canteen no longer operates and the interior has been altered (see **Figure 3.17** and **3.18**).



Figure 3.14 Image of an office corridor taken in 1958 (Architect and Surveyor, 1958) and as existing (2018)



Figure 3.16 Image of corridor of first floor of south wing taken in 1958 (Haringey Archives, 1958) and as existing (2018)



Figure 3.13 Image of second floor office interior taken in 1958 (Architect and Surveyor, 1958) and as existing (2018)



Figure 3.15 Image of committee rooms taken in 1958 (Haringey Archives) and as existing (2018)



Figure 3.17 Image of third floor canteen in 1958 (Architect and Surveyor, 1958) and as existing (2018)



Figure 3.18 Image of one of the rooms of the former caretaker's flat at third floor (2018)

- 3.58 The exterior of the building remains largely unaltered with the principal elevation comprising three storeys clad in brick and a recessed attic level clad in stone. The civic and public part of the principal elevation is defined by a projecting stone frontispiece with full-height glazing and an off-centre entrance canopy supported by a pair of square columns.
- 3.59 The west elevation of the Civic Centre of the building is generally unaltered, but the setting of the building has changed with the introduction of the permanent Travellers' site at Wellman Place and additional surface level car parking that was constructed in the 1980's.



Figure 3.19 Image of the south east elevation taken in 1958 (Architect and Surveyor, 1958) and 2018 (Source: Google Maps)



Figure 3.20 Image of west elevation taken in 1958 (Haringey Archives, 1958) and in 2018 showing the existing Traveller site at Wellman Place (Source: Google Maps) and the existing surface level car parking as seen from Trinity Road (2018).

RECENT PLANNING HISTORY

- 3.60

There is an extensive planning history relating to previous uses and the ongoing use of the property as a civic centre.
- 3.61

An overview of the recent planning history for the Site is outlined in the table **Table 3.1** below.

APPLICATION REFERENCE	DESCRIPTION OF DEVELOPMENT	DECISION
HGY/2022/1515	Listed building consent for installation of a temporary 500kg materials hoist externally on the northern stair core of the Civic Centre, strip out of existing lift cars and sanitaryware throughout, removal of partitions and planting to basement level, removal of partitions and ceilings to third floor level as part of the required Enabling Works for the refurbishment of the listed building.	Approved 12/09/2022
HGY/2022/1059	Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.	12/9/2022
HGY/2022/0329	Listed Building Consent for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building.	24/3/2022
HGY/2021/1176	Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.	30/7/2021
64299	Internal alterations to form opening in new load-bearing wall	Building Regulations (10/09/2001)
HGY/1999/0898	Replacement of existing front entrance doors and the provision of automatic doors to improve disabled access.	Withdrawn (18/11/1999)
HGY/1996/0448	Erection of ventilation duct to rear elevation.	Withdrawn (03/03/1997)
HGY/1992/0639	Use of site as a permanent travellers site including construction of new perimeter wall and associated landscaping.	Approved (04/08/1992)
HGY.49088	Construction of escape stairs, 2 escape doors and fire screens to main stair and gallery.	Building Regulations (05/07/1990)
HGY/1989/1036	Construction of new external escape stairs and internal fire safety alterations.	Approved (28/11/1989)
OLD/1988/0620	Installation of telecommunication dish in conservation area.	Approved (21/04/1988)
OLD/1987/0673	Provision of new ramped access to main entrance, renewal of pavings and provision of handrails to main entrance, pavements and northstop.	Approved (23/11/1987)
HGY 43395	Improvements to provide disabled access at front rear and side of Civic Centre	Building Regulations (22/09/1987)
OLD/1987/0672	Construction of ground floor infill extension to rear extension.	Approved (15/06/1987)
HGY/39236	Installation of disabled toilet at ground floor level	Building Regulations (21/05/1986)
OLD/1984/0640	Formation of visitors car park.	Approved (13/07/1984)
OLD/1984/0639	Formation of temporary short stay site for travellers caravans.	Approved (13/07/1984)
27891	Formation of a controlled access road for high security vehicles handling new cash payment facilities.	Approved (14/06/1983)
LA1571/004/5	Formation of escape hatch in bottom section of window in No.3 committee room with safety rail outside.	Approved (03/03/1977)
LA1571/004/4	Extension to car park to provide an additional 20 spaces.	Approved (23/11/1967)
11/97	Erection of a large assembly hall and small hall at Civic Centre	Approved (22/06/1956)
11/28	Erection of a Civic Centre and Council Offices	Approved (06/12/1954)

Table 3.1 Planning history of the Civic Centre Site

- 3.62 The planning history reflects the various upgrades and alterations to the existing building that have been required to meet fire and health and safety requirements and to upgrade building services. It also includes approved proposals for works that have never been carried out including the library and hall phases of the original 1950s scheme and proposals to infill the ground floor colonnade of the south wing to the rear of the main building that were approved on 15 June 1987.
- 3.63 Other applications relevant to the Site include the approval of the permanent Travellers site on 4 August 1992 and the surface level car parking and associated works to the rear of the Civic Centre approved on 13 July 1984.
- 3.64 The Civic Centre was grade II listed on 26th July 2018 and is a proposed site allocation in the emerging Wood Green Area Action Plan.
- 3.65 In 2021, listed building consent was granted for investigative works to the civic centre. This included an asbestos survey, structural investigation survey, condition survey, façade survey and ground investigations.
- 3.66 The outcome of this revealed the identification of asbestos in the Council Chamber Ceiling. Consequently, listed building consent was granted for the removal of asbestos and soft strip of the building, to enable the refurbishment works.
- 3.67 The most recent planning approval at the Site granted LBC consent for the installation of a temporary materials hoist, located externally on the northern stair core of the building. Enabling works including the removal of partitions at third floor level were also granted as part of this application.
- 3.68 Plans showing alterations to the Civic Centre since 1958, which includes a number of the planning applications referenced above, are included at Appendix 5.



Figure 3.21 Image of the Council Chamber with the asbestos ceiling now removed.



Figure 3.22 Image of the soft strip of the main reception and staircase.

4.0

STATEMENT OF SIGNIFICANCE

HARINGEY CIVIC CENTRE

HERITAGE ASSETS

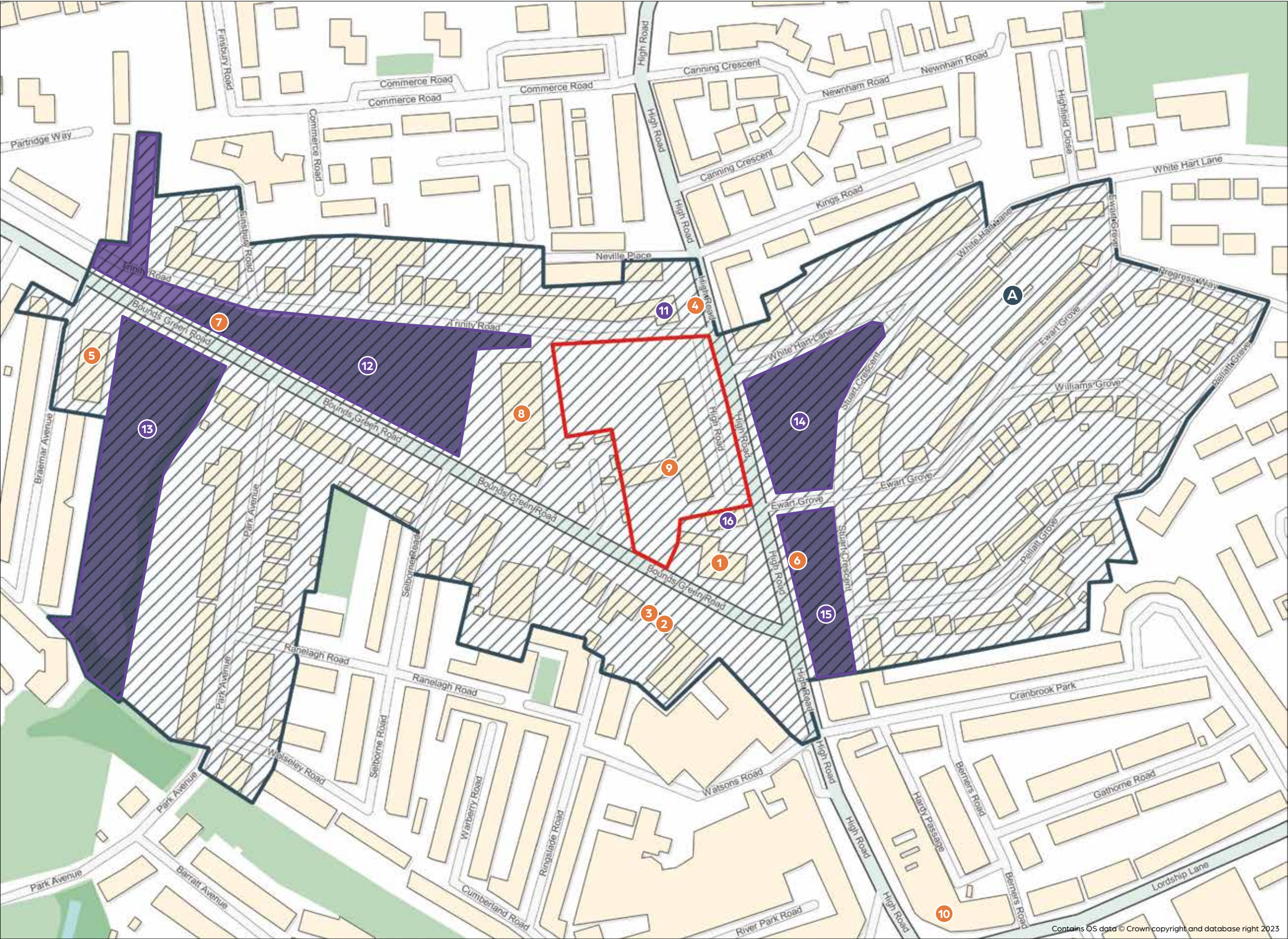
- 4.1
- This section provides an assessment of the significance of the grade II listed Civic Centre and its contribution to the character and appearance of the Trinity Gardens Conservation Area. It incorporates the assessment from the 2019 Heritage Planning Assessment and was agreed with Council officers as a shared heritage baseline. Plans identifying the relative significance of the listed building are provided at Appendix 4.
- 4.2
- The glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting. The NPPF describes significance as:
'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.'
- 4.3
- In forming a judgement on the significance of the Civic Centre and its contribution to the character and appearance of the Trinity Gardens Conservation Area, due regard has been paid to the relevant Historic England guidance prepared in Conservation Principles (2008). This document aims to prompt thought about significance through a consideration of the values that might be ascribed to a place, and proposes four broad groups intended to guide comprehensive assessment of those values. The categories of evidential, historical, aesthetic and communal value, which encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance.
- 4.4
- The following table shows how the heritage values identified in Conservation Principles could be considered to relate to those identified in the NPPF:

ENGLISH HERITAGE CONSERVATION PRINCIPLES (2008)	NATIONAL PLANNING POLICY FRAMEWORK (2021)
Evidential value	Archaeological Interest
Historical value (illustrative, associational)	Historic Interest
Aesthetic value (fortuitous, design, artistic)	Architectural and artistic interest
Communal value (commemorative, symbolic, social, spiritual)	Not explicit, but could be interpreted as the value of a heritage asset to this and future generations

- 4.5
- This section also identifies heritage assets in the vicinity of the Site, which are considered could be relevant for future proposals at the Site.
- 4.6
- The heritage assets are identified below with a short description and associated statement of significance. List descriptions are included at Appendix 3 to this document. The location of these heritage assets are identified on the heritage asset map at **Figure 4.1**.
- 4.7
- In the context of the definition of setting offered in the National Planning Policy Framework, (which advises this is the 'surroundings in which a heritage asset is experienced'), this defines the setting of heritage assets in very broad terms. Indeed, such a broad scope means that many development proposals may be held to come within the setting of a heritage asset. Most would agree however that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.

HARINGEY CIVIC CENTRE (GRADE II)

- 4.8
- Haringey Civic Centre was grade II listed on 26 July 2018 and is located within the Trinity Gardens Conservation Area. The building remains in use as a Civic Centre for the London Borough of Haringey, although it is partly vacant following a phased decant. Most recently the Site has been allocated for development and a potential location for the existing civic uses has been identified by the Council in the Heartlands area, and many parts of the existing building are no longer deemed suitable for their current use.
- 4.9
- Haringey Civic Centre was previously assessed for listing in 2002, but was turned down in line with Historic England's advice. Before being added to the National Heritage for England in July 2018 it was identified as a locally listed building by the London Borough of Haringey.
- 4.10
- The listing advice report for the Civic Centre (see Appendix 1), prepared by Historic England sixteen years after the initial turning down of listing in 2002, states that Historic England's contextual understanding of this building type had significantly changed since 2002. This included that there had been the publication of major works of reference covering architecture of the post-war period and Historic England had also developed a suite of listing selection guides to provide broad guidance on the assessment for listing of particular building types, including town halls/civic centres (see Section 2). Historic England's research into post-war civic centres revealed that Haringey was visited by architects and councillors developing schemes elsewhere in the country into the 1970s, including at Bury St Edmunds, Gravesend and Hove. In addition, Historic England's research and listing assessments made clear that post-war civic centres of high architectural quality were not common, and those which survived without substantial attrition from re-fenestration and crude internal alterations, were rarer still. On the basis of Historic England's greater knowledge of the building type and more developed understanding of the Civic Centre's historic and architectural context, Haringey Civic Centre was considered to be of special interest and therefore recommended for listing at Grade II.



HERITAGE ASSET PLAN

Application Site

Conservation Areas

A. Trinity Gardens CA

Listed Buildings

Grade II

1. Church of St Michael and All Angels
2. 7, Bounds Green Road N22
3. 9, Bounds Green Road N22
4. Cattle trough
5. Braemar Avenue Baptist Chapel
6. War Memorial
7. Obelisk Memorial drinking fountain
8. Trinity Primary School including attached School House
9. Haringey Civic Centre
10. Wood Green Station

Locally Listed Parks and Buildings

11. No. 287 High Road (the former Fishmongers Arms Public House)
12. Trinity Gardens
13. Nightingale Gardnes
14. Cresent Gardens
15. King George VI Memorial Garden
16. No.247 High Road

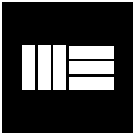
LOCATION:
Haringey Civic Centre

DATE:
March 2023

SCALE:
1 to 2,500 @ A3

FIGURE:

▲ NORTH



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

4.11 Harwood (2015), describes the Civic Centre as follows:

"The first influential modern centre was at Wood Green, Middlesex, where a scheme of 1939 was revised for a different site. Sir John Brown, A.E. Henson & Partners were retained as architects, but courts and a library were omitted from a design that was progressively simplified. A council chamber and offices were constructed in 1955–8 to a modern scheme by a younger partner, J.E.S. Sayers, imitating the lightness of Arne Jacobsen's Aarhus City Hall, its dominant feature a glazed façade and stone-lined entrance hall denoted by an upswept canopy."
(page 543)

4.12 The architects, Sir John Brown, A.E. Henson and Partners, were the winners of a competition held by Wood Green Municipal Borough Council in 1938 for a different site. New proposals for the present site, drawn up in 1946 and revised in 1950, were for an ambitious scheme that included offices and a council chamber, public halls and a library arranged in an informal courtyard grouping. As detailed in Section 3, only the offices and council chamber were built, housed in a long four storey range with a raised single storey rear wing put up in 1955–58, of reinforced-concrete and steel-framed construction, clad in sand-faced golden brick and stone and with large swathes of aluminium-framed glazing. Though the full design intent and landscaped layout was never realised at the Site, the extant Civic Centre building represents a standalone example of an early post war civic centre that remains relatively unaltered.

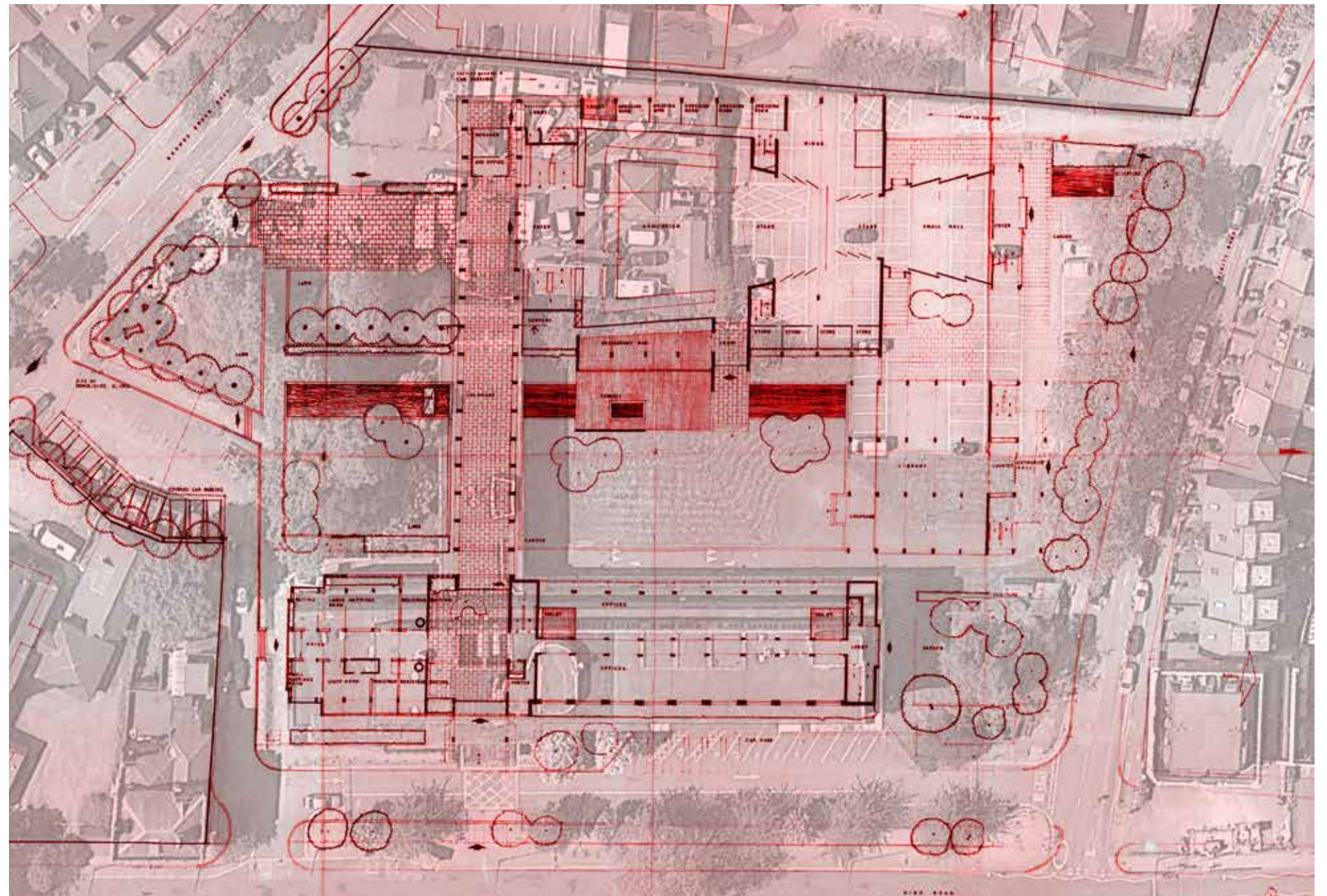


Figure 4.1 Image showing the approved ground floor plan for the complete Civic Centre scheme (Application refs. 11/97 and 11/28) overlain on a modern aerial of the existing Site (source: Google maps)

- 4.13 The list description notes that the building has echoes of Arne Jacobsen and Erik Møller's Aarhus City Hall (1938–1941), and Jacobsen's Søllerød City Hall of 1939–1942 (with Flemming Lassen). The term 'New Empiricism' was coined to describe the understated, humane form of modernism, often associated with buildings of state which originated before the war in Scandinavia and in some early post war UK examples such as the Royal Festival Hall, with its mix of natural finishes on a modern frame construction. The Civic Centre reflects these influences through architectural details that reflect the values of modern democracy with greater informality, connectivity and transparency than traditional public buildings. The Civic Centre marked the beginning of a new generation of civic centres in England which aspired to a more open approach and was visited by architects and councillors developing schemes elsewhere in the country.



Figure 4.2 Aarhus City Hall, Aarhus, Denmark (Source: Flickr.com)



Figure 4.3 Søllerød Town Hall (now renamed Rudersdal Town Hall) (Source: Wikimedia Commons)



Figure 4.4 Royal Festival Hall (2018)

ARCHAEOLOGICAL INTEREST

- 4.14 The Civic Centre was constructed in 1958 and is not an isolated example of a building or structure of significant age and therefore is not considered to possess any significant archaeological value.

HISTORIC INTEREST

- 4.15 Haringey Civic Centre reflects the important influence of Scandinavian architecture in early post-war England and adopts its subtle qualities to achieve the sense of openness and modernity which define the aspirations of the post war civic centre as a type.
- 4.16 The property also possesses historic interest as the first civic centre of its size to be built from scratch after the end of the Second World War and was influential in the design of post-war civic centres with interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country, including at Bury St Edmunds, Gravesend and Hove.
- 4.17 The building is a significant scheme in the portfolio of works undertaken by the architects Sir John Brown, A.E. Henson and Partners, who had made their reputation in the 1930s (including Friern Barnet Town Hall) and went on to specialise in municipal buildings in the post war period, including Crawley Town Hall.



Figure 4.5 Friern Barnet Town Hall (Source: Wikimedia Commons)



Figure 4.6 Crawley Town Hall (Source: Wikimedia Commons)

4.18 The building includes a civil defence suite included in the basement that was required to conform to Home Office requirements relating to possible nuclear attack and escape tunnels were provided to the external gardens. This feature of the building is of historic interest as a reflection of the precautions undertaken by the Government in the context of the post war geo-political environment and potential threat of nuclear attack during the Cold War.

ARCHITECTURAL AND ARTISTIC INTEREST

4.19 Historic England’s listing selection guide for Law and Government buildings (see Section 2) notes that these types of buildings so overtly aspire to project a social message, that their architectural qualities (including planning) are generally the overriding considerations in listing assessments. With the Haringey Civic Centre architectural interest was a principal determinant in the listing of the building.

- 4.20 The exterior of the property is generally unaltered and the treatment of the elevations is subtle and low key, with a full height aluminium-framed glazing and a projecting canopy marking the off-centre main entrance, which expresses the transparent and open democratic principles the architecture aims to articulate.
- 4.21 The interior of the building is in distinct parts, the civic end containing the council chamber being separated from the office section by the full-height entrance foyer that leads to the mayoral suite and committee rooms at the rear.
- 4.22 Buildings such as the Civic Centre are hierarchical, with some areas being accorded much more attention than others. The listing selection guide states that the principal public areas will be of particular importance for these types of buildings.
- 4.23 The two interiors of particular architectural interest identified in the list description are the entrance foyer and council chamber. The south wing and registry office and marriage ceremonial room on the ground floor are also considered to be of interest, though to a lesser degree as the spaces are less accessible and are not the principal public areas of the building.
- 4.24 Other than the loss of the original horseshoe desk and chairs for the councillors, the chamber survives very little altered and is notable for the quality of the space, use of materials and detailing. The ceiling has also been removed because it contains asbestos but will be reinstated with the same design as part of the refurbishment works. The main entrance foyer remains largely intact, particularly since the reception desk has been removed from the entrance hall as part of the enabling works which obscured views of the helical main staircase.
- 4.25 The office wing of the main building survives less well, the rooms having been opened up in some areas and interiors having been removed and/ or altered. The interiors of the offices are less rich in quality compared to the principal spaces such as the council chamber and committee rooms, though some wood panelling, inbuilt cupboards and glazed bookcases do survive in a few rooms. Some of the corridors in the office wing of the main building originally had opal corrugated Perspex wall panels and floor tiles. Though a number of these transparent panels have been infilled/ replaced with non-transparent plasterboard partitions.
- 4.26 The property has been subject to various internal alterations over time as detailed in Section 3. The planning history for the Civic Centre site

reflects the various upgrades and alterations to the existing building that have been required to meet fire and health and safety requirements and to upgrade building services. The site visits to the property have also highlighted incremental changes to original plan form of the offices and changes of use of various rooms to meet the various needs of different occupiers over time. Some original architectural features within the building have been lost and some rooms have been sub-divided (see Section 3). Some of the alterations that have taken place have not been sympathetic to the historic character of the building and as such it has not been wholly preserved.

4.27 Decay of reinforced concrete and aluminium framed windows is frequently an issue for buildings of this era and site visits and surveys indicate that the building is in need of some repair and maintenance.

COMMUNAL VALUE

4.28 The main building was completed in 1958 as the Wood Green Civic Centre and subsequently became the administrative centre for the London Borough of Haringey in 1965. The Civic Centre has served a civic function for residents of the Borough for over 50 years, providing marriage and civil partnership ceremony and registration facilities and registering births and deaths that have occurred in Haringey. These services have now transferred to other facilities in the Borough, but the communal value of the building resides in the shared memories of those who will have attended ceremonies and/or registered key life events at the building. The publically accessible Council Chamber also contributes to the communal value attached to the Civic Centre. It provided a venue where key Council decisions were made and social interactions between the public and Council regularly played out.

SETTING CONSIDERATIONS

- 4.29 The setting of the building to the north, south and east remains largely unaltered and the open space of Crescent Gardens on the opposite side of the High Road affords public views of the principal elevation of the Civic Centre.
- 4.30 To the west of the Civic Centre the setting of the building has changed with the introduction of the permanent Travellers’ site at Wellman Place and additional surface level car parking that was constructed in the 1980s. These features are not considered to positively contribute to the special interest of the Civic Centre.

4.31 The original design intent for a landscaped courtyard surrounded by public buildings has not been fully realised at the Site. The later phases, which included the western and northern blocks and landscaping, have never been built. The site of which is now occupied by the existing Traveller site, a surface level car park and some open space. The Site includes some mature trees, including along the boundary with Trinity Road and to the south of the west wing, that are positive features of the existing setting of the Civic Centre and the Trinity Gardens Conservation Area.

SUMMARY

4.32 Though the full design intent and landscaped layout for the Civic Centre and associated public buildings was never realised, the extant Civic Centre building represents a standalone example of an early post war civic centre that remains relatively unaltered. It reflects the important influence of Scandinavian architecture in early post-war England and adopts its subtle qualities to achieve the sense of openness and modernity which define the aspirations of the post war civic centre as a type.

4.33 The list description identifies the following principal reasons for the grade II listing of the Civic Centre:

“Architectural Interest:

- For its clear Scandinavian influence, the subtle qualities of which express architecturally the values of informality, transparency and modernity, defining aspirations of the post war civic centre as a type;
- For its generous planning and creative use of space;
- For its elegant and consistent application of high quality materials and detailing in the principal internal spaces;
- For the level of survival of key aspects of the building’s character and physical fabric.

Historic Interest:

- As the first civic centre of its size to be built from scratch after the end of the Second World War;
- In the subsequent interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country.”

CONSERVATION AREAS

TRINITY GARDENS CONSERVATION AREA

4.34 The Trinity Gardens Conservation Area (CA) was first designated on 22nd September 1978. It was subsequently extended in 1988 and 2008.

4.35 The Council has a duty to preserve the character and appearance of conservation areas under the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990.

4.36 The Trinity Gardens CA Character Appraisal states that the overall character and appearance of the CA is principally defined by:

“... the openness provided by the chain of linked landscaped green spaces comprising Trinity Gardens, Nightingale Gardens and Crescent Gardens, adjacent to the area’s main roads; Wood Green High Road and Bounds Green Road which bisect north– south and east–west. These open spaces are bounded and overlooked by a range of properties of domestic scale, which are interspersed with larger religious, educational and institutional buildings. Whilst this is the character for the majority of the conservation area, it is contrasted by the residential streets to the east of Crescent Gardens, which are narrower and of higher density, of domestic scale and a more enclosed nature.” (paragraph 1.12)

4.37 Much of the special architectural and historic interest of the residential areas within the CA resides in the late 19th – early 20th century properties, which have a consistency of treatment and sense of visual cohesion that results from the use of consistent materials and repeated details and forms and frontages set back from the pavement by small front gardens behind low boundary walls.

4.38 The Site falls within ‘Sub Area 2: High Road’ of the Trinity Gardens CA, the character and appearance of which is described in the CA appraisal as:

“Wood Green High Road forms the core of the conservation area and comprises a busy main road characterised by the juxtaposition between the large religious and institutional buildings on its western side and the openness provided by the landscaped public spaces that form Crescent Gardens to the east. St Michael’s Church forms the sub area’s primary landmark and defines the junction between the High Road and Bounds Green Road. At the northern limits of the conservation area, the High Road is lined with commercial buildings and public houses, which are of varied interest. Stuart Crescent, to the east of Crescent Gardens, is fronted by a diversity of residential dwellings and commercial premises of varying origin and appearance.” (paragraph 5.1)

4.39 The High Road is a busy and principal route that bisects the conservation area. The western side is dominated by St. Michael’s Church and the Civic Centre, the eastern by the formal open spaces of Crescent Gardens and the King George IV Memorial Garden.

4.40 The CA appraisal states that at the eastern end of Trinity Road the flank and rear elevations of the school and Civic Centre are dominant features, as is the “large car park situated between these buildings”. The school is described as:

“an attractive three–storey Victorian building with a red tiled roof. The flank and rear elevations, which are visible from Trinity Road, include narrow shaped gables, larger triangular gables, red brick banding and large sash windows. The large five–storey towers, which are surmounted by tall white painted cupolas, are also clearly visible from this section of Trinity Road. The school’s flank elevation is dominated by a large overhanging modern roof structure, which surmounts the playground on its northern side. The playground is accessed from Trinity Road via a red cast iron gate, which formerly comprised the “boys” entrance to the school. ” (paragraph 4.13)

4.41 The CA appraisal also highlight that the spires of both St. Michael’s Church and the Greek Orthodox Cathedral (St. Mary’s) can be glimpsed from the eastern section of Trinity Road.