

John McAslan + Partners / Capita Symonds

Hornsey Town Hall Renaissance

Design and Access Statement

Preamble



The word 'renaissance' has been used to describe the proposed refurbishment and conversion of Hornsey Town Hall. John McAslan + Partners (JMP) would characterise the scheme slightly differently, because London Borough of Haringey, the Community Partnership Board and the Hornsey Town Hall Creative Trust are embarking on something more challenging, and potentially rewarding, than just the rebirth of a locally important building. The project is nothing less than a transformation; a transformation of existing architecture; a transformation of purposes; and a transformation in terms of cultural, social, and even commercial potency. Hornsey Town Hall can re-energise the community by becoming a socially inclusive cultural magnet. It can become a truly civic 21st century arts and community building, an exemplary place whose multiple community uses will ensure its sustainability. It's not hard to imagine how the building's striking form, and interiors, would once again imprint themselves on people's minds . . . art where once there was well-meaning bureaucracy; families instead of filing cabinets; meticulously restored interiors echoing with the voices of inquisitive school children; the smell of coffee; future events being planned in comfortable, well-serviced spaces; new low-energy building systems, discreetly embedded in the architecture; old people and teenagers wandering in, on a whim, just to see what's happening; and all of these things not just as part of a creative vibe, but as an experience of community inclusion, a drawing together of interests in a hub of new activities.

**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
Capita Symonds

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1.0 Introduction



This Design and Access Statement (DAS) has been prepared to support and explain the application for Planning consent, Listed Building Consent and Conservation Area consent submitted on behalf of London Borough of Haringey (LBH) for the comprehensive refurbishment, re-use and redevelopment of the Hornsey Town Hall and surrounding land.

A number of meetings have been held with LBH Planning Authority, English Heritage, 20th Century Society and Theatres Trust to establish the overall design, interventions to the existing buildings, together with the scale, mass and context of the new accommodation on the site.

The DAS has been prepared in accordance with Section 3 of the DCLG Circular 01/2006 Guidance on Changes to the Development Control System, which summarises changes to the Planning and Compulsory Purchase Act 2004 and Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004. It accords with the advice and requirements contained within Article 4C of the Town and Country Planning (General Development Procedure) Order 1995. The DAS considers advice from the Commission on Architecture the Built Environment (CABE) 'Design and access statements: How to write, read and use them'.

The DAS responds to Planning Policy Statement 1: Delivering Sustainable Development (Office of the Deputy Prime Minister, 2005), which sets out the overarching planning policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As PPS1 states:

'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for

all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.'

Further details of Planning Policies are contained within the Planning Explanatory Statement and Listed Building / Conservation Area Consent applications which have been submitted as separate documents to this DAS but form part of the application package for the proposals for the Hornsey Town Hall.

The DAS contains the design principles and concepts that have been applied to the proposed development and how issues relating to access have been dealt with. The DAS includes details on the following principles and concepts:

- Use - The distribution of uses across the site, access to these uses and the relationship with adjoining uses.
- The amount of development – explaining and justifying the amount of development proposed for each use, how this will be distributed across the site, how they relate to the surrounding uses and access considerations to and within the development.
- The Layout – a layout showing the location of the buildings, routes and open spaces proposed and justifying the principles behind the choice of development zones or buildings proposed and how these principles, including appropriate access, inform the detailed layout.
- Scale – explanation and justification of the height, width and length of buildings in relation to their surroundings and how these have informed the final scale of the buildings.
- Appearance – explains and justifies the principles behind the intended appearance and final design.
- Landscaping – explains and justifies the principles that

will inform any future landscaping scheme for the site.

- Access – identifying where the access point or points to the site will be situated.

The principles set out in the DAS form an essential part of the proposed development.

This DAS is the result of a coordinated effort comprising the following project team:

Client	London Borough of Haringey Council and Hornsey Town Hall Creative Trust
Project Working Groups	Joint Working Group and Community Partnership Board
Project Manager	Capita Symonds
Architect	John McAslan + Partners
Landscape Architect	John McAslan + Partners
Multi-Discipline Engineer	Capita Symonds
Quantity Surveyor	Capita Symonds
Planning Consultant	Capita Symonds
Acoustic Consultant	Capita Symonds
CDM Coordinator	Gardiner and Theobald
Fire Engineer	AECOM
Theatre Consultant	Ann Minors Associates
Access Consultant	David Bonnett Associates
Development Consultant	Knight Frank
Rights of Light Consultant	Delva Patman Associates
Perspective Artists	Hayes Davidson

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2.0 Executive Summary



The Redevelopment of the Hornsey Town Hall and surrounding site, offers a compelling community, civic and architectural opportunity. The site has the potential to become a thoroughly characterful, re-energised cultural hub or quarter at a key point in Crouch End.

The proposed refurbishment of the Town Hall will be part funded by the partial development of the surrounding town hall site, predominantly to the rear of the Town Hall along the eastern boundary of the site. The proposals include:

- Master plan for the site including significant improvements to the public realm.
- Refurbishment and conversion of the Town Hall Building into a centre for arts and enterprise activities for the benefit of the community.
- Refurbishment of the Broadway Annexe East Part into commercial office and retail space.
- Residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 (1 affordable) x 3 bed flats and 7 (2 affordable) x 4 bed flats) and associated car parking including at basement level. Part of this residential is accommodated in the existing Town Hall (East Wing and Link Building) and the Broadway Annexe (West Part).

The proposed new development is based around the creation of a sequence of four connected residential pavilion blocks and two landscaped courtyards. A further residential block is located adjacent to the blank gable end of the Town Hall East wing.

The new residential units have pedestrian access from Haringey Park and Weston Park with primary vehicular access from Haringey Park to car parking at undercroft /

basement level.

The materials have been chosen to reflect the character of this particular part of Crouch End and compliment the existing Listed buildings. The use of brick, stone and timber provide a quality and permanence to the development

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3.0 The Project

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PROJECT INCEPTION

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with Haringey Council to secure the future of this magnificent Grade II* Listed building. The CPB's vision is to see a centre for arts and enterprise benefitting the community. The Key Partners in the development of the Town Hall are:

The Community Partnership Board

The CPB is an advocate for the community's interests and acts as an advisory body to the Council Executive. It is made up of local residents and two councillors

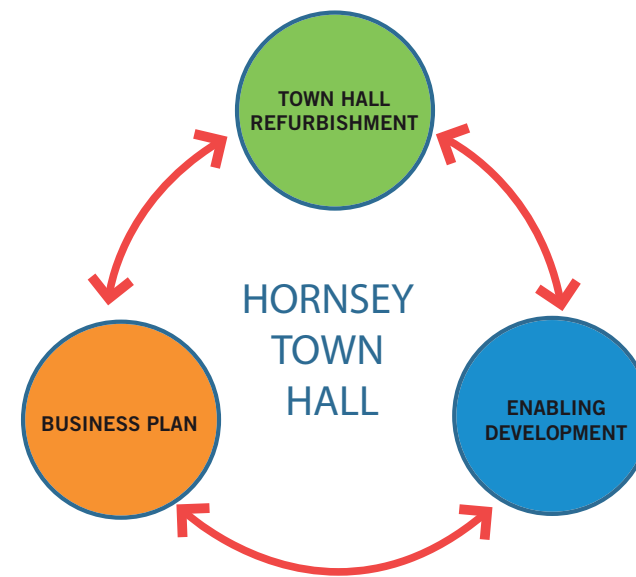
London Borough of Haringey Council

Haringey Council is committed to working with the CPB to secure the future of the Town Hall for the benefit of the community. In March 2008 the council pledged £6m forward funding for the project.

This has allowed the design team to be appointed and proposals for a planning application to be developed. This funding will also allow early works to start on the Town Hall. The council will recoup these costs from the disposal of the adjoining site for development.

Hornsey Town Hall Creative Trust (HTHCT)

The CPB has established the Hornsey Town Hall Creative Trust (HTHCT) to take on stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.



3.1 VISION AND OBJECTIVES

The vision for the Hornsey Town Hall as identified by the Hornsey Town Hall Creative Trust (HTHCT) is to create 'A world-class model of civic renaissance, an arena for all that harnesses a spirit of progress, community, creativity and enterprise for future generations in Haringey, London and beyond.'

PROJECT OBJECTIVES

The project is the refurbishment and conversion of the existing Grade 2* Listed Hornsey Town Hall building into a centre for arts and enterprise activities for community benefit. This will be part funded by the disposal for development of land and property adjoining the Town Hall, which is in the ownership of the Council.

The project aims to achieve the following:

- Restore, refurbish and revitalize the Hornsey Town Hall building, preserving and enhancing the character of the buildings within the Crouch End Conservation Area and creating an accessible community resource
- Provide attractive and affordable accommodation for creative and artistic activity including the refurbishment of the Assembly Hall and Council Chamber to provide performance spaces, front/back of house areas, studio, and rehearsal spaces together with workshop, office or studio spaces for appropriate business uses
- Encourage a mix of uses within the existing building and across the development, promoting vitality, diversity, enterprise arts activities and improving the public realm, while giving careful consideration to the longevity of the refurbishment work and the cost in use of the refurbished building

3.2 BRIEF AND APPROACH

The successful realisation of the project is dependent on the careful balancing and optimisation of the 3 key components of the project:

- **The Business Plan**
This has identified a sustainable mix of uses in line with the HTHCT's vision and objectives. It has also identified the extent and scope of the uses, required to demonstrate a viable business case with the aim of not being dependent on external subsidy.
- **The Facilitating Development**
The quantum of capital receipts generated from the sale or development of the adjoining site will essentially determine the budget or extent of possible development to the Town Hall. This income stream will also need to cover other project costs such as professional fees Surveys/Investigations and the like. It's therefore essential to maximise the revenue generated from the facilitating development, within the development capacity of the site.
- **The Town Hall Works**
The capital expenditure required to deliver the clients aspirations and mix of uses identified in the business plan will have to be directly funded from the facilitating development, plus any additional grant monies and fund raising carried out by the HTHCT. There are likely to be significant pressures on the capital budget and so the optimum balance between capital expenditure and a viable business plan that meets the Trust's objectives is crucial to the success of the project.

proposals has sought to establish the revenue potential of the site, through a series of studies and options for the facilitating development. Anticipated revenue levels for each option were assessed by independent consultants in order to inform likely impact on the Town Hall refurbishment and vice versa in order to develop an optimum scheme.

3.3 BUSINESS PLAN SUMMARY

A number of options were considered in the development of a business plan to establish a mix of uses that balanced the objectives and aspirations of the Trust with the commercial pressure of creating a sustainable plan that does not rely on external subsidy. This study looked at the risk profile and community access profile of individual uses, the effect of adjustments to the overall mix and emphasis of uses, and different operational and business models.

The uses outlined in the original business plan have been refined in dialogue with the Joint Working Group, LBH, focus groups and public consultation. Whilst a viable base business plan has been established the application seeks to provide flexibility in its uses in order to better facilitate not only changing user requirements and demand, but also fund-raising opportunities and negotiations with likely tenants and operators.

COMPONENTS OF THE BUSINESS PLAN

The original business plan identified a mix of uses which have been refined during design development in dialogue with the project working groups and public consultation. Whilst some of these uses shown below are not specifically identified in the base proposals they could all be accommodated to a degree due to the flexibility provided in the specification of spaces and use classes sought through the application. This is crucial to allow the flexibility of responding to changing user and community requirements and market demands. We now from experience that this flexibility is paramount to secure the long term, viable usage of such buildings:

- Bar/lounge
- Cafe Bistro
- Creative industry Studios
- Film and Cinema
- Performance and Rehearsal Spaces
- Recording Studios
- Gallery/Exhibition Space
- Flexible Event Space
- Nursery/Creche
- Youth Services
- Meeting Spaces
- Office Spaces
- Spaces for Civic and Social Ceremonies
- Flexible, well connected external spaces to support a range of functions

This has not been a linear process but an iterative one as all 3 elements are key drivers in the final outcome of the proposals. The approach to the development of these

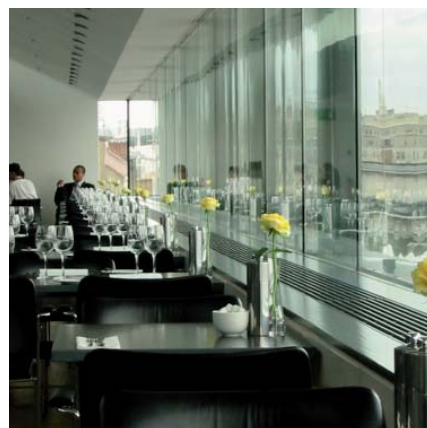
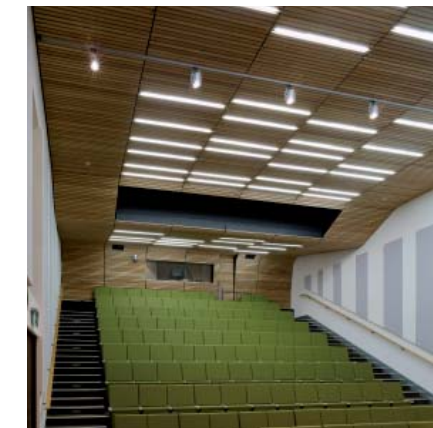
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Precedent Images

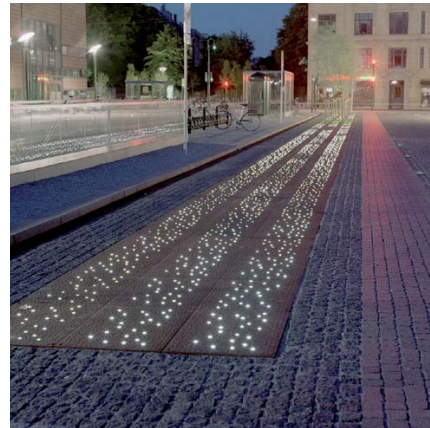
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REFURBISHMENT, ARTS AND COMMUNITY SPACES



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**Hornsey Town Hall
Renaissance
Stage A-B Feasibility
Report**

John McAslan + Partners
Capita Symonds
Gardiner & Theobald

EXTERNAL AND COURTYARD SPACES

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3.4 STRATEGIC OPTIONS

Initial studies testing the capacity of the site and likely capital receipts from a development and costed options for the town Hall refurbishment indicated that it was unlikely, that sufficient funds would be available for the entire refurbishment of the entire Town Hall in one phase.

The development of the business plan also indicated that not all of the town hall would necessarily be required to sustain the operating model. A number of strategic options for the delivery of the Town Hall Scheme were explored which investigated:

- how the town hall might be delivered in phases, and the sequencing of this
- which areas of the town hall and other assets might be allocated to more commercial uses to increase revenue
- what opportunities there were for functions within the town hall and other assets to increase the initial capital receipts.
- in which areas could refurbishment costs be reduced

The options looked at how best to optimise the use of assets on the site, maximise benefit to the local community & ultimately the delivery of a viable & sustainable Hornsey Town Hall. The preferred option, Option 2b, was selected following an 'Options Appraisal Workshop' attended by all stakeholders

Four options with variants were presented and an open discussion forum followed allowing all workshop members to ask questions and make their comments.

The options are summarised as follows:

- Option 1 – Base Option – Full Refurbishment of Town Hall Building, including Broadway Annexe.
- Option 2a – Reduced Refurbishment of Town Hall Building, excluding Broadway Annexe and East Wing.
- Option 2b – Retain and refurbish Town Hall building, including Broadway Annexe but excluding East Wing.
- Option 2c – Retain and refurbish Town Hall building, including East Wing but excluding Broadway Annexe.
- Option 3a – Minimum refurbishment and replacement of existing M&E services.
- Option 3b – Minimum refurbishment, replacement of existing M&E services, enhanced refurbishment of Assembly Hall, excluding East Wing and Broadway Annexe.
- Option 4 – Full refurbishment of Town Hall by a developer with spaces leased back to the HTHCT for community use.

Option 01 – Base Option £19.6M
Full Refurbishment of Town Hall Building including Broadway Annexe



Total Capital Project Cost	£19,620,800	Total Capital Receipts	£8,380,000
Town Hall Essential Works	£1,444,200	Sale of CAB	£480,000
Town Hall Base Scheme	£13,358,300	Facilitating Development	£7,900,000
Broadway Annexe Essential Works	£307,400		
Broadway Annexe Refurbishment	£2,010,900		
'On-Costs' (fees, surveys, etc)	£2,500,000		
CAPITAL BUDGET DEFICIT	-£11,240,800		
BUSINESS PLAN BALANCE	£79,652*		
Annual Income	£1,016,406		
Annual Expenditure	£940,299		

Option Summary

- Complete Town Hall Refurbished and retained by Trust/LBH
- Viable business plan with no subsidy required
- Significant additional capital funding stream required
 - Capital Deficit beyond sole fundraising means of HTHCT
 - London Borough of Haringey?
 - Grant funding? Arts Council, HLF, Big Lottery, DCSF, Other Trusts

* Business Plan currently includes £75,000 sinking fund and £50,000 contingency

Option 02a – £10.5M
Reduced Refurbishment of Town Hall Building excluding Broadway Annexe



Total Capital Project Costs	£10,483,380	Capital Receipts	£11,255,000
Town Hall Essential Works	£1,444,200	Sale of CAB	£480,000
Town Hall Base Scheme	£6,539,180	Facilitating Development	£7,900,000
		Sale of Broadway Annexe	£1,625,000
		Sale of HTH East Wing	£1,250,000
'On-Costs' (fees, surveys, etc)	£2,500,000		

CAPITAL BUDGET SURPLUS £771,620
BUSINESS PLAN BALANCE -£156,298*

Option Summary

- Deliverable scheme within Capital Receipts
- No additional funding required
- Several options for how capital surplus could be used
 - Bring Link Building into use - this would improve operational deficit by approx. £20k
 - Upgrade Assembly Hall Specification from FS option B to C
- Any additional capital funds raised by the Trust would bring into use "mothballed" areas of the Town Hall
- Large operational deficit in business plan, due to
 - Operational subsidy required
 - Grant funding? Arts Council, HLF, Big Lottery, DCSF?
 - London Borough of Haringey? perhaps on a match funding basis?
- HTHCT seek non-repairing lease?

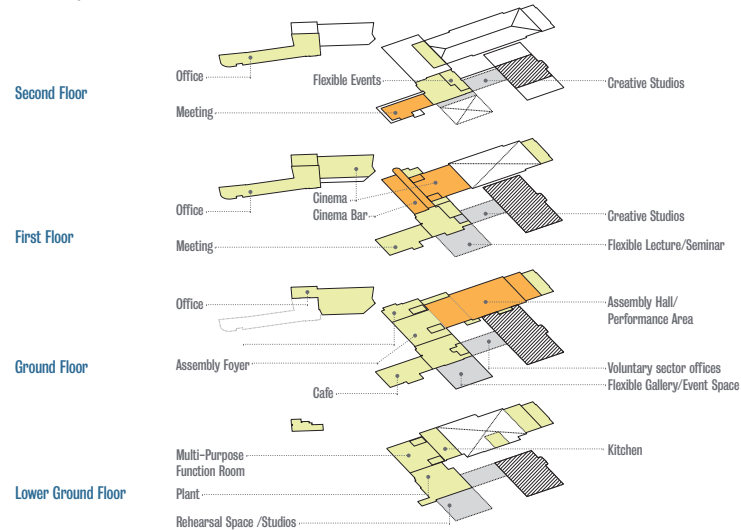
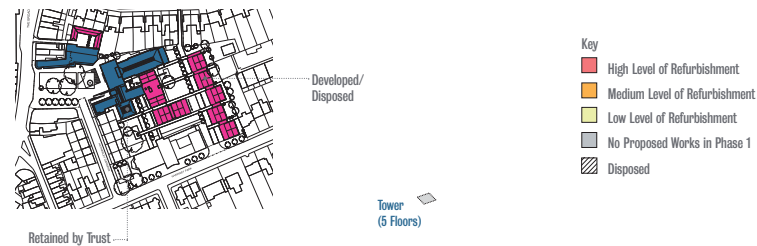
* Business Plan currently includes £75,000 sinking fund and £50,000 contingency

PREFERRED OPTION

Option 02b - £12.7M

Retain and Refurbish Town Hall Building and Broadway Annexe Excluding East Wing

Site Plan



Total Capital Project Costs	£12,730,600	Capital Receipts	£9,630,000
Town Hall Essential Works	£1,375,000	Sale of CAB	£480,000
Town Hall Reduced Scheme - Phase I	£6,880,000	Facilitating Development	£7,900,000
Broadway Annexe Essential Works	£305,200	Residential to HTH East Wing	£1,250,000
Broadway Annexe Refurbishment	£1,670,400		
'On-Costs' (fees, surveys, etc)	£2,500,000		
CAPITAL BUDGET DEFICIT	-£3,100,600		

BUSINESS PLAN BALANCE*

Option Summary

- Reduced capital expenditure deficit which could be more easily met
- Grant funding? London Borough of Haringey? match funding?
- Small operational subsidy required - Grant funding? London Borough of Haringey? Potential substitution for commercial space could fund operational deficit
- HTHCT seek non repairing/part repairing lease?
- Office refurbishment of the Broadway Annexe
 - Retain control of two sides of the square
 - Broadway Annexe retained as a commercial 'asset'
 - Impact on development potential of Mews site
- Residential to HTH East Wing
 - Maximise development potential of residential site to the rear and potentially increase capital receipts.
 - Enhanced setting of residential development
 - Improved buildability/construction phasing to development
 - Loss of operational control

* Business Plan currently includes £25,000 sinking fund and £50,000 contingency

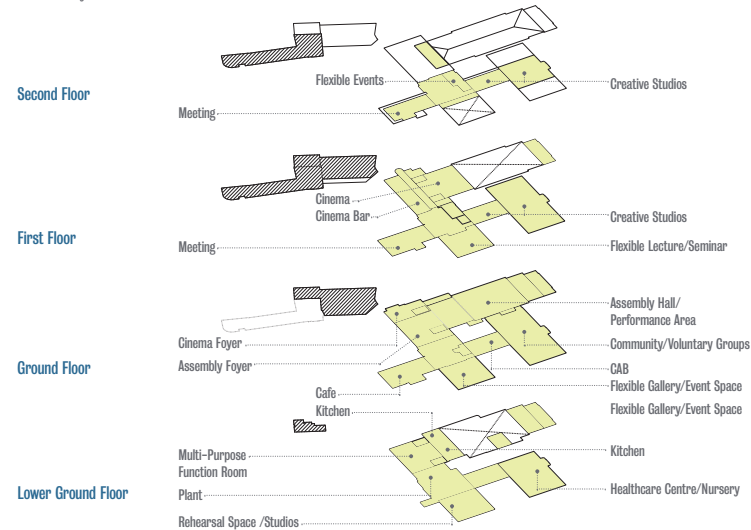
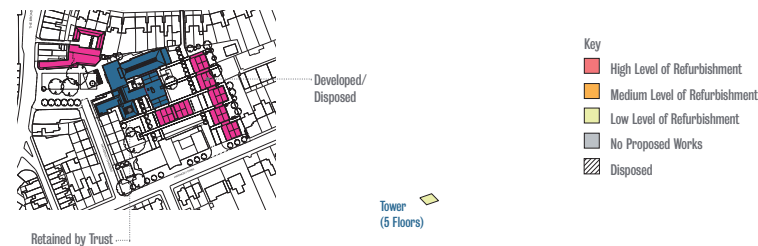
Cost Assumptions

- Front of house Assembly Hall & Cinema medium level of refurbishment with new M&E 'fit for purpose'
- All other Phase 1 works light refurbishment like for like replacement of concealed M&E, no allowance for fittings, fixtures and floor finishes
- Assembly Hall Charcoal Scheme B including bleacher seating
- Cinema shell and core only to circulation & cinema spaces
- Council Chamber Block light refurbishment to the Entrance Foyer on ground, first and second, no allowance reinstatement of missing architectural features
- Reduced external works budget £300k
- Broadway Annexe Cat B Office specification
- Additional/Later Phases
 - Link Block all levels £480k
 - Council Chamber £500k
 - The Tower 100k
 - Central Courtyard Part raised with hard landscaping £240k

Option 03 - £10.2M

Minimum refurbishment and replacement of existing M&E services

Site Plan



Total Capital Project Costs	£10,190,000	Capital Receipts	£10,005,000
Town Hall Essential Works	£1,444,200	Sale of CAB	£480,000
Town Hall Base Scheme	£8,245,800	Facilitating Development	£7,900,000
		Sale of Broadway Annexe	£1,625,000
'On-Costs' (fees, surveys, etc)	£2,500,000		

CAPITAL BUDGET DEFICIT -£185,000

BUSINESS PLAN BALANCE -£205,775*

Option Summary

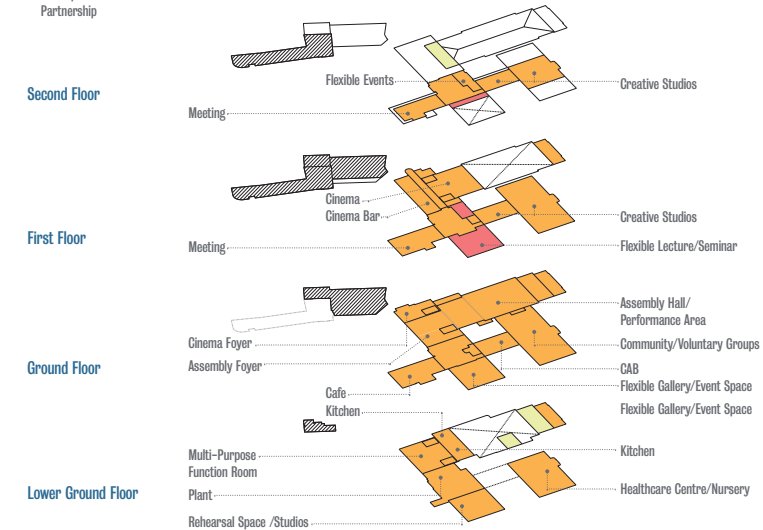
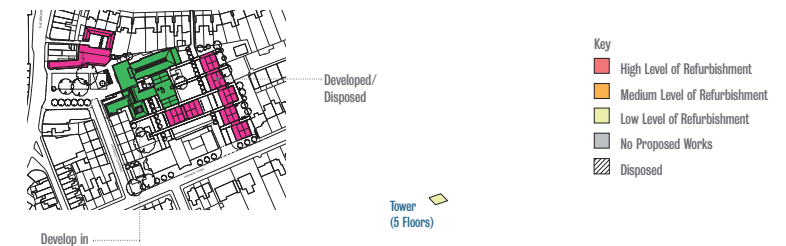
- Capital expenditure in line with capital receipts
- Trust/LBH retains entire Town Hall
- This represents absolute minimum refurbishment option for whole Town Hall - still £10M
- Like for like refurbishment only, spaces not brought up to modern standards
- Any additional capital from fund-raising will buy more in real terms as M&E is provided
- Significant operating subsidy required or adjustment to business model
- HTHCT seek non repairing/part repairing lease? would improve business plan balance by circa £140,000
- Operating model whereby partners/tenants who could bring more capital as opposed to rental income could be adopted
- Mechanisms for maintaining control of design quality and planning issues required
- Disposing of East Wing would generate £1.25m additional capital receipts and save £1.1m in refurbishment costs - this could be invested in 1 or 2 key spaces to a high quality such as Assembly Hall for Trust to operate
- This model could also represent a viable model for interim or short term use
- Careful consideration of the "brand" required in this model

* Figure based on current business model - this option would require a significantly different approach

Option 04 - £17.3M

Full refurbishment of Town Hall excluding Broadway Annexe

Site Plan



Total Capital Project Costs	£17,302,500	Capital Receipts	£10,005,000
Construction Cost	£480,000	Sale of CAB	£480,000
Town Hall Essential Works	£1,444,200	Facilitating Development	£7,900,000
Town Hall Base Scheme	£13,358,300	Sale of Broadway Annexe	£1,625,000
On Costs	£2,500,000		

CAPITAL BUDGET DEFICIT -£7,297,500 Surplus funded by Development Partner or other similar means

BUSINESS PLAN BALANCE N/A

Option Summary

- This model takes the King's Place or Windsor Arts Centre model and assumes the Town Hall or part of it is given over to a creative developer to run as an arts led commercial enterprise which cross subsidises other uses
- The Balance between developer and Trust controlled spaces would need to be developed further and negotiated carefully.
- This could range from the entire Town Hall being given over and parts leased back to Trust or only part given over to another party.
- A different business model would be required for the reduced Trust controlled spaces
 - Likely to be lower risk due to reduced income/expenditure
- A modest operational subsidy is still likely to be required for Trust or philanthropy from the developer/partner
 - Grant funding? Arts Council, HLF, Big Lottery, DCSF....?
 - London Borough of Haringey? perhaps on a match funding basis?
- There are further business plan options to investigate, for example could the assembly hall and cinema be isolated and become a concert hall for North London, cross subsidised by the cinema and Broadway Annex

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Capita Symonds

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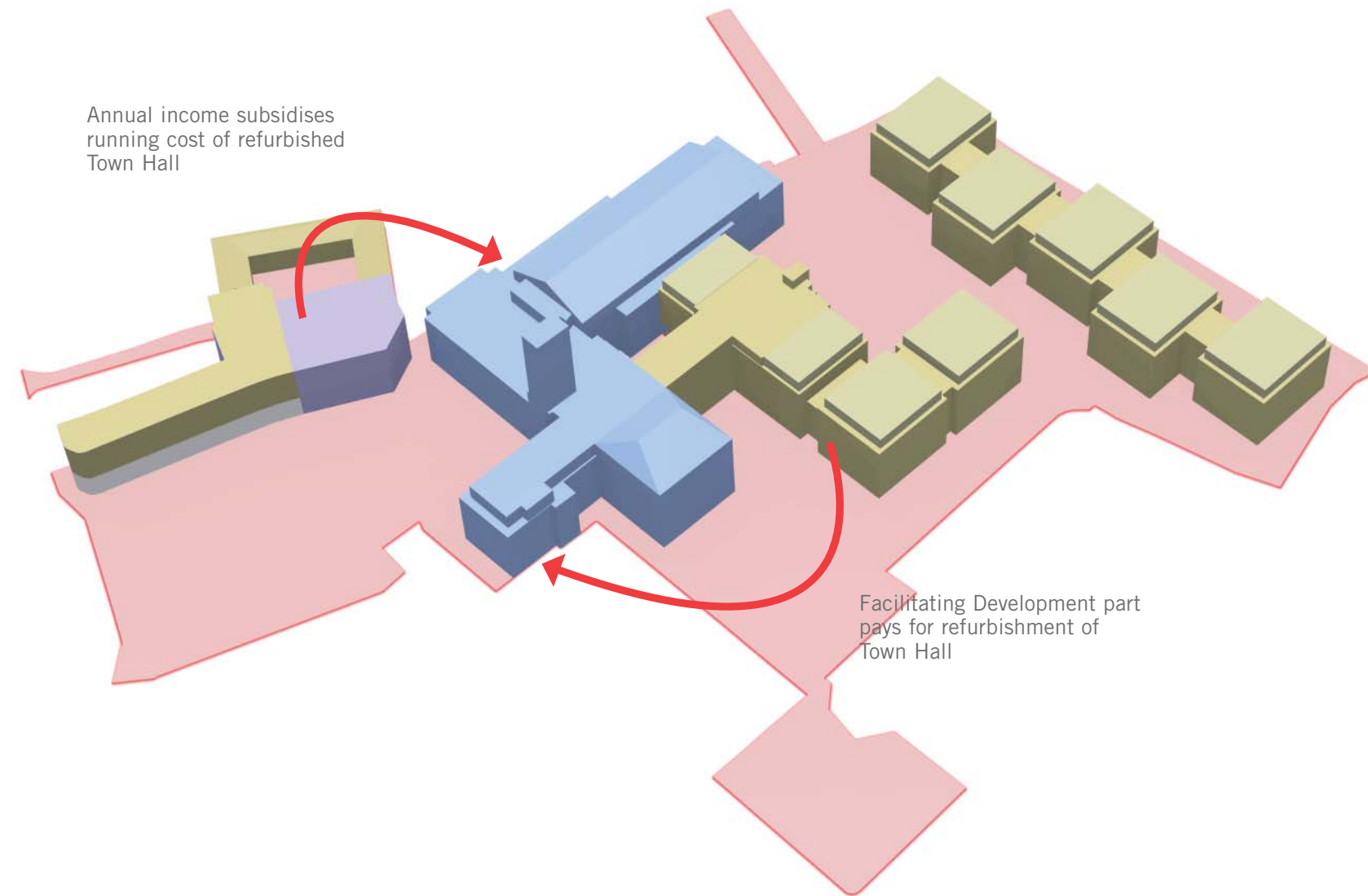
A key consideration in the selection of option 2b over other options is the balancing of capital expenditure related to construction works and the running costs and business model of the Town Hall itself.

The adjacent diagram demonstrates the strategic principles to achieving a viable and sustainable Town Hall:

- Capital receipts from new residential development on the site directly fund town hall refurbishment works
- Refurbishment of elements of the Town Hall and Broadway Annex (west wing) for residential use increase capital receipts for refurbishment of the remainder of the Town Hall. The cost of these developments would be borne by a developer partner and thereby reducing the overall cost of refurbishing the town hall
- Commercial (retail and office) functions to part of the Broadway Annex (east wing) supplements the annual income of the Town Hall allowing it to operate without external subsidy.

The key advantages of this option were see as:

- HTHCT control of the square and frontage
- Retained Broadway Annex as prime income generator
- Retained the greatest amount of flexibility for the future.



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4.0 Context Appraisal

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4.1 URBAN APPRAISAL

The site occupies an area of 1.4ha located in Hornsey, within the London Borough of Haringey. At the heart of the site lies the Town Hall building with a large public open space in front of it, and more open ground between it and the Hornsey Library.

There are four vehicular arteries surrounding the site, namely, The Broadway, on the west side, Hatherley Gardens, also on the west side of the Town Hall, Haringey Park, on the south, and Weston Park, on the north. These arteries possess a predominantly residential character with the exception of The Broadway, a very busy and active road composed of residential, commercial and retail uses.

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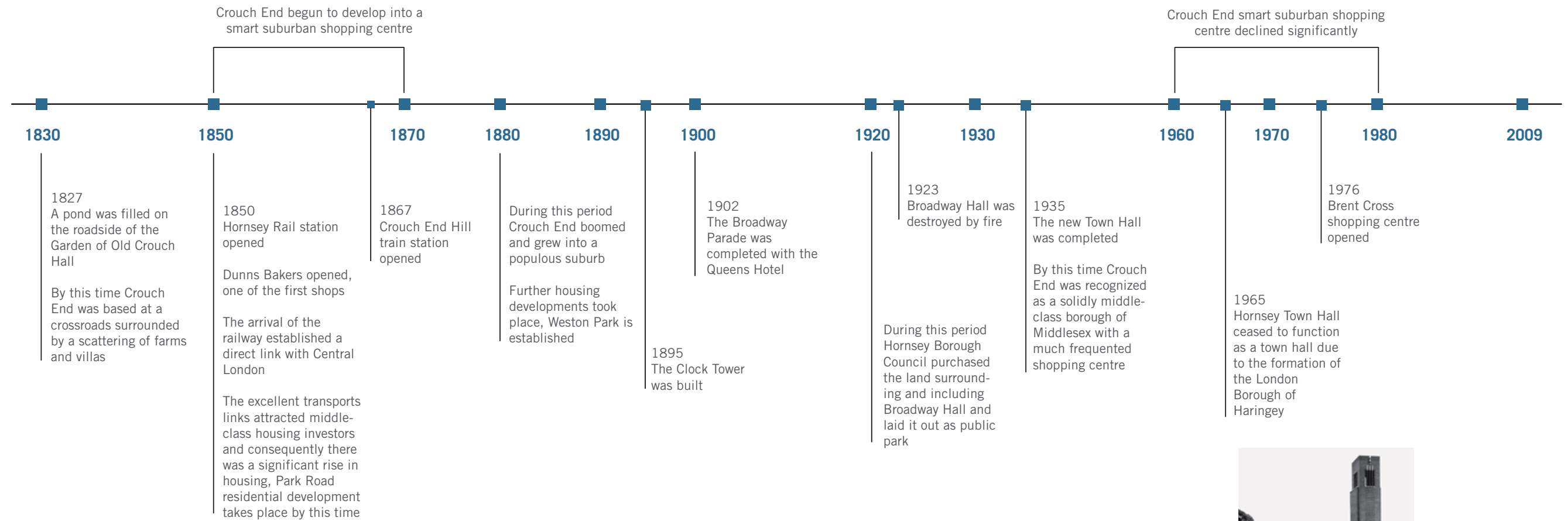
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Historical Development

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1914



THE POND

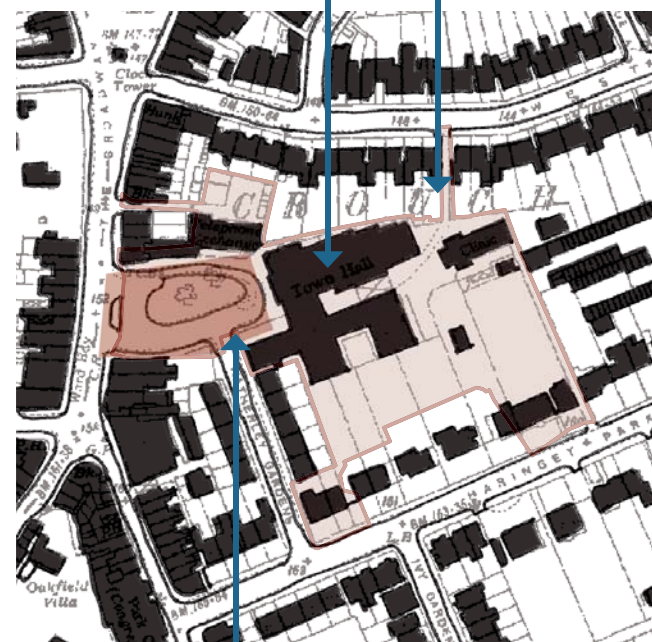
HATHERLEY GARDENS WAS BUILT

This sequence of historic maps describes how the urban fabric has changed over the years and identifies the major features or events that characterize and define the site

This map illustrates that a major area of the site has been recognized as an open space linked to The Broadway. This map also shows the pond, located in the heart of the site where the New Town Hall was built some years later.

Hatherley Gardens appears for the first time in this illustration with the adjacent housing properties (now occupied by the Hornsey Library) that establish the residential character of Haringay Park Road. The Clock Tower appears in The Broadway and housing developments are shown on the north side of Weston Park.

1935



THE NEW TOWN HALL

SERVICE ACCESS

VEHICULAR CIRCULATION

This map shows the New Town Hall building which was completed by 1935. The building was located in the interior of the block, away from The Broadway, leaving a generous area for a public open space. As shown in the plan, this space was designed for vehicular circulation with drop off points and car parking. The result of this design was a circular route around a central green island with an entrance and egress to the Broadway.

This new building was conceived with a rear access for services from Weston Park. This plan also shows the earlier clinic building to the rear of the Town Hall.

1955



GREEN SPACE

The 1955 map shows subsequent developments after the construction of the Town Hall. In this illustration some houses in Haringey Park have disappeared creating a new open green space adjacent to the Town Hall. Additionally, the map also indicates new buildings to the rear of the houses on Haringey Park which seem to be related the Town Hall Functions.

1980



VEHICULAR ACCESS RESTRICTED

This illustration shows the Hornsey Library that was located facing Haringey Park on the site of the previous open green space. The construction of the library resulted in the demolition of further houses, which established a new street elevation to the north side of Haringey Park and the initial continuity of the urban fabric was broken.

During the eighties, there was very little transformation to the urban fabric except the restriction to vehicle access to the front square from The Broadway and introduction of a green space to this area.

City Context

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HORNSEY IN THE LONDON CONTEXT

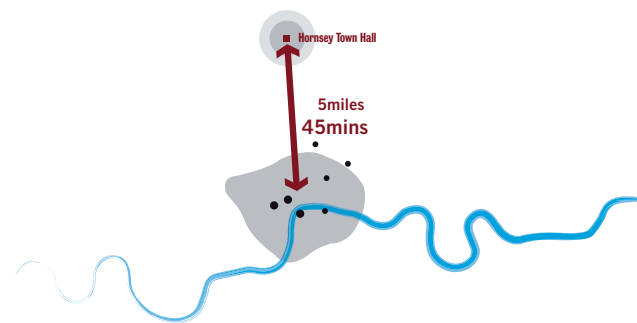
Hornsey Town Hall is located in north London, approximately five miles from London's cultural hub, Covent Garden, Leicester Square, Southbank, etc. A journey of forty-five minutes links Hornsey to the City Centre.

The Site lies within the London Borough of Haringey, which has a population of 216,510 inhabitants. It is close to the boundary of three other London Boroughs, namely, Camden, Islington and Hackney.

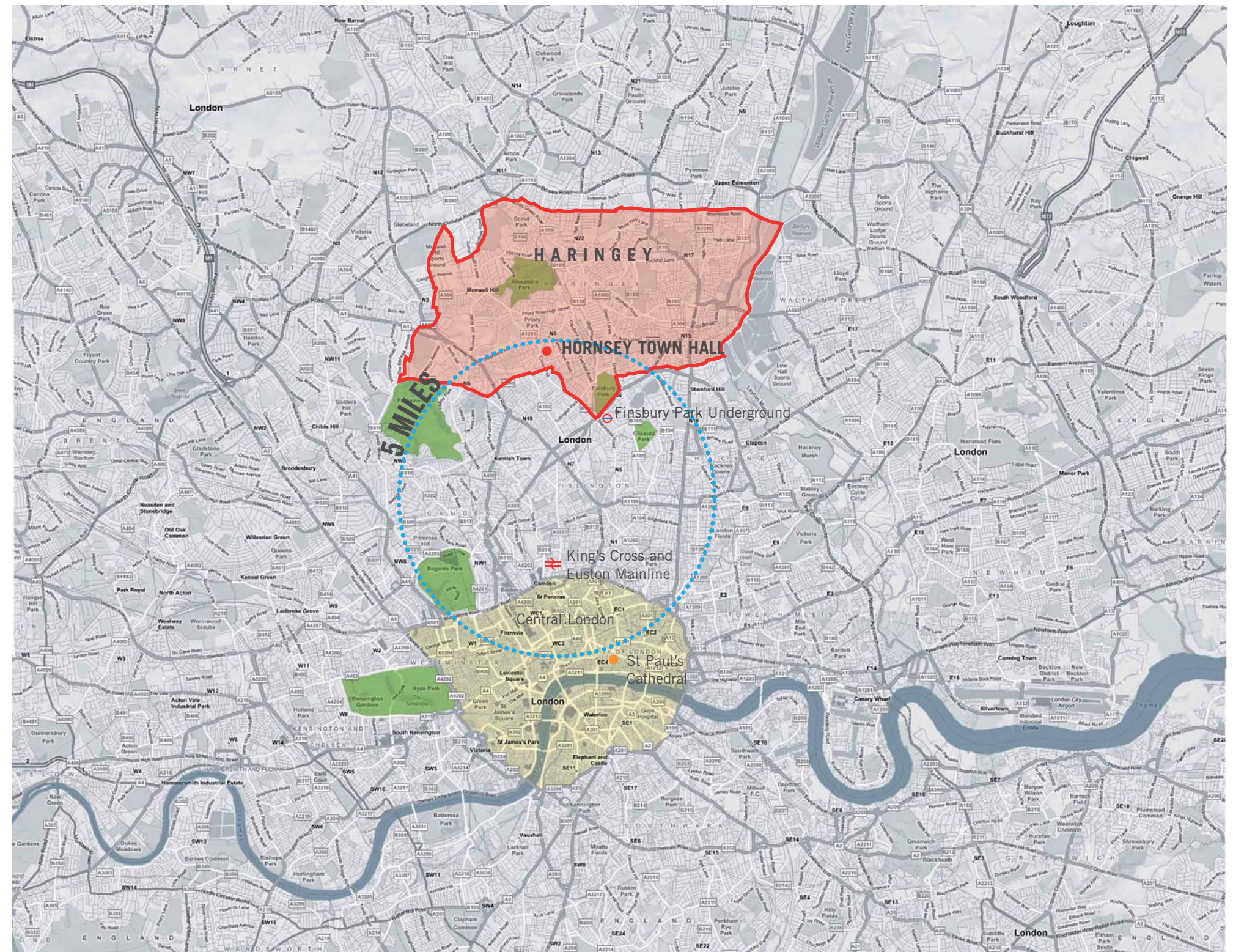
Due to its location Hornsey Town Hall is less likely to have the same 'pulling power' as venues within these cultural hubs so the programme of events at the Town Hall together with the cultural 'brand' will require careful consideration, in order to attract suitable visitor numbers. It is also likely that the building will have to focus on the requirements of the local community in order to establish sustainable operation, which has informed the development of the business plan.

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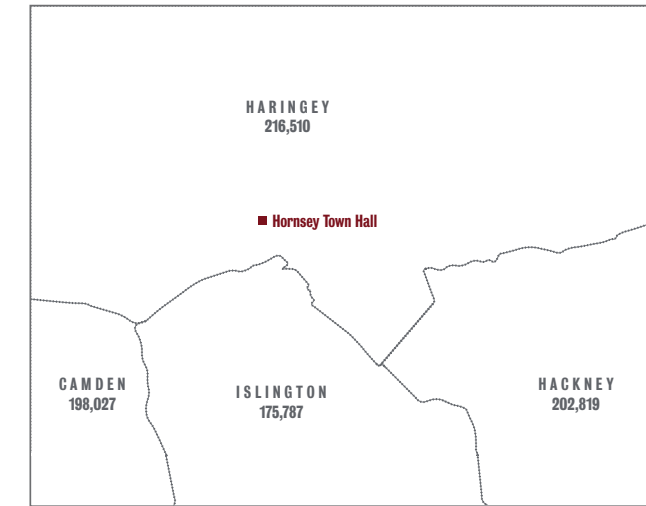
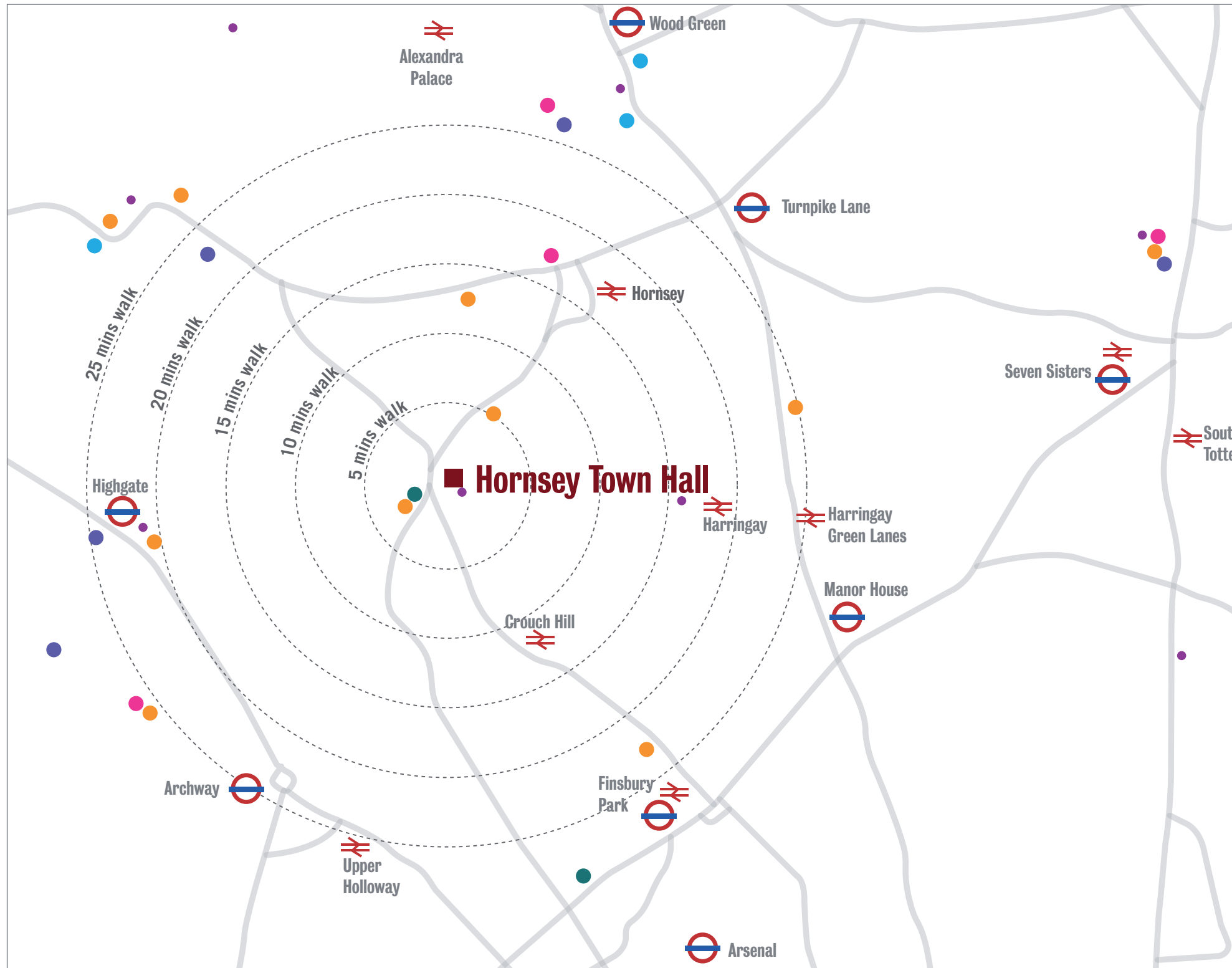


CULTURAL ACTIVITIES IN THE LONDON BOROUGH OF HARINGEY



Borough Context

CULTURAL ACTIVITIES IN THE LONDON BOROUGH OF HARINGEY



CULTURAL MAP

The adjacent diagram illustrates the cultural context within which the project sits.

- Libraries
- Cinemas
- Theatres
- Music
- Comedy
- Art galleries

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Transport Connections

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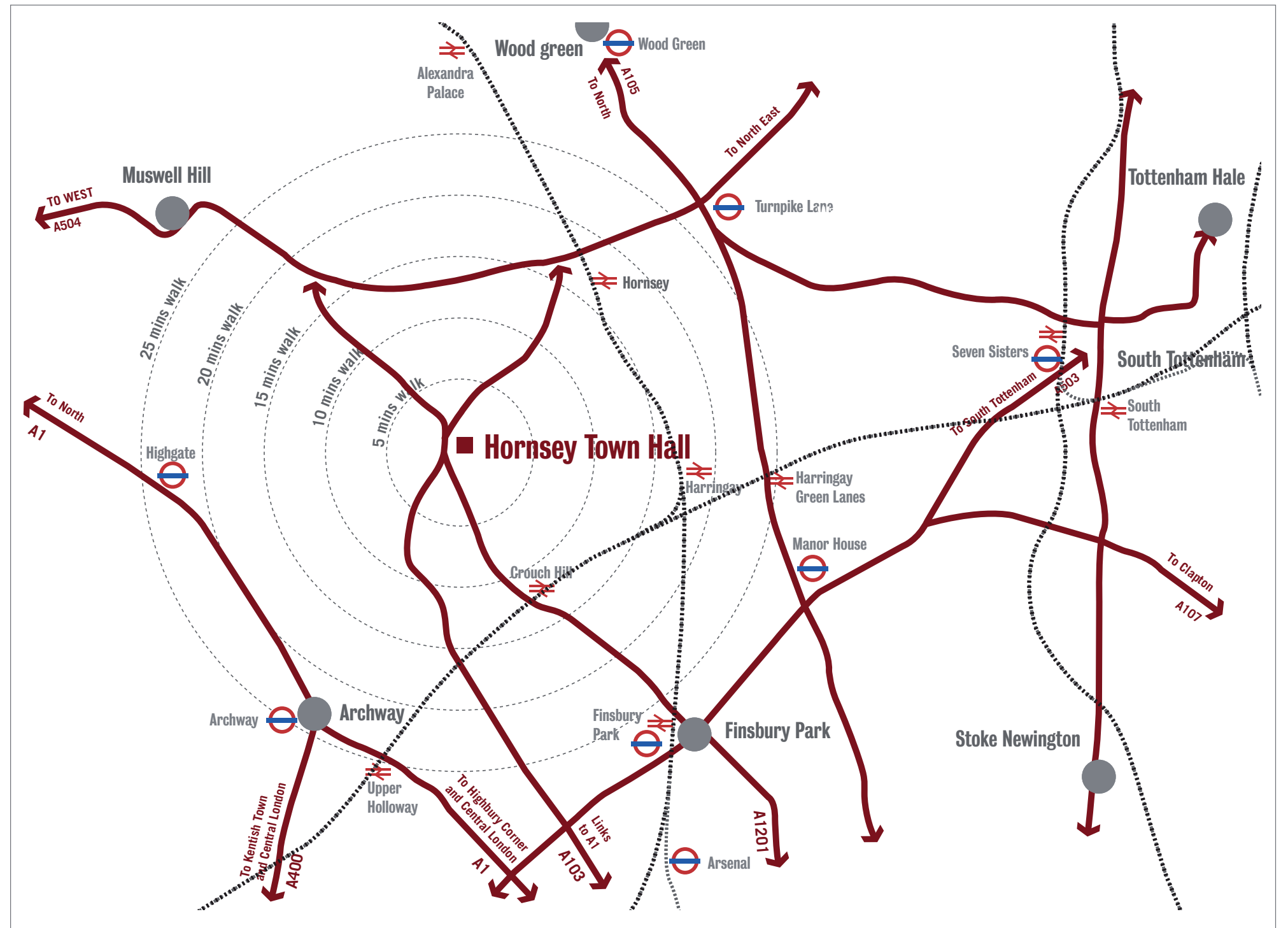
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TRANSPORT CONNECTIONS

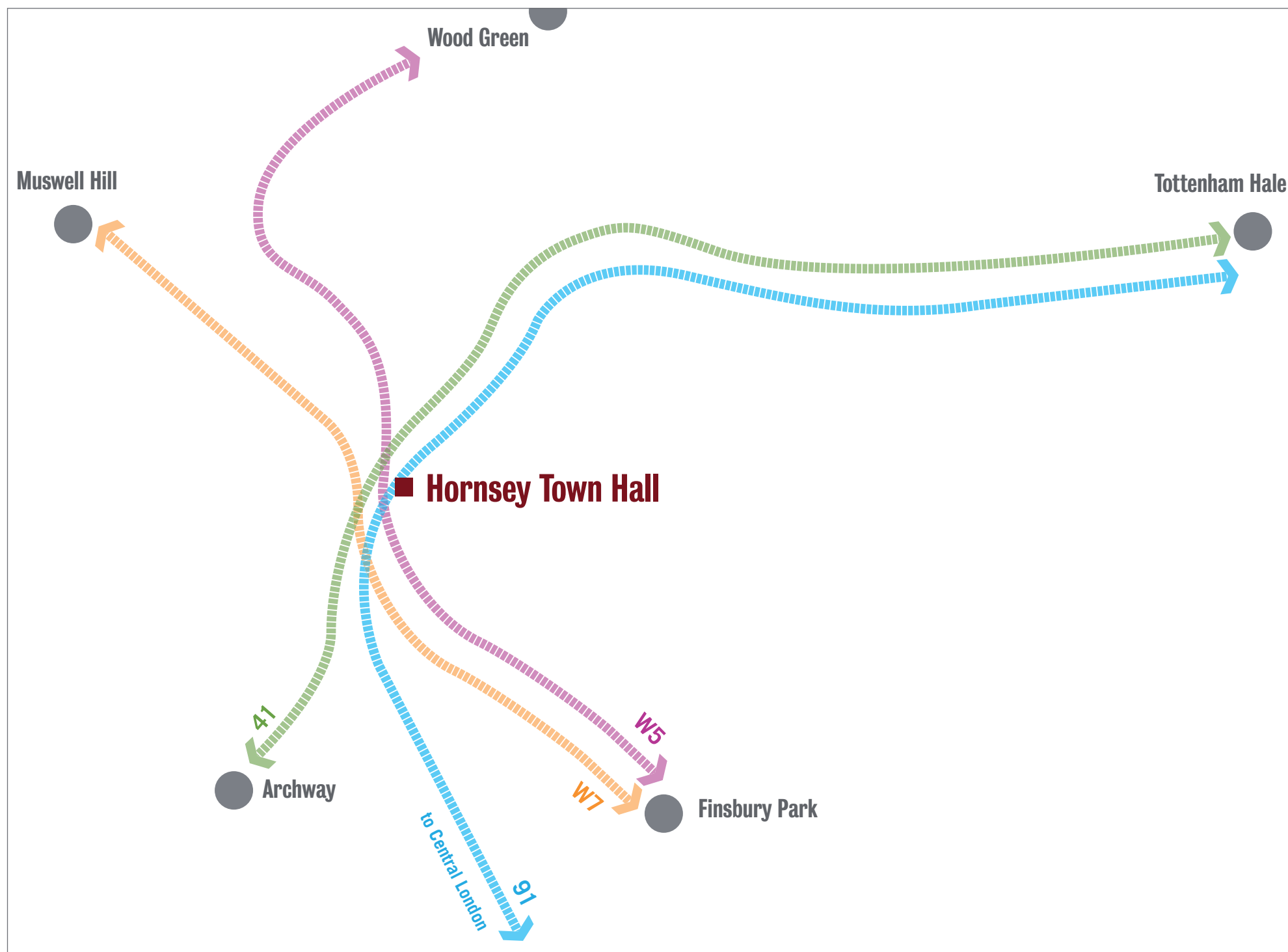
The adjacent diagram illustrate the transport connections through the site. and is within a 15min walk of Crouch Hill, Hornsey and Haringey overland rail stations.

MAIN ROADS LINKS, TUBE AND RAIL STATIONS, AND WALKING DISTANCE BANDS



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BUS ROUTES THROUGH THE BROADWAY



BUS ROUTES THROUGH THE SITE

The site is quite well connected with several frequent bus routes and a primary bus stop on The Broadway to the front of the site.

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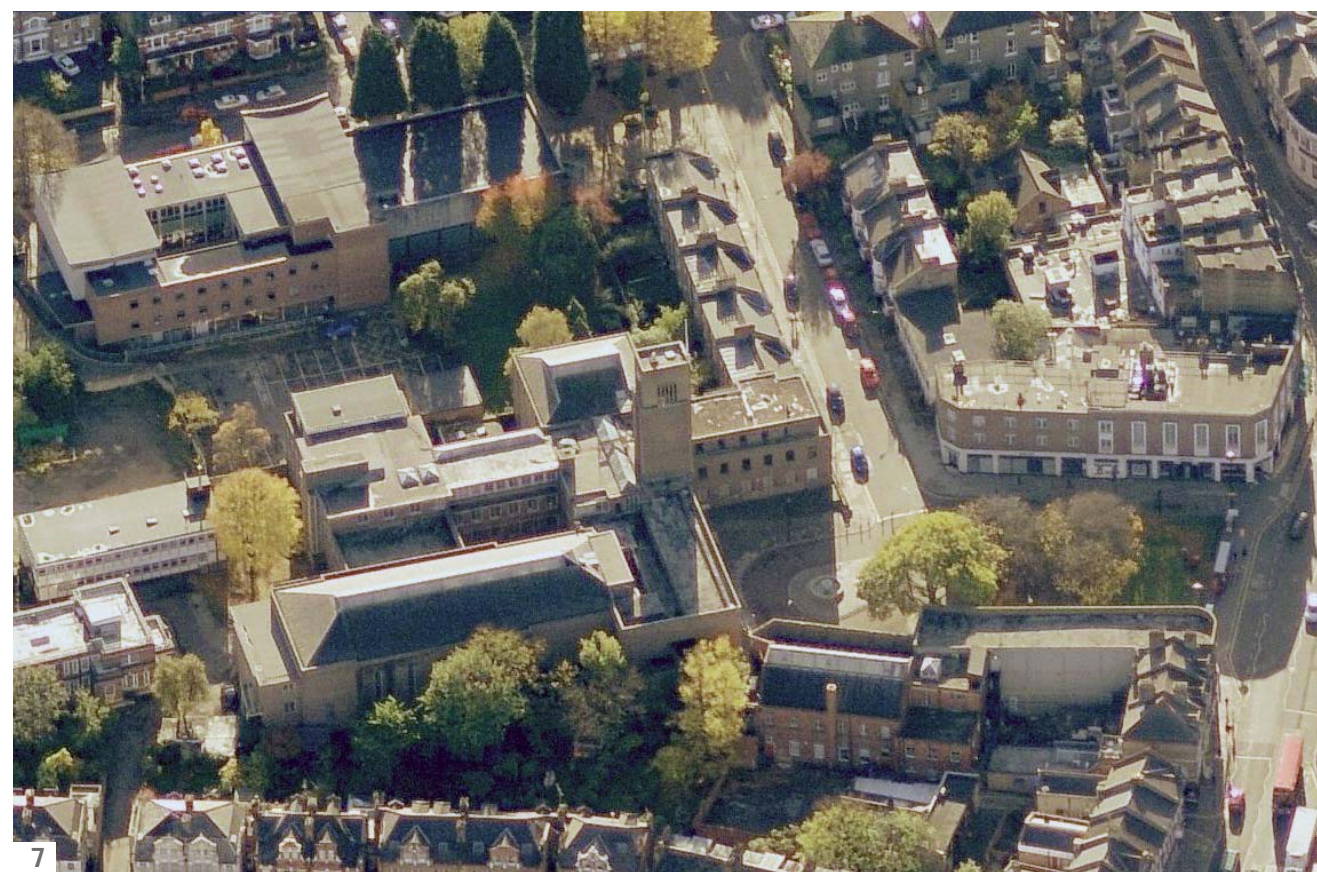


THE SITE

The site is located in the heart of Crouch End and immediately accessed from the Broadway which is the principal thoroughfare and shopping street in Crouch End.

The principle frontage of the Town Hall is set back from The Broadway and faces onto a public square. To the North and East of the site there is predominantly terraced residential accommodation. To the South is located the Hornsey Library a significant Grade 2 Listed Building fronting onto Haringey Park.

The context adjacent to the site is varied in its scale and character reflecting its location between the commercial town centre and residential surroundings.



- 1 Hornsey Town Hall looking from west
- 2 Hornsey library in Haringey Park, view from east
- 3 Clock Tower in The Broadway
- 4 Back of the Town Hall from east
- 5 The Town Hall view of the back from east
- 6 Private car park on the back of the Town Hall
- 7 Aerial view of site from South
- 8 Hatherley Gardens and the Town Hall Tower on the right side, view from south west

Site Analysis – Character

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HARINGEY PARK

The Haringey Park is a wide road (approximately 15m wide) and links Crouch Hill road (on the west) to Aubrey Road (on the east). This is a residential road that is also featured by the Hornsey Library.

USES: Residential and library

STOREYS: 3 to 5 Storeys

MATERIALS: Mainly Brick

COLOURS: Dark orange and light brown

WIDTH: 15m

PEDESTRIANS: Two footpaths on each side

VEHICLES: Two way access with parking bays next to footpaths



HATHERLEY GARDENS

The Hatherley Gardens is a dead end road that provides vehicular access to the Town Hall forecourt and adjacent residential buildings.

USES: Residential

STOREYS: 2 Storeys

MATERIALS: Brick

COLOURS: Dark orange

WIDTH: 12m

PEDESTRIANS: Two footpaths on each side

VEHICLES: Two way access with parking bays next to footpaths

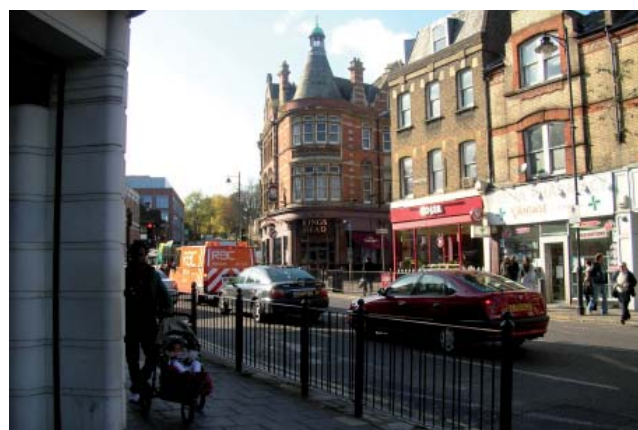


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THE BROADWAY

The Broadway has a particular character when compared with the other three roads. This is a very busy road characterized by its ground floor retail.

- USES:** Residential, Commercial and Retail
- STOREYS:** 3 to 4 Storeys
- MATERIALS:** Mainly Brick
- COLOURS:** Dark orange and light brown
- WIDTH:** approx. 17m
- PEDESTRIANS:** Two footpaths on each side
- VEHICLES:** Two way access without parking bays



WESTON PARK

The Weston Park is a very long road that links The Broadway with Uplands Road, on the east.

- USES:** Residential
- STOREYS:** 3 to 4 Storeys
- MATERIALS:** Mainly Brick
- COLOURS:** Dark orange, light brown and beige
- WIDTH:** 14m
- PEDESTRIANS:** Two footpaths on each side
- VEHICLES:** Two way access with parking bays next to footpaths



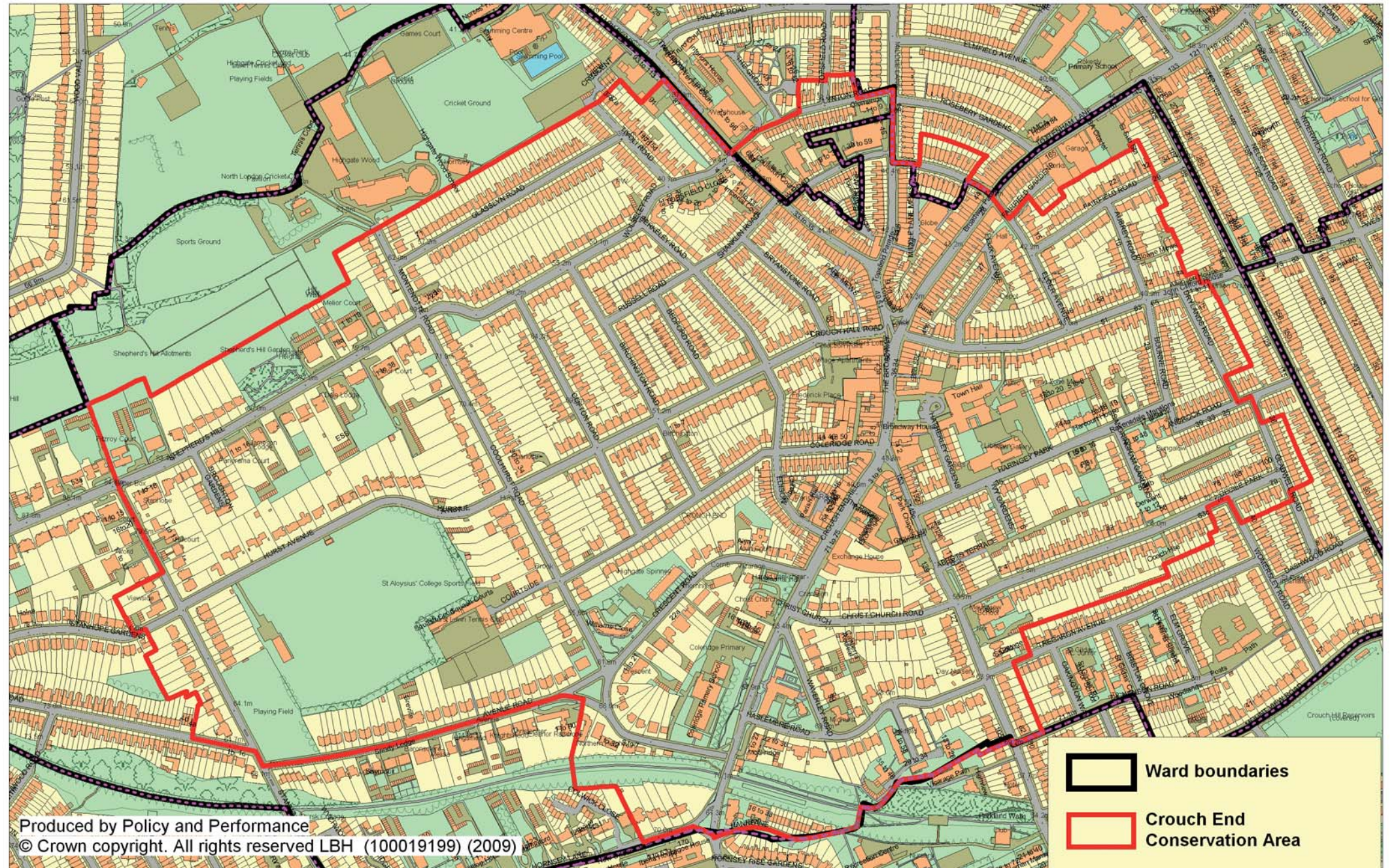
Conservation Area and Listed Buildings

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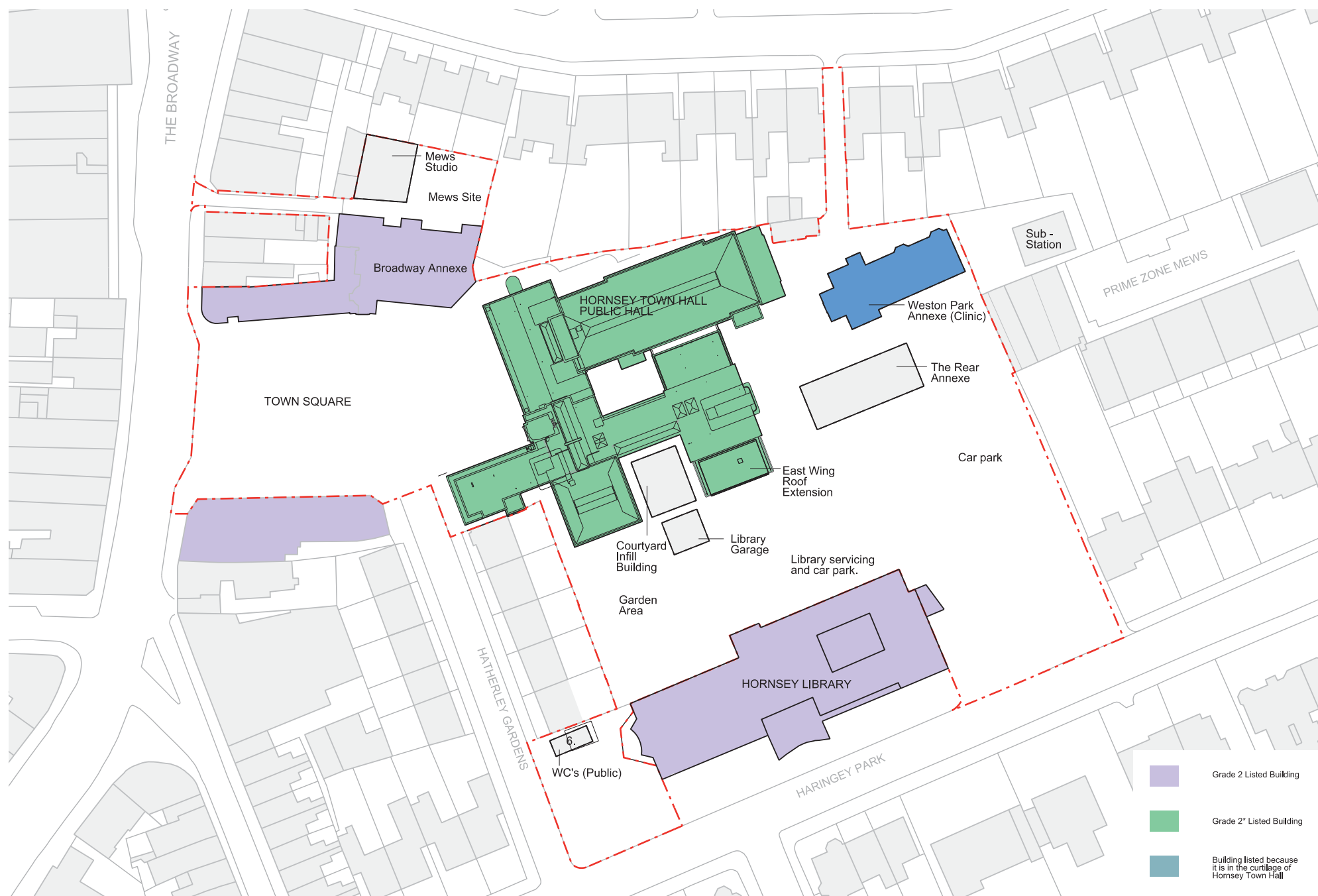
Crouch End Conservation Area



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Ward boundaries
Crouch End Conservation Area

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The site is located within the Crouch End Conservation area and includes a number of Listed buildings:

Hornsey Town Hall
Grade II* - designed by Reginald Uren and completed in 1935, is an important early example of a 'modern movement' building in the UK. Uren's design for Hornsey Town Hall was strongly influenced by Hilversum (Netherlands) Town Hall, a seminal modern movement building by Willem M. Dudok 1926-28.

Broadway Annexe
The Broadway Annexe is separately listed from the Town Hall Building and is Grade II. The building is critical to the architectural and historic interest and setting of the Town Hall.

Broadway House
Broadway House is not within the Planning Application Boundary but is separately listed from the Town Hall Building and is Grade II. Like the Broadway Annexe this building is critical to the architectural and historic interest and setting of the Town Hall.

The Weston Park Annexe (Clinic Building)
1932 red brick with stone dressings built in the Edwardian style. This building is not Listed in its own right, but by virtue of the fact that it falls within the curtilage of the Listed Town Hall Building.

Hornsey Library
The Hornsey Library is outside of the Planning Application boundary but forms the Southern edge of the application site. The Library is Listed Grade II.

- Grade 2 Listed Building
- Grade 2* Listed Building
- Building listed because it is in the curtilage of Hornsey Town Hall

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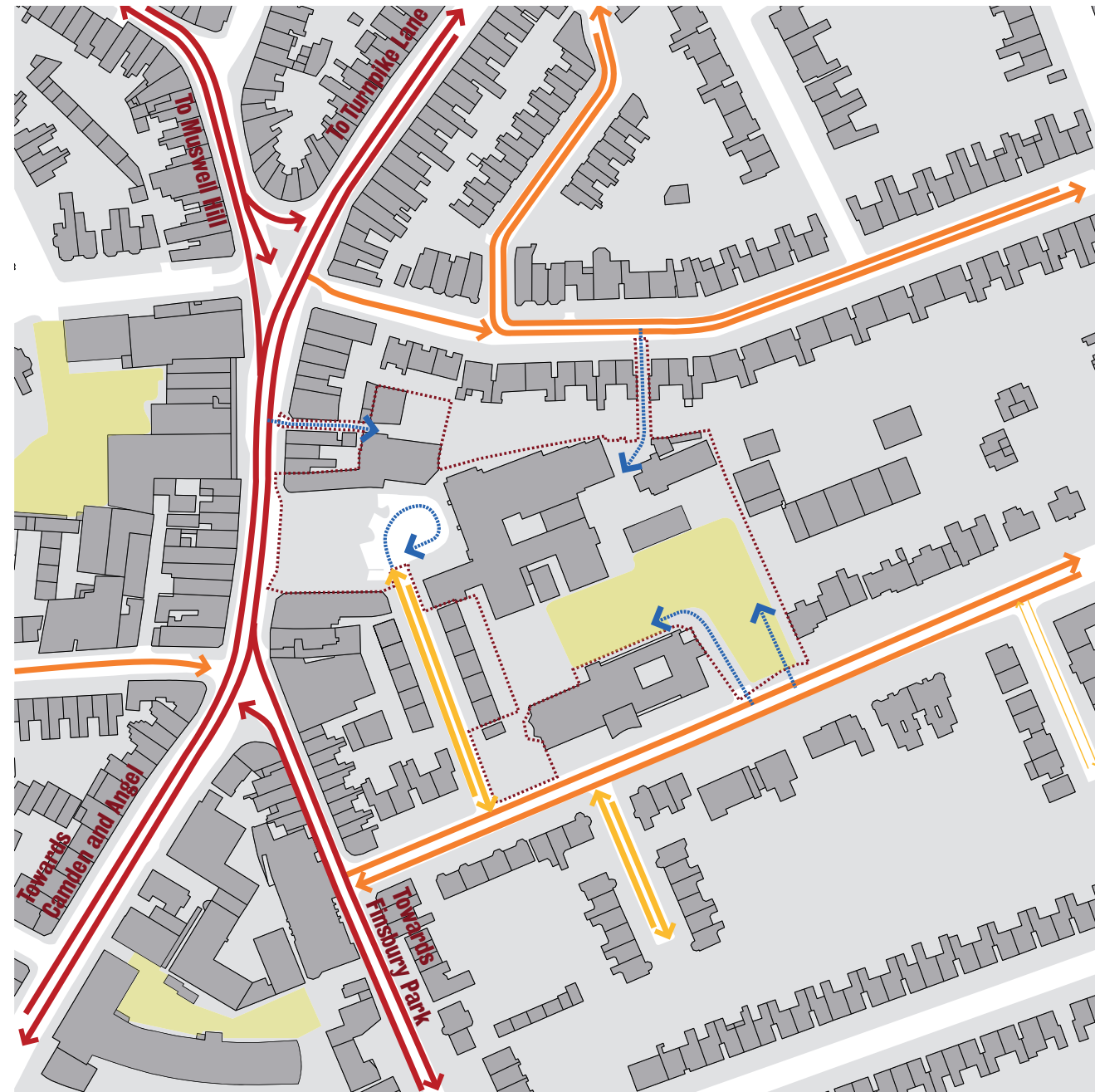
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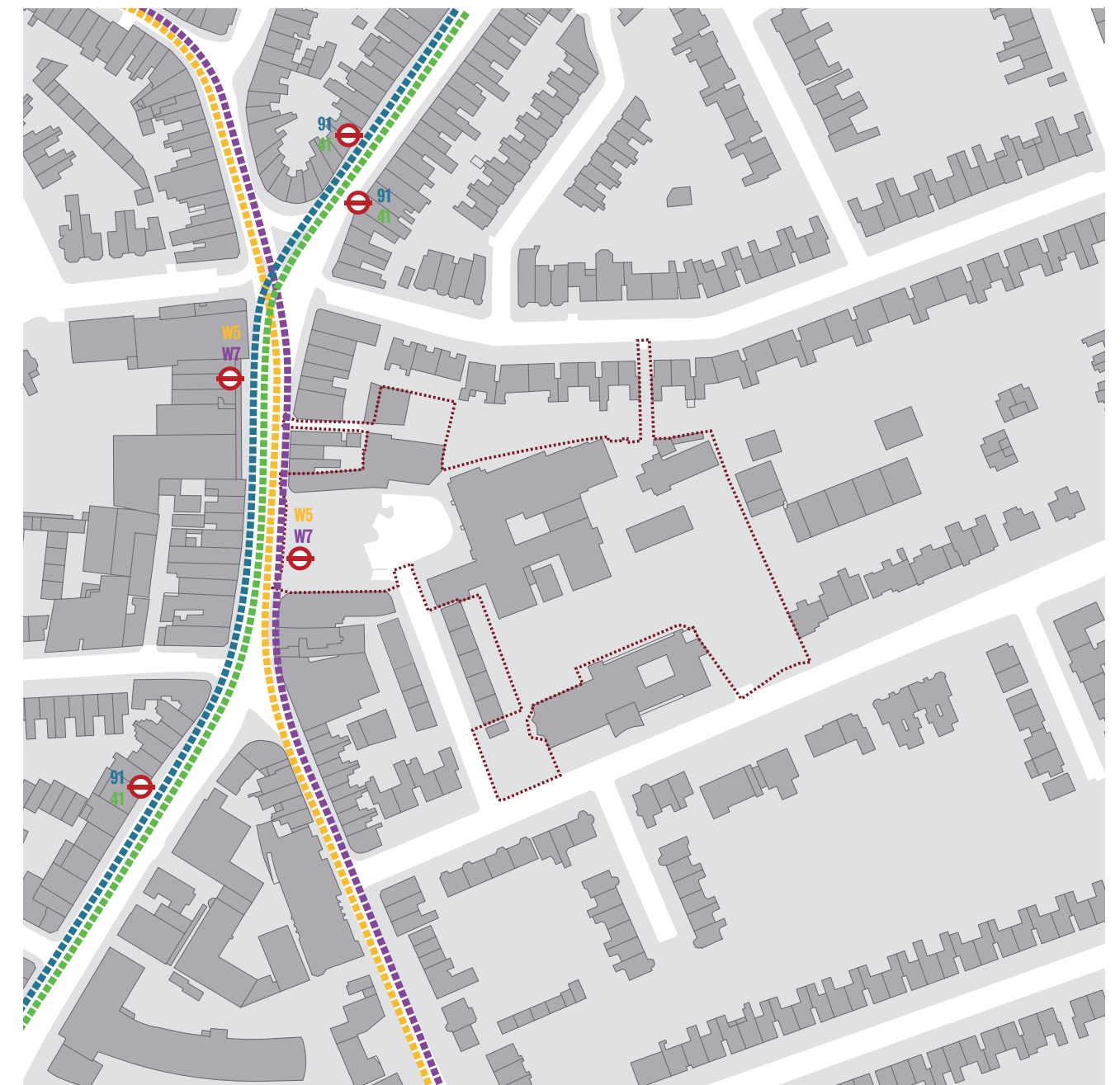
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TRAFFIC FLOW, VEHICULAR ACCESS AND PARKING



- SITE BOUNDARY
- TRAFFIC FLOW HIGH
- TRAFFIC FLOW MEDIUM
- TRAFFIC FLOW LOW
- VEHICULAR ACCESS TO THE SITE
- CAR PARKING AREA

BUS ROUTES AND BUS STOPS

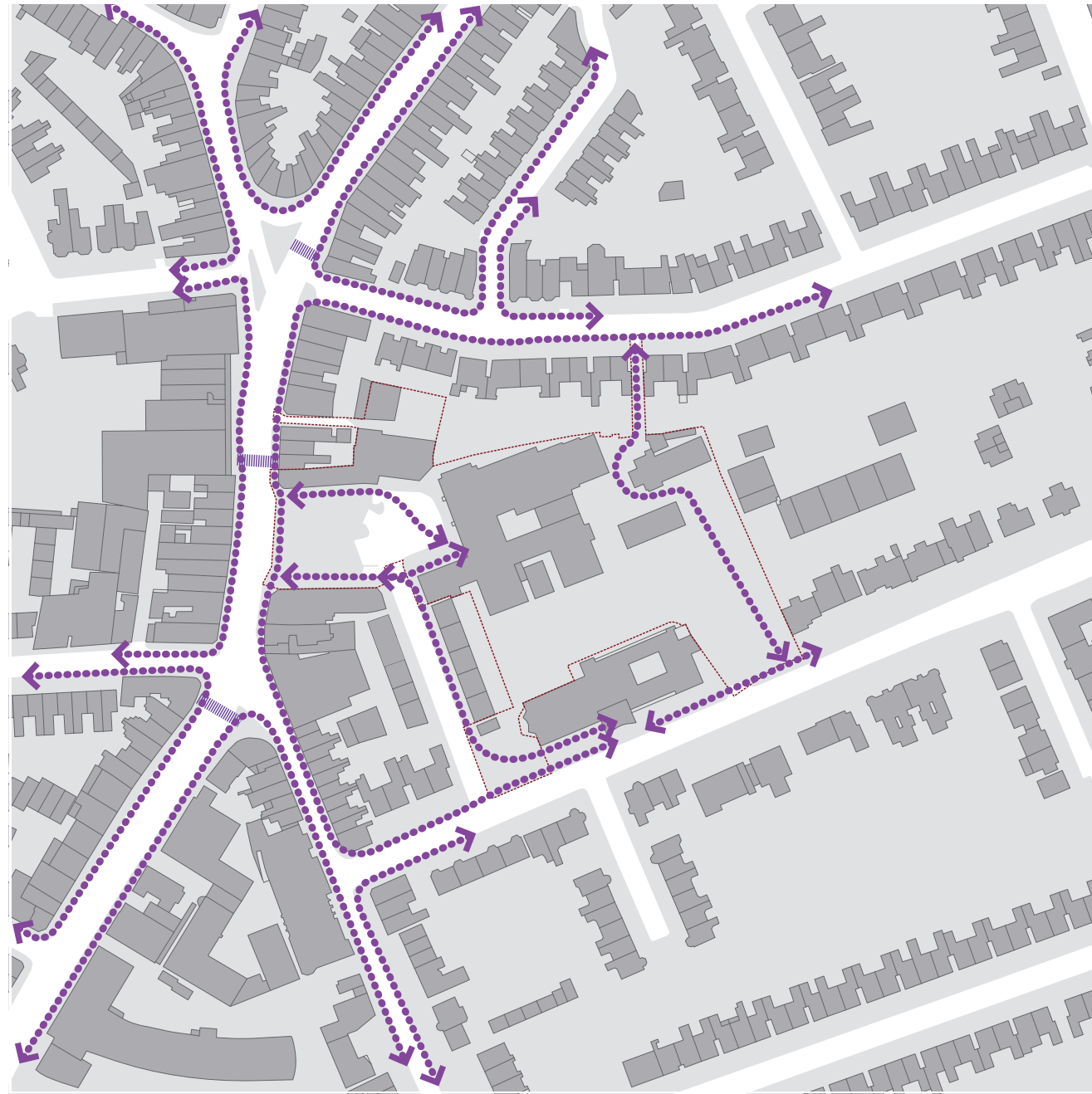


- SITE BOUNDARY
- BUS ROUTE 91 (BUSES EVERY 8 - 9MINS)
- BUS ROUTE 41 (BUSES EVERY 5MINS)
- BUS ROUTE W7 (BUSES EVERY 4 - 5MINS)
- BUS ROUTE W5 (BUSES EVERY 12MINS)

- BUS 41**
ARCHWAY in 20min
TURNPIKE LANE in 20min
HORNSEY RAIL STATION in 5min
- BUS 91**
KINGS CROSS in 40min
HOLBORN in 55min
TRAFALGAR SQ in 60min

- BUS W5**
HARRINGAY RAIL STATION PARK in 30min
- BUS W7**
FINSBURY PARK in 15min
MUSWELL HILL in 20min
CROUCH HILL RAIL STATION in 15min

PEDESTRIAN FLOW AND PEDESTRIAN CROSSINGS



- SITE BOUNDARY
-➔ PEDESTRIAN FLOW
- ||||| PEDESTRIAN CROSSINGS

ACTIVE FRONTAGES AND DESIRED FRONTAGES



- SITE BOUNDARY
- ACTIVE FRONTAGES
- DESIRED ACTIVE FRONTAGES

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Site Appreciation

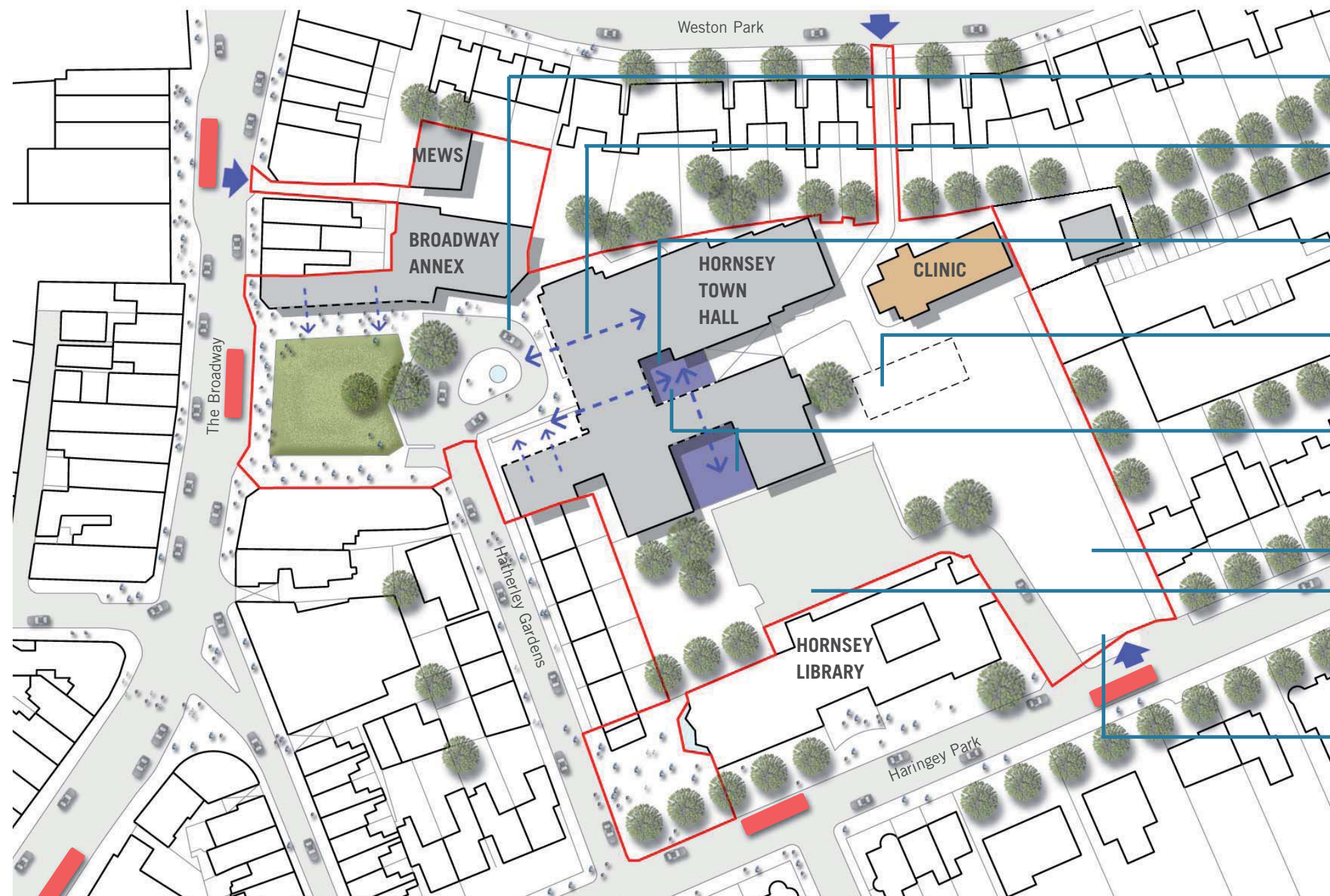
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Opportunities and Approach



ASSESS VEHICULAR TRAFFIC PATTERNS TO MAKE PUBLIC SPACE MORE PEDESTRIAN FRIENDLY

IMPROVE CONNECTIVITY OF PUBLIC FORECOURT TO COMMUNITY AND ARTS FACILITIES AND CENTRAL COURTYARD WITHIN THE REFURBISHED TOWN HALL

EXISTING SERVICE YARD PROVIDES OPPORTUNITIES FOR USABLE PUBLIC COURTYARD SPACE

POOR QUALITY DERELICT BUILDING CLEARED TO ALLOW FOR HIGH QUALITY MIXED USE FACILITATING DEVELOPMENT

EXISTING COURTYARDS PROVIDE VALUABLE EXTERNAL SPACE AND A NATURAL FOCAL POINT FOR DIFFERENT BUILDING USAGES TO BE CLUSTERED AROUND

AREA FOR POTENTIAL FACILITATING DEVELOPMENT

CAR PARKING AREA TO BE KEPT AS CLEAR AS POSSIBLE TO ENHANCE CIRCULATION ROUTES THROUGH THE SITE AND IMPROVE THE SETTING OF BOTH THE TOWN HALL AND THE ADJACENT LISTED LIBRARY

PRIME FRONTAGE FOR NEW FACILITATING DEVELOPMENT TO ENHANCE SETTING OF LIBRARY AND STREETScape

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INDICATIVE STRATEGIC DIAGRAM



URBAN REGENERATION PRINCIPLES

Based on the detailed urban, site and townscape analysis undertaken, the following are the key urban regeneration principles that should be met by any development on the site:

- Maintain and enhance setting of Listed Buildings
- Fundamentally improve visibility and connectivity of main entrance from High Street
- Create comprehensive regeneration strategy for all key sites to encourage:
 - Diversity and vibrancy
 - Continuation of mixed uses and activities
 - Creative and cultural activities
 - Facilitating value for Art Development
- Reinforce North-South pedestrian routes through site and permeability
- Identify possibilities for new public realm and greater connectivity with other areas of interest
- Introduce common language of appropriate materials for the public realm with integrated strategy for:
 - Hard landscape
 - Soft landscape
 - Street furniture
 - Lighting
- Promote extended programme of uses for arts activities in a new public square
- Encourage enhancements to local and wider transport to improve access and connectivity to local amenities
- Improve Gateways and civilise vehicular routes and services access
- Reinforce and compliment local character and townscape

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5.0 Building Appraisal

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BUILDING APPRAISAL

John McAslan + Partners together with the design team have undertaken a detailed building appraisal which includes:

- Historic Building Appraisal
- Significance Appraisal
- Historic Change Study
- Building Organisation
- Distribution of Space
- Appropriate Potential Use Studies for Key Spaces

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5.1 HISTORIC APPRAISAL SUMMARY

We have provided an executive summary of the historic appraisal within this section of the report together with the revised significance drawing studies. The full historic appraisal can be found in the appendices in Section 15 of the report.

The historic appraisal builds upon the Conservation Plan prepared by Alan Baxter & Associates - reiterating and expanding on Section 4: Cultural Significance, the physical characteristics of special interest under the following headings:

- Plan Form – Well considered response to a complex and demanding brief
- Coherent Treatment/Architectural Variety
- Site and Orientation
- Architectural Hierarchy/Critical Elevations
- Interiors
- Furniture and Fixtures

ARCHITECTURAL HIERARCHY AND PLAN FORM

Well Considered Response To A Complex and Demanding Brief

Hornsey Town Hall, designed by Reginald Uren and completed in 1935, is an important early example of a ‘modern movement’ building in the UK. Uren’s design for Hornsey Town Hall was strongly influenced by Hilversum (Netherlands) Town Hall, a seminal modern movement building by Willem M. Dudok 1926-28.

The commission to design the town hall was secured by competition assessed by C.Cowles Voysey. The brief stated that the character of the building ‘should be dignified and indicate its purpose’ and not indulge in ‘elaborate decoration and detail which is not required’.

Hornsey Town Hall is a series of large connected brick volumes, which present a strong composition of solid and void. Upon completion the building, modern in both design and construction, received a mixed reception; the local Hornsey Journal commended its austere lines whilst it was derided by many of the public and popular press for the same reason. It was celebrated by the architectural establishment, winning a RIBA gold medal 1935 for the best London Building completed in the previous three years.

Architectural embellishment on the external facades is generally limited to the features such as the main entrances, projecting stairs, and the tower on the significant elevations, all described more fully later. The architectural features are restrained in detail and conceived as being integrated into the facade - for example the carved stone lintel by sculptor A.J. Ayres and decorative bronze panels to the Administration Entrance. The public entrance to the Assembly Hall is formed as a recess articulated with rusticated brickwork.

In the interior spaces the architect, perhaps less constrained by the brief, is more elaborate with his detailing, particularly in the principal spaces. The door reveals in the Assembly Foyer and Entrance Hall are articulated in a variety of ways but unified by a reduced palette and design motifs.

The 1920’s and 1930’s saw a surge in building of new town halls which were generally built in one of three plan forms: the courtyard plan, the long single range, or as in the case of Hornsey, the group plan style.