

5

Site & Surrounding Context

5.4

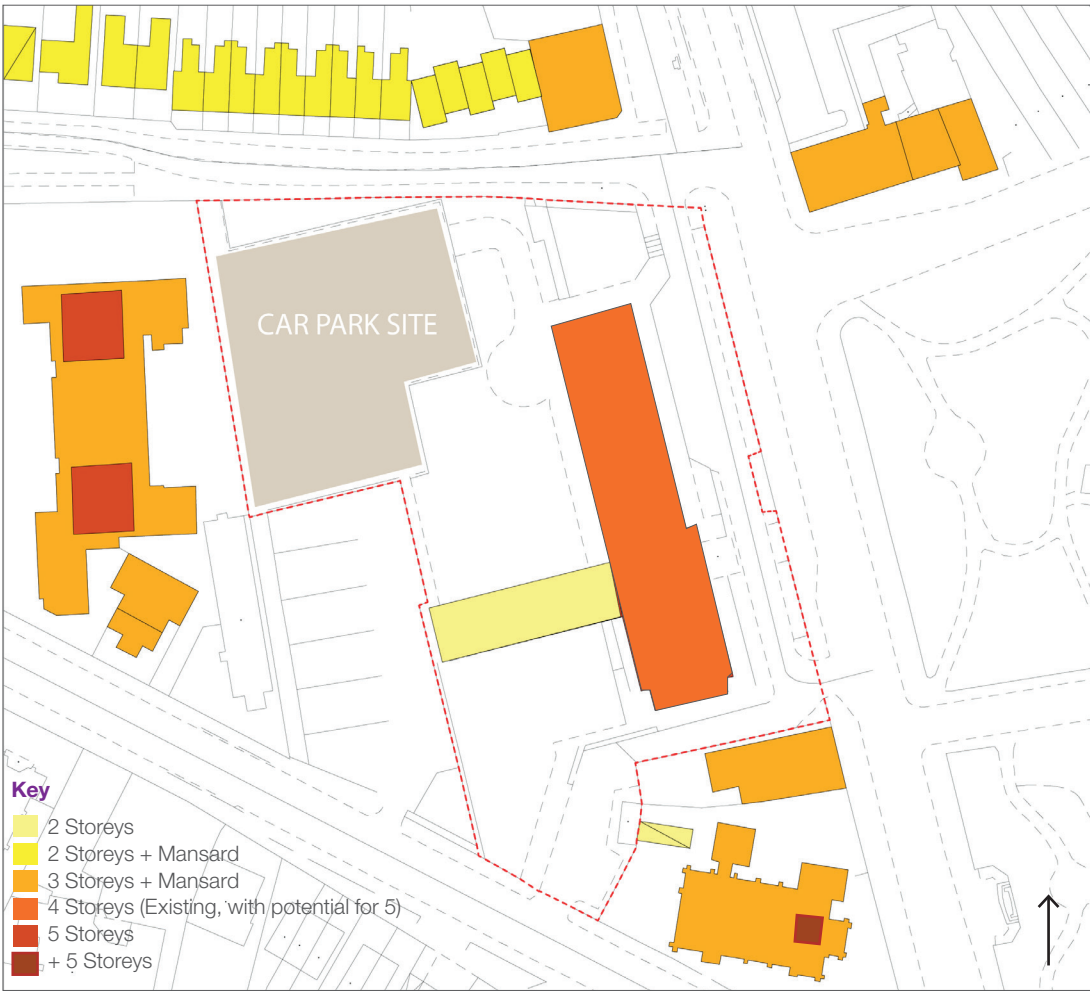
Adjacent Building Heights and Risk of Overlooking

Context Heights

The immediate context around the car park site varies between 2 to 5 storeys. The proposal reacts appropriately to the different scenarios, mediating between the public facing and civic function of the Civic Centre, the specific needs of the Grade II Listed School and the lower scale of the single occupancy dwellings along Trinity Road.

Overlooking

The proposal considers the potential issues of overlooking, both in terms of staff from council offices overlooking into adjacent sites (such as school and traveller sites). Overlooking of the dwellings along Trinity Road do not create an issue as they are more than 20m away from the proposal.



Right
Haringey Civic Centre



Centre (Right)
No. 287 High Road (the former Fishmongers Arms Public House)



Centre (Left)
Trinity Primary School including attached School House



Far Right
Trinity Road

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Site & Surrounding Context

5.5

Existing Tree Root Protection Zones

Trees and Green Spaces

Trees and green spaces represent a key feature to be considered for the re-development of the car park site. The mature trees along Trinity road and the current wide green area on the west side of the Civic Centre are two key aspects considered by the proposal. The proposal maximises the opportunity to extend and enhance the central public green spaces surrounding the site (currently framed by west wing and car park site).

