



HILVERSUM (NETHERLANDS) TOWN HALL, BY WILLEM M. DUDOK 1926-28.



Hornsey shared many of the common characteristics of town halls built during this time including:

- A council chamber located on the top floor, away from the noisy street.
- The council chamber frequently housed a debating chamber with seating in a semi-circular arrangement with the Mayor facing the councillors.
- The provision of adequate ventilation and natural light was considered a priority, particularly for the council chamber.
- Public access for Civic ceremonies was a priority.
- Served the dual purpose of public hall and civic administration.
- Public assembly halls were a requirement and were often located to one side of the complex to enable future extension. The Assembly Hall at Hornsey, built at the peak of this trend, was a particularly large example built to accommodate 800-1000 people.

Spatial Hierarchy & Building Organisation

Hornsey Town Hall was conceived by the Architect Reginald Uren in the 'group plan' style. The different uses, e.g. public, civic and administration, and the spaces that link them, are contained within a series of brick volumes. Internally there is a clear hierarchy of spaces in terms of how they were used and how they were decorated.

The sequencing of the public and civic spaces were carefully conceived by Uren to engender a sense of civic pride and ceremony.

Uren expertly shoe horned a huge amount of accommodation onto a constrained site whilst producing a plan 'that recognised that ceremonial spaces did not expand but offices did'.

The public spaces are contained within the Assembly Hall Block form at the northern range, and include the Assembly Foyer, Assembly Hall and the Supper Room or Small Hall at lower ground level. The entrance to the Assembly Hall is through the triple entrance on the west facing frontage to the square.

The civic spaces run north/south. The Committee Room extends over the Assembly Hall Block at first floor and is linked back to the Entrance Hall, First and Second Floor Landings and the Council Chamber Block at the southern end. This sequence of spaces is finely decorated. The entrance into these spaces is under the tower and is framed by a finely craved Portland stone door surround.

The administrative functions were accommodated in utilitarian, albeit generously apportioned, East and West Wings which run along the southern boundary of the site.

Vulnerabilities/opportunities:

When considering accommodating mixed uses into the building it may be appropriate to follow Uren's vertical division of the building into discrete blocks. Ideally proposed new uses would be compatible with the design and cultural significance to the original spaces and uses.

The public/civic rooms and the fine foyer spaces that link them would ideally be retained as publicly accessible spaces. The form and detailing of some of these spaces, for example the council chamber are inextricably linked to their previous uses making them more inflexible for adaptation. Careful consideration should be given to compatible uses and studies undertaken to mitigate/minimise any impact. A single use or linked uses would be preferable.

The East and West Wings, with their independent entrance and vertical circulation zones, lend themselves to be partitioned off from the rest of the building for independent use. These interiors are more utilitarian in nature and there are more opportunities for alteration and extension. Careful consideration will need to be given to the treatment of isolated panelled rooms within these wings. There are more opportunities for extension of these wings, for example the south elevation of the East Wing or roof extensions. This would comfortably follow the Architect's design intention to allow future expansion to the council offices.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
Hornsey Town Hall Creative Trust
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HISTORICAL APPRAISAL DRAWINGS

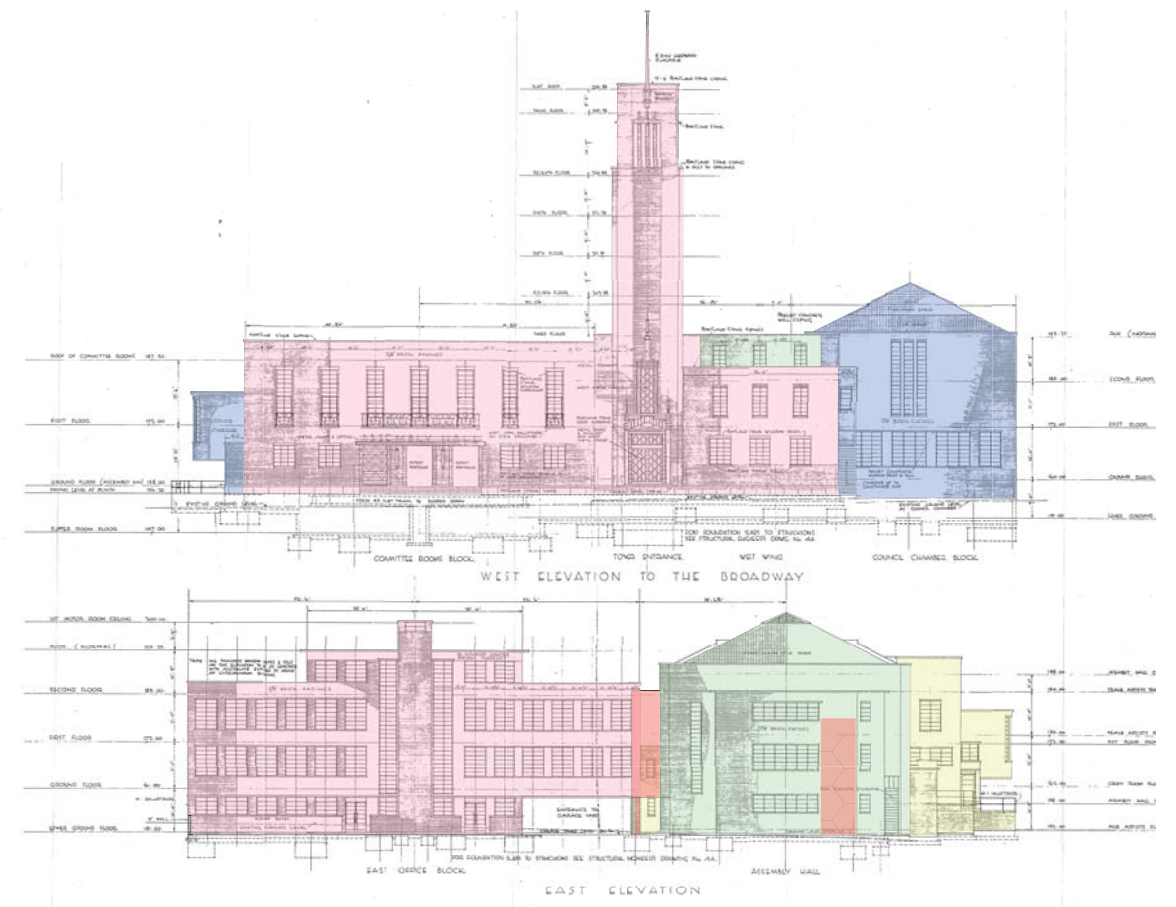
An appraisal of both the historic significance and the historic change to the building has been undertaken and reflected in the following drawings.

The significance of both the internal spaces of the building and the external elevations has been ranked into 5 categories, which are reflected by the following drawings. This study is crucial to the understanding of the building as a whole and will form the basis of selecting appropriate uses for the different parts of the building. This study will also inform the extent of refurbishment/remodelling or extension which might be possible in different areas of the building.

The historic change to the building is documented in drawings which show the modifications and additions to the building over the years. Some of these changes have had a neutral effect on the building whilst others could be considered to be detrimental. An appropriate strategy for addressing these modifications will be proposed depending on the final uses and proposals for the building.

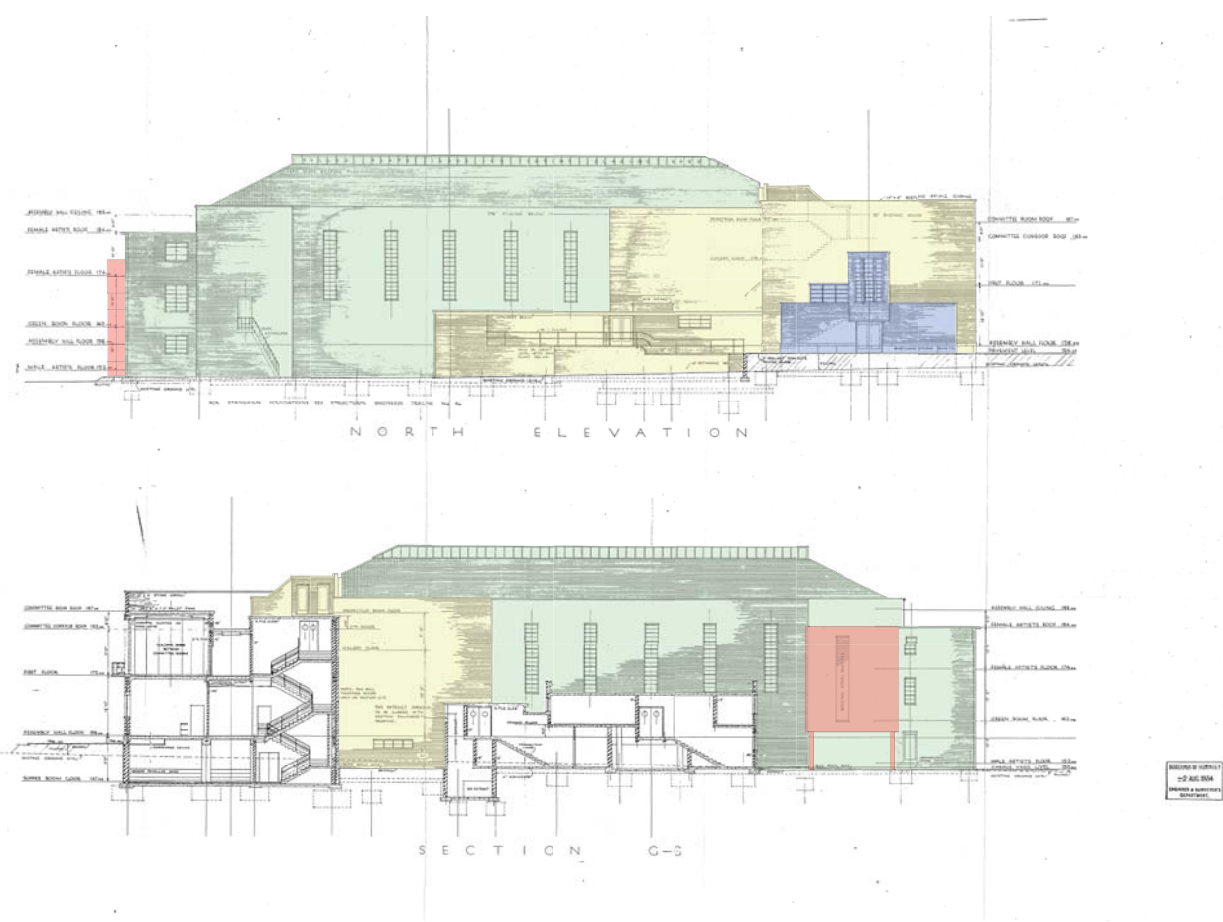
This process has allowed us to agree the significance of the spaces with the Conservation Officer and English Heritage in order to form a common baseline for which the appropriateness of the proposed modifications and uses have been judged.

SIGNIFICANCE DRAWINGS

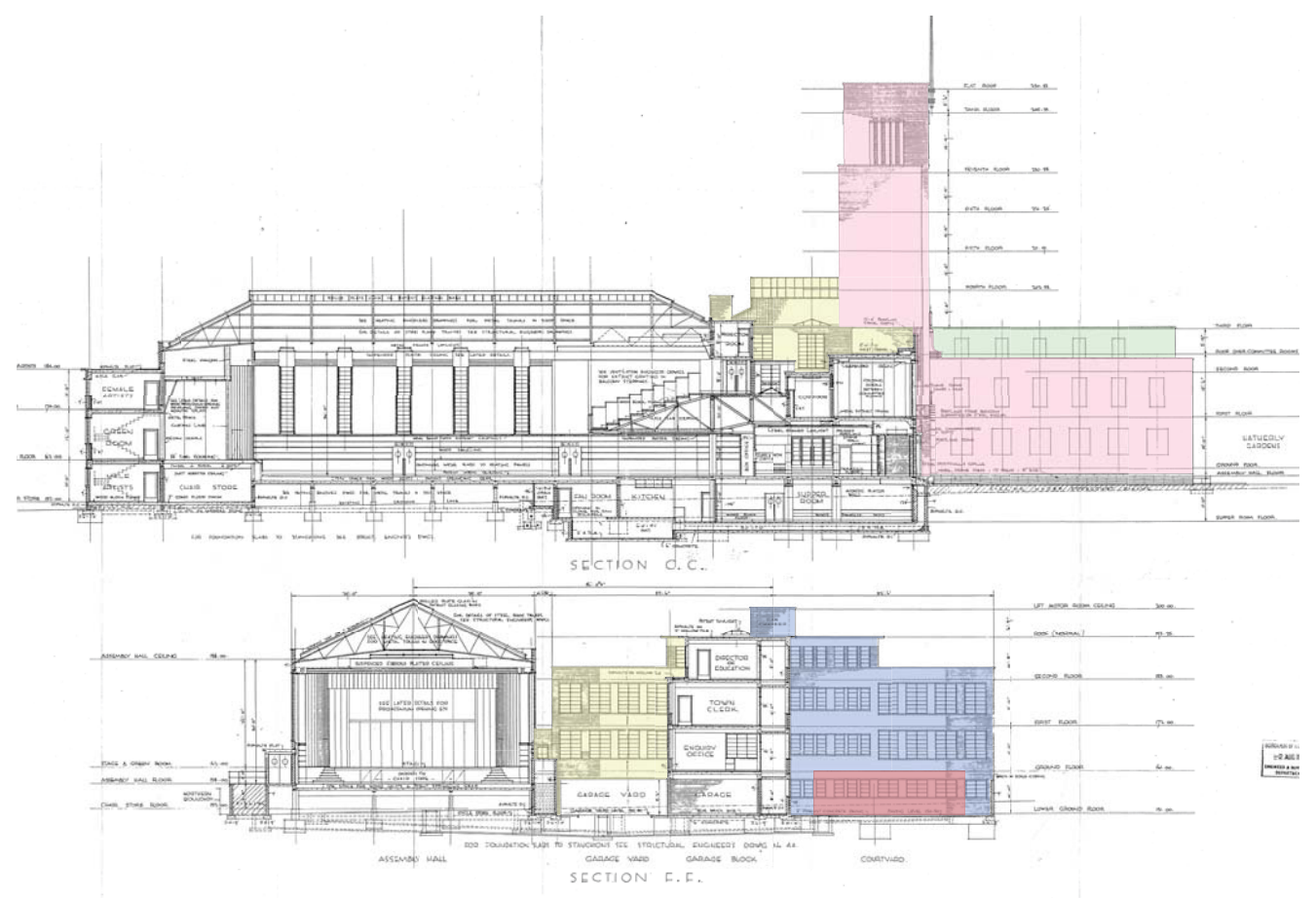


EAST AND WEST ELEVATIONS

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices



NORTH ELEVATION AND SECTION G-G



SECTION C-C AND F-F

- HIGH SIGNIFICANCE**
- SIGNIFICANT**
- SOME SIGNIFICANCE**
- NEUTRAL WITH SIGNIFICANT ELEMENTS**
- DETRIMENTAL**

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Design & Access
Statement
March 2010**

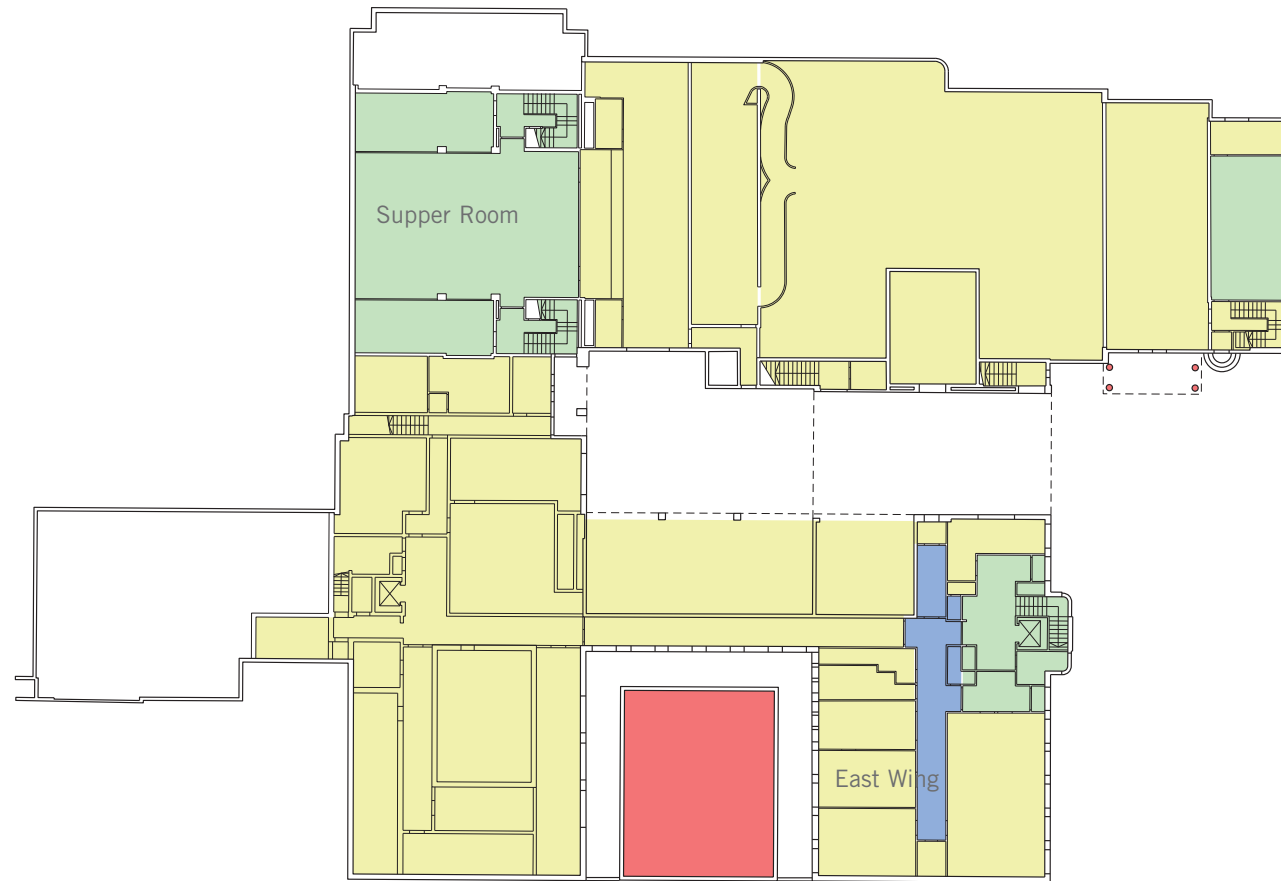
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Hornsey Town Hall Creative Trust
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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

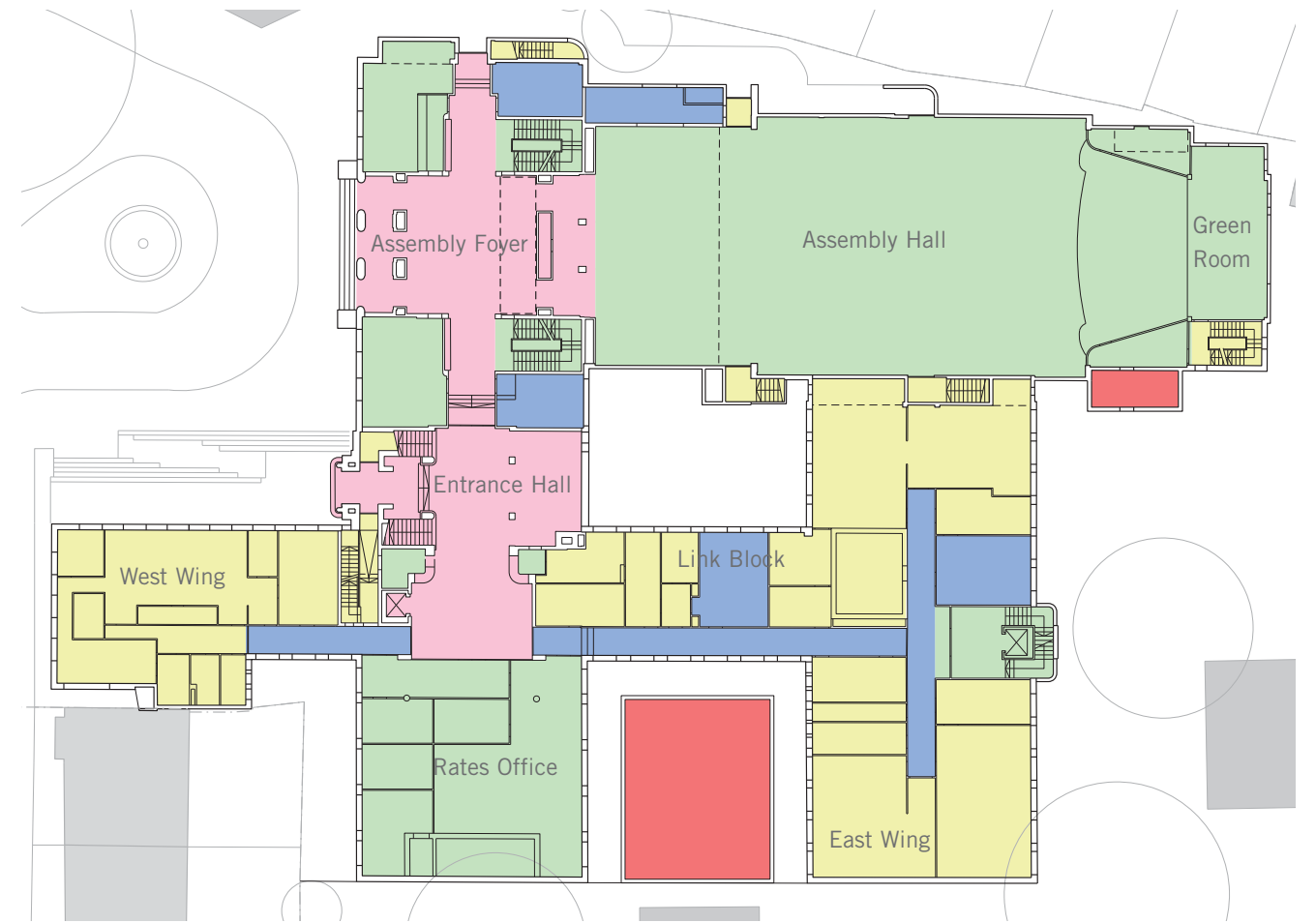
**Hornsey Town Hall -
Design & Access
Statement
March 2010**

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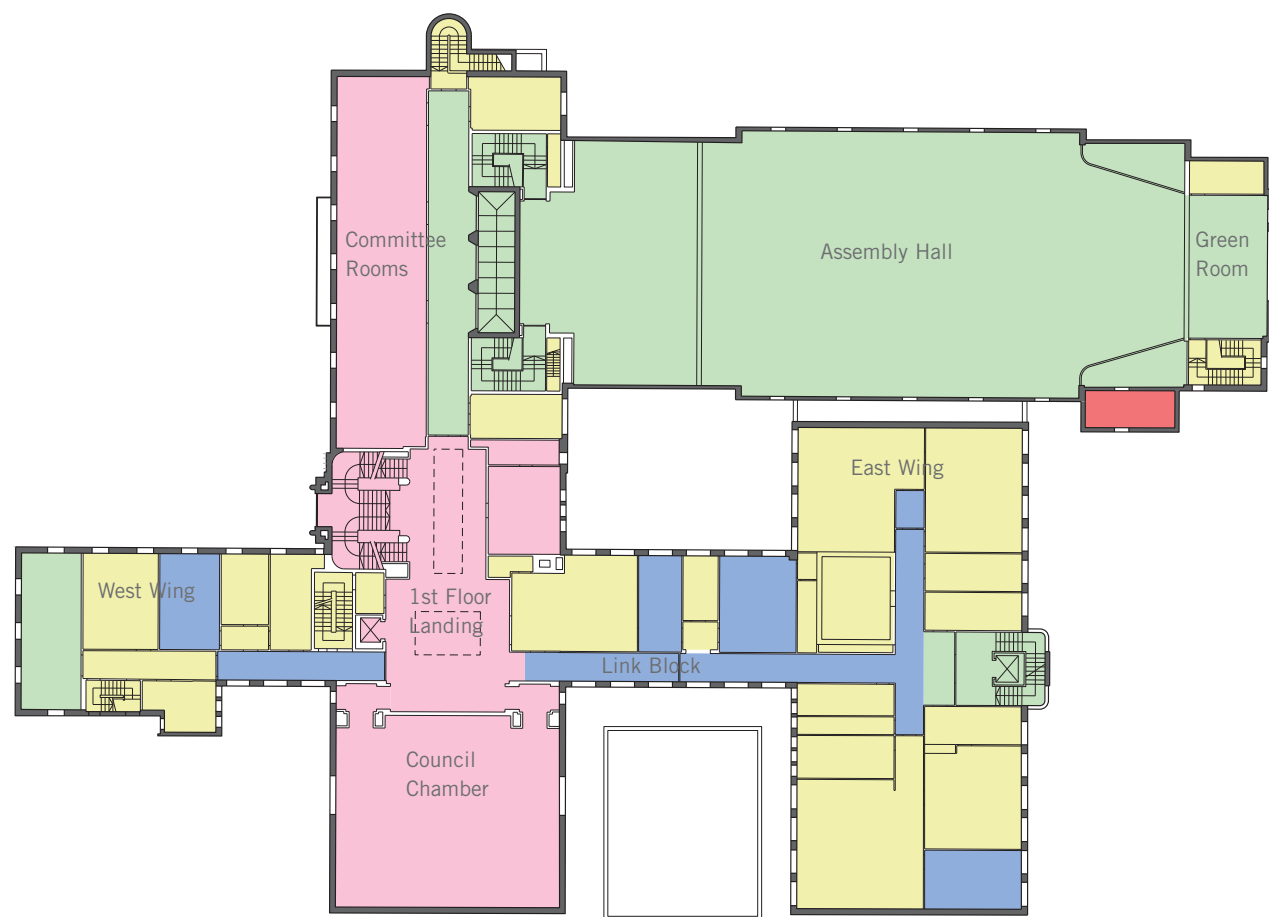


LOWER GROUND FLOOR PLAN

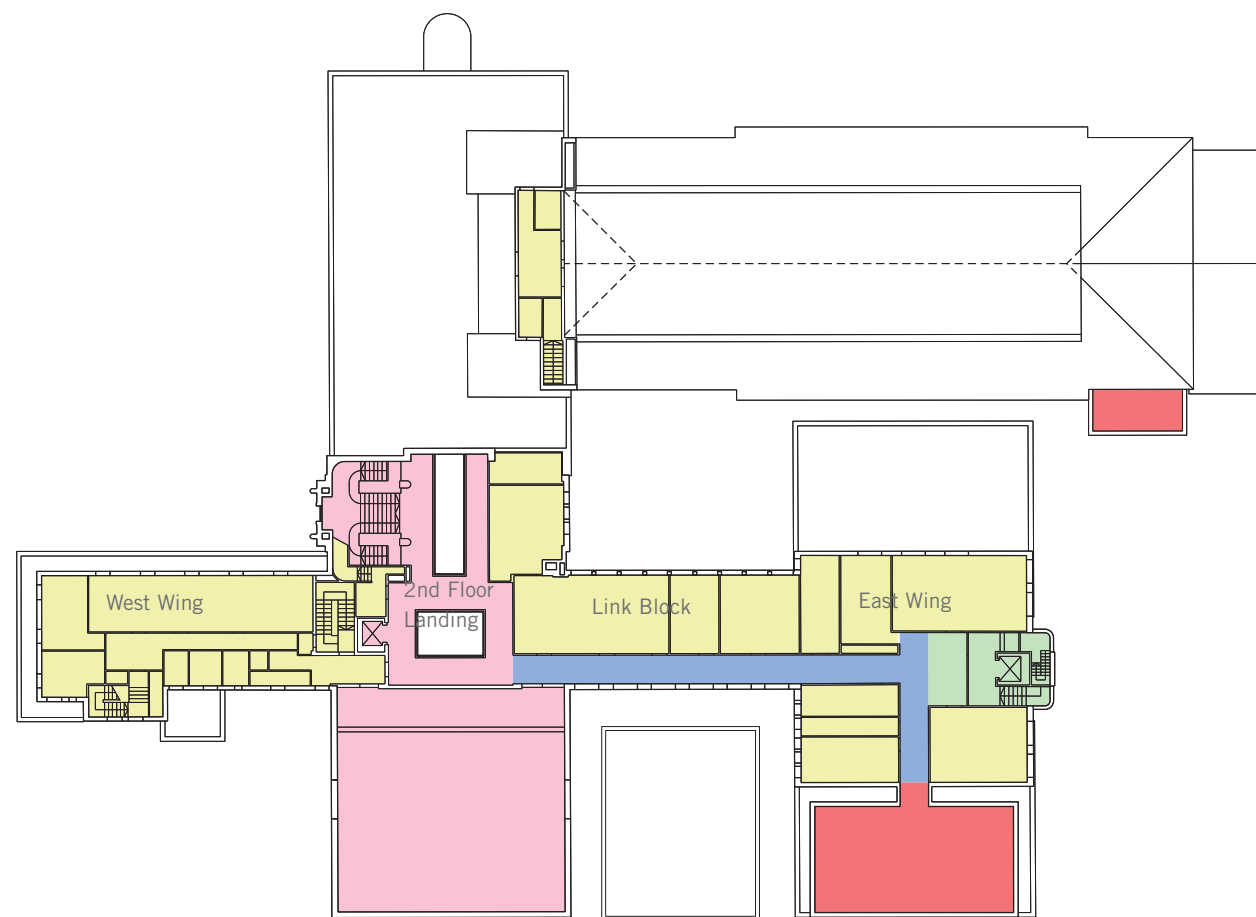


GROUND FLOOR PLAN

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- HIGH SIGNIFICANCE
- SIGNIFICANT
- SOME SIGNIFICANCE
- NEUTRAL WITH SIGNIFICANT ELEMENTS
- DETRIMENTAL

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

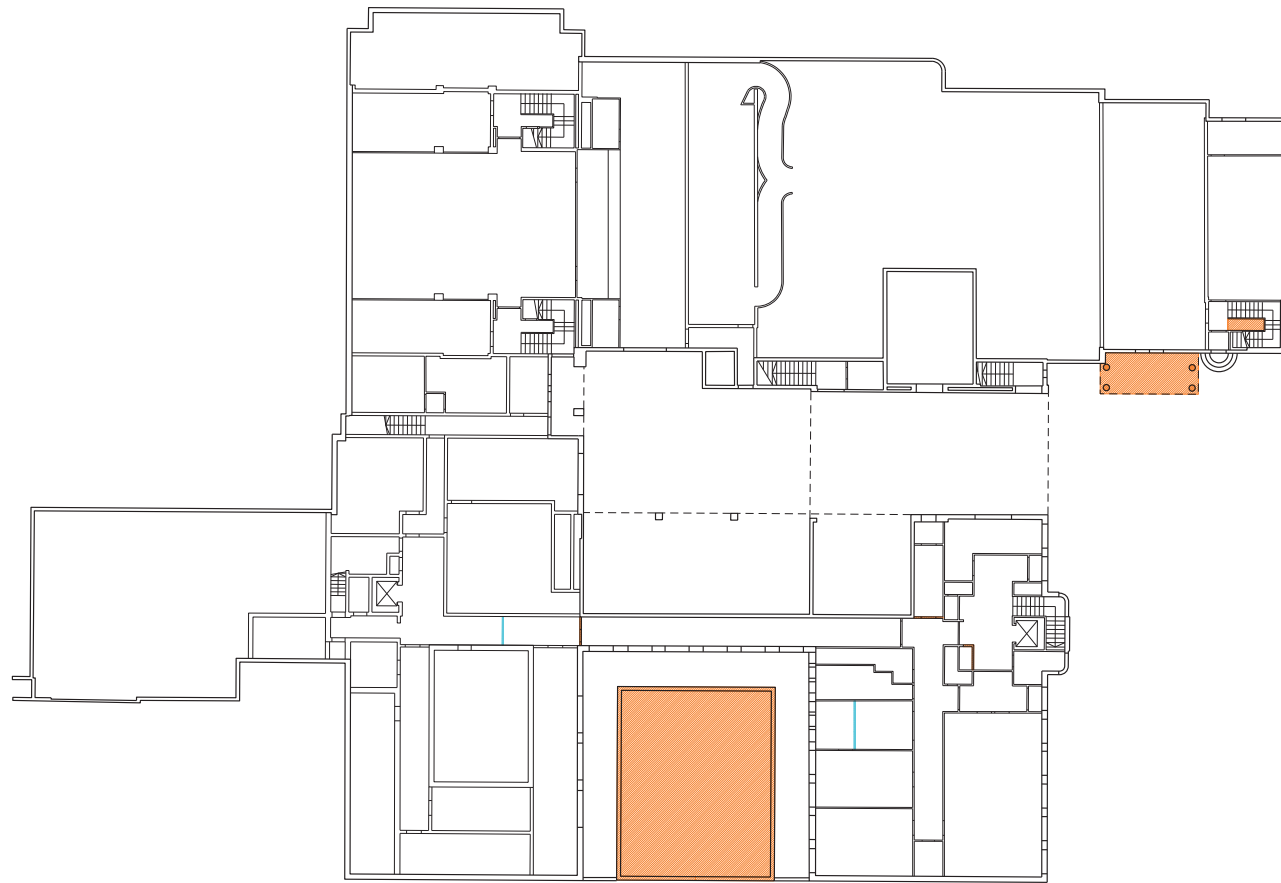
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Hornsey Town Hall Creative Trust
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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

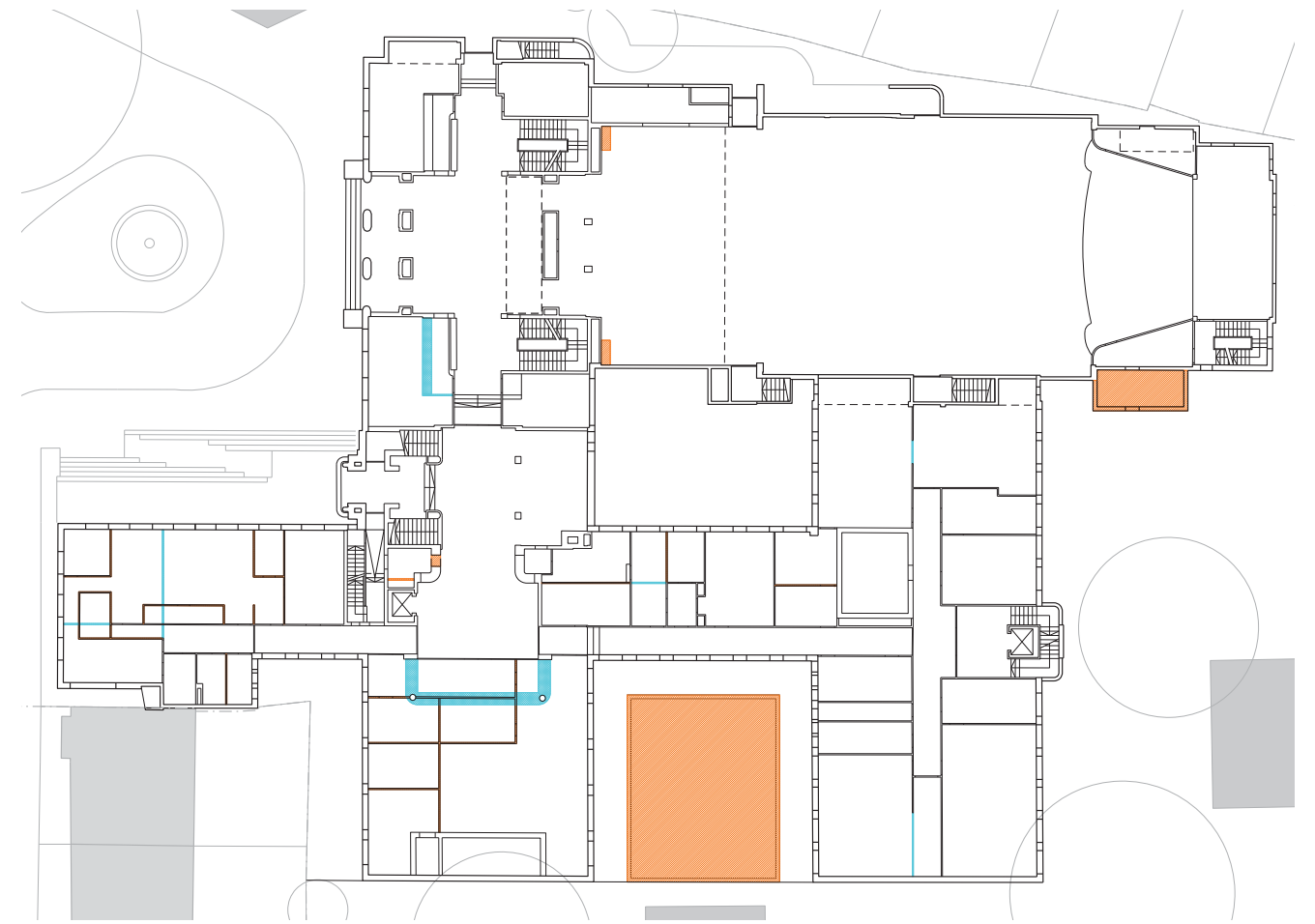
**Hornsey Town Hall -
Design & Access
Statement
March 2010**

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HISTORIC CHANGE DRAWINGS

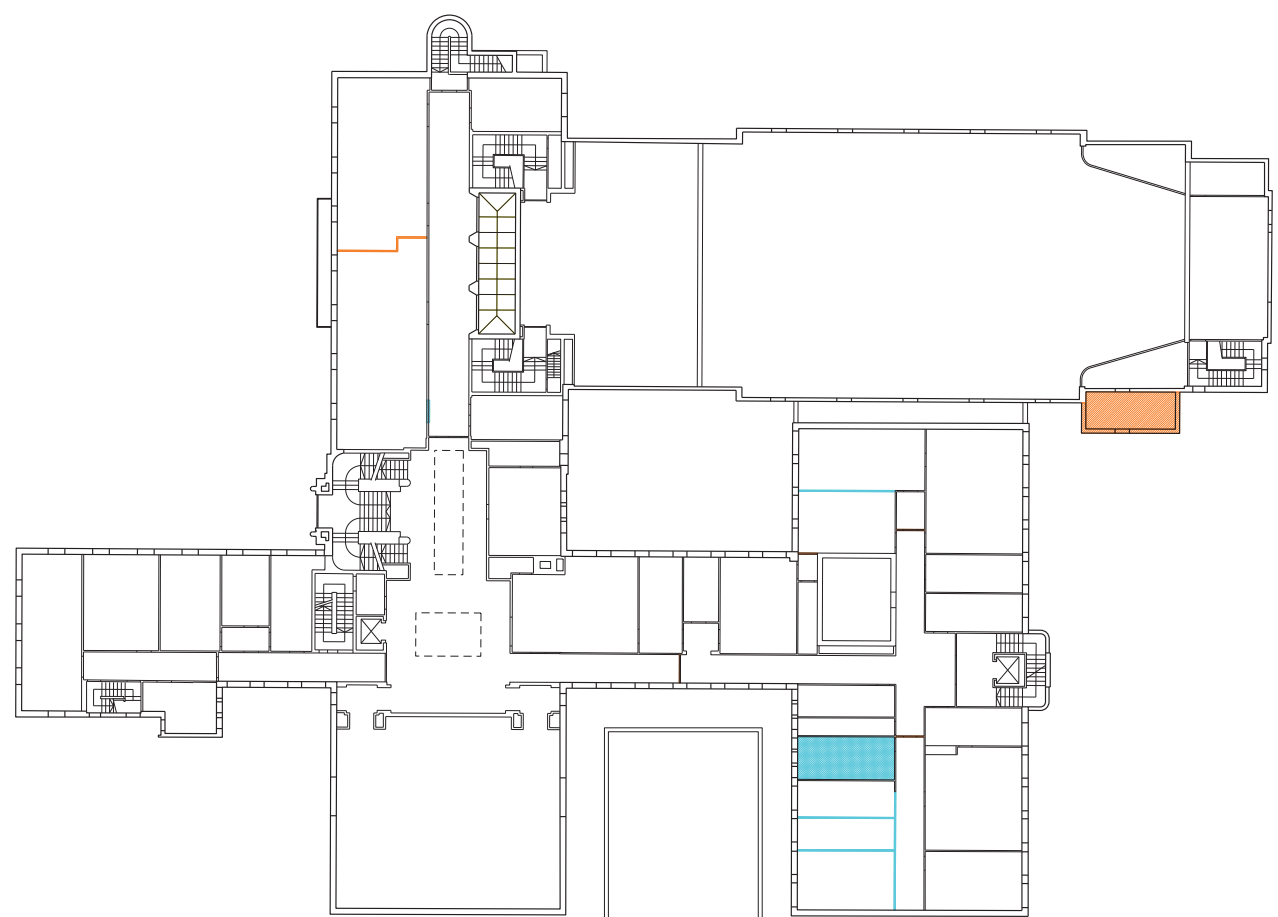


LOWER GROUND FLOOR PLAN

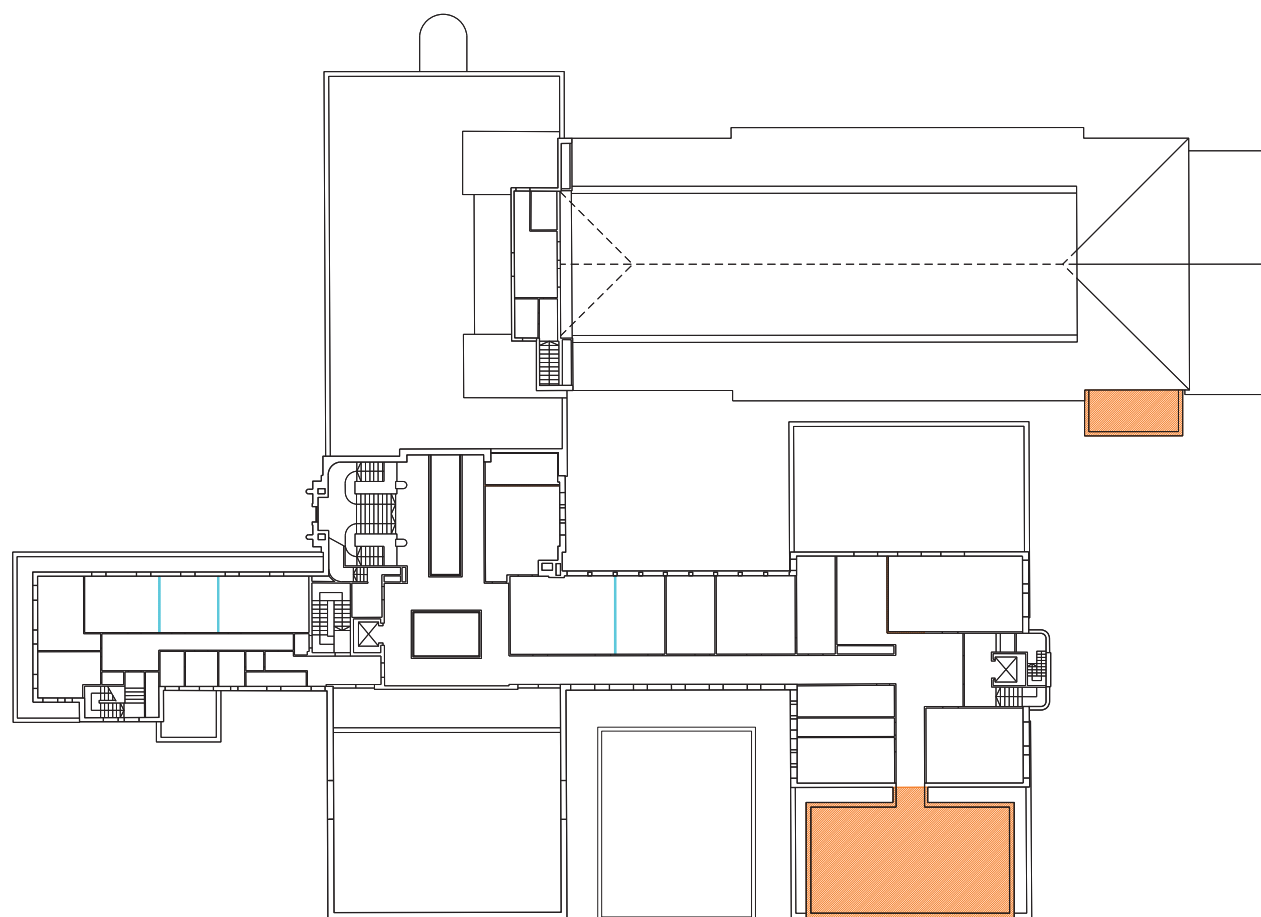


GROUND FLOOR PLAN

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- ALTERATIONS - ADDED ELEMENTS
- ALTERATIONS - REMOVED ELEMENTS

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

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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5.2 BUILDING ORGANISATION

The adjacent diagrams illustrate the current organisation of the Town Hall Building. The building can be easily accessed from all sides both at Ground and Lower Ground Levels.

The west entrances fronting the square are the two main entrances to the building, where the Main Civic Entrance is centred under the tower. The Assembly Hall Entrance, comprises three pairs of doors centred on the Assembly Hall Block. This entrance was used during large public functions in the Assembly Hall.

The secondary 'front' to the building is at the East Wing where paired entrances, at lower ground level provide access to community service offices.

The main services access points are via the lower ground level service courtyard, including an access point for plant fuel deliveries and three car garages. A tall roller shutter door provides access to the stage area for delivery of sets and equipment with an adjacent stage entrance for staff and performers.

Private entrance to the first floor of the west block is via an external stair on Hatherley Gardens. Access to the enclosed garden area at lower ground is provided along the main circulation in the link block.

Each of the principle entrances to the building are located adjacent to vertical stair and/or lift cores. The quality of each stair relates to the level of importance of the surrounding spaces within the building.

The main staircase in the entrance hall is the most grand stair and connects the ground, first and second floor in the council chamber block. A lift is also located here connecting all levels. A secondary stair behind the lift is

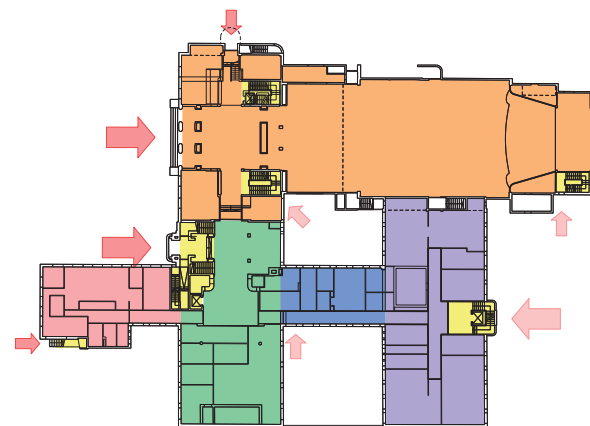
used as a service stair at lower levels and provides access to the council chamber gallery at upper levels.

The two sets of stairs flanking the assembly foyer give access to the assembly hall gallery level, the service courtyard and the supper room at lower ground level.

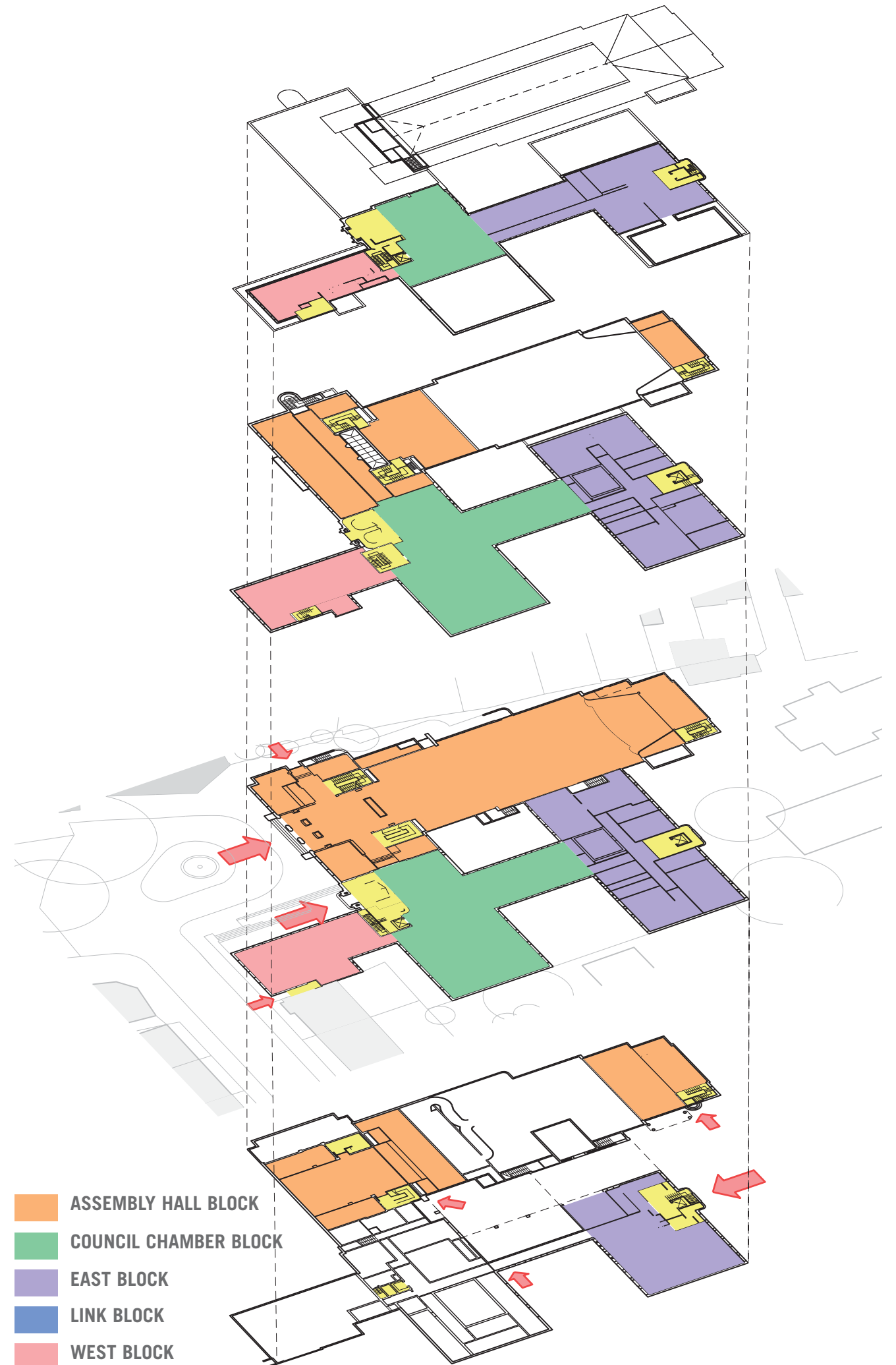
At the centre of the east block and on access with the link block is a cantilevered stair and lift core providing vertical connections to all levels.

The building can be considered to be made up of 5 'blocks' each with it's own vertical circulation and access points. Indeed this was a key part of the original design intent of the building. This configuration leads to an approach whereby the building is subdivided into vertical blocks which would broadly contain different uses rather than separating uses on a floor-by-floor basis.

This approach also has the benefit of making acoustic and fire escape issues easier to address within an existing building.



- ASSEMBLY HALL BLOCK
- COUNCIL CHAMBER BLOCK
- EAST BLOCK
- LINK BLOCK
- WEST BLOCK



5.3 DISTRIBUTION OF SPACE

The illustration and area summary to the right identifies the distribution of spaces within the building by size.

Approximately 50% of the Net usable spaces in the building are made up of small/cellular spaces. These are predominantly located in the East Wing, Link Block and West Wing, which have been identified as areas with less historic significance than the Assembly Hall and Council Chamber Blocks.

These spaces naturally lend themselves to more substantial remodelling, if required, which allows flexibility both in the uses allocated to these spaces but also the size of spaces created either by joining or sub-dividing spaces.

The medium sized spaces constitute approximately 26% of the Net usable area, and contain some of the spaces with most historic significance such as the Committee Rooms and Council Chamber. Uses allocated for these rooms will have to be more sympathetic to existing configuration and size of these spaces.

Other medium sized spaces such as the Assembly Hall Gallery and Supper Room are less significant and allow greater flexibility of uses.

The large Assembly Hall space in its current configuration would allow satisfactory operation of only a limited number of uses as it meets few current requirements for performance/theatre spaces. The aspiration would however be to maintain a large open plan space that with sympathetic intervention could allow increased flexibility and a greater range of potential uses.

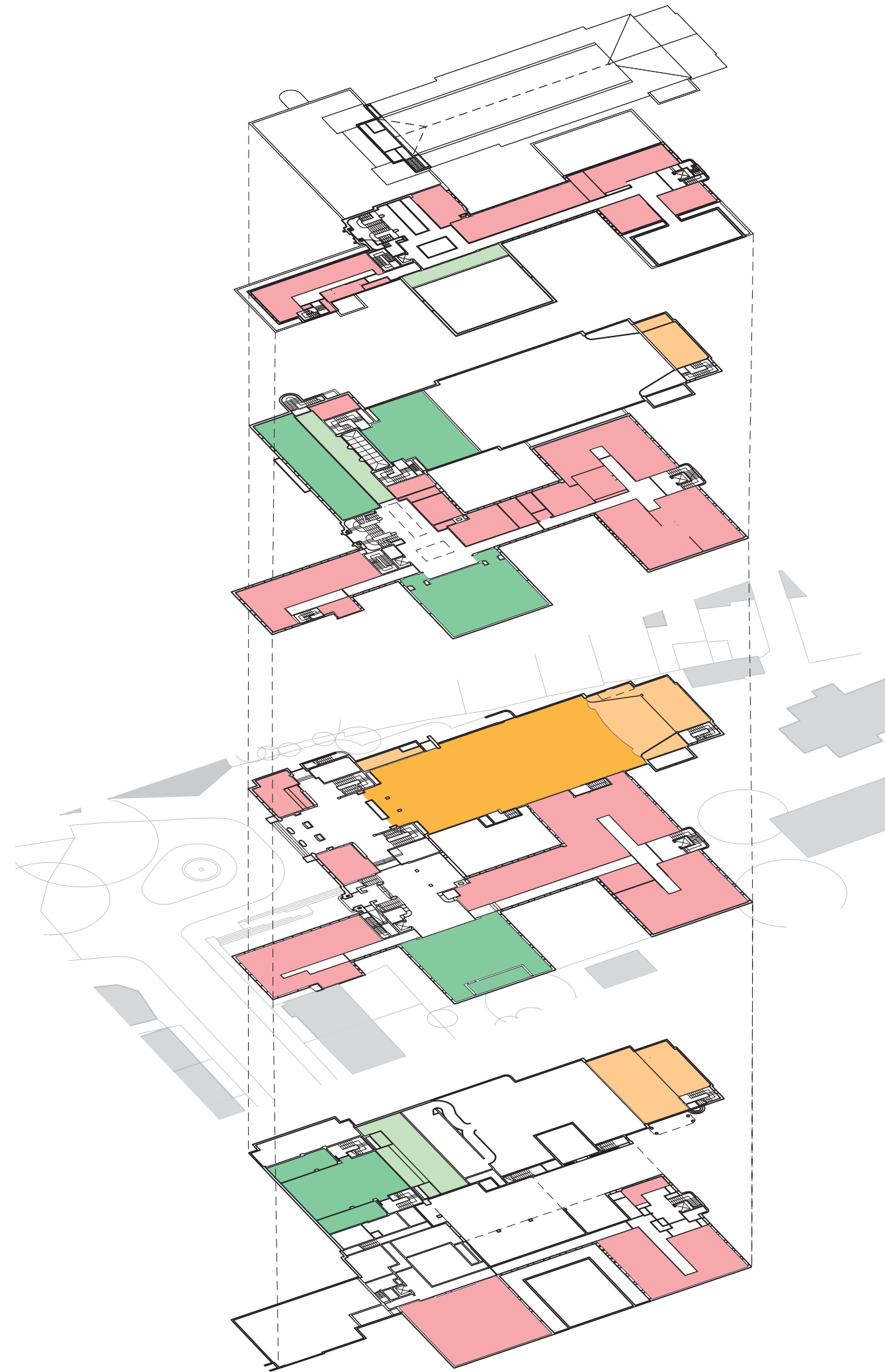
SMALL/CELLULAR SPACES	Floor Area
Lower Ground Floor	372sqm
Ground Floor	724sqm
First Floor	654sqm
Second Floor	375sqm
TOTAL	2125sqm 51% of Usable Floor Area

MEDIUM SIZE SPACES	Floor Area
Rates & Clerks Office	205sqm
Assembly Hall Gallery	151sqm
Committee Rooms	134sqm
support space	65sqm
Council Chamber	172sqm
support space	35sqm
Supper Room	201sqm
support spaces	118sqm
TOTAL	1081sqm 26% of Usable Floor Area

LARGE SIZE SPACES	Floor Area
Main Assembly Hall	552sqm
support spaces	396sqm
TOTAL	948sqm 23% of Usable Floor Area

All areas exclude circulation

- LARGE SIZE SPACES**
- SUPPORT SPACES**
- MEDIUM SIZE SPACES**
- SUPPORT SPACES**
- SMALL/CELLULAR SPACES**



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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Hornsey Town Hall Creative Trust
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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
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COMMUNITY ART CLASSES



COMMUNITY DANCE CLASSES AND REHEARSAL



SCHOOL GROUPS



DIGITAL CINEMA



LEISURE ACTIVITIES



CHILDREN'S THEATRE



AFTER SCHOOL PROGRAMMES



DANCE STUDIO



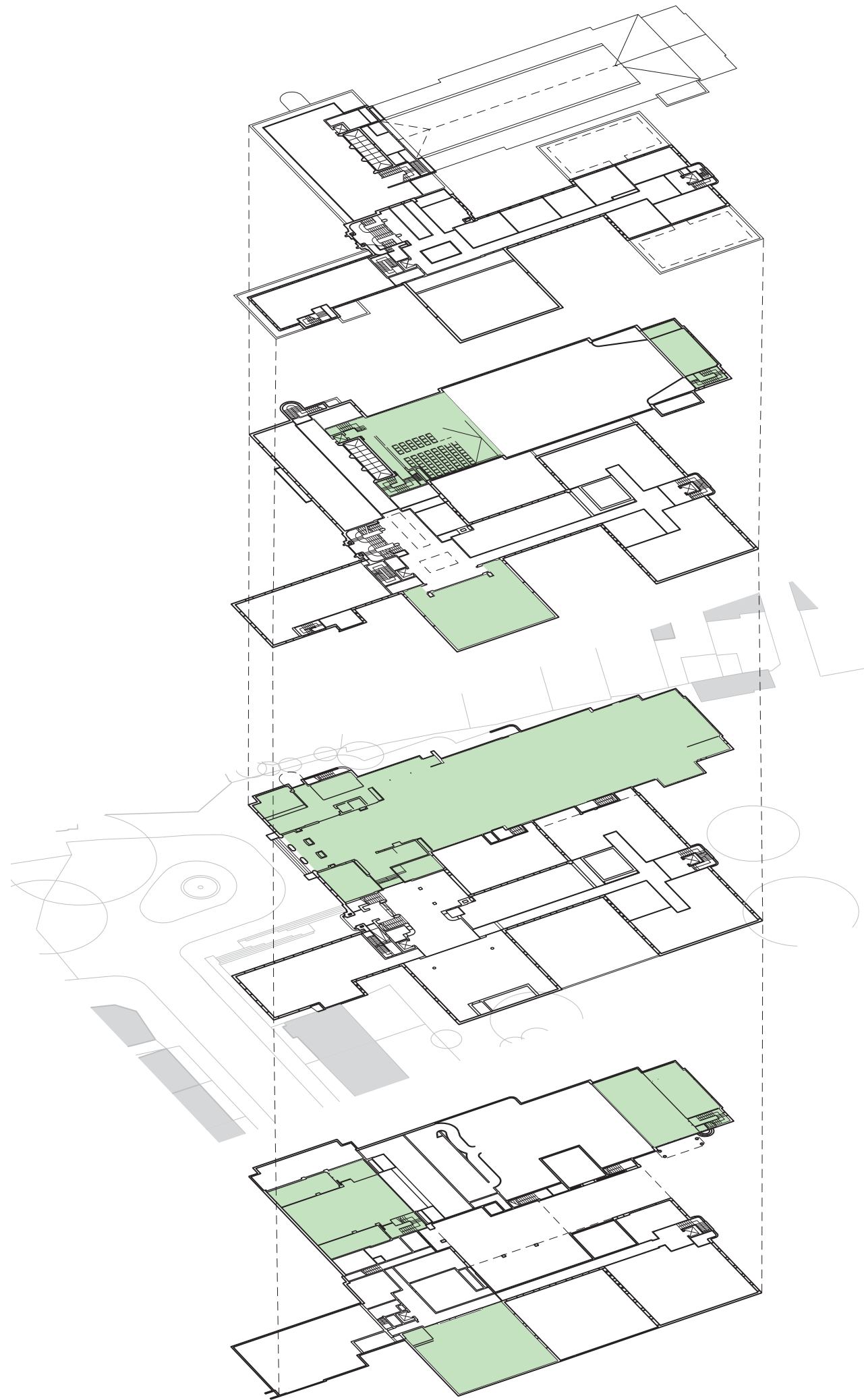
YOUTH ACTIVITIES



AUDITORIUM AND CONFERENCE SPACE



CONCERT AND THEATRE PERFORMANCES



PERFORMANCE, ARTS AND LEISURE USES

SPACE ANALYSIS

The building offers various types of spaces, that have the potential to accommodate a range of performance, arts and leisure type activities.

Large double and triple height spaces lend themselves successfully to large performances or gatherings, which may include professional concert, theatre and dance performances. The assembly hall and council chamber would be most suited for such uses. These large spaces may also be developed as 'multi-purpose' spaces which could accommodate activities such as banquets, badminton clubs, and other special events.

Medium sized naturally lit spaces, such as the 'back stage' rooms and the council chamber lend themselves to uses such as visual arts and dance, and small group activities.

The raked gallery above the assembly hall lends itself to uses such as cinema and auditorium.

BUILDING ORGANISATION

The building is organised so that many of the large spaces have support spaces adjacent. The assembly hall has direct access to kitchen and servery facilities widening the range of services it can provide.

ACCESS AND CIRCULATION

Access on all sides of the building allows public and service entrances can be kept separate if required. Throughout the day the building can be separated limiting access across the blocks helping to manage the security of the building and the building users.

ADAPTABILITY AND FLEXIBILITY

Many performance and arts spaces require a degree of specialist equipment and design, which may limit the flexibility of uses, and would require careful consideration.

Themed activities/uses may include a children's theatre.

AXONOMETRIC DRAWING HIGHLIGHTING WHERE PERFORMANCE, ARTS AND LEISURE USES MAY BE LOCATED WITHIN THE BUILDING.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
Hornsey Town Hall Creative Trust
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ROOFTOP TERRACE RESTAURANT



BUSINESS LOUNGE AND MEETING AREAS



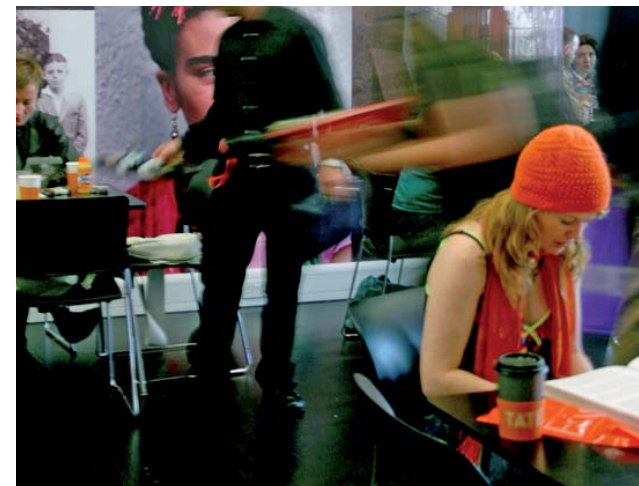
DESTINATION RESTAURANT



CELEBRITY CHEF BISTRO



MEMBER'S CLUB



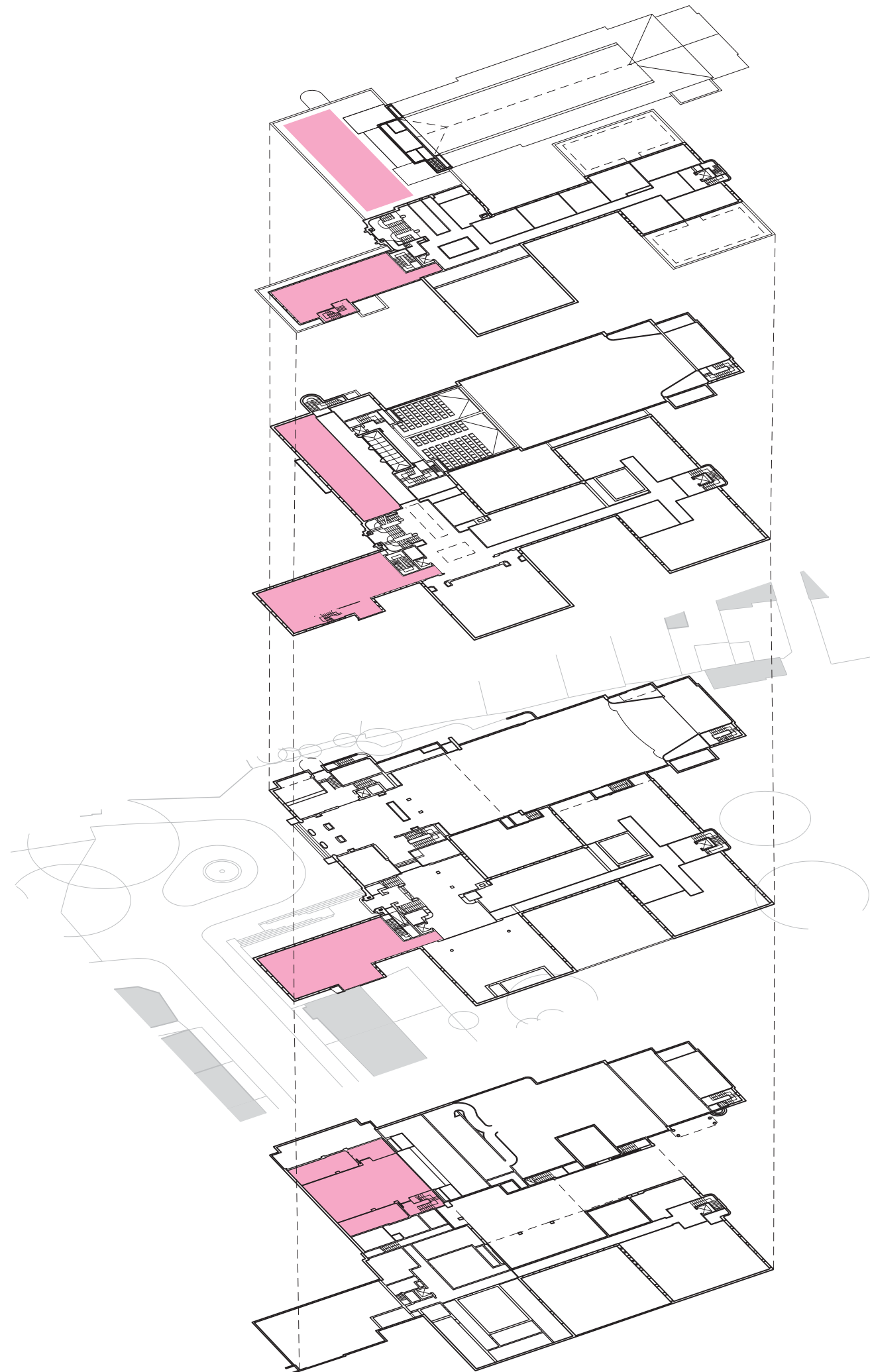
CAFE



COCKTAIL BAR LOUNGE



OUTDOOR TERRACE



RETAIL AND OFFICE OPPORTUNITIES

BUILDING ANALYSIS

The building frontage onto the square offers potential to stitch the building into its high street context by provided retail and cafe use spaces.

Creating 'shop fronts' would animate the front elevation of the building, and the generous forecourt could easily accommodate uses such as street vendors and outdoor cafes.

At both first and second floor level the west elevation of the building benefits from views over the town square. These views would be valued in uses such as destination restaurants and cocktail bar lounges. Dining and bar environments such as these also complement many of the proposed performance type spaces in adjoining parts of the building, with shared clientelle, they could offer 'pre-theatre dinner' menus and intermission drinks.

The flat roof over the committee rooms is an ideal location for a new rooftop extension which would take full advantage of the town centre location and city wide views. A location such as this may attract operators such as celebrity chefs.

Basement level spaces are suited to social club uses and benefit from direct external access.

BUILDING ORGANISATION

The west block has the potential to be a self-contained block as it can easily be separated from the rest of the building. It also has it's own stair and service cores. This lends itself to open plan office suits, boutique shops, meeting spaces etc. which could be organised over all three levels.

ACCESS AND CIRCULATION

Access and circulation within the assembly hall block could be best managed in collaboration with operators of the assembly hall space.

FLEXIBILITY AND ADAPTABILITY

All highlighted areas maintain large clear openings which will allow for future adaptability. There is potential for such spaces to be fitted-out by operators.

AXONOMETRIC DRAWING HIGHLIGHTING WHERE RETAIL, CAFE, LOUNGE AND OFFICE USES MAY BE LOCATED WITHIN THE BUILDING.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

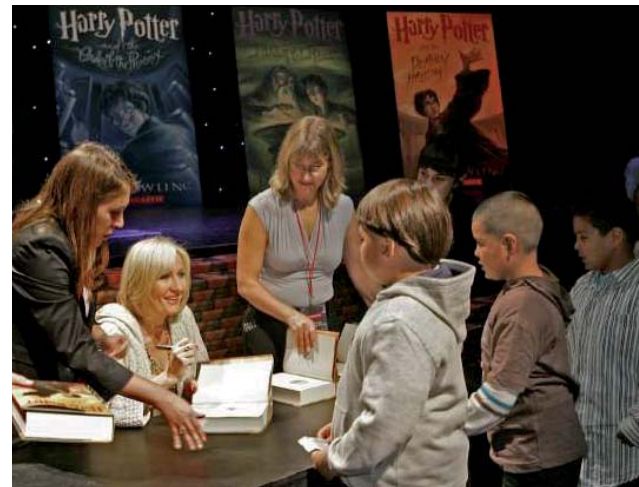
**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
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- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
Hornsey Town Hall Creative Trust
John McAslan + Partners
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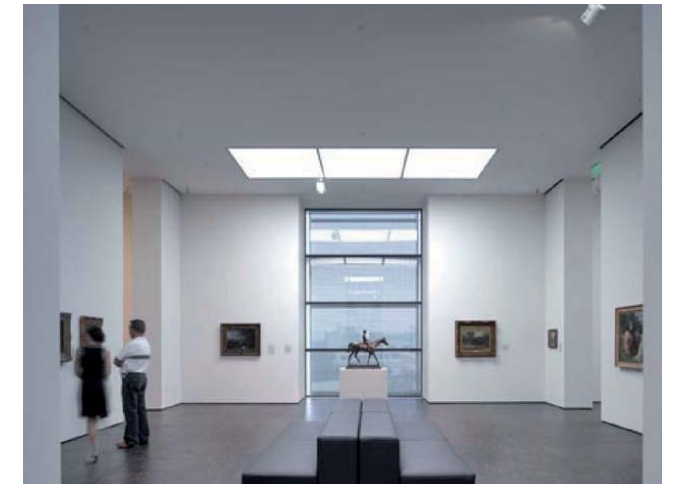
LITERATURE EVENTS



LOCAL HISTORY EXHIBITION SPACE



LATENIGHT / CALENDAR EVENTS



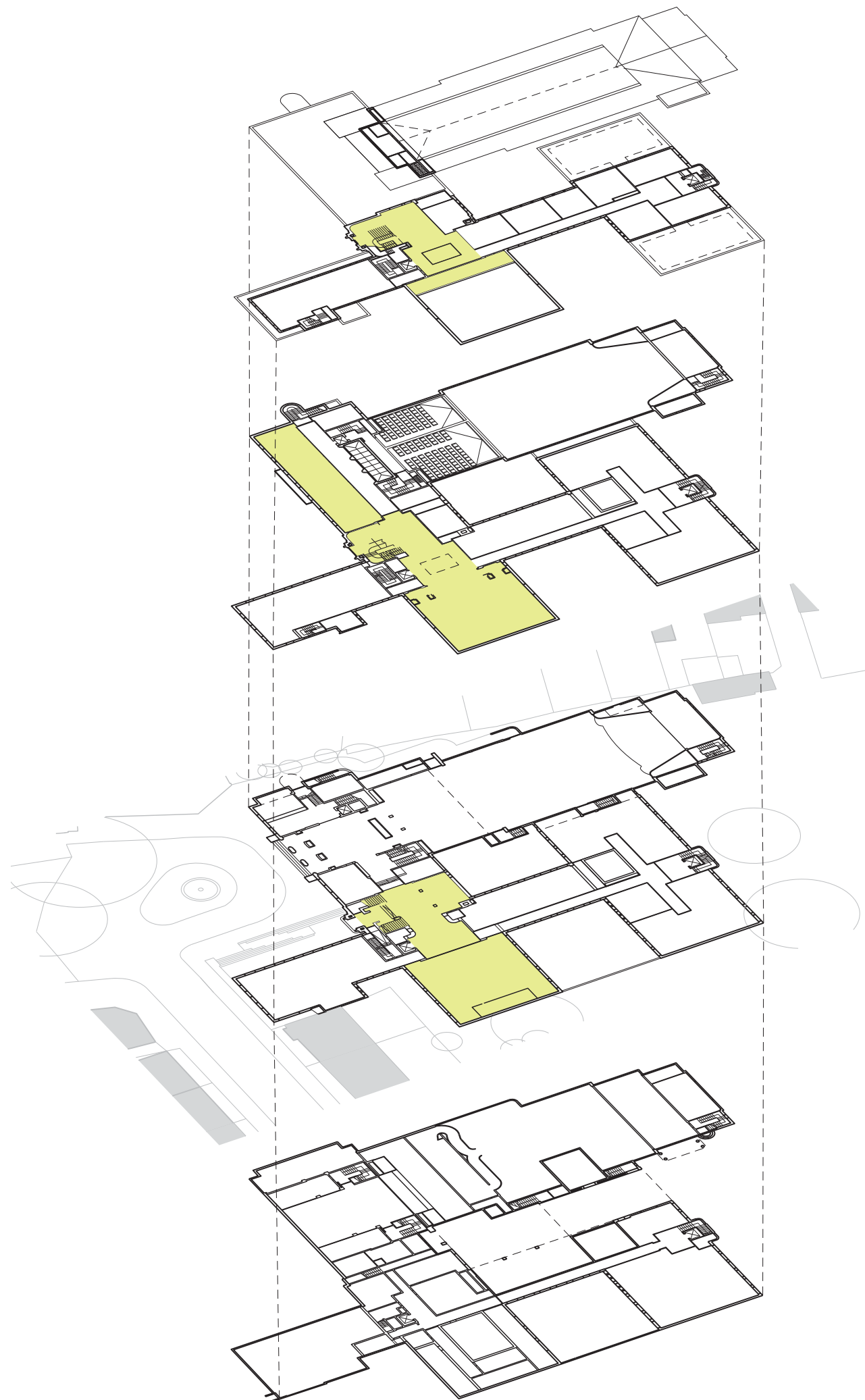
EVENTS / EXHIBITIONS WITHIN CIRCULATION SPACE



LARGE SCALE / 3D EXHIBITIONS



INFORMAL / INTERACTIVE EXHIBITIONS



EXHIBITION AND EVENT OPPORTUNITIES

BUILDING ANALYSIS

A variety of exhibition and event types can be accommodated within the council chamber block and the committee rooms.

Many of the spaces highlighted are flooded with natural light from either large sized windows or defused light from above, appropriate for many visual art exhibitions.

High ceilings and large structural spans can accommodate large scale and 3D exhibitions.

The high quality finishes within the main entrance lobby would be appropriate for upmarket special events. This space is suitably located to host open calendar events or drop in events, as it is close to the entrance, cloak rooms, and public toilets. It also has potential to connect through to adjacent courtyards allowing for both indoor and outdoor events to take place.

The general clerks room, off the main entrance would be suitable for temporary exhibitions, and the glazed screen to the entrance lobby would promote drop in visits. Existing finishes within this space are of low significance allowing for interventions, and temporary sets and finishes.

Specialist effects such as lighting from within the committee rooms could create visual interest on the town square frontage and act as a beacon to draw visitors in.

BUILDING ORGANISATION

The main entrance hall is located over all three levels, connected by the main stair and lift making it ideal for accommodating a range of event sizes. All other highlighted areas are directly accessed from this space.

ACCESS AND CIRCULATION

Generous circulation and entrance halls are ideal locations for special events such as launch parties. They can also provide buffer and overflow areas for events within adjoining spaces.

FLEXIBILITY AND ADAPTABILITY

The three committee rooms are subdivided by movable acoustic partitioning allowing the rooms to be subdivided or opened to suit the event.

AXONOMETRIC DRAWING HIGHLIGHTING WHERE EXHIBITION AND EVENT USES MAY BE LOCATED WITHIN THE BUILDING.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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Design & Access
Statement
March 2010**

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HEALTH CARE SERVICES



SHARED OFFICES



CHILDREN'S CRECHE



ARTIST STUDIOS



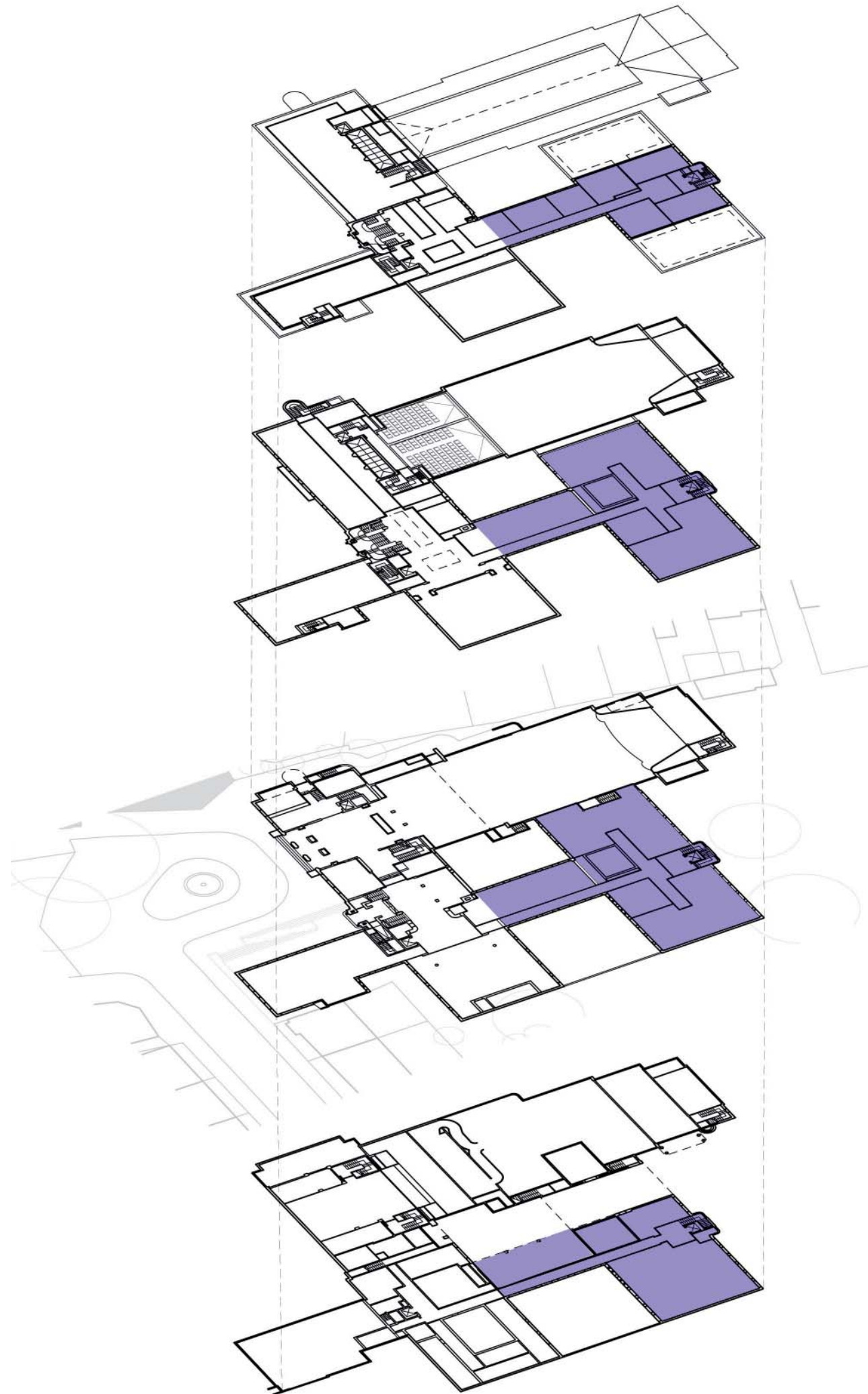
SPECIALIST STUDIO SPACES



LIVE WORK UNITS



COMMUNITY GROUP MEETING SPACES



RESIDENTIAL

BUILDING ANALYSIS

The east block of the building is accessed by a separate entrance at the rear of the building on the lower ground level, and connects to the Link block. This part of the building has the potential to be self-contained and operate independent of the rest of the building with access from the new courtyard. It is well suited to residential uses as it is utilitarian by nature with minimal decoration and lends itself well to both cellular / subdivided and open-plan spaces.

BUILDING ORGANISATION

This part of the building is clearly and efficiently laid out with all floors stacking vertically around a central stair and lift core, which makes it suitable for drop-in and mixed-use occupiers.

ACCESS AND CIRCULATION

A central circulation spine gives access to cellular spaces with natural light and views to the courtyards or rear of the site. Access to courtyard spaces is gained from the lower ground level and may be appropriate for a children's creche outdoor play area.

FLEXIBILITY AND ADAPTABILITY

Accommodation can be of varied size according to use, and end units will benefit from dual aspect. Below floor service zones run the length of the corridor allowing for easy access.

AXONOMETRIC DRAWING HIGHLIGHTING WHERE RESIDENTIAL USES MAY BE LOCATED WITHIN THE BUILDING.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 **Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal**
- 6 Town Hall Building Proposals
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Rm No.	Room Name	Area (sqm)	Rm No.	Room Name	Area (sqm)
FIRST FLOOR			GROSS INTERNAL AREA 1737		
USABLE AREA			CIRCULATION		
Assembly Block			F17	East Block First Floor Landing	29
F50	Gallery	151	F28	East Block South Corridor	23
F51	Female Artists Dressing Room	45	F29	East Block North Corridor	16
F52	Lavatory	10	F30	Link Corridor	44
	Store	3	F31	Council Chamber Lobby	7
Council Chamber Block			F32	Council Chamber Lobby	7
F01	Deputations Waiting Room	16	F34	West Block Corridor	20
F02	Mayor's Lavatory	7	F36	West Block Lobby	15
F03	Mayor's Parlour	25	F44	Main First Floor Landing	107
F33	Council Chamber	172	F49	Committee Rooms Corridor	64
F43	Cleaner	5			
F45	Committee Room	39	CIRCULATION 333		
F46	Committee Room	54	STAIRS & LIFTS		
F47	Committee Room	41		East Block Stair and Lift	16
F48	Service Room	20		West Block Stair	7
East Block				Council Chamber Stair	12
F10	Store	6		Main Lift	4
F11	Strong Room	24		Main Stair	39
F12	General Office	27		North Assembly Stair	18
F13	Typists	32		Projection Room Access Stair	3
F14	Voters Lists	50		South Assembly Stair	18
F15	Spare Room	15		Committee Corridor Stair	13
F16	Spare Room	15		Stage Area Stair	14
F18	Waiting Lobby	7	STAIRS & LIFTS 142		
F19	Interview	7	SUPPORT AREAS		
F20	General Office	41		Riser (air inlet)	2
F21	Medical Officer of Health	24		Riser (chamber entrances)	2
F22	Sanitary Inspector	24		Riser (toilet)	0.5
F23	Chief Sanitary Inspector	13		Riser (tower)	0.6
F24	Chief Clerk	14		Riser (chimney)	0.6
F25	Men's Lavatory	17		Riser (toilet)	0.8
F26	Chief Officer's Lavatory	7		Riser (inlet tank)	2
F27	Women's Lavatory	12		Riser (inlet tank)	2
Link Block			SUPPORT AREAS 10		
F04	Store	3	INTERNAL WALLS		
F05	General Clerks & Enquiry Office	46		Internal Walls	82
F06	Deputy Town Clerk	17	NET USABLE AREA 1170		
F07	Interview	9			
F08	Lobby	4			
F09	Town Clerk	30			
West Block					
F35	Member's Lavatory	13			
F37	Members Room	39			
F38	Members Robing Room	30			
F39	Lady Members Room	23			
F40	Lady Members Robing Room	14			
F41	Lady Members Lavatory	17			
F42	Lobby	5			

Rm No.	Room Name	Area (sqm)	Rm No.	Room Name	Area (sqm)
SECOND FLOOR			GROSS INTERNAL AREA 728		
USABLE AREA			CIRCULATION		
Assembly Block			S11	East Block Second Floor Landing	29
S35	Electrical Appliances	4	S16	East Block Corridor	27
S36	Projection Room	17	S17	Link Corridor	45
S37	Rewinding Room	4	S19	Gallery Lobby	11
Council Chamber Block			S24	West Block Hall	18
S01	Staff Mess Room	35	S30	West Block Lobby	2
S02	Service Room	12	S33	Main Second Floor Landing	65
S18	Public Gallery	35	CIRCULATION 198		
S31	Cleaner	10	STAIRS & LIFTS		
S32	Open Well	void		East Block Stair and Lift	16
S34	Open Well	void		West Block Stair	9
East Block				Council Chamber Stair	11
S07	Interview	7		Main Lift	4
S08	Waiting Room	8		Projection Room Access Stair	3
S09	Documents	10		Main Stair	33
S10	General Office & Typists	47	STAIRS & LIFTS 76		
S12	Higher Education	30	SUPPORT AREAS		
S13	Men's Lavatory	18		Riser (extract duct)	2
S14	Chief Officer's Lavatory	7		Riser (extract trunk)	0.3
S15	Women's Lavatory	12		Riser (extract trunk)	0.3
Link Block				Riser (chimney)	0.3
S03	School Attendance	21		Riser (duct)	0.2
S04	Clerk of Works	16		Riser (duct)	0.2
S05	Deputy Director	16	SUPPORT AREAS 3		
S06	Director of Education	25	INTERNAL WALLS		
West Block				Internal Walls	18
S20	Bedroom	4	NET USABLE AREA 434		
S21	WC	4			
S22	Bath Room	5			
S23	Box Room	4			
	Cupboard	3			
	Store	2			
S25	Kitchen	11			
S26	Parlour	15			
S27	Living Room	17			
S28	Bed Room	14			
S29	Bed Room	21			

Rm No.	Room Name	Area (sqm)
ROOF PLANT		
GROSS INTERNAL AREA 23		
USABLE AREA		
	Main Lift Overrun	9
	East Block Lift Overrun	14

Rm No.	Room Name	Area (sqm)
TOWER		
GROSS INTERNAL AREA 110		
USABLE AREA		
	Level 3	22
	Level 4	22
	Level 5	22
	Level 6	22
	Level 7	22

TOTAL GROSS INTERNAL AREA 6650

Hornsey Town Hall - Design & Access Statement March 2010

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

6.0 Town Hall Proposals

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

London Borough of Haringey
Hornsey Town Hall Creative Trust
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6.1 USES

The Town Hall is to be refurbished and carefully adapted to accommodate the proposed uses identified within the Business Plan. The majority of the work is straightforward in nature. The comprehensive renewal of Mechanical and Electrical (M&E) infrastructure and upgrade of life and safety systems form a large portion of the refurbishment work and budget.

Proposals have been grounded on the Significance Appraisal and the Building Appraisal. All work is to be a standard appropriate for a Grade II* listed building and in line with the policies in Appendix 6 of the Conservation Plan prepared by Alan Baxter & Associates.

Wherever possible flexibility of uses has been proposed as this is important to the success of a sustainable long term business plan, which can accommodate changing trends, user requirements and market demand.



ROOFTOP TERRACE
OVERLOOKING SQUARE



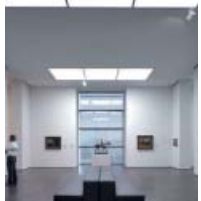
RESIDENTIAL WING
RESIDENTIAL WING
NURSERY, GYM



COMMITTEE ROOMS AND PERFORMANCE SUITE
STUDIO THEATRE, FILM CLUB, REHEARSAL SPACE, DRAMA STUDIO



ASSEMBLY HALL
DRAMA, CONFERENCES, CLASSICAL, JAZZ, ROCK, SPORT, DANCE, CINEMA, COMMUNITY ACTIVITIES - FETE



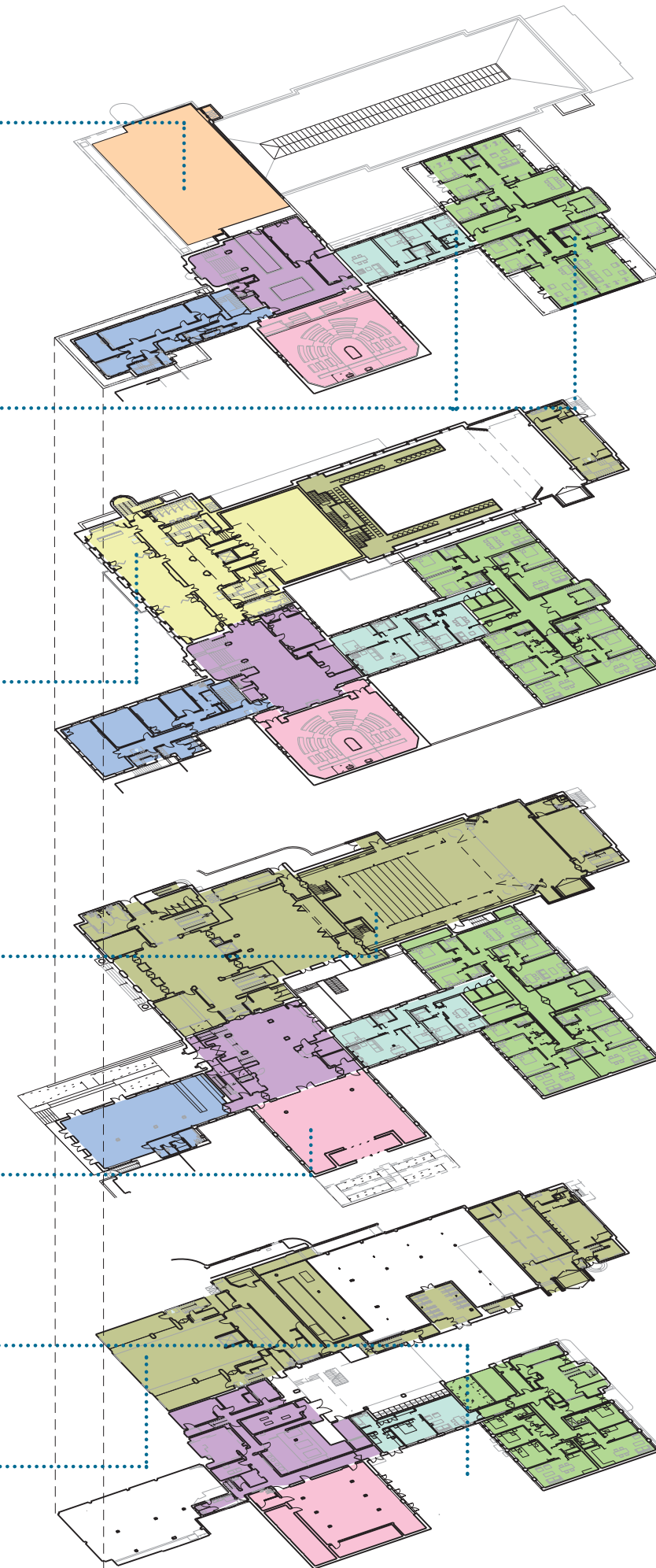
EXHIBITION SPACES
ART GALLERY, COMMUNITY EVENTS, JUMBLE SALES



PUBLIC SQUARE
OUTDOOR PERFORMANCE, VENTS, PUBLIC ART



SUPPER ROOM
MULTI PURPOSE SPACE, YOUTH SERVICES, STUDIO



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

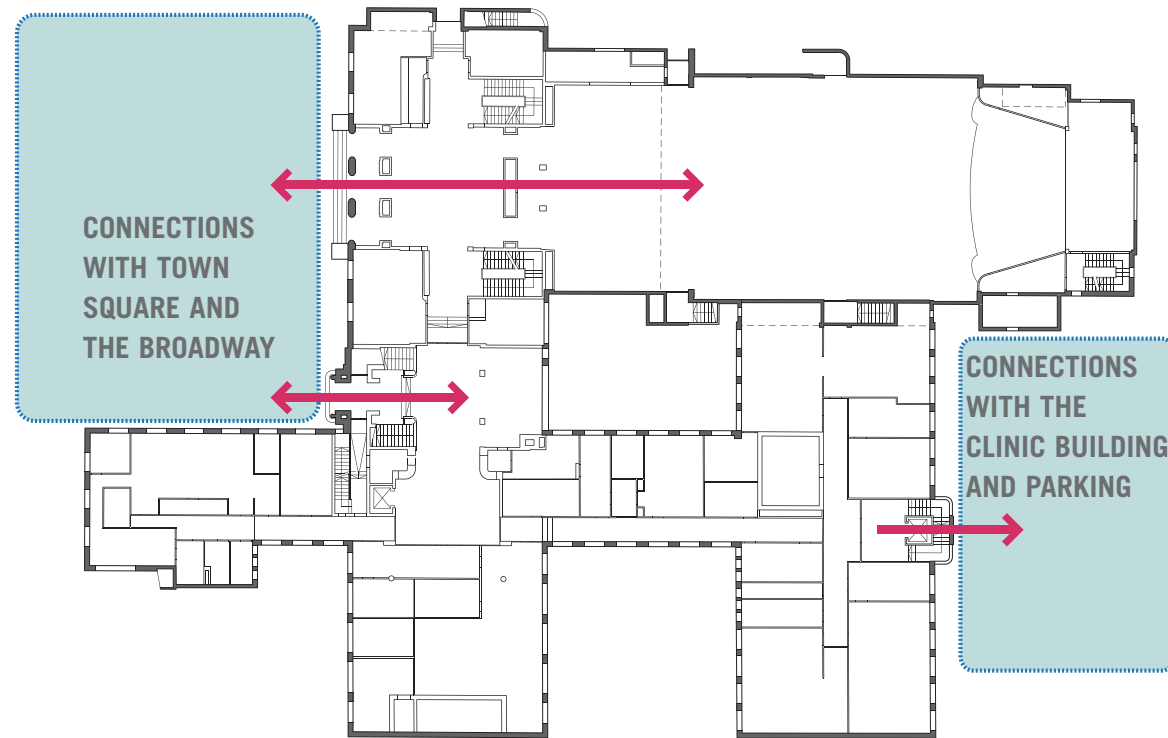
**Hornsey Town Hall -
Design & Access
Statement
March 2010**

London Borough of Haringey
Hornsey Town Hall Creative Trust
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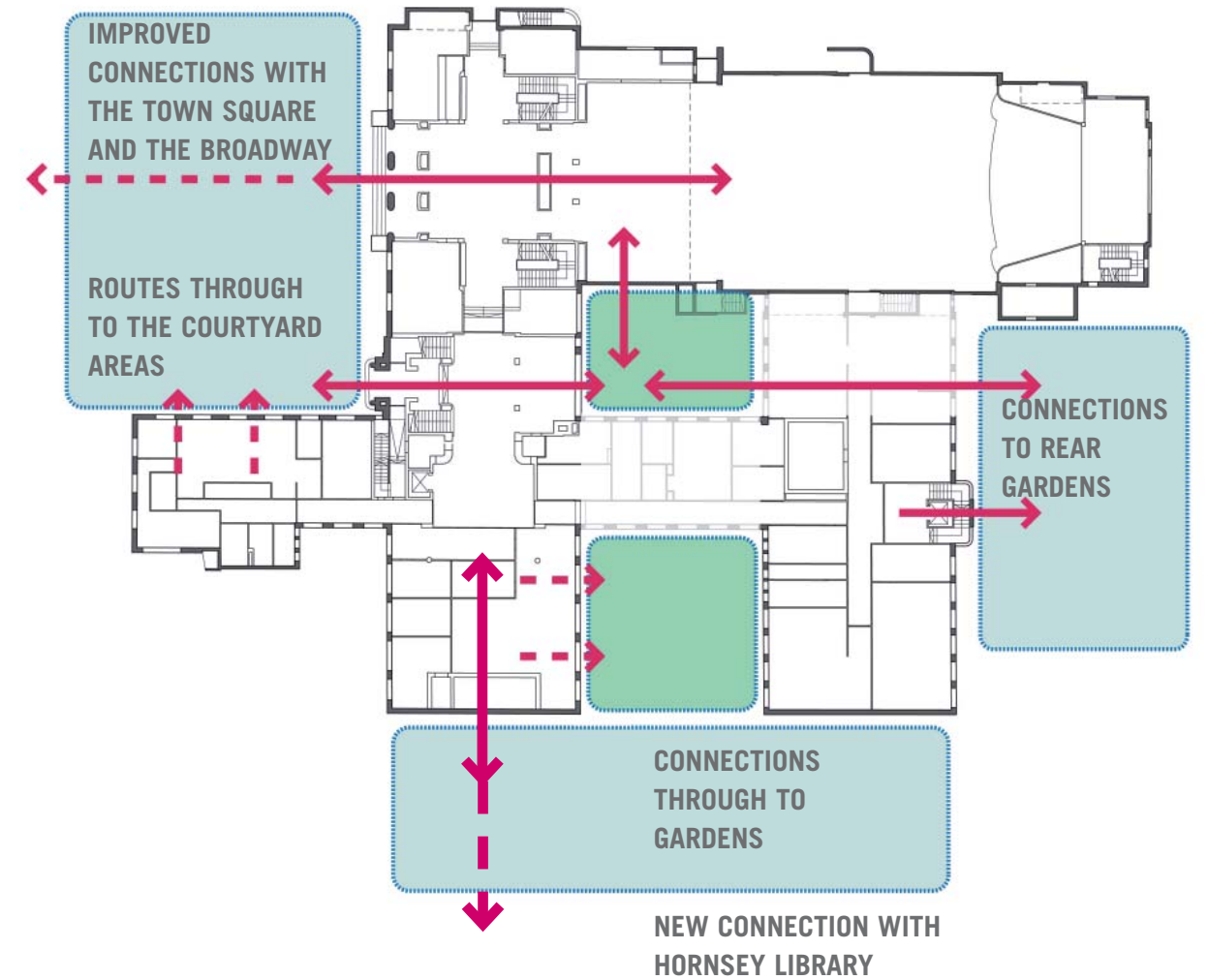
- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

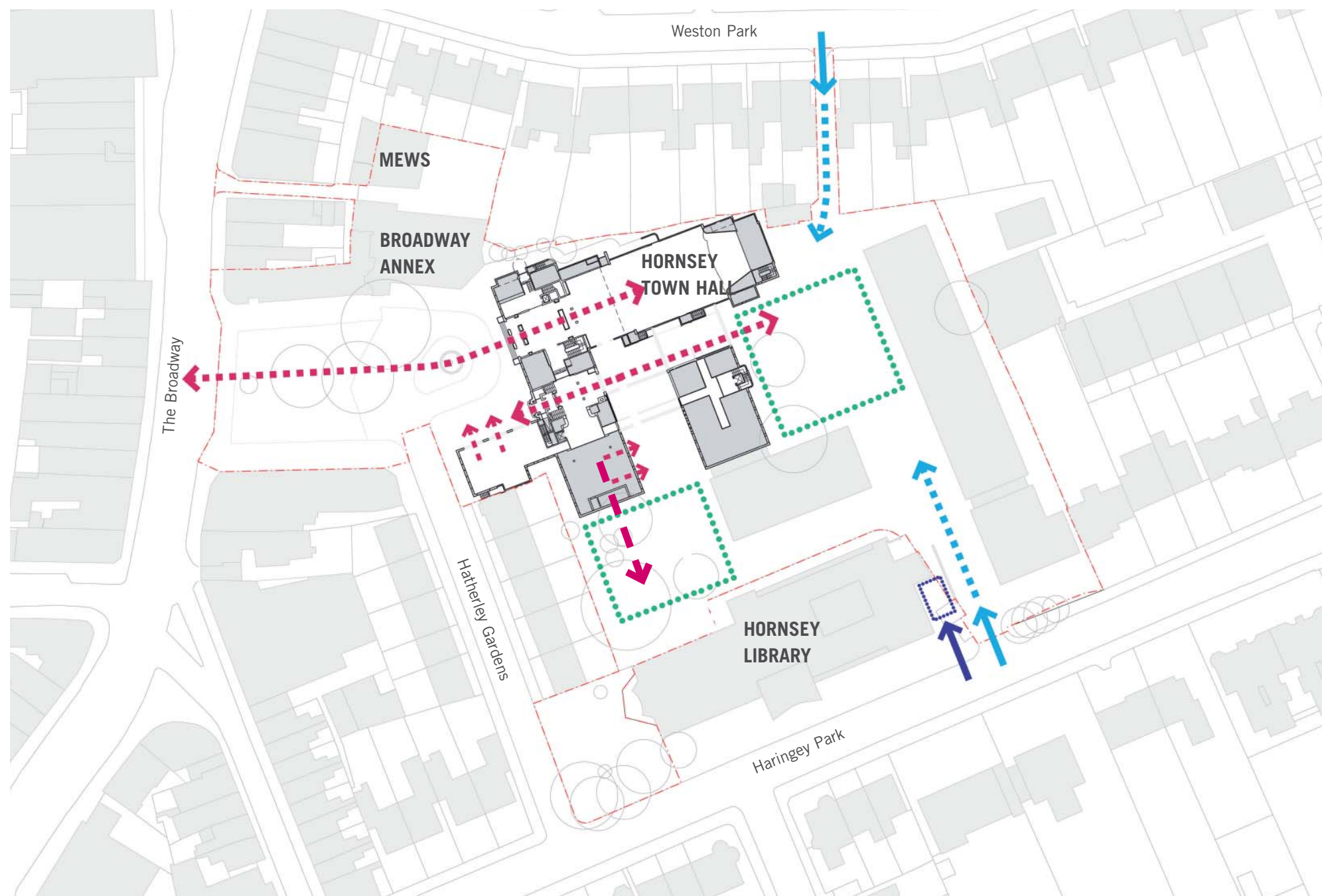


EXISTING CONNECTIONS BETWEEN EXTERNAL PUBLIC SPACES AND THE TOWN HALL



PROPOSED CONNECTIONS BETWEEN THE EXTERNAL PUBLIC SPACES THROUGH THE BUILDING TO COURTYARD SPACES

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices



6.2 KEY STRATEGIC MOVES

One of the key principles identified by the urban and site studies was the desire to increase permeability and footfall through the site and to better connect the Town Hall to the surrounding urban fabric, external spaces and in particular The Broadway itself.

These diagrams demonstrate the key strategic moves to achieve this:

- Better connect facilities at the front of the Town Hall, in particular the Public Assembly Hall and cafe, to the front square and The Broadway
- Bring into use the internal courtyards by method of negotiating level change and connections to the landscape
- Enhance connections to gardens at rear of site
- Create a defined landscape between the Town Hall and the Library and encourage physical and visual connection between buildings
- Rationalise vehicular access and service arrangements for both the Hornsey Town Hall building and the Hornsey Library
- Encourage north south pedestrian access through site

- ■ ■ ■ ■ PEDESTRIAN ACCESS AND CIRCULATION
- ■ ■ ■ ■ VEHICULAR & PEDESTRIAN ACCESS
- LIBRARY SERVICE BAY
- ● ● ● ● GREEN/AMENITY SPACE

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
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6.3 KEY ARCHITECTURAL MOVES

The principle architectural interpretations are illustrated in the adjacent diagram and comprise of:

PHASE I

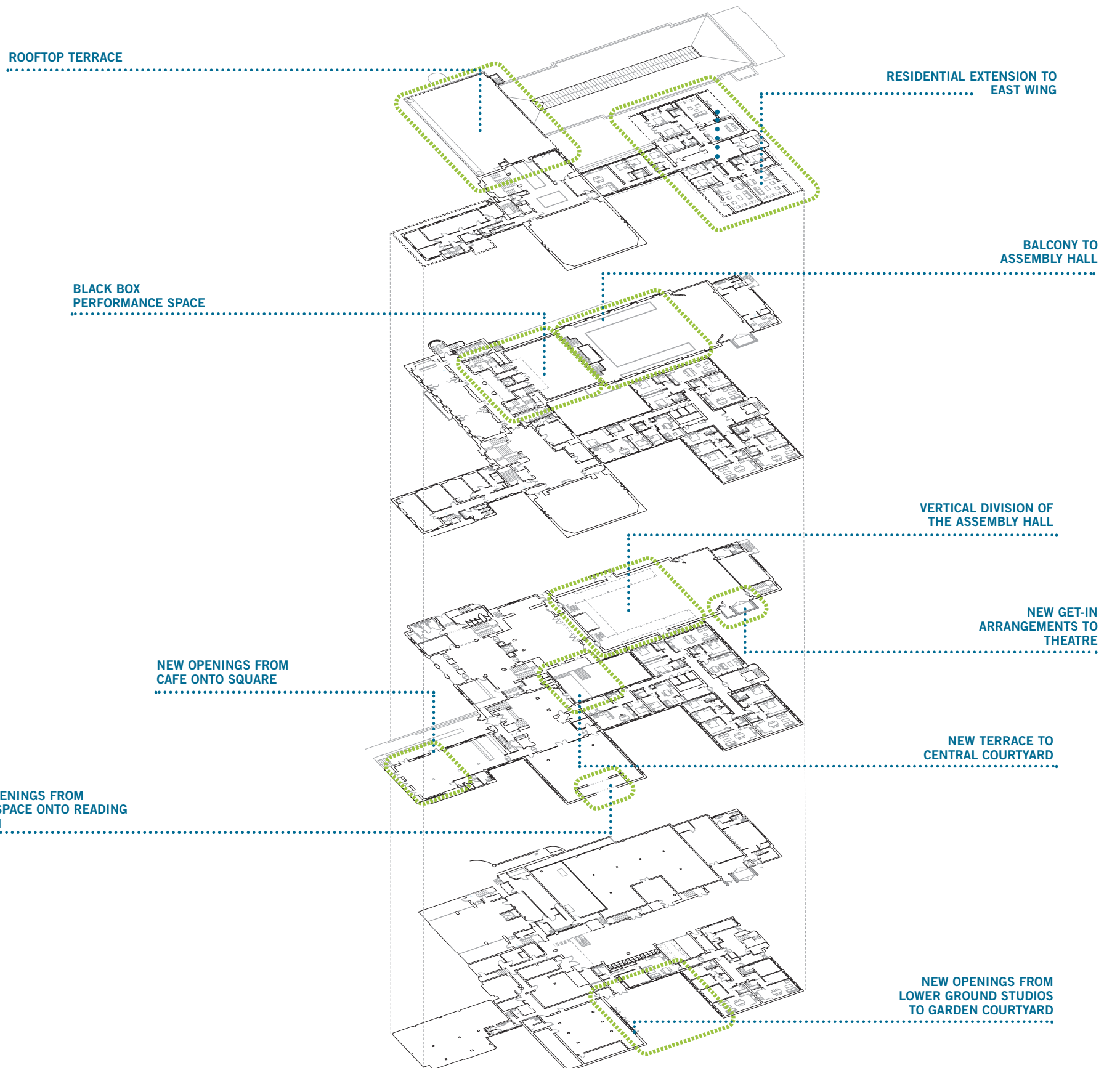
- New lift to Black Box performance space and Committee Room suite.
- Vertical division of the Assembly Hall and upgrade of the Assembly Hall.
- Provision of an acoustically isolated 'flexible Black Box' Performance space within the existing gallery- potential uses for this space include theatre, dance, and film.
- Filling in of the light well at first floor level to create a generous foyer and level connection between the 'Black Box' and the Committee Room suite.
- New landscaping to Town Square and Hatherley Gardens
- Refurbishment of the Broadway Annexe
- Opening of cafe at ground level in the West Wing
- Introduction of Residential to East Wing and Link

PHASE II

- New landscaping to central and garden courtyards
- Opening of Rates Office onto gardens

PHASE III

- Glazed Roof to Courtyard



KEY ARCHITECTURAL MOVES

ACCESS TO ROOF TERRACE

KEY ARCHITECTURAL OPENINGS

A number of openings are proposed to the external fabric of the Town Hall to improve permeability through the building and the site. Proposed openings are to be sensitively placed and detailed to safeguard the architectural and historic significance of the building.

New openings to the building envelope of the West Wing to the Town Square. The openings are to be restricted to the existing window reveals and will respect the strong architectural balance of 'solid and void' on the primary elevations.

Introduction of new visual and physical link from the main foyer to the proposed reading garden beyond by the introduction of a new glazed opening in the blank south wall of the general rates office.

These key interventions together with the allocation of functions to spaces has been underpinned by the thorough Historic Significance assessment and Building Appraisal, to ensure that the interventions are appropriate in their scale, detail, location and impact on the buildings. Close dialogue with LBH conservation officer, English Heritage and the Twentieth Century Society has been undertaken in the development of these proposals.

KEY ARCHITECTURAL OPENINGS

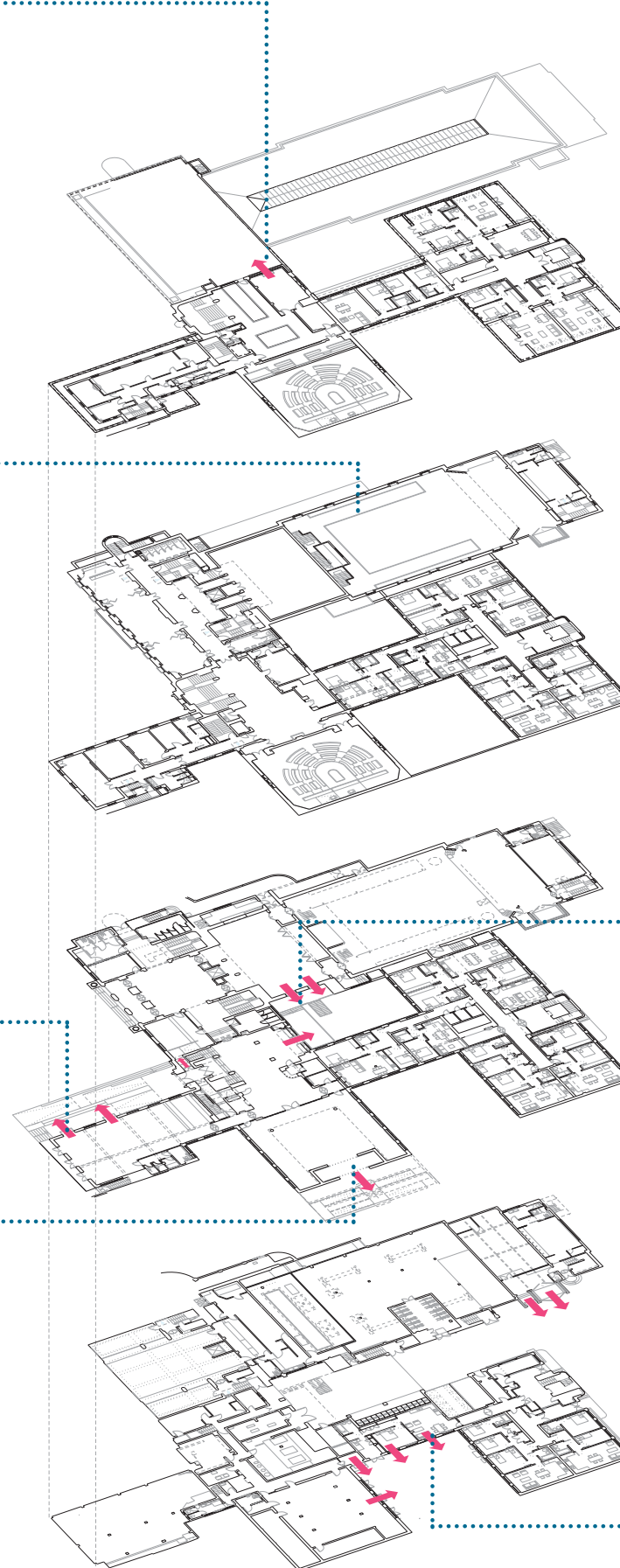
BALCONY TO ASSEMBLY HALL

NEW OPENINGS FROM CAFE ONTO SQUARE

NEW OPENINGS FROM EVENT SPACE ONTO READING GARDEN

ACCESS FROM ASSEMBLY HALL AND ENTRANCE HALL ONTO COURTYARD

NEW OPENINGS FROM LOWER GROUND STUDIOS TO GARDEN COURTYARD



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

ACCESS STRATEGY

The following text is extracted and abridged from the Access Statement prepared by David Bonnett and Associates found in section 9 of this document.

ENTRANCES

Assembly Hall/Cinema and ‘Tower’ entrances

There are two principle entrances into the Town Hall, one to the Entrance Hall under the Tower and one to the Assembly Hall. Only the ‘Tower’ entrance is in use and already has ramped access, the proposals will improve upon this to a achieve Part M compliant ramp.

The Assembly Hall entrance will be re-introduced as a direct stepped route for the proposed cinema and bar facilities; internally there is no accessible internal link from the Entrance Hall to the Assembly Foyer. It is not possible to accommodate an internal platform lift for this purpose due to space and structural restrictions.

Various solutions were investigated that would be sympathetic to the building’s listed status and facade whilst providing a good level of independent access to both get into both buildings but to also link them internally:

- One solution considered was an external Sesame lift set within the steps of the Assembly Hall entrance to achieve wheelchair access. This has already been achieved sympathetically at the Institute of Civil Engineers, a Grade II listed building, without detriment to the architectural significance of the Facade. However this would not achieve an internal link between the two building wings and would leave the user exposed to adverse weather conditions. In addition the lift may also have to be operated remotely and may not enable independent access and could be prone to vandalism and breakdown;

- An alternative, and preferred solution, is to use the existing ‘Tower’ entrance and break through the wall to the left of the revolving doors to create a direct ramped link into the proposed ticket office foyer. This would achieve independent

access into the cinema foyer and create an internal link between the two buildings. The current external steps will also be upgraded.

Green Room/Theatre Entrance

Staff and performer access to the Stage Door to the rear of the Assembly Hall, is via a semi-circular stepped approach. It is desired that this entrance is retained as it forms part of the character of the building. Access to the back of house areas will be restricted for wheelchair users due to the existing structure and layouts of the stair core with many changes in level.

A number of options were considered to achieve wheelchair access to the stage and all changing rooms in addition to the proposed platform lift to the stage from the audience level:

- a new accessible entrance created with separate passenger lift access to the stage and all dressing rooms; this was discarded on the ground of cost and loss of internal space.
- the stage scenery hoist was deemed be unsuitable for passenger use.

As a result, it is believed that access to the stage for performers will be adequately provided via the platform lift in the auditoria as the most cost effective solution whilst providing a reasonable level of accessibility in light of the existing constraints. Access will not be achieved to the male and female change at lower and upper levels but a new accessible (wet and dry) change will be provided adjacent to the Green Room behind the stage.

Fire Exits

There are a number of fire exits around the perimeter edge of the site some of which have stepped routes. Provisions will be made for portable ramps at each stepped ground floor exit, in addition to fire refuges at upper levels.

Foyers and reception areas

The interiors of the two main foyers are of critical historic significance and appearance will be unchanged apart from improved lighting and the use of auxiliary aids such as induction loops for reception desks. Improvements will be

made to the ramped route into the ‘Tower’ entrance foyer to create an entrance of equal quality and status to that of the revolving door route.

Horizontal circulation (internal)

Current internal circulation between the two sides of the Town Hall at ground floor level is via a stepped route with glazed original doors. One of the double door leafs, linking both sides on the building, will also be automated as they are in excess of 30 Newtons and will have new handrails either side. Provision of a ramp or lift beyond these doors or either side would be impossible due to conservation restrictions, structure and limited space. The proposal of a new ramped link to the left of the revolving doors described above, will enable access not just for wheelchair users but parents with pushchairs and other mobility aid users.

All existing doors in public areas will be assessed as to their clear opening widths and weights and doors will be automated or held open on electro-magnetic catches as appropriate; staff areas may be adjusted following an access to work assessment. Otherwise, the east and west wings and north assembly hall wing have level corridor routes and at upper levels have level links between all wings.

VERTICAL CIRCULATION

Lifts

The Entrance Hall has an internal dimensions which meet sPart M (1100mm x 1680mm) but is orientated the wrong way with inadequate depth to manoeuvre. This is likely to be difficult for larger electric wheelchairs. The lifts will be upgraded, where possible, to meet current Part M standards, i.e. a voice announcer, contrasting and tactile call buttons, lighting improvements, and accessible emergency assistance.

The provision of a new Part M compliant lift for the flexible studio from the Assembly Hall foyer however will allow access for larger electric wheelchairs and will also provide access to the first floor of the west wing as well as the lower ground level.

Stairs

The existing stairs will have Part M improvements where possible, such as improved nosing contrast, lighting and handrail provision. This will be provided for all staircases including fire escape stairs. The main staircase has contrasting nosings set into the terrazzo, which will be cleaned. Light levels in all stairwells will be substantially improved.

WC Provision

Existing

The WCs are in a poor state of repair and there are no existing accessible WCs. Existing WCs will be upgraded.

Accessible wheelchair provision for the refurbishment will be as follows:

- 2 unisex accessible facilities at entrance level for the committe room wing
- accessible unisex WC in the ground floor cafe with separate family/baby feed room
- accessible unisex WC in the lower ground floor
- accessible unisex WC at 2nd floor level for the restaurant
- accessible unisex WC at 1st floor level near the Lady's Members existing lavatory
- accessible unisex shower/WC/change Green Room level
- accessible unisex staff facility at lower ground supper rooms

All provisions will ensure that there is an accessible facility within 40m of public and staff areas. There will also be separate baby change facilities.

SPECIALIST FACILITIES

Black Box Performance Space/Cinema

This will have level access to the rear seating from the new lift. It is expected that other features will comply with Part M, e.g. easily removable cinema seating for wheelchair positions, and hearing enhancement facilities.

Assembly Hall and Green Room/ Back of House

The seating arrangement in the hall will be flexible and easily accommodate wheelchair access anywhere in the layout

ACCESS TO ROOF TERRACE

although access will not be possible to the balcony seating due to stepped access. Stage access from the audience will be a new platform lift to the stage. The hall, as with the black box will be equipped with appropriate hearing enhancement technology.

Lower Ground/Supper Room

Access to the existing kitchen is currently stepped either side of an existing servery and is subject to further detail design; nevertheless equal access to staff and back of house areas will be provided and can be achieved via the new lift. A new unisex accessible WC will also be provided.

COUNCIL CHAMBERS

The Council Chambers are of significant historical importance and physical changes will be kept to a minimum. Wheelchair access and seating spaces to both the audience and desk areas will be provided in addition to induction loop facilities. Side transfer to the existing seating from wheelchair will be achieved by modification to one of the end seats with a removable armrest and ramped access to the podium.

WEST WING

The cafe at ground floor will have new ramped and stepped access to its own entrance and accessible unisex WC/separate family room/baby feed and change. Upper levels will be accessible by the existing and proposed lifts.

MEANS OF ESCAPE

All major escape stairwells will be upgraded to provide a fire refuge and accompanying intercom facility. The lifts will have secondary power supply. Egress routes from the Supper Room at lower ground floor will require a powered evacuation chair. All potential sole occupancy areas such as WCs, showers and baby change will have a visual fire alarm.

SIGNAGE, FIXTURES AND FITTINGS

This is subject to further detail design post-planning. Existing signage and decorations will be assessed in terms of accessibility and the level to which it can be improved. A signage policy will be developed to address both conservation and access needs.

NEW LIFT ACCESS TO ALL LEVELS

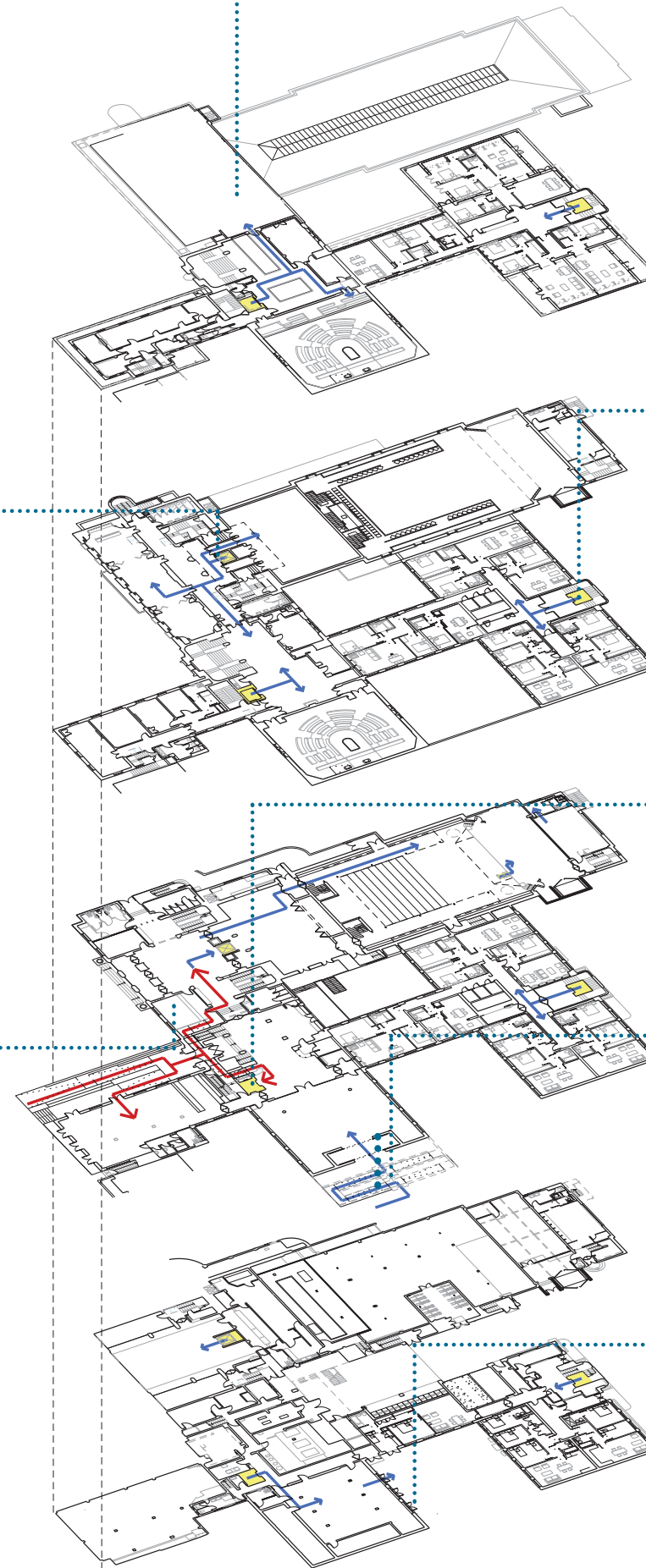
EXISTING LIFT ACCESS TO ALL LEVELS FOR RESIDENTIAL USE

EXISTING LIFT ACCESS TO ALL LEVELS

PRINCIPLE ENTRANCE

RAMPED ACCESS TO EVENT GARDEN

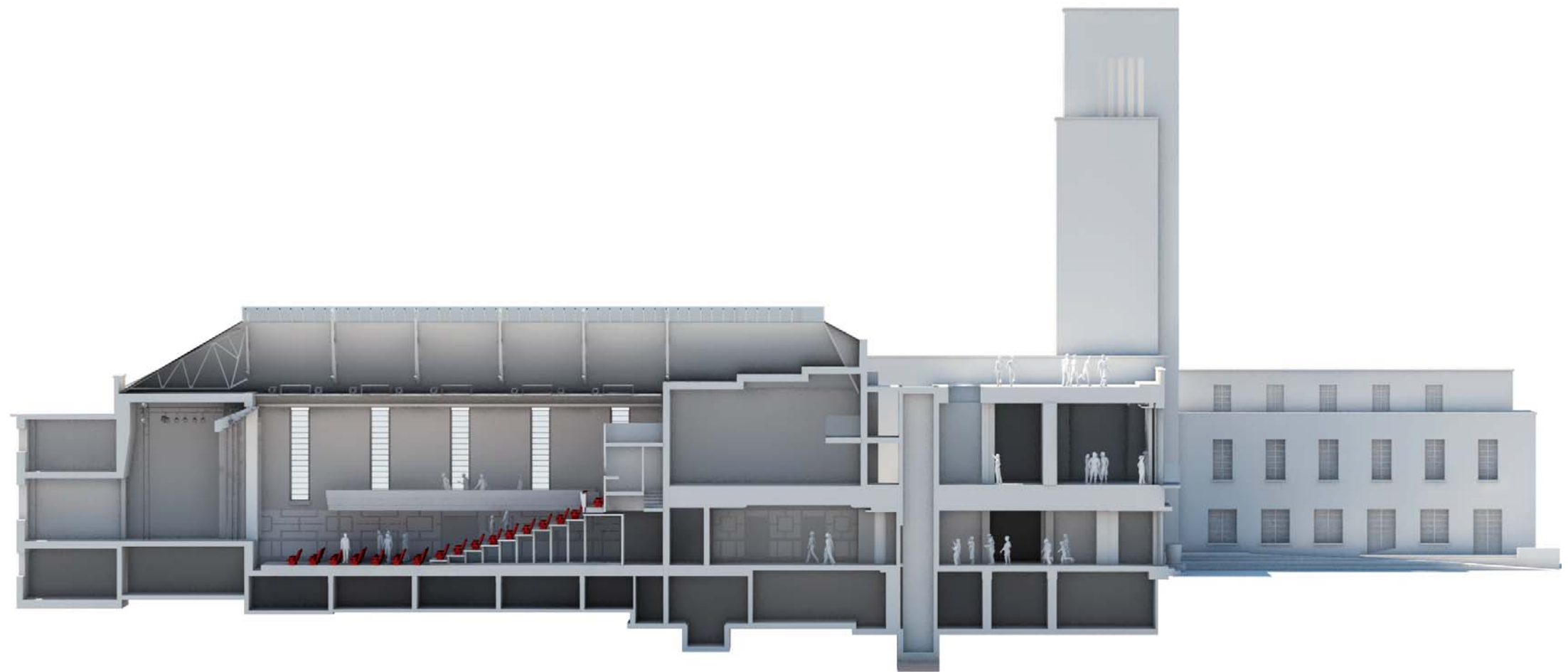
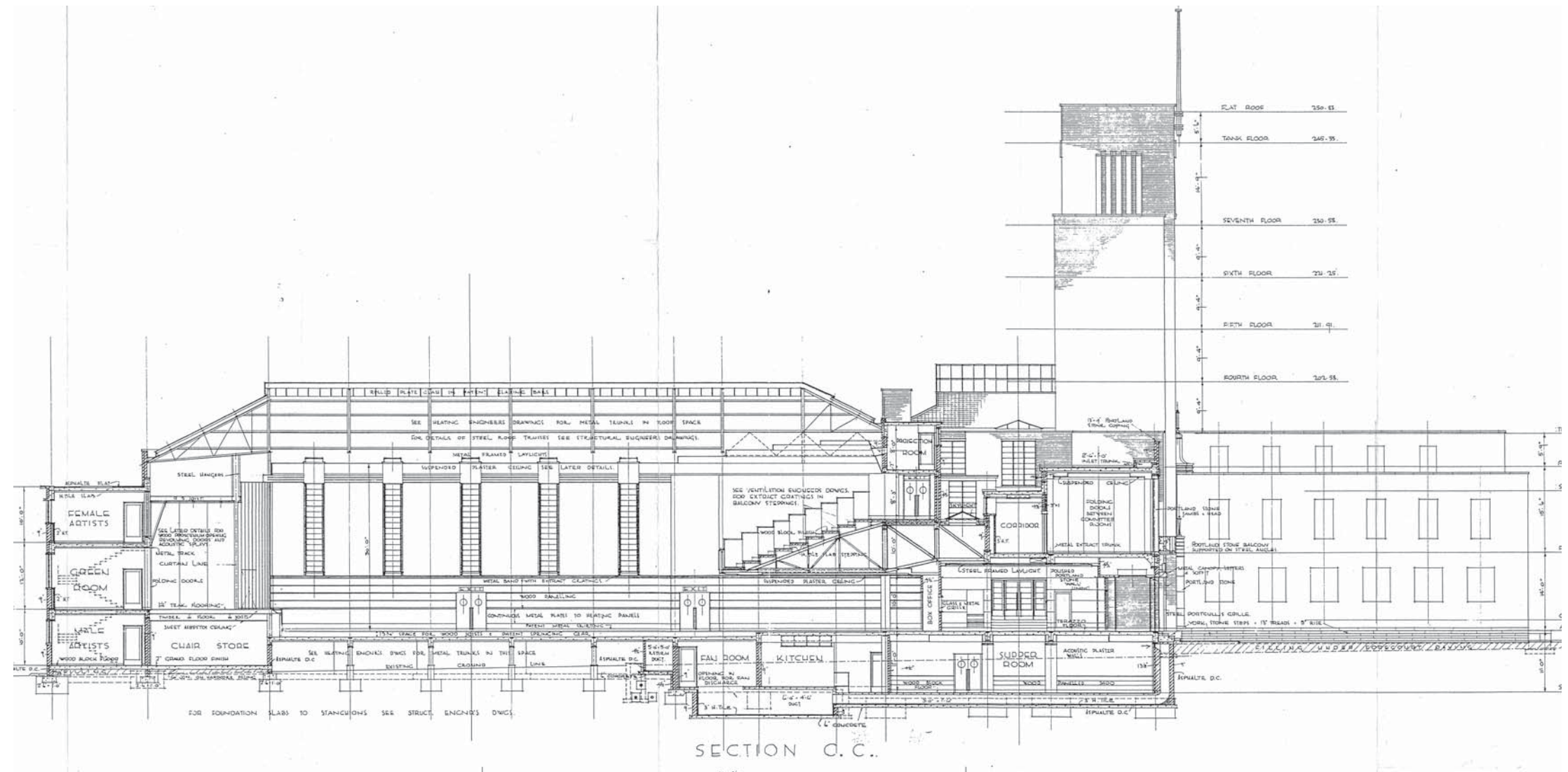
LEVEL ACCESS AT LOWER GROUND FLOOR

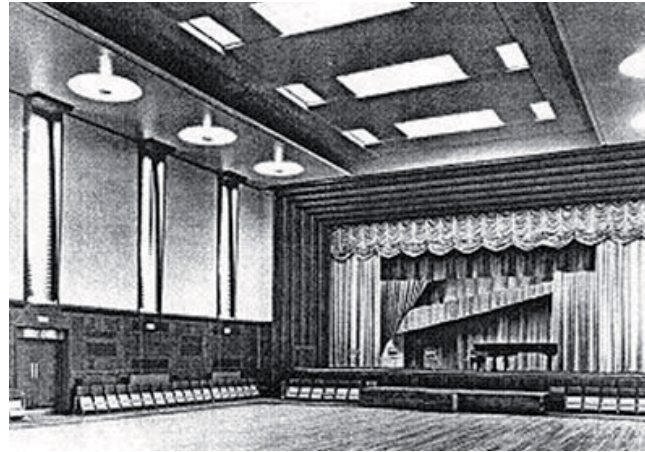


- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

London Borough of Haringey
Hornsey Town Hall Creative Trust
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THE EXISTING HALL

When considering the future uses for the hall, it is important to consider the purpose for which it was originally designed.

The original hall would have used two principal formats. Either flat floor for dancing and functions, or with loose chairs facing the stage for civic events and staged performances. With the balcony level, the seating capacity will have been around 800.

It should be noted that the hall would not have been used primarily as a theatre, but as multi-function civic space. It's size, shape and lack of tiered seating make it best suited for flat floor functions such as dancing, standing music gigs, banqueting and community uses such as bingo, exhibitions, scouts, jumble sales, keep fit etc.

By putting out loose chairs on the flat floor, the space would have been used for events on the stage, but sightlines will have been poor, and so would only have suited events where this is less of an issue, such as award ceremonies, public meetings, music and maybe comedy / review.

When assessing the potential for the hall, we have reached the conclusion that the rear balcony will not form any useful function in the new space. The distance from the last row to the stage is just over 30m. Current theatrical tastes dictate an audience as close to the stage as possible to ensure an intimate and exciting environment for both performers and audience. This is particularly important if considering community and amateur use, where performers will not have the technique to project their voice this far, and will feel daunted to be performing to such a large hall. The new RSC courtyard theatre has a distance from the stage to the furthest row of 15m, for capacity of 1000 seats.

Our instinct for a room of this type would be to aim for a capacity of approximately 400 with the potential for an intimate theatre experience as well as a flexible flat floor capability. To this end the rear balcony would not be needed.

This leaves this area free for other functions such as a secondary rehearsal studio.

A WELL EQUIPPED PUBLIC PERFORMANCE HALL

A number of options for the design of the Hall were investigated. The options ranged in cost and scope, and assessed against these were a number of functional criteria.

The Base Scheme

The option that was selected was for a flat floor public performance space with retractable bleacher style seating. This option offered the best balance between capital expenditure and meeting the needs of the business plan.

Anne Minors Performance Consultants were engaged at the beginning of Stage D to develop the 'Base Scheme' which enables the following uses:

Community:

- Hall for hire
- Exhibitions
- Market/fairs
- Evening activities (scouts)

Activities:

- Sports hall
- Tea dances/ballroom dances
- Dance studio
- Rehearsal studio
-

Functions:

- Weddings
- Bar Mitzvah's
- Award Ceremonies

To increase the usability of the space the Design Team have explored the following:

A balcony on three sides:

A balcony offers additional seating capacity, as well as creating a more intimate "playhouse" theatre atmosphere. The balcony has been set at the level of the existing windows to keep in sympathy with the room architecture.

A Flexible Cinema:

A digital projector, speakers and a retractable screen, mounted forward of the Proscenium Arch.

ARCHITECTURAL CONSIDERATIONS

A number of options for the resolution of the vertical division of the Assembly Hall, creation of a new flexible studio/cinema space and connection to the Committee rooms. These are summarised in the appendices. The final proposals have been developed in consultation with English Heritage, 20th Century Society and the Theatres Trust.

The scheme proposes the vertical division of the Assembly Hall a little forward of the existing gallery line. This allows the division point to align in plan with the stepping in of the side walls of the space. It also allows the vertical partition to connect with the soffit at the point at which the treatment changes from the main assembly hall space to the existing gallery area. This allows the comfortable resolution of the junctions between the existing and new fabric.

The detailed wall and soffit panelling of both the assembly hall and function space will be refurbished and repaired. In the case of the function space the soffit panels will be carefully removed to allow removal of the existing cantilevered truss and reinstated. Features identified as having important historical significance will be retained such as the original proscenium opening.

The Theatres Trust Initial Comments:

- The assembly hall auditorium is essentially a medium-large concert hall with a stage house and full stage facilities. It is not so special in its configuration, architectural quality, finishes or decoration that it could not take some degree of alteration if carefully justified and designed. The obvious items singled out as significant within the auditorium were the timber panelling, doors, signage metal laylights and the saucer-dish lights on the ceiling.
- The stage house and backstage facilities were considered to be of particular significance particularly the quality and design of the timber proscenium, the urn/vent features to the sides of the stage and fittings within the two dressing rooms.
- In terms of how the auditorium would work for strict theatre use he saw it as inevitable, necessary and an advantage to vertically subdivide the space in order to reduce the overall size of the auditorium i.e. reduce the physical distance between the gallery and the stage. The Theatres Trust would support an application to vertically divide the space at the existing gallery line, forward of the gallery line (where the wall steps in) or even forward of the last window if a carefully designed scheme was submitted and justified by theatre architects. The scheme would have to be reversible and sympathetically designed to not adversely harm the special listed character of the building.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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



THE BASE SCHEME

The following scope of work represents the minimum work required to provide a flexible public performance hall.

Access to Technical ceiling

- Refurbish technical ladder from state right to gain access to technical ceiling
- New technical stair from control room
- New walkways running lengthways in technical ceiling
- 5 no. lighting bridges (2 single, 3 double) in technical ceiling. Bridges run cross ways across hall giving access to performance lights over existing laylights
- 10 no. large feature windows – black out blinds fitted between existing glazing and secondary glazing

Mechanised Flying bars

- 8 no. upstage of proscenium arch – to take performance lighting and curtains
- 1 no. demountable from centre of proscenium arch – to take performance lighting

Fittings/Fixtures/Furnishings

- Retractable bleacher seating with integral folding seats – 9 rows
- Seating loose – 9 rows loose chairs

Curtains:

- 5 no. drops in total: 1 no. house boarder, 1 no. house curtain, 2 no. boarder/legs, 1 no. back cloth. Consideration to be given to which of the existing curtains can be conserved and retained in the next stage.

New sprung timber floor

Performance Lighting

- Supply and fit new lighting circuit terminating in bespoke or internally wired bars – 60 no. 3kW dimmed circuit, 12 no. 3kW non-dim circuit)
- 5 no. strips of laylights to be retro fitted with winches to enable them to be lifted clear of lighting rigs so that performance lighting (mounted lighting bridges within the technical ceiling) can be focussed on a variety of stage settings below.
- New floor boxes mounted to perimeter of stage. Electrical supply - Installation of production mains distribution system to allow for temporary rigging of lighting and sound systems – containment to be metal
- Small power – all for small power boxes to perimeter of hall.

Sound infrastructure

- Provisional sum for new sound and communications infrastructure. Services to include: Microphone tie lines, Audio ties lines, Loudspeaker tie lines, Video tie lines, infra red assisted tie lines, intercom, calls/show relay.
- Stage door – re-configuration of store at lower ground to accommodate new stage door
- New get in- arrangements – new goods lift clear internal dimensions 3000mm wide x 6000mm high

ACOUSTIC UPGRADE

For events held in the evenings and involving amplified music, building control will require minimum standards of acoustic isolation from neighboring residential properties.

The following acoustic isolation is proposed:

- Insulation of secondary glazing (retaining the existing glazing) to 10 no. feature windows - consisting of 10mm glass with an 100mm air gap. To be fitted within the existing window reveals.
- Refurbishment of the existing doors to achieve fully effective acoustic seals.
- Installation of 6/100/4 double glazing or acoustic equivalents to glazed roof areas.
- Addition of 100mm of insulation, one layer of ply and one layer of high density plasterboard (or acoustic equivalent) to underside of the full area of the roof.
- New fixed acoustic partition between Stage and Green room.
- Depending on the proposed uses for the Green Rooms and Dressing Rooms secondary glazing may be required.

Enhanced Room Acoustics:

Because the Assembly Hall interior consists largely of acoustically reflective surfaces consideration can be given to the following:

- Introduction of absorption material on the new rear wall
- Installation of an 'electroacoustic enhancement system'

THE ENHANCED SCHEME

To increase the usability of the space the Design Team have explored the following additional items:

A balcony on three sides:

A balcony offers additional seating capacity, as well as creating a more intimate "playhouse" theatre atmosphere.

- The balcony has been set at the level of the existing windows to keep in sympathy with the room architecture.
- Performance lighting mounted to front, sides and columns of balcony
- A control room at the upper level of the audience entrance area will provide a space for an enclosed control room for lighting, sound and site management.

A Flexible Cinema:

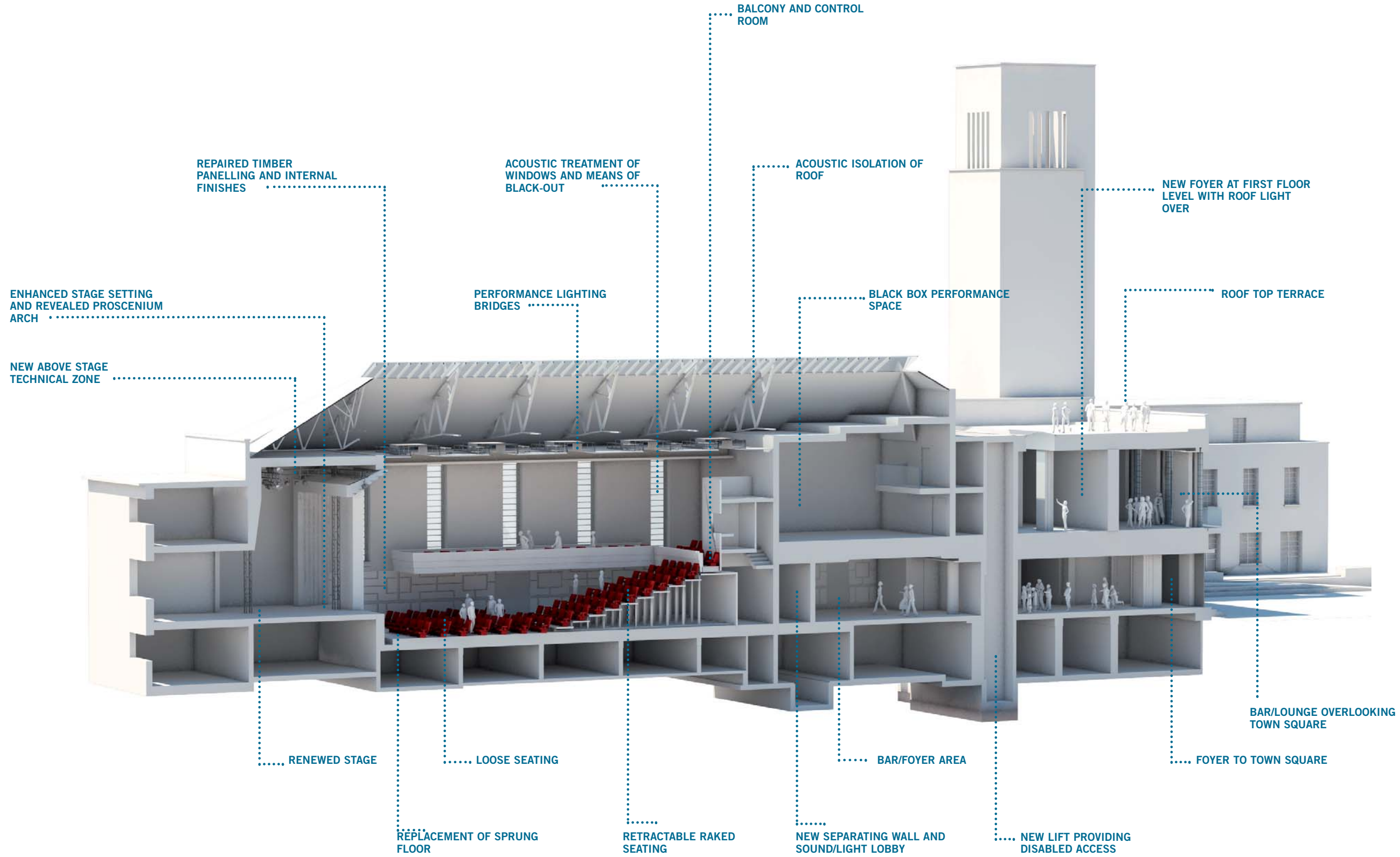
- Screen for cinema screenings to be mounted upstage of proscenium arch
- Supply and fit cinema projector
- Supply and fit loud speakers

Demountable stage extension

- Demountable stage extension

Mechanised system for lowering stage:

AMPC undertook a series of studies that illustrated a number of uses and how they could be configured with a lowered stage. The only configuration where there was a definite benefit was large theatre in the round and concluded that this seemed a marginal benefit compared with the cost of installation.



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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



'BLACK BOX' PERFORMANCE SPACE & COMMITTEE ROOM SUITE

Black Box:

The proposal is for a new acoustically isolated black-box theatre on the existing Assembly Hall balcony. The black-box would provide a space for rehearsal, workshops and intimate performances. Anne Minors Performance Consultants have shown the black-box space in two configurations, the first with soft drapes dividing the space in half for workshops while the other shows 100 seats for an intimate drama piece. Loose seating would be an appropriate for this space or rostra could be hired in or brought in by visiting companies to create raked seating banks or stage platforms. A lowerable lighting rig would be positioned in the centre of the space and concealed partly by the hanging or stage platforms.

Committee Rooms:

It is proposed to reinstate the Committee Rooms as a suite of interconnected spaces which run the full width of the Assembly Hall frontage. The high quality architectural interiors of these rooms are to be carefully conserved and converted to a bar/lounge and re-opened to the public. These rooms enjoy a view over the square and the Broadway beyond and will serve the adjacent black-box.

Circulation:

The existing gallery is accessed directly from a pair of stairs from the Assembly Hall Foyer and there is no physical connection between the gallery and the Committee Rooms. It is proposed to in-fill the small light well at first floor level to achieve level access from the black-box to the Committee Rooms with a new generous top lit foyer. The use of the new "black-box" space as a suite with the committee rooms is seen as critical to the success of the emerging business plan.



COMMITTEE ROOMS
REINSTATED TO ORIGINAL
SIZE

REFURBISHED PANELLING

EXISTING STAIRCASE

EXTENDED STAIRCASE TO
ACCESS BALCONY

BAR/ FOYER AREA

NEW SOUND AND
LIGHT LOBBY AND ACCESS TO
ASSEMBLY HALL

ASSEMBLY HALL

BAR LOUNGE FUNCTION

NEW LIFT CORE PROVIDING
DISABLED ACCESS

WCS

NEW BALCONY TO 'BLACK
BOX' PERFORMANCE SPACE

NEW 'BLACK BOX'
PERFORMANCE SPACE

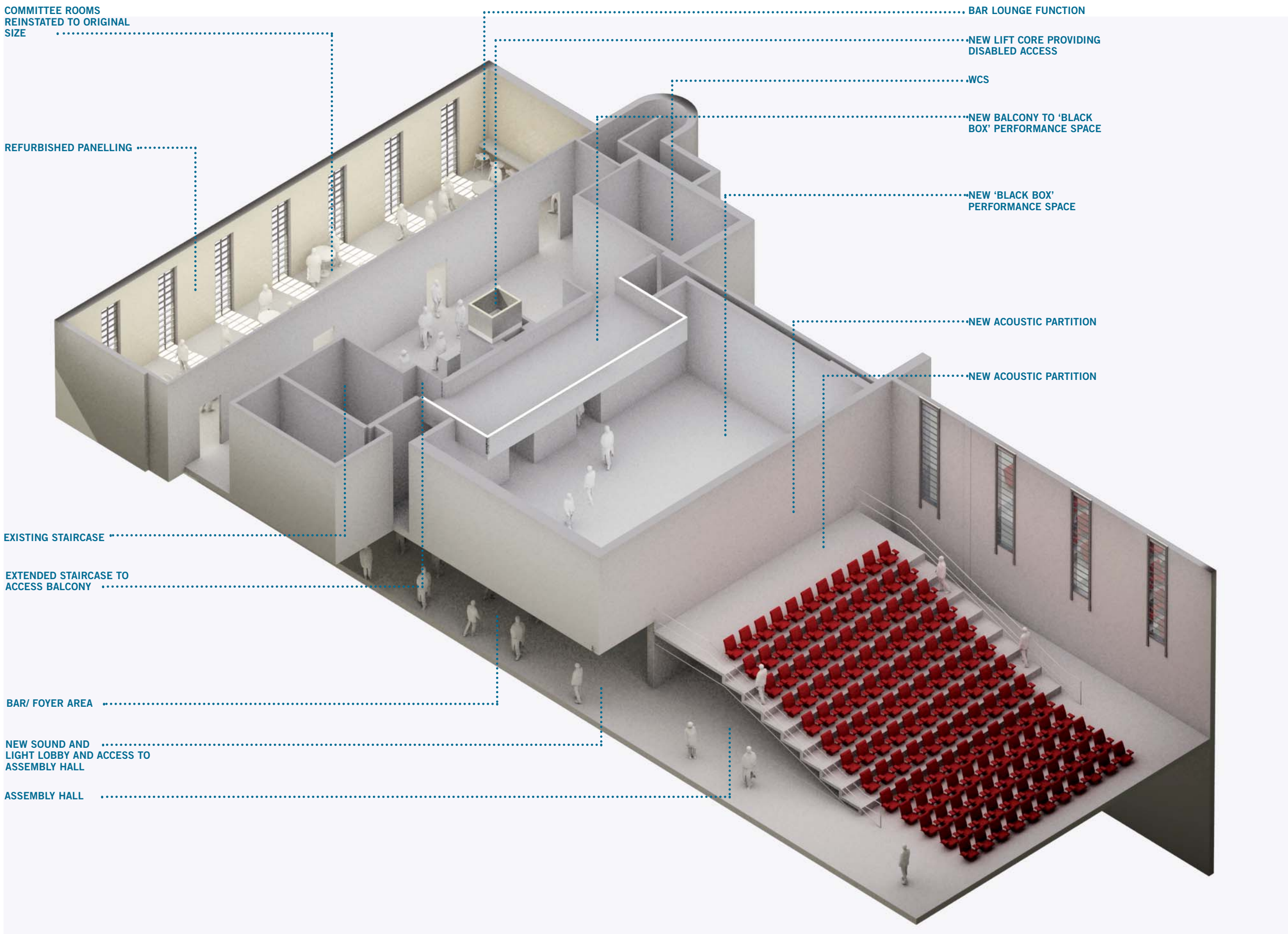
NEW ACOUSTIC PARTITION

NEW ACOUSTIC PARTITION

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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



'WHITE BOX' AND NEW OPENING TO READING GARDEN

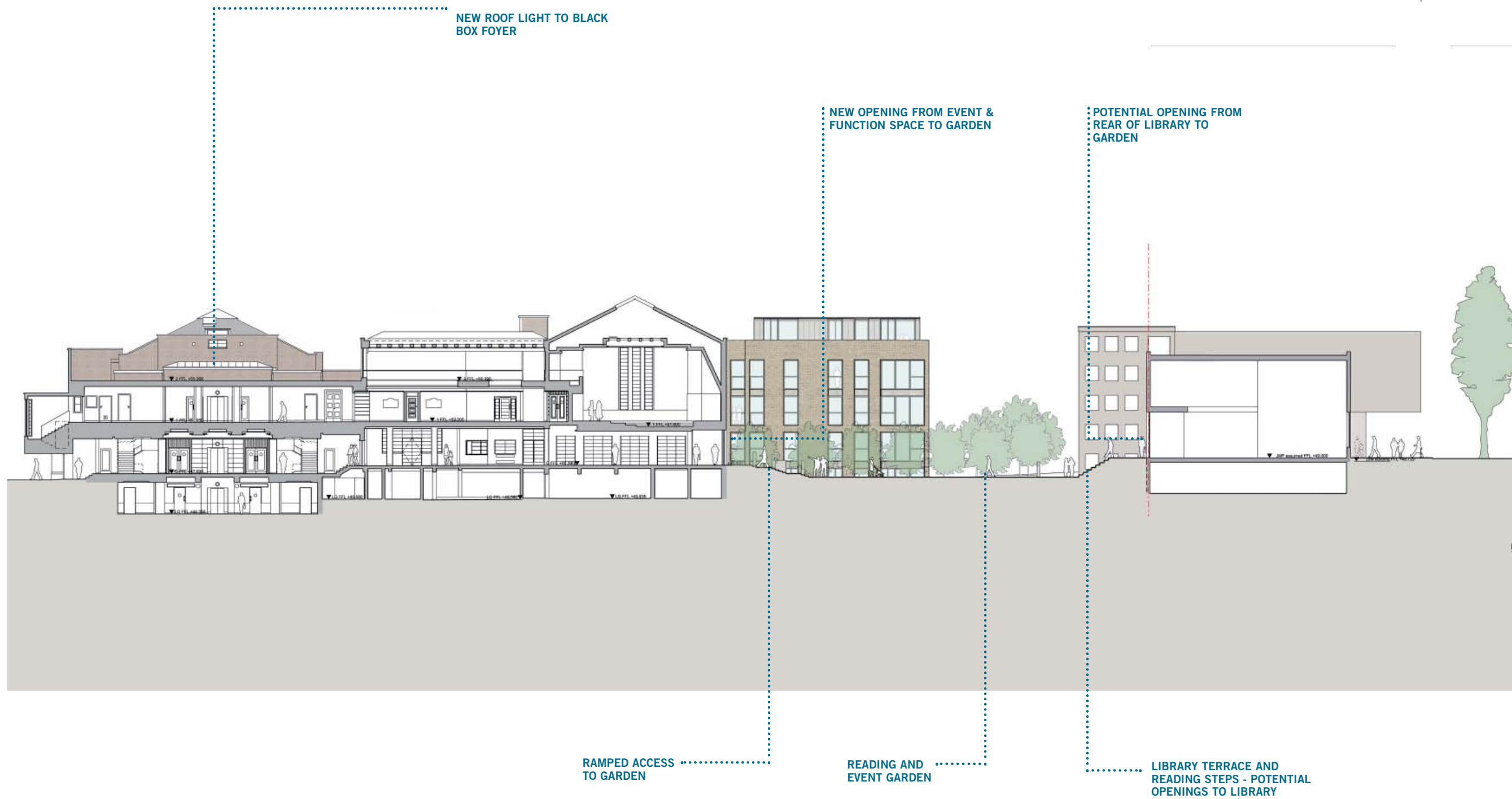
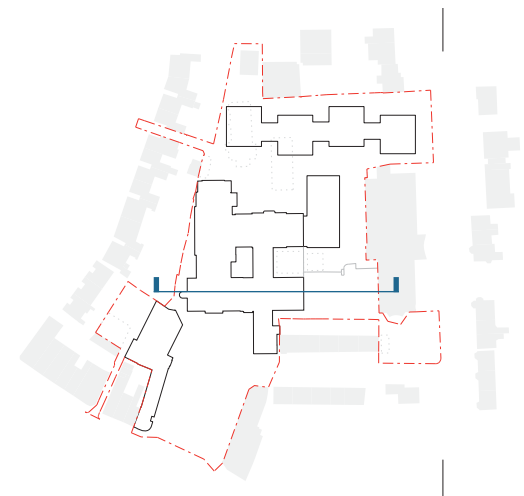
It is proposed to introduce a new visual and physical link from the entrance level of the Town Hall to the proposed reading and event garden beyond.

The council chamber block comprises the former General Rates Office at ground floor and the Council Chamber at First and Second Floor above. The south elevation of this block used to form the boundary to the site and has windows or architectural features and it not considered to be architecturally or historically significant.

The proposal is to animate the south elevation of the Council Chamber by introducing a new glazed opening at ground floor to the proposed reading garden between the Town Hall and the Library.

The general rates office will be refurbished as a 'White Box' event space, potential uses for this space include functions, gallery space and performance and rehearsal space for dance.

The new opening will enhance the main axial route running north south through the building from the Assembly Hall Foyer through the Entrance Hall and the new proposed 'White Box'.



NEW ROOF LIGHT TO BLACK BOX FOYER

NEW OPENING FROM EVENT & FUNCTION SPACE TO GARDEN

POTENTIAL OPENING FROM REAR OF LIBRARY TO GARDEN

RAMPED ACCESS TO GARDEN

READING AND EVENT GARDEN

LIBRARY TERRACE AND READING STEPS - POTENTIAL OPENINGS TO LIBRARY

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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



RESIDENTIAL ACCOMMODATION IN EAST WING AND LINK

The East Wing and Link Block with their independent entrance and vertical circulation zones, lend themselves to be partitioned off from the rest of the building for independent use. The Historic Significance Appraisal identified that these interiors are more utilitarian in nature and there are more opportunities for alteration and extension. Careful consideration has been given to the treatment of any discrete elements of importance within these areas. There are also more opportunities for extension of these wings, which would comfortably follow the original Architect's design intention to allow future expansion to the council offices.

The existing accommodation in these location is domestic in its scale, depth and fenestration treatment, it therefore readily lends itself to the introduction of residential uses.

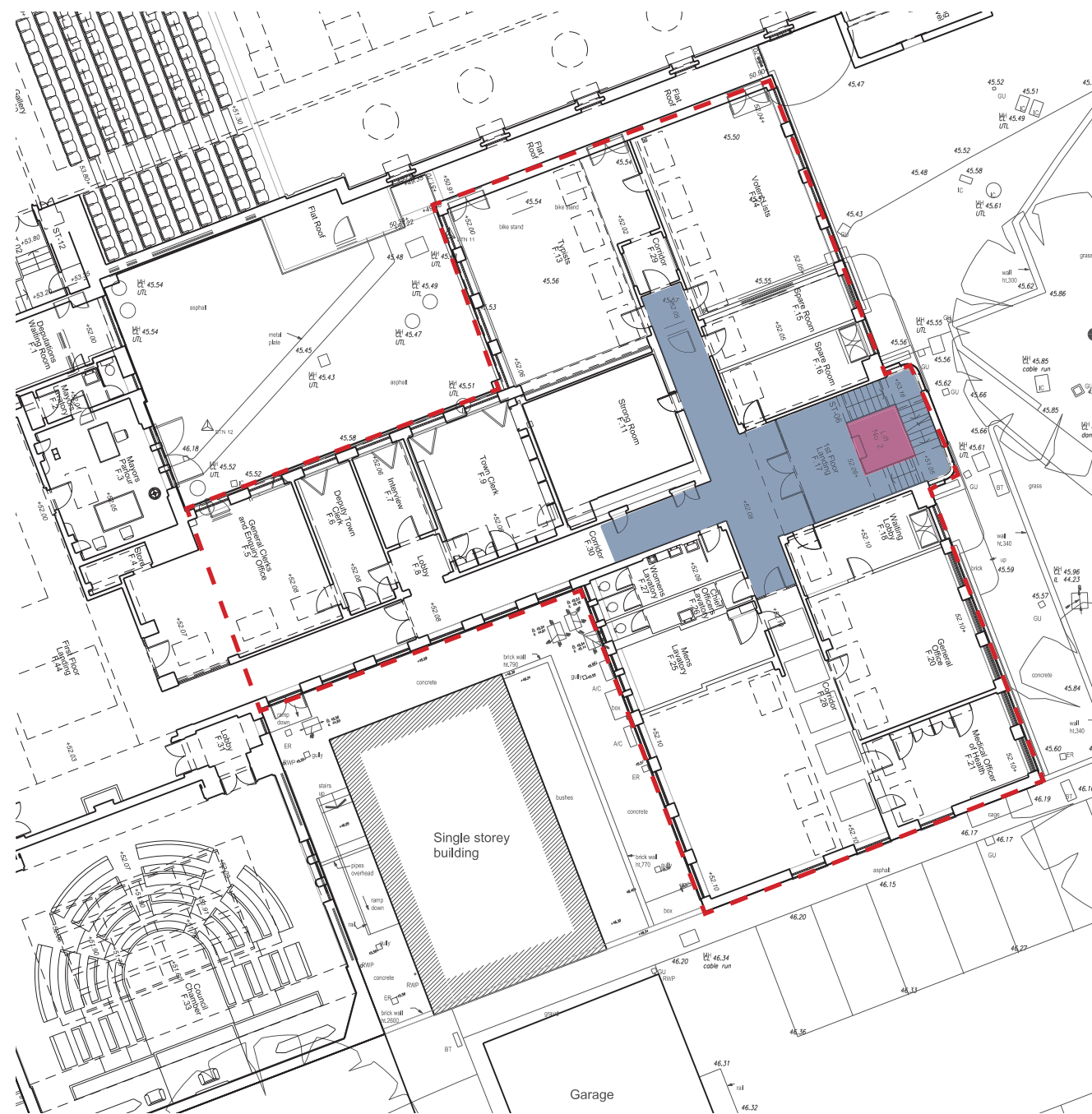


The proposals for these areas respect the original plan-form of the building in particular the existing central circulation areas remain in their current configuration. The existing stairs are retained and refurbished. The original lift location is retained with new machinery and running gear within the shaft although it has been possible to retain the existing lift car and decorative finishes.

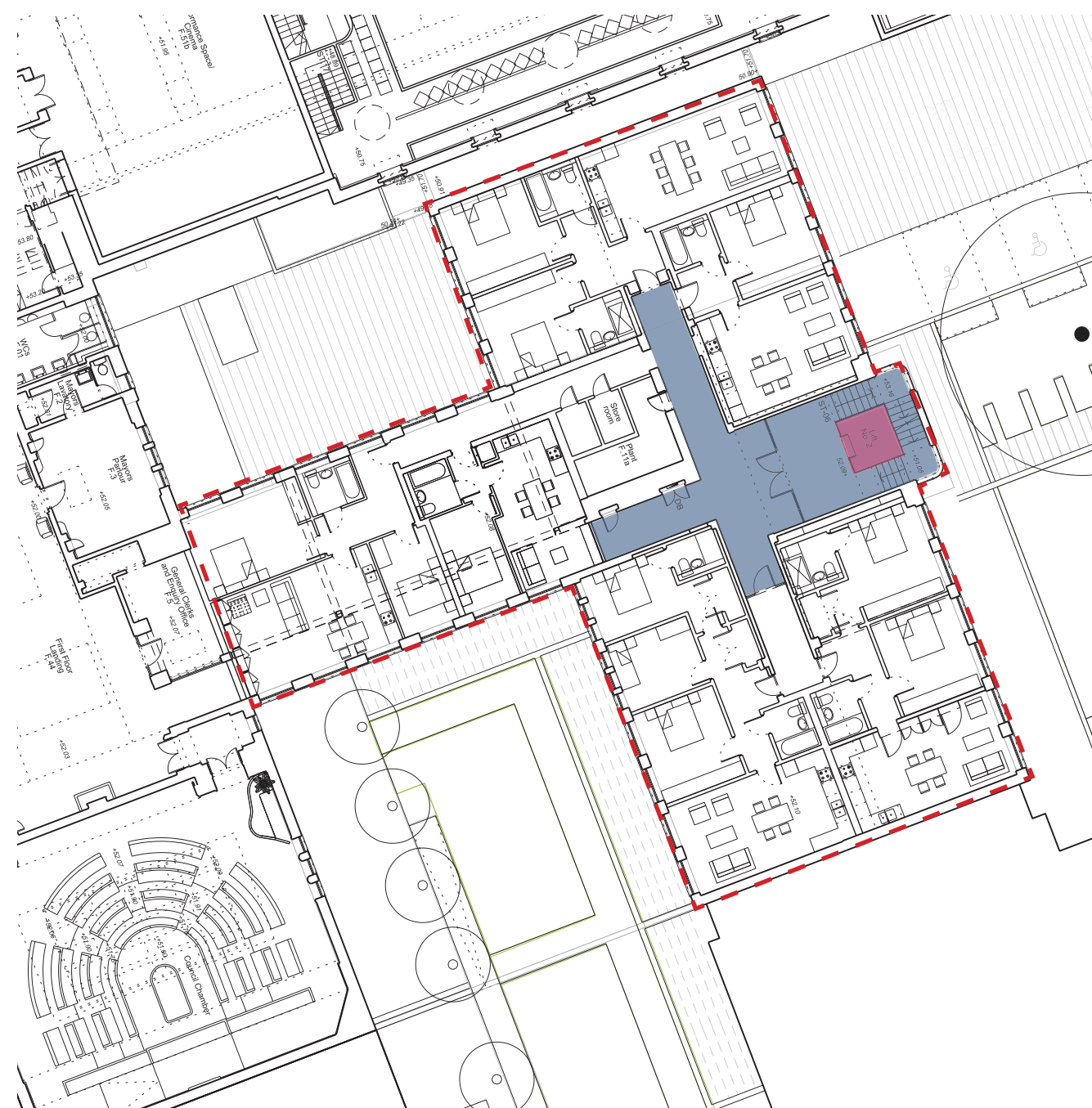
The original metal windows are retained and refurbished limiting impact to the elevations. New services will be distributed in existing floor and ceiling voids.

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Existing East Wing Plan



Proposed East Wing Plan



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

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

PROPOSED EAST WING ROOF EXTENSION

The East Wing of the Town Hall, with its central stair tower and top hat presents a balanced composition to the rear gardens of the town hall and is a handsome building in its own right.

A pair of lightweight contemporary glazed extensions are proposed to be at once contemporary and respectful of the existing of the East Wing. This is achieved through composition and choice of material.

The extensions are set back from the parapet to minimise the visual impact and to allow the existing parapet to remain the dominant building line. The proposed roof level is lower than the existing central part and in turn the stair tower complimenting the cascading roof line.

The extensions are designed to be 'read' as contemporary glass boxes which with light weight and transparent materiality compliment rather than compete with the mass of existing brick building.

DEMOLITION OF THE EAST WING ROOF EXTENSION

The existing roof extension to the south end of the West Wing at second floor level dates from the 1960's. The extension is of poor quality of no historic or architectural value and detracts from the character of the East Wing and the Town Hall. It is to be demolished to facilitate a new high quality residential roof extension to both the north and south wings of the East Wing.

The construction of the roof extension is a light weight timber framed and clad 'box' which sits on top of the original roof structure. The timber extension is to be carefully demolished. The asphalt covering to the original roof structure under, along with all the flat roofs to the Town Hall building, is at the end of its serviceable life and is to be renewed. The asphalt, together with the associated substrates and gutter linings and cover flashings is to be stripped.

Patch repair and strengthening works are to be undertaken to the steel framed and claypot roof structure prior to the construction of the proposed roof extension. A new asphalt roof covering with floating timber deck is to be provided to the proposed roof terraces. All gutters together with associated flashing and skirting are to be renewed in lead laid in accordance with the Lead Sheet Association Guidelines. Brick work to the rear of the parapets and the flank walls to the West Wing central part to be cleaned and re-pointed. Pointing mortar will be lime with aggregate and mix to match existing.

WORKS TO CONVERT THE EAST WING & LINK BUILDING TO RESIDENTIAL

Generally of neutral significance with significant elements. To be sensitively converted to residential.

ROOFS

All asphalt roofs are at the end of their serviceable life and are to be renewed in their entirety. Strip existing roof coverings; break out screen, patch repair concrete. Lay new roof coverings; screed to roof, breather membrane, insulation (150mm compression resistant rock mineral insulation), asphalt 2 coat-system, new skirtings, flashings, redo gutters, tidy existing outlets.

EXTERNAL WALLS

Brickwork to be gently cleaned following trials of Nebulous, DOFF or JOS cleaning methods, remove any organic growth and redundant fixings and services.

Localised repointing to walls where pointing has failed. Mortar mixes to be lime based; the material, texture and colour of the "original" construction mortar will be analysed and matched. Proprietary coloured mixes or colouring additives should not be used. Joints will be flush to match existing. Missing or defective lead flashings will be replaced.

Reduce ground levels to 150mm below the DPC. Apply waterproofing layer to inside of brick planters along the east elevation of the East Wing.

INTERNAL WALLS

New walls generally to be light weight metal partitions to minimise loading on the existing structure.



New party walls to be twin framed with two layers of plaster board (19mm gypsum board & 12.5mm acoustic board) each side with quilt acoustic insulation in the cavity, nominal thickness to be 300mm. Partitions to bathrooms and kitchens are to use moisture resistant boards.

Non-Load bearing partitions within dwellings to be single framed metal stud partition with two layers of plaster board (19mm Gypsum board and 12.5mm Acoustic board) each side, nominal thickness overall to be 100mm.

FLOORS

Carefully lift existing floor boards and set aside for inspection and reinstatement. Survey condition of existing timber floor structure. Cut back damaged or rotten joists and splice in new timber joist ends where required. Fit 100mm acoustic insulation and rigid panels of 12.5mm Knauf plank between joists. Re-fix floor boards on acoustic floor slab to reduce impact noise. Specification for acoustic treatment to be developed once existing floor build is established.

STAIRS

Conserve and repair existing heritage stair. Rub-down and re-polish terrazzo treads and risers.

EXISTING WINDOWS

Steel framed windows with hardwood beading. Allow refurbish in-situ including complete redecoration inside and out, refurbish window furniture to ensure good operability. Allow for the fitting of secondary glazing the north end of the East Wing and the north elevation of the Link Block.



DOORS

Retain and refurbish significant and panelled and glazed doors within communal corridors and lobbies. All flat entrance doors and doors within dwellings to be new flush door sets fire and acoustically rated as appropriate. Specification for the upgrade of panelled doors to fire doors to be agreed with the Conservation officer.

CEILING

Supply and fit new suspended ceilings throughout. Allow for 150mm void behind suspended whole house ventilation system. Plaster board with acoustic quilt to underside. New ceilings are to be fixed to existing joists. Build up and junction detail with existing window heads to be agreed with the Conservation officer.

PLASTER

External walls and retained internal walls solid construction with plaster finish. Fill hairline cracks and redecorate.

RAINWATER GOODS

Rub-down and redecorate existing cast iron rainwater goods. Replace any plastic rainwater goods with plastic.

ARCHITRAVES, SKIRTING

Original pressed metal architraves and skirting to be retained and refurbished within communal corridors.

PANELLED ROOMS

Generally existing panelled rooms are located in proposed living spaces to dwelling units. Panelling to be retained with localised and carefully alteration to accommodate kitchen units and appliances. In instances that a panelled room falls within a bedroom or circulation space the panelling is to be carefully dismantled and re-instated in living spaces.



- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

Hornsey Town Hall - Design & Access Statement March 2010

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

- 1 Introduction
- 2 Executive Summary
- 3 The Project
- 4 Context Appraisal
- 5 Building Appraisal
- 6 Town Hall Building Proposals**
- 7 Broadway Annexe & Mews Proposals
- 8 Facilitating Development Proposals
- 9 Access Statement
- 10 Landscape Proposals
- 11 Environmental Strategy
- 12 Views Assessment
- 13 Consultation Process
- 14 Appendices

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

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

