



**ARCHAEOLOGICAL
DESK BASED ASSESSMENT**

**LAND AT HORNSEY TOWN HALL
CROUCH END
LONDON BOROUGH OF
HARINGEY**

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EXECUTIVE SUMMARY

- This desk study considers a proposed redevelopment at Hornsey Town Hall.
- Archaeological, historical, cartographic and other evidence has been collected and reviewed in order to assess the archaeological potential of the site.
- The assessment identifies that the west of the site lies within an Archaeological Priority Area within the historic core of Crouch End. The west of the site has a good potential for settlement activity dating to the Medieval and Post Medieval periods although any archaeology is likely to have been truncated by 19th and 20th century development.
- Any development within the archaeological priority area has the potential to impact on previously truncated archaeological remains. Across the remainder of the site it is considered unlikely that any new development will impact on significant archaeological deposits.
- Further fieldwork is likely to be required in the form of trial trenching within the footprint of the proposed Mews development. Across the rest of the site it is considered unlikely that any further archaeological fieldwork will be required.
- As significant archaeological deposits are not anticipated any further work can be secured by an archaeological style planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by Suzanne Gailey of CgMs Consulting on behalf of the London Borough of Haringey and the Hornsey Town Hall Community Trust and their agents Capita Symonds Ltd.
- 1.2 The subject of this assessment, also known as the study site, is land at Hornsey Town Hall, Crouch End Broadway, Crouch End in the London Borough of Haringey. The study site is bound to the west by The Broadway and Hatherley Gardens, to the south by Haringey Park and Hornsey Library and to the east and north by housing. The study site is centred at National Grid Reference TQ30258834 (Fig. 1).
- 1.3 In accordance with government guidance on archaeology and planning (PPG16), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.4 The assessment comprises an examination of evidence in the Greater London Sites and Monuments Record (SMR), considers the results of nearby archaeological investigations, incorporates published and unpublished material and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.

2.2 In short, government guidance provides a framework which:

- Protects Scheduled Ancient Monuments
- Protects the settings of these sites
- Has a presumption in favour of in-situ preservation of nationally important remains
- In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions
- Provides for the excavation and investigation of sites not important enough to merit in-situ preservation.

2.3 PPG16 is currently under review, with a draft PPS15 published for consultation in July 2009. The national guidance is that PPG16 remains in force until the draft PPS15 consultation is completed and PPS15 is published.

2.4 The relevant Strategic Development Plan framework is provided by the London Plan, published on 10 February 2004. It includes the following policy relating to archaeology within central London:

POLICY 4B.15 ARCHAEOLOGY

THE MAYOR, IN PARTNERSHIP WITH ENGLISH HERITAGE, THE MUSEUM OF LONDON AND BOROUGHs, WILL SUPPORT THE IDENTIFICATION, PROTECTION, INTERPRETATION AND PRESENTATION OF LONDON'S ARCHAEOLOGICAL RESOURCES. BOROUGHs IN CONSULTATION WITH ENGLISH HERITAGE AND OTHER RELEVANT STATUTORY ORGANISATIONS SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR DPDS FOR PROTECTING SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL ASSETS WITHIN THEIR AREA.

2.5 The relevant Development Plan framework is provided by the Haringey Unitary Development Plan (UDP) which was formally adopted by the Council in 2006 and contains the following saved policy relating to archaeology:

CSV8: ARCHAEOLOGY

PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT AREAS OF ARCHAEOLOGICAL IMPORTANCE IF THE FOLLOWING CRITERIA ARE MET:

A) APPLICATIONS ARE ACCOMPANIED BY AN ARCHAEOLOGICAL ASSESSMENT AND EVALUATION OF THE SITE, INCLUDING THE IMPACT OF THE PROPOSED DEVELOPMENT.

B) DEVELOPMENT PROPOSALS WILL PRESERVE IN SITU, PROTECT AND SAFEGUARD IMPORTANT ARCHAEOLOGICAL REMAINS AND THE SETTINGS AND, WHERE APPROPRIATE, PROVIDE FOR THE PERMANENT DISPLAY AND INTERPRETATION OF THE REMAINS.

THE COUNCIL WILL ENSURE THE PROPER INVESTIGATION, RECORDING OF SITES AND PUBLICATION OF THE RESULTS IS CONDUCTED BY A SUITABLY QUALIFIED ARCHAEOLOGICAL CONTRACTOR, AS AN INTEGRAL PART OF A DEVELOPMENT PROGRAMME WHERE A DEVELOPMENT INCORPORATES ARCHAEOLOGICAL REMAINS OR WHERE IT IS CONSIDERED THAT PRESERVATION IN SITU IS NOT APPROPRIATE.

- 2.6 No Scheduled Ancient Monuments lie on or close to the site but the west of the site does lie within an Archaeological Priority Area as designated in the UDP.
- 2.7 Hornsey Town Hall is a Grade II* Listed Building however this report specifically excludes any assessment of the historic Grade II Listed Building.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey (England and Wales Sheet 256 North London 1994) shows the study site to lie on an area of London Clay.

3.1.2 Site investigations undertaken by STATS in July 2009 confirmed the geological sequence as Made Ground over London Clay apart from in the west of the site in the area of the forecourt where the geological sequence was confirmed as Made Ground over Alluvium capping London Clay (see Appendix Two). The alluvium is likely to be localised and may be associated with a well or pond that may have been located in this part of the site.

3.1.3 Made Ground was recorded from a thickness of 0.30m to 3.30m below ground level (bgl) (Fig. 2). The alluvium in the west of the site was encountered from 0.68mbgl to 0.74mbgl.

3.2 Topography

3.2.1 The site lies at the base of a north facing hill slope. It gently slopes downwards from c49m AOD in the south east to c44m AOD in the north east and c46m AOD in the north west. The existing development has been terraced into the natural hill slope.

3.2.2 No water channels lie on or close to the site.

4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND** **Including Map Regression Exercise**

4.1 Timescales used in this report.

Prehistoric

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

4.2 **Introduction**

4.2.1 Archaeological information from a 750m radius of the study site held in the Greater London Sites and Monuments Record (SMR) has been collected and reviewed.

4.3 **Palaeolithic**

4.3.1 Isolated finds dating to the Palaeolithic period were found within 750m of the study site although the exact location of the finds is unknown (SMR MLO402, MLO401, MLO35170, MLO24673, MLO191 TQ3000 8900). These finds may represent casual loss rather than occupational activity.

4.3.2 Due to the paucity of finds the archaeological potential of the study site for the Palaeolithic period is considered to be low.

4.4 **Mesolithic, Neolithic, Bronze Age and Iron Age**

- 4.4.1 No evidence dating to the Mesolithic period has been recovered within 750m of the study site.
- 4.4.2 A Neolithic polished green axe was found in 1908 approximately 750m north east of the study site (SMR MLO194 TQ30908860).
- 4.4.3 No evidence dating to the Bronze Age or Iron Age has been recovered within 750m of the study site.
- 4.4.4 It is likely that during the prehistoric periods the study site lay within a dense wooded landscape. The heavy clays at the site would have provided a hostile agrarian environment suggesting early woodland clearance and settlement within the area would have been doubtful.
- 4.4.5 Overall, it is therefore considered that the study site has a low potential for the prehistoric periods.

4.5 **Roman**

- 4.5.1 No evidence of the Roman period has been found within the vicinity of the study site.
- 4.5.2 It is likely that during this period the study site continued to lie within dense woodland and is therefore considered to have a low archaeological potential for the Roman period.

4.6 **Anglo Saxon and Medieval**

- 4.6.1 By the time of the Domesday Survey of 1066 Crouch End had been cleared of woodland and had become a centre for cultivation as an estate of 1.5 hide and 1 virgate is recorded within the survey (VCH 1980).
- 4.6.2 The Medieval settlement developed around the junction of several local roads which is where the place name derives (Latin 'crux' for cross or cross roads). By the 14th century the study site formed part of the Medieval estate of Topsfield. The western part of the site would have fronted onto the Medieval roadside within the core of the Medieval settlement.

4.6.3 The archaeological potential of the study site for the Medieval period is therefore considered to be good for evidence of settlement activity in the western part of the site.

4.7 **Post-Medieval and Modern**

4.7.1 By the early Post Medieval period the site continued to comprise part of the Topsfield estate as shown by the sketch plan of the 1603 map of the Bishop of London's Manor of Hornsey (Fig. 3).

4.7.2 By 1681 Old Crouch Hall was built and the site comprised part of the garden of the 4 acre estate. The 1762 Rocque map (Fig. 4) identifies two buildings within the west of the study site.

4.7.3 By 1815 three rectilinear buildings occupied the west of the study site (Fig. 5). By 1862 (Fig. 6) the south of the site comprised of 19th century villas with extensive tree lined gardens. The rectilinear building in the west of the site is known as Lake Villa by this date. Lake Villa comprised of a long, low building with a weatherboarded upper storey. To the rear of Lake Villa a large pond occupied part of the treelined grounds that lay within the east of the site.

4.7.4 Broadway Hall Chapel lay in the west of the site by the late 19th century following demolition of the former buildings. Plate 1 is a photograph of Broadway Hall. Plate 2 is a photograph of Crouch End Broadway taken in 1884. The four shops on the right of the photograph were located within the western part of the study site whilst over the roof on the right can be seen the cupola of Broadway Hall. In 1888 Old Crouch Hall and Linslade House to the north of the site were demolished (Fig. 7).

4.7.5 Between 1894 and 1915 (Fig. 8) a Telephone Exchange was built to the north east of Lake Villa whilst further north commercial premises had been built.

4.7.6 In 1932 'The Clinic' comprising of a 2 storey building was built in the east of the study site along with an electricity sub station. By 1935 the centre of the site had been cleared and Hornsey Town Hall developed. The forecourt of the Town Hall was created following demolition of Lake Villa and Broadway Hall (Plates 4 and 5). A former well was recorded during these site works. Plate 4 shows the conditions of the proposed forecourt in December 1934. The Town Hall which is currently Grade II* Listed was designed by Reginald Uren. It comprised an L-shaped footprint with a tower set back from the street (Fig 9 and Plates 5 and 6). It was flanked to the north by the electricity

showroom adapted by Uren in 1938 from the former telephone exchange. The details of these buildings will not be reviewed within this assessment.

- 4.7.7 Between 1936 and 1955 (Fig. 10) some of the villas fronting Haringey Park had been demolished and redeveloped as a landscaped park to the south of the Town Hall. Further Municipal buildings in the form of L-shaped and rectilinear buildings had been constructed in the east whilst to the north of the electricity showroom additional buildings (possibly garages) had been built.
- 4.7.8 Between 1955 and 1970 the remaining villas along Haringey Park had been demolished and the area developed as a library which lay outside the site boundary whilst to the north a car park and garden area lay within the site. Two former Municipal buildings had been demolished and replaced with pre-fab style buildings in the central and eastern part of the site (Fig. 11). Between 1970 and 1980 the forecourt to the Town Hall had been re-landscaped with an area of green space forming the town square (Fig. 12).
- 4.7.9 From 1980 further buildings in the east of the site were demolished and the area turned into a carpark. There has been no subsequent change to the study site apart from in detail (Fig. 13).
- 4.7.10 The archaeological potential for the Post Medieval period is considered to be good for evidence of settlement activity in the west of the site. The heritage potential for the modern period lies solely in the extant 1930s buildings and will not be reviewed in this assessment.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 Site Conditions

- 5.1.1 The study site was visited in September 2009. It currently comprises of Hornsey Town Hall, a 2 storey 'pre-fab' building circa 1970's, the 'clinic' building, the public square, the Broadway annexe, one storey commercial premises, carparking, hardstanding and landscaping (Fig. 13 and Plates 7-17). It was observed that the natural gradient had been terraced prior to construction of the existing buildings on the site. In addition access to a lower ground floor or basement was observed at the 'clinic' whilst a further basement is known to be present beneath the Town Hall.
- 5.1.2 The extent of Made Ground recorded during the Site Investigations in July 2009 confirms the extent of past ground disturbance across the site based on terracing and cumulative impacts from previous development and clearance.
- 5.1.3 In addition the cutting of the footings, services and the basements of the existing development will have truncated or completely removed any archaeological potential.

5.2 Development Proposals

- 5.2.1 The proposed development comprises retention and refurbishment of the existing Town Hall building and Broadway Annexe and retention and enhancement of the existing Town Square and access to the Town Hall. It also includes the demolition of the Clinic and the pre fabs and the development of two 4/5 storey residential blocks (A and B) in the centre and east of the site, and a proposed Mews development in the north west of the site. In the same area of the Mews Development, the existing Broadway Annex building will undergo some internal redevelopment. In addition an undercroft car park is proposed beneath the residential block (A) in the east of the site (Fig. 14).
- 5.2.2 The proposed Mews development lies within the Archaeological Priority Area. Although no Site Investigation was undertaken in this part of the site in July 2009 it is anticipated that the extent of past ground disturbance will be similar to that across the rest of the site. It is considered likely therefore that the proposed Mews development will only impact on previously truncated archaeological deposits of local significance.

5.2.3 Across the remainder of the site it is considered unlikely that any redevelopment will have a significant archaeological impact due to not only the extent of past ground disturbance but also its low archaeological potential.

6.0 SUMMARY AND CONCLUSIONS

6.1 In accordance with central and local government policy, set out in PPG16 "Archaeology and Planning" and the Haringey UDP, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.

6.2 The western part of the site lies within an Archaeological Priority Area as designated in the Haringey UDP.

6.3 This assessment concludes that the site has a low archaeological potential for the prehistoric and Roman periods. This assessment concludes that the western part of the site has a good archaeological potential for settlement activity relating to the Medieval and Post Medieval periods.

6.4 The extent of Made Ground recorded during the Site Investigations in July 2009 confirms the extent of past ground disturbance across the site based on terracing and cumulative impacts from previous development and clearance. In addition the cutting of the footings, services and the basements of the existing development will have truncated or completely removed any archaeological potential.

6.5 The proposed Mews development lies within the Archaeological Priority Area. It is anticipated that the extent of past ground disturbance in this part of the site will be similar to that recorded across the rest of the site. In which case it is likely therefore that the proposed Mews development will only impact on previously truncated archaeological deposits of local significance. Across the remainder of the site it is considered unlikely that any redevelopment will have a significant archaeological impact due to not only the extent of past ground disturbance but also its low archaeological potential.

6.5 Due to the location of the Mews development it is considered likely that further archaeological work will be required in the form of a trial trenching exercise within the proposed footprint to record the presence or absence of archaeology. This work can be secured by a standard archaeological style planning condition. In the unlikely event that significant archaeological deposits are encountered, further archaeological mitigation may then be required.

- 6.6 Across the rest of the site it is considered unlikely that any further archaeological work will be required.

SOURCES CONSULTED

1. **General**

Greater London Sites and Monument Record.
British Library
Bruce Castle Museum and Archive

2. **Bibliographic**

Denford, S 2008 Hornsey Past
Gray, K 1998 Hornsey and Crouch End
Murray, I 1993 Haringey Before our Time - A brief History
Nobbs, Hy T 1934-5 A Photographic Record of the Building of the Town Hall
Pevsner 1999 London 4: North London
STATS 2009 Geotechnical Report July 2009
Travers, B 1990 The Book of Crouch End
Victoria County History for the County of Middlesex 1980 vol 6
Weinreb and Hibbert 1995 The London Encyclopaedia

3. **Cartographic**

1762 Rocque
1815 Enclosure Map
1862 Ordnance Survey
1894 Ordnance Survey
1915 Ordnance Survey
1936 Ordnance Survey
1955 Ordnance Survey
1970 Ordnance Survey
1980 Ordnance Survey

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3. **Cartographic**

1762 Rocque
1815 Enclosure Map
1862 Ordnance Survey
1894 Ordnance Survey
1915 Ordnance Survey
1936 Ordnance Survey
1955 Ordnance Survey
1970 Ordnance Survey
1980 Ordnance Survey

Appendix 1
HER Location Plan

GLSMR Report 8522
Crouch End
TQ 3025 8834
750m radius search

Print Date: 9 September 2009

-  Archaeology
-  Archaeological Find Spot
-  Building
-  Listed Building
-  Maritime Archaeology
-  Registered Parks & Gardens
-  Archaeological Priority Area
-  Scheduled Ancient Monuments
-  World Heritage Sites
-  Event Location (Archaeology)
-  Requested Search Area

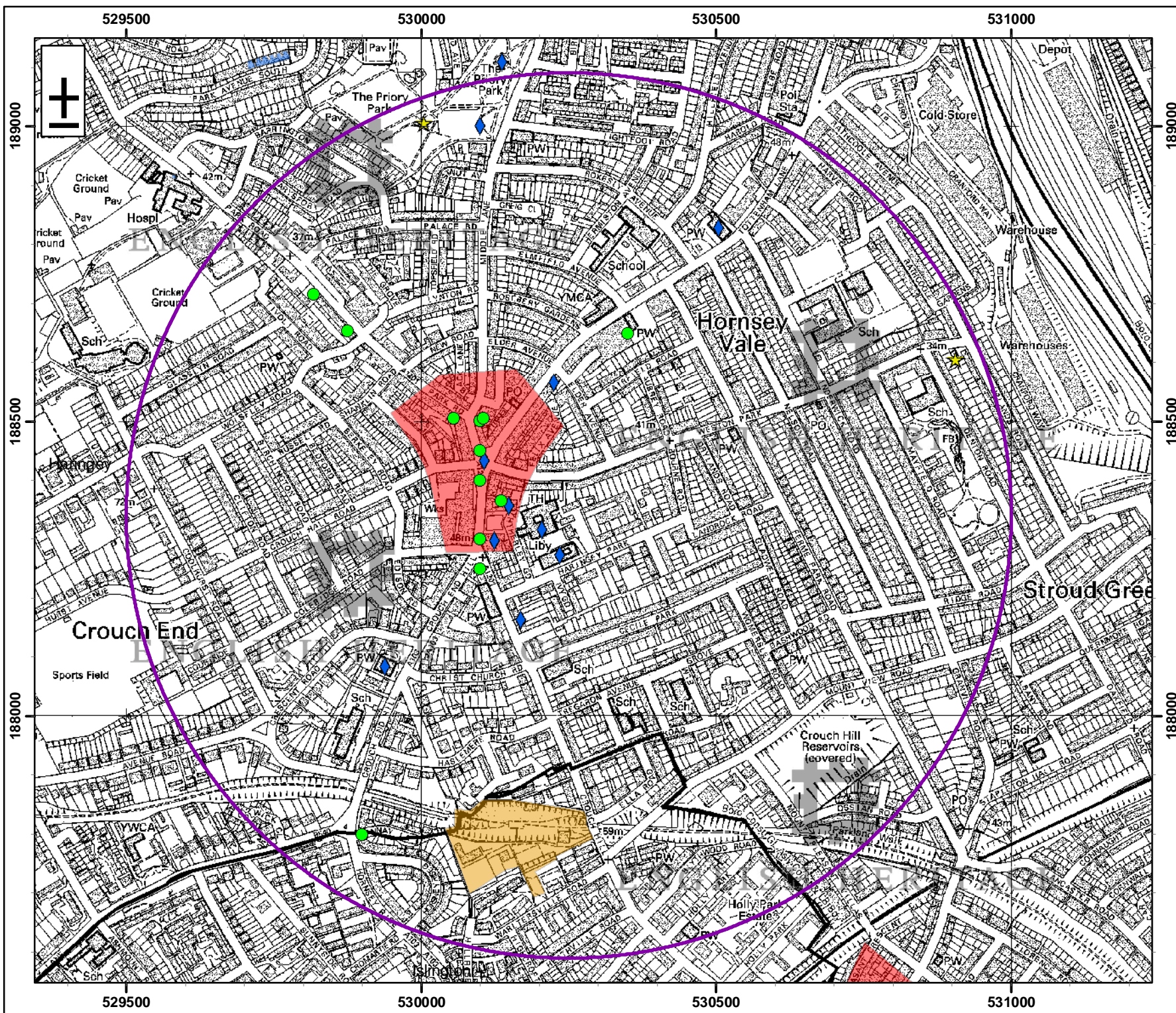
Scale: 1:8,500

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Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s).
Any archaeological priority area(s) shown on this map extract are those used by the English Heritage archaeology advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



ENGLISH HERITAGE
Tel: 020 7973 3000
www.english-heritage.org.uk



Appendix 2

Geotechnical Borehole and Test Pit Logs
(STATS 2009)

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-


Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.04	0.04		MADE GROUND: Tarmacadem Hardstanding.
					0.16	0.12		MADE GROUND: Concrete with no reinforcement.
					0.40	0.24		MADE GROUND: Black/brown/dark grey slightly gravelly CLAY. Gravel is fine to coarse angular to subangular brick and bitumen.
								End of Borehole at 0.40 m
		1						
		2						
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50
 Logged by: ADJT
 Figure:

BOREHOLE RECORD (Percussive)

Borehole
Number:
CORE2

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-





Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.25	0.25		MADE GROUND: Concrete with two layers of 4mm reinforcement.
					0.33	0.08		MADE GROUND: Lean mix concrete.
					0.38	0.05		MADE GROUND: Brown sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse flint, brick and concrete. Abundant cobbles of angular red/yellow brick and concrete.
					0.45	0.07		Brown silty CLAY. (LONDON CLAY)
		1						<i>End of Borehole at 0.45 m</i>
		2						
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

BOREHOLE RECORD (Percussive)

Borehole
Number:
CBR1

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-






Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.15			MADE GROUND: Tarmacadem Hardstanding.
					0.33			MADE GROUND: Concrete.
					0.44			MADE GROUND: Black/dark brown gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker, concrete and brick. Some cobbles of angular red brick.
					0.74			
		1			1.00			MADE GROUND: Brown clayey gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse angular to subangular flint, brick and concrete. Some cobbles of angular red brick.
		2						Dark grey/black clayey SILT. Roots and rootlets. Organic aroma. (ALLUVIUM)
		3						End of Borehole at 1.00 m
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-

Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description		
					0.09	0.09		MADE GROUND: Tarmacadem Hardstanding.		
					0.16	0.07			MADE GROUND: Purple/grey slightly sandy GRAVEL. Sand is fine to coarse. Gravel is medium to coarse angular limestone with some clinker.	
					0.26	0.10				
					0.42	0.16			MADE GROUND: Concrete.	
					0.81	0.39				
					1.00	0.19			MADE GROUND: Black gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker and flint.	
		1								MADE GROUND: Brown/black very sandy very gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular to subangular flint, brick and clinker.
		2								
		3						MADE GROUND: Brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular to subangular flint and brick.		
		4								
		5								
		6								
		7								
		8								
		9								

End of Borehole at 1.00 m

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-




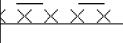


Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.10			MADE GROUND: Tarmacadem Hardstanding.
					0.23			MADE GROUND: Black gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker and flint.
					0.33			
					0.40			MADE GROUND: Yellow SAND. Sand is fine to coarse.
					0.68			
		1			1.00			MADE GROUND: Black gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker and flint.
		2						Dark grey/black clayey SILT. Roots and rootlets. Organic aroma. (ALLUVIUM)
		3						End of Borehole at 1.00 m
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

BOREHOLE RECORD (Percussive)

Borehole
Number:
CBR4

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-


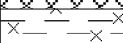
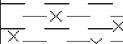
Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
		1			0.34			MADE GROUND: Grass over dark brown slightly gravelly silty CLAY. Gravel is fine to medium subangular red brick. Rare cobbles of angular red brick.
					0.66			Brown with some red/orange mottling silty CLAY. (LONDON CLAY) <i>End of Borehole at 1.00 m</i>
					1.00			
		2						
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:



Specialist Engineering, Materials
and Environmental Consultants

BOREHOLE RECORD (Percussive)

Borehole
Number:
CBR5

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-


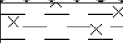
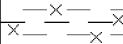
Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
		1			0.30			MADE GROUND: Black sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker, bitumen and brick. Some cobbles of angular red brick.
					0.70			Brown silty CLAY. (LONDON CLAY)
					1.00			End of Borehole at 1.00 m
		2						
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50
Logged by: ADJT
Figure:

BOREHOLE RECORD (Percussive)

Borehole
Number:
CBR6

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-



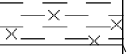
Job No:
240362

GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.30			<p>MADE GROUND: Grass over dark brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular red brick.</p>
					0.48			
					1.00			
		1						<p>MADE GROUND: Brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular red brick.</p>
		2						<p>Brown silty CLAY. (LONDON CLAY)</p> <p><i>End of Borehole at 1.00 m</i></p>
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

BOREHOLE RECORD (Percussive)

Borehole
Number:
CBR7

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-



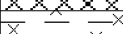
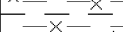
Job No:
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GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
					0.04	0.04		MADE GROUND: Tarmacadem Hardstanding.
					0.22	0.18		MADE GROUND: Concrete.
					0.49	0.27		MADE GROUND: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse subangular flint.
		1			1.00	0.51		Brown silty CLAY. (LONDON CLAY)
								<i>End of Borehole at 1.00 m</i>
		2						
		3						
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

Figure:

Site:
Hornsey Town Hall

Location:
Hornsey

Client:
Capita Symonds

Ground Level:
GL not measured

Date:
-


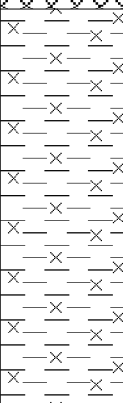
Job No:
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GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
		1			0.34	0.34		MADE GROUND: Grass over dark brown slightly gravelly silty CLAY. Gravel is fine to medium subangular red brick. Rare cobbles of angular red brick.
		2				2.66		Brown with some red/orange mottling silty CLAY. (LONDON CLAY)
		3			3.00			<i>End of Borehole at 3.00 m</i>
		4						
		5						
		6						
		7						
		8						
		9						

Remarks and Water Observations

Scale: 1:50
 Logged by: ADJT
 Figure:



Specialist Engineering, Materials and Environmental Consultants

BOREHOLE RECORD (Percussive)

Borehole Number: **SA2**

Site: Hornsey Town Hall

Location: Hornsey

Client: Capita Symonds

Ground Level: GL not measured

Date: -



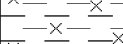
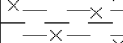
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GROUND WATER

SAMPLES/TESTS

STRATA RECORD

Sheet 1 of 1

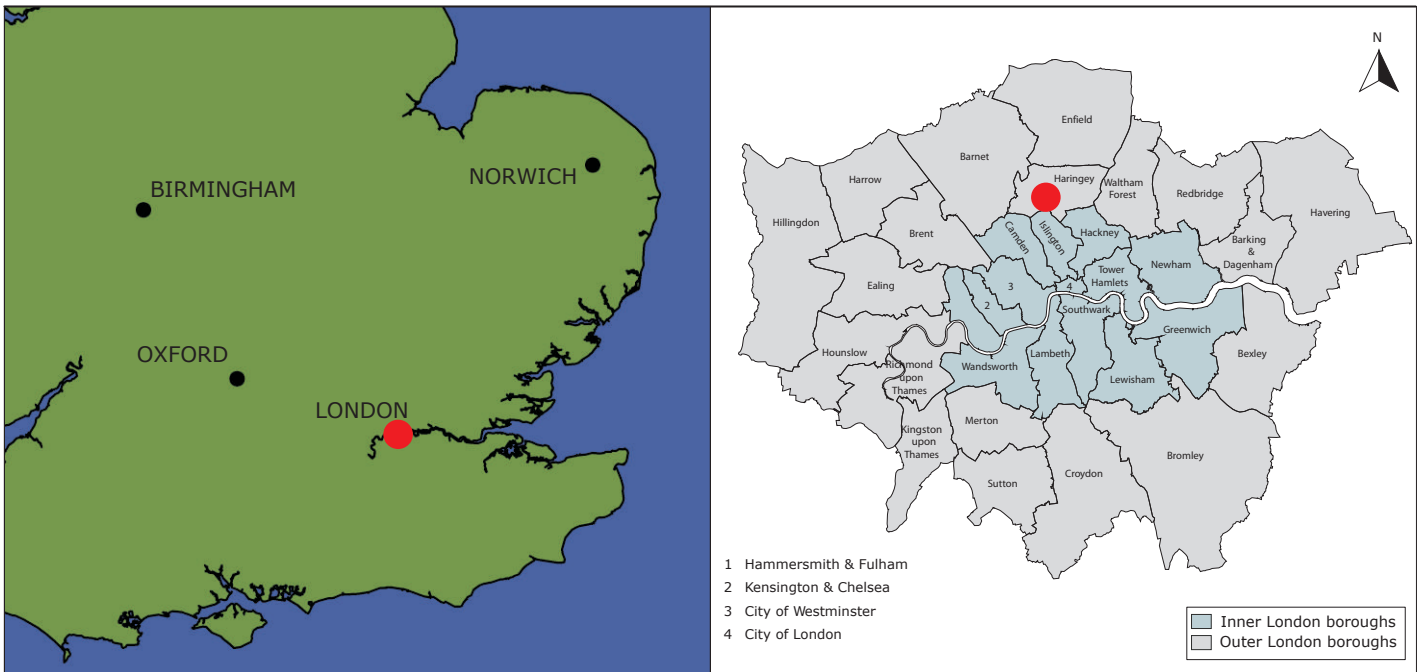
Strike	Well	Depth (m)	Depth/Type (m)	SPT 'N' or U Blows	Depth (m)	Level (mAOD)	Key	Description
		0.42			0.42			MADE GROUND: Black sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse angular to subangular clinker, bitumen and brick.
		1						Brown silty CLAY. (LONDON CLAY)
		2				2.58		
		3			3.00			
		4						
		5						
		6						
		7						
		8						
		9						
								<i>End of Borehole at 3.00 m</i>

Remarks and Water Observations

Scale: 1:50

Logged by: ADJT

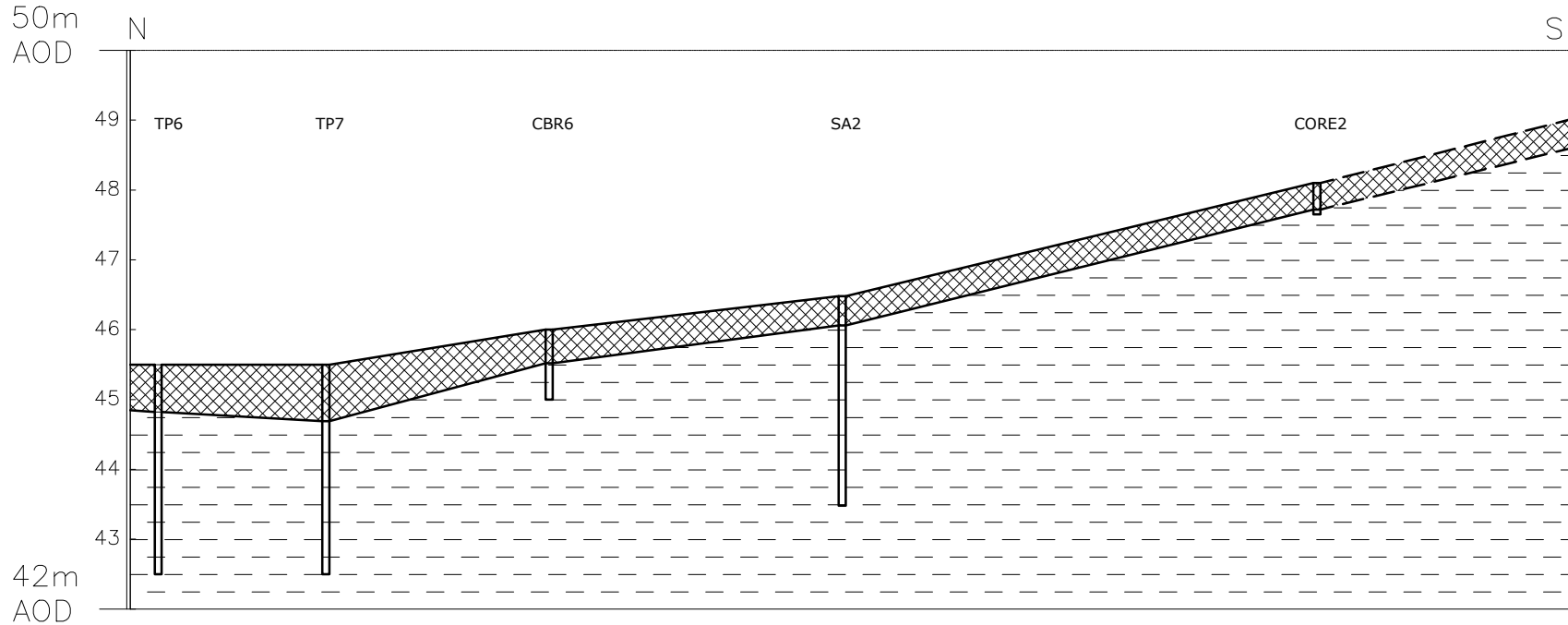
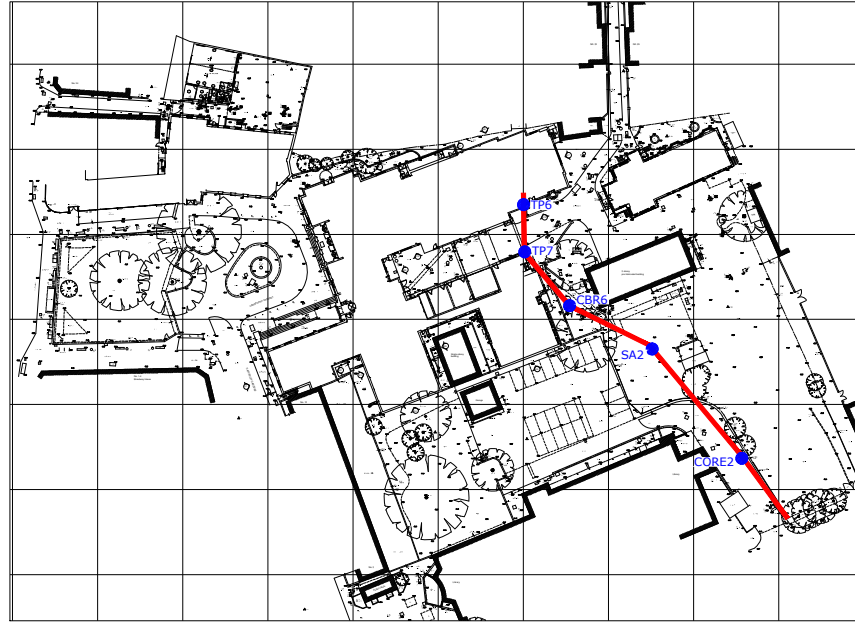
Figure:



Site location	London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	Project title: Hornsey Town Hall
		Not to scale Illustrative only
		Date printed: 14/09/09
		Drawn by: PW Checked by:

Figure 1: Site location

(Not to scale)



- Section line
- Made Ground
- London Clay

Project title:
Hornsey Town Hall

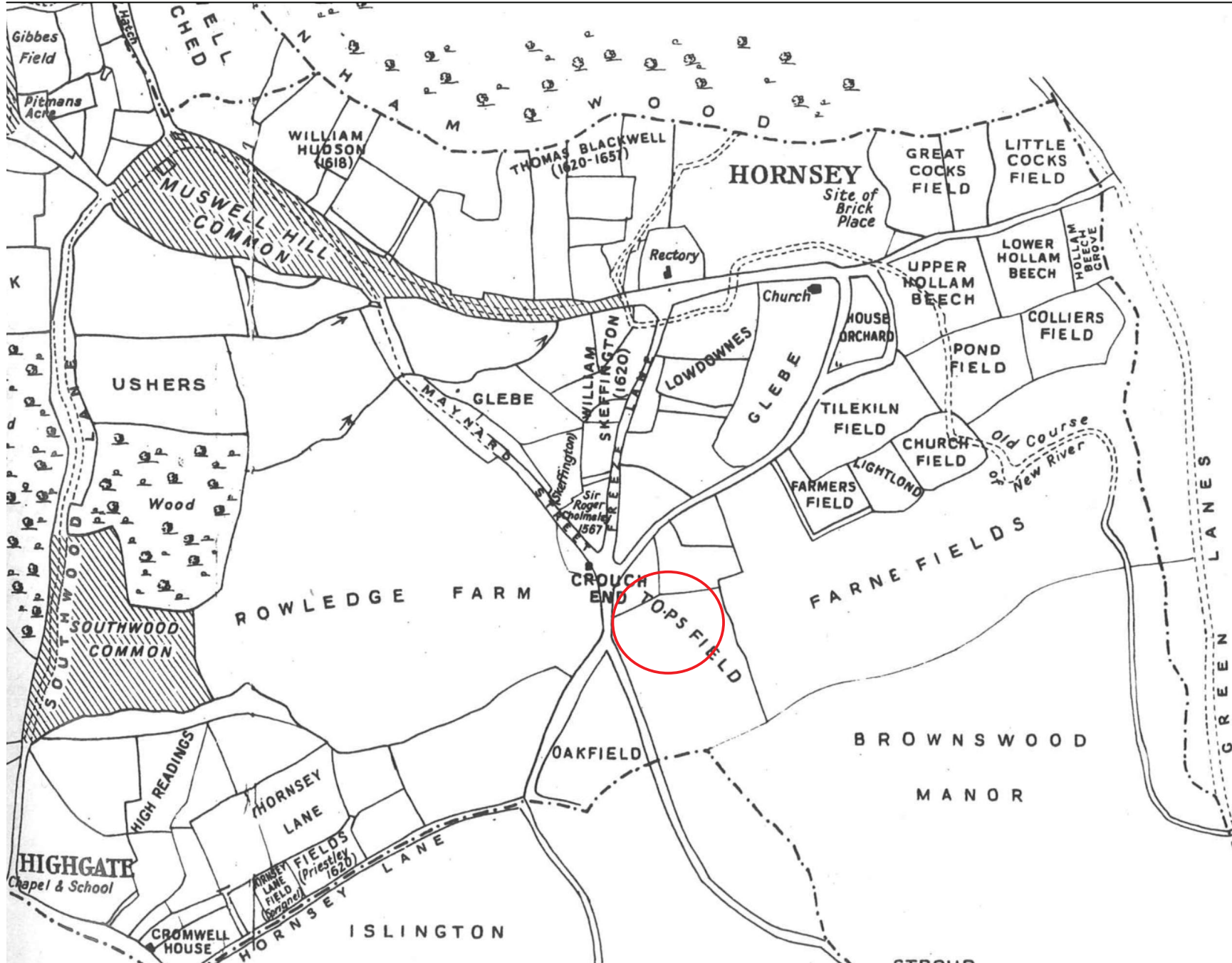
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Planning & Development
Archaeology & Historic Buildings

Date printed: Oct 07, 2009	Drawn by: PW
	Checked by:

Approximate Scale at A4: Horizontal - 1:500
Vertical - 1:100

Figure 2: Schematic section showing depth of made ground






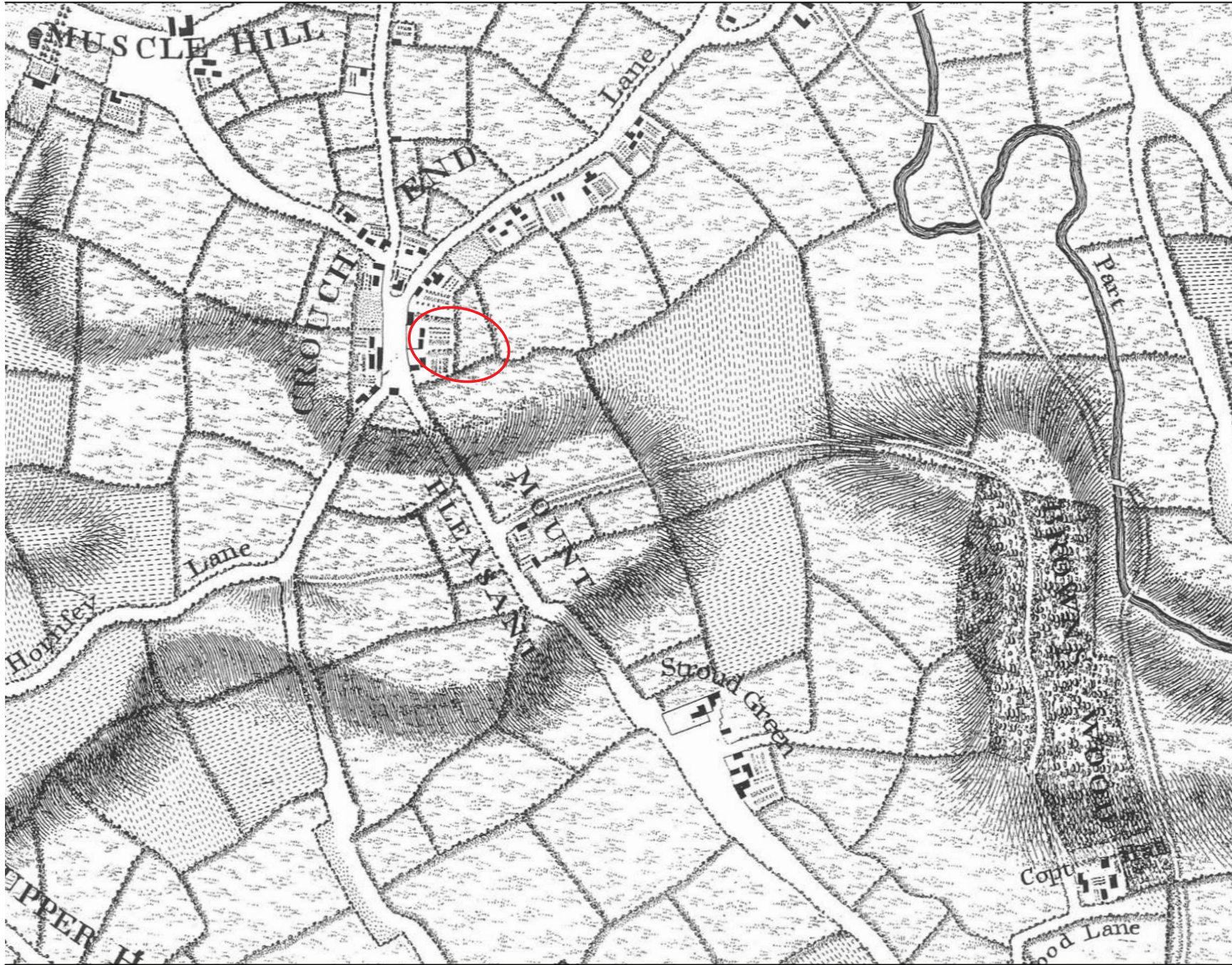
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 Site location	
	
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Date printed: 11/09/09	Drawn by: PW Checked by:

Figure 3: A sketch map of the Bishops of London's Manor of Hornsey taken from the Court Rolls of 1601-1701 (Denford 2008)



Additional information:

 Site location



Project title:

Hornsey Town Hall



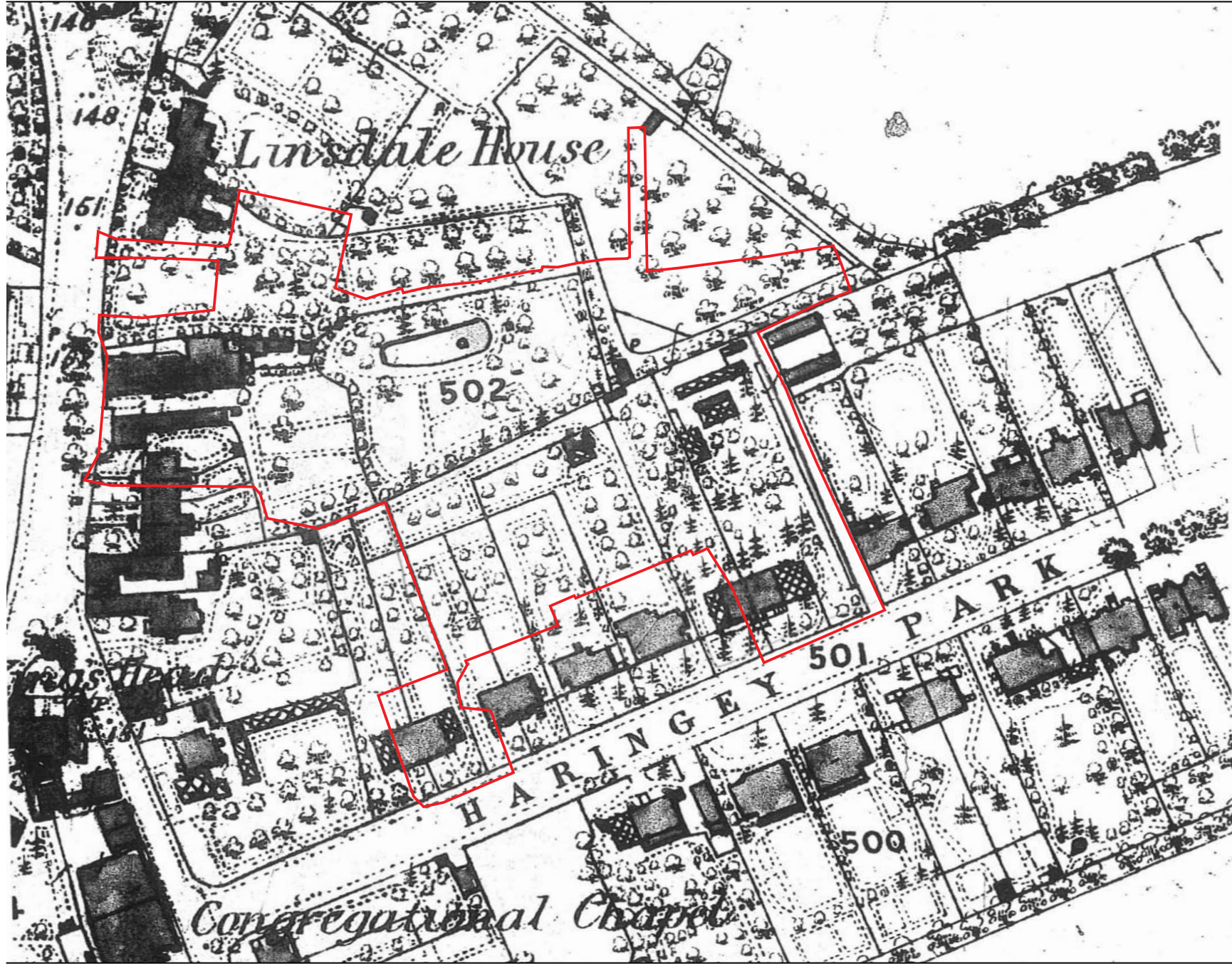
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Figure 4: 1762 Rocque



Additional information:

 Indicative Area of Study



Project title:

Hornsey Town Hall



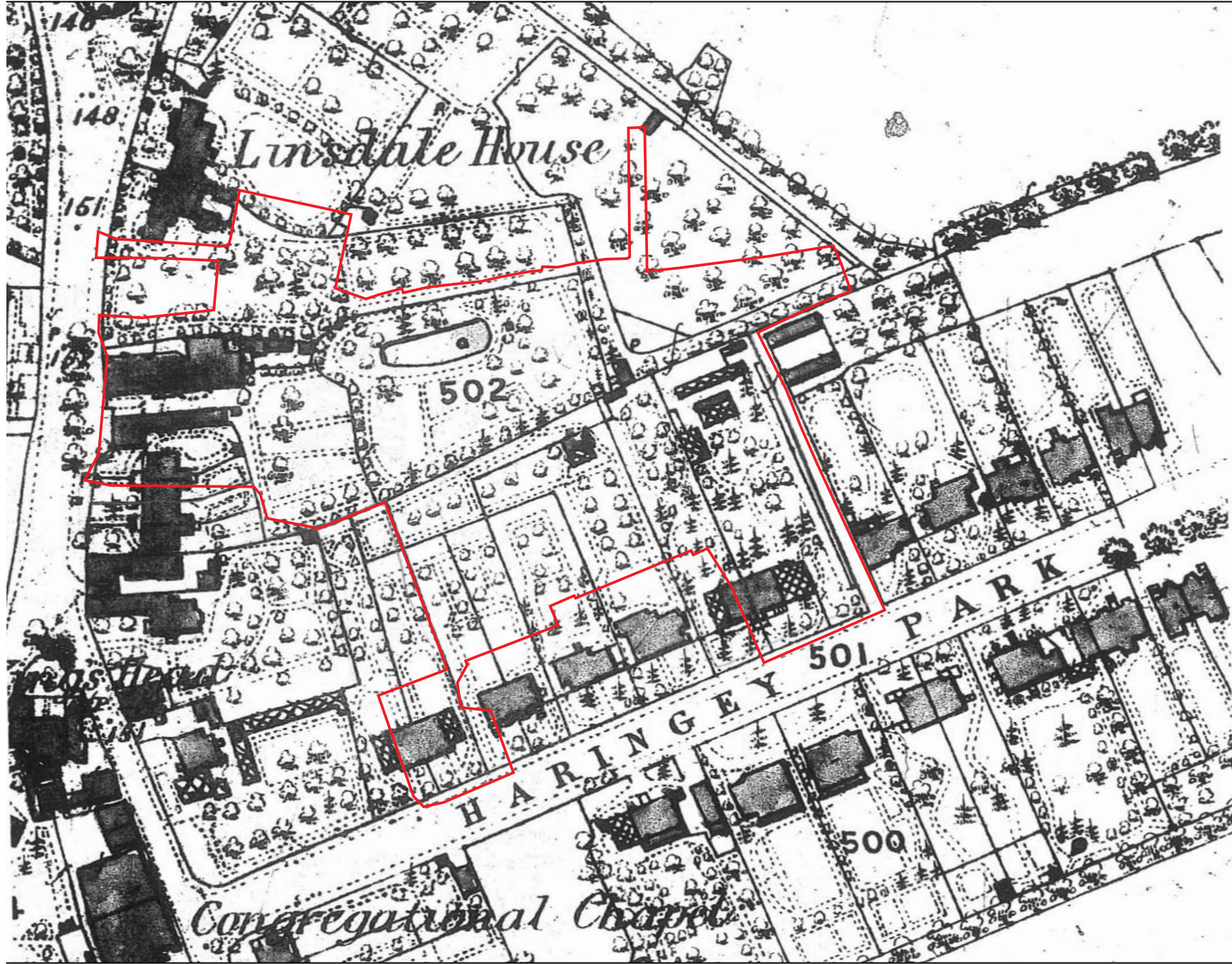
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Figure 5: 1862 Ordnance Survey



Additional information:

 Indicative Area of Study



Project title:

Hornsey Town Hall

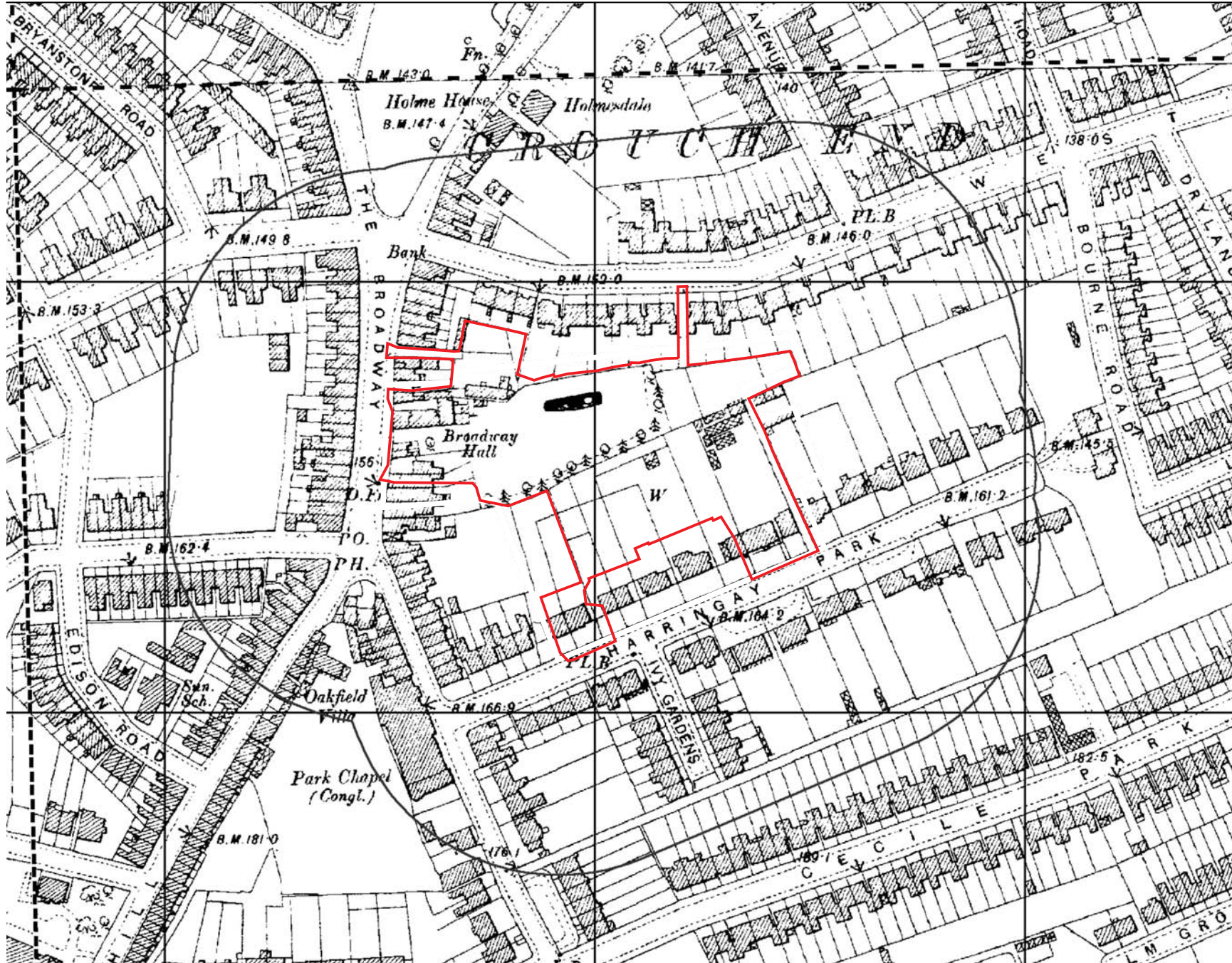


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Figure 6: 1862 Ordnance Survey



Additional information:

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Project title:

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Figure 7: 1894 Ordnance Survey



Additional information:

 Indicative Area of Study



Project title:

Hornsey Town Hall

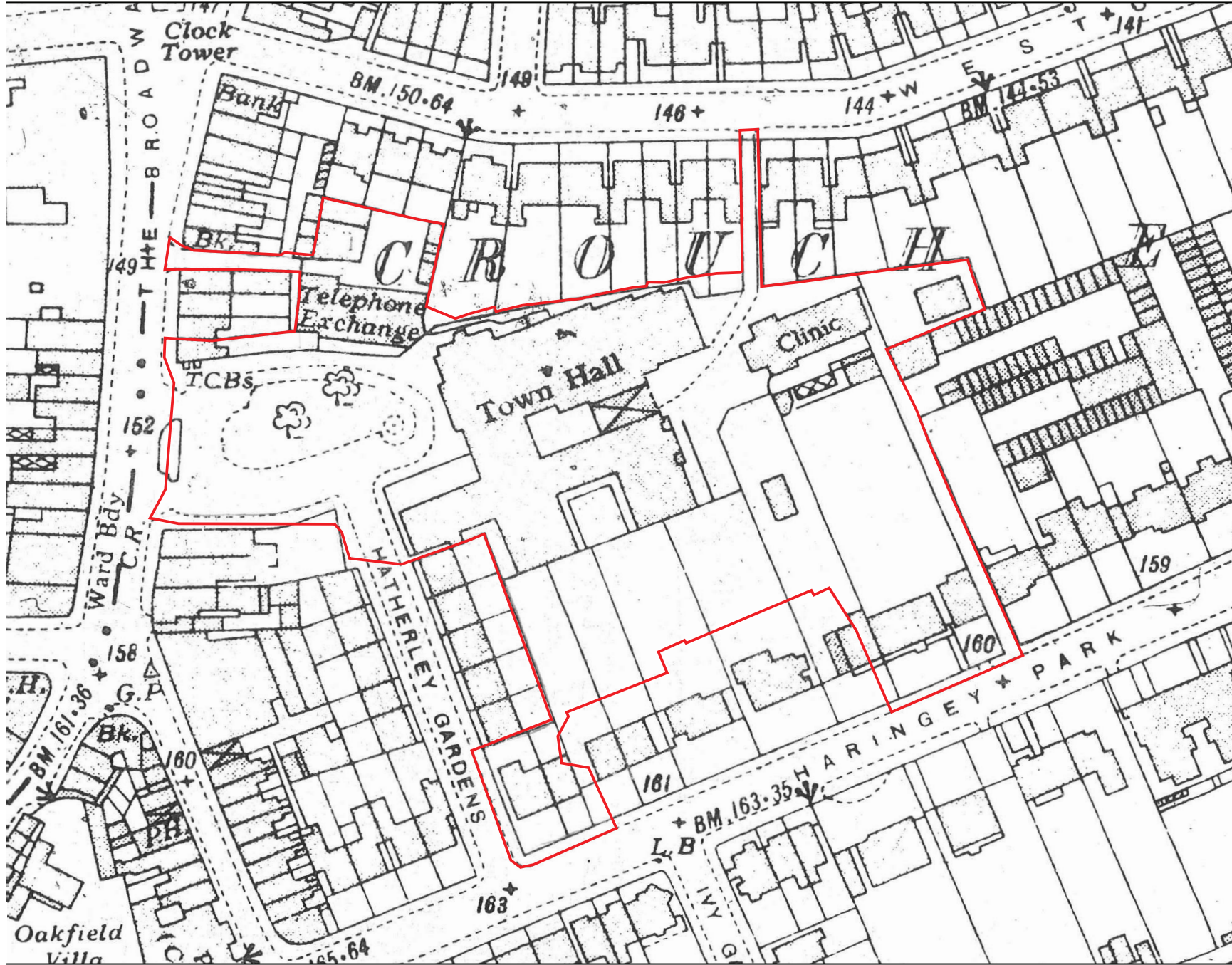


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Figure 8: 1915 Ordnance Survey



Additional information:

 Indicative area of study



Project title:

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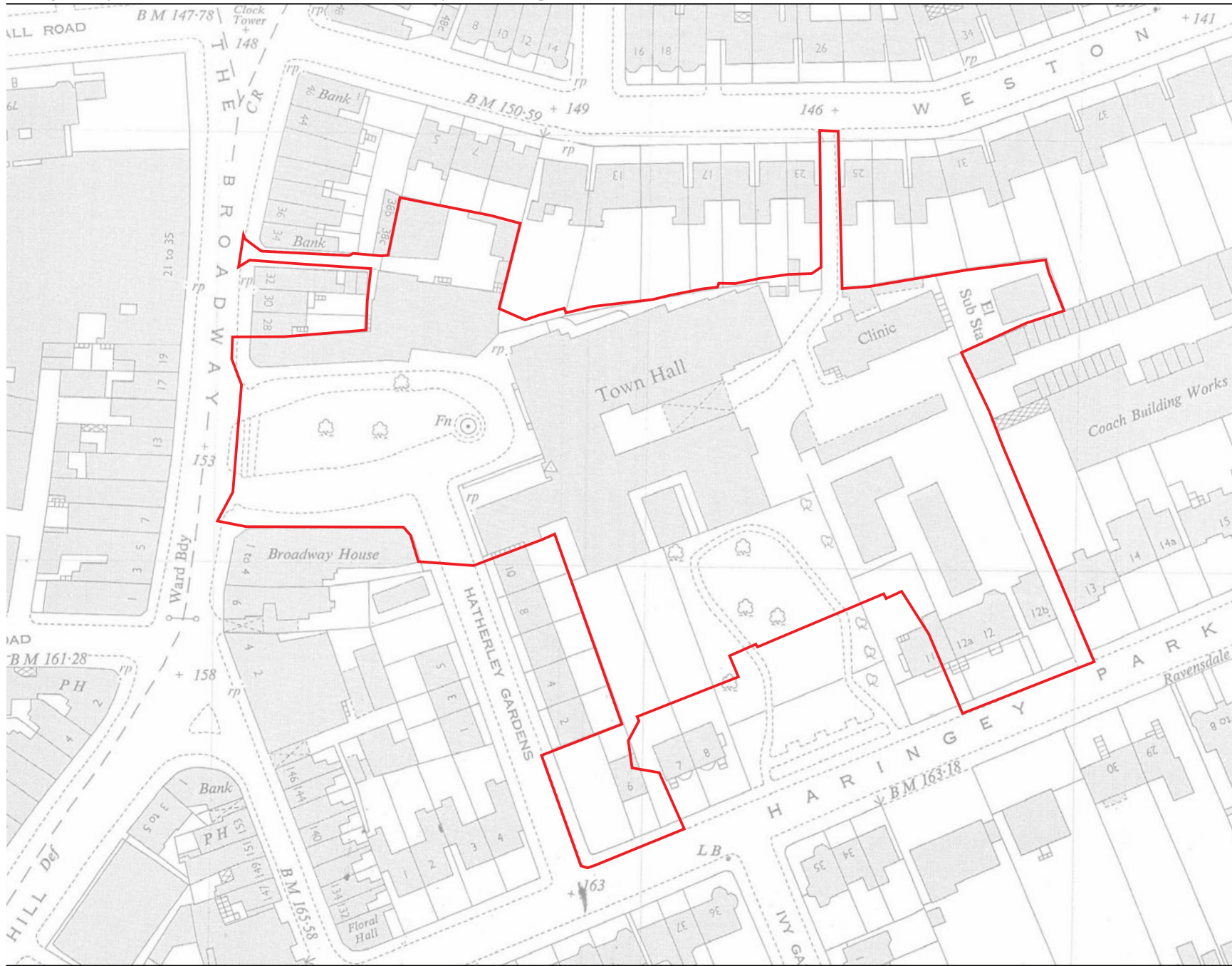
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Date printed:
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Drawn by: PW
Checked by:

Figure 9: 1936 Ordnance Survey






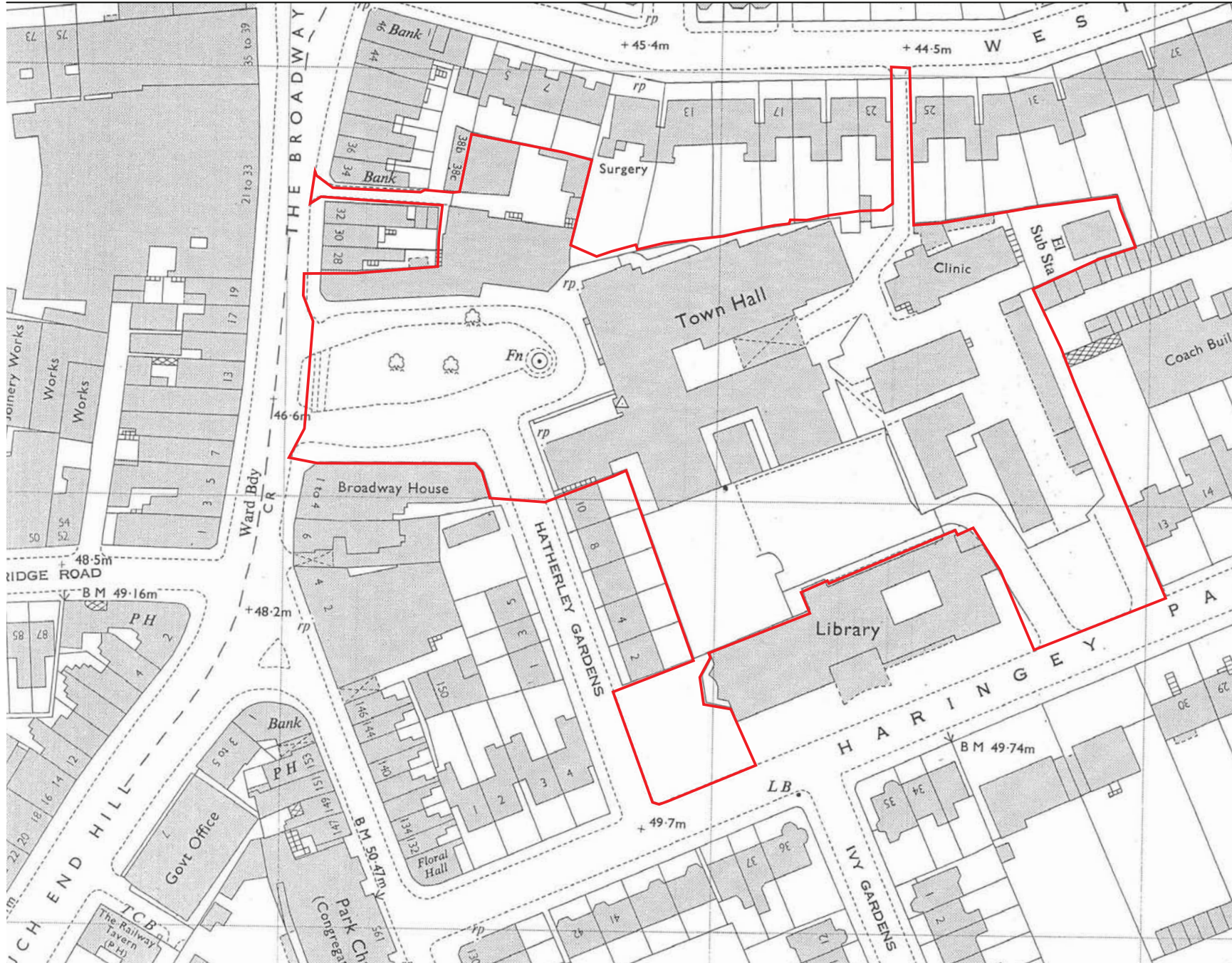
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Project title:	
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Figure 10: 1955 Ordnance Survey



Additional information:

Indicative Area of Study



Project title:

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Figure 11: 1970 Ordnance Survey



Additional information:

 Indicative Area of Study



Project title:

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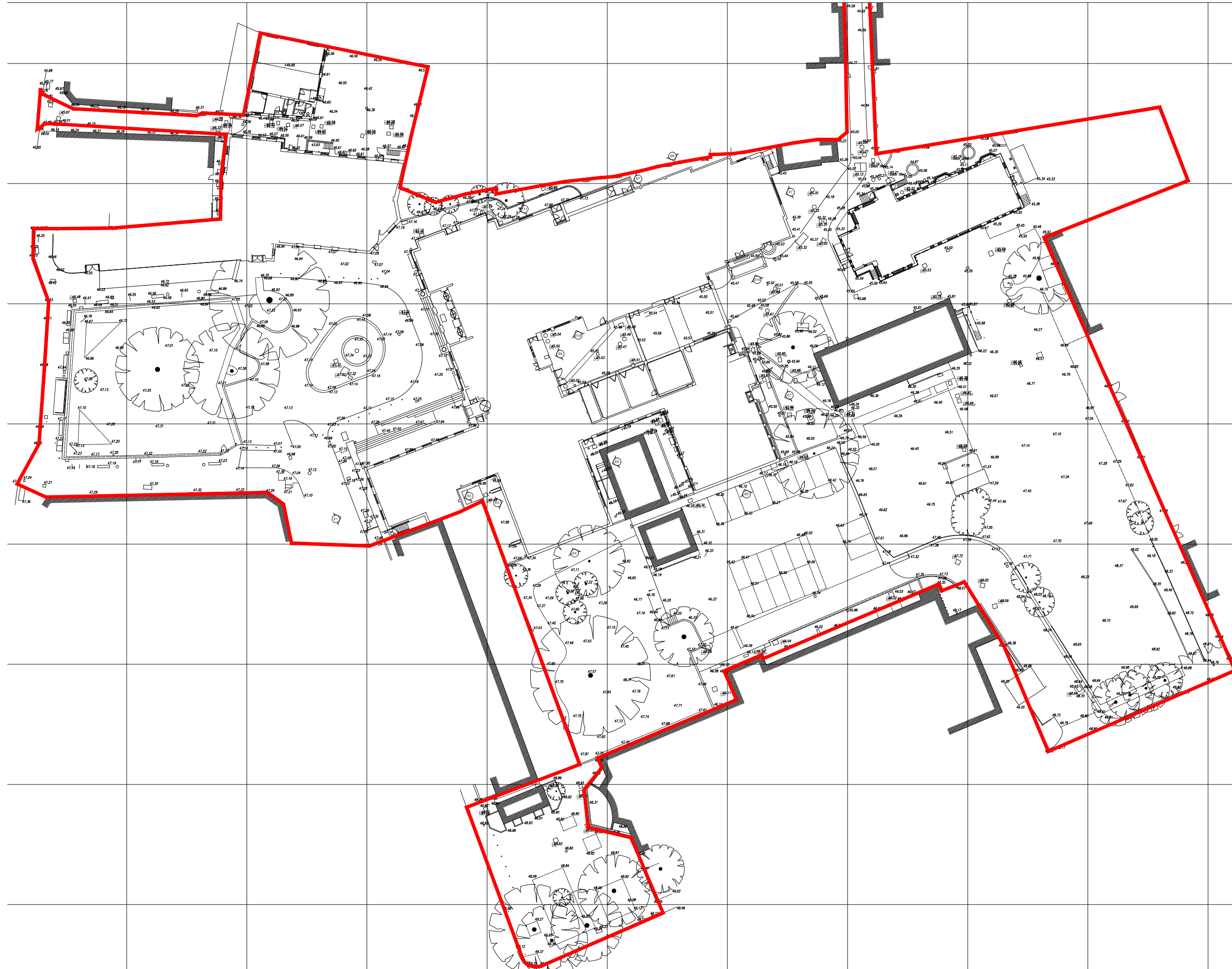
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Date printed:
11/09/09

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Figure 12: 1980 Ordnance Survey



Additional information:

 Indicative Area of Study



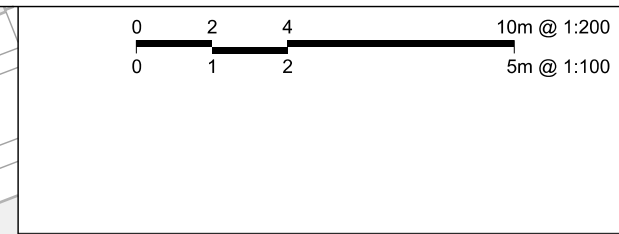
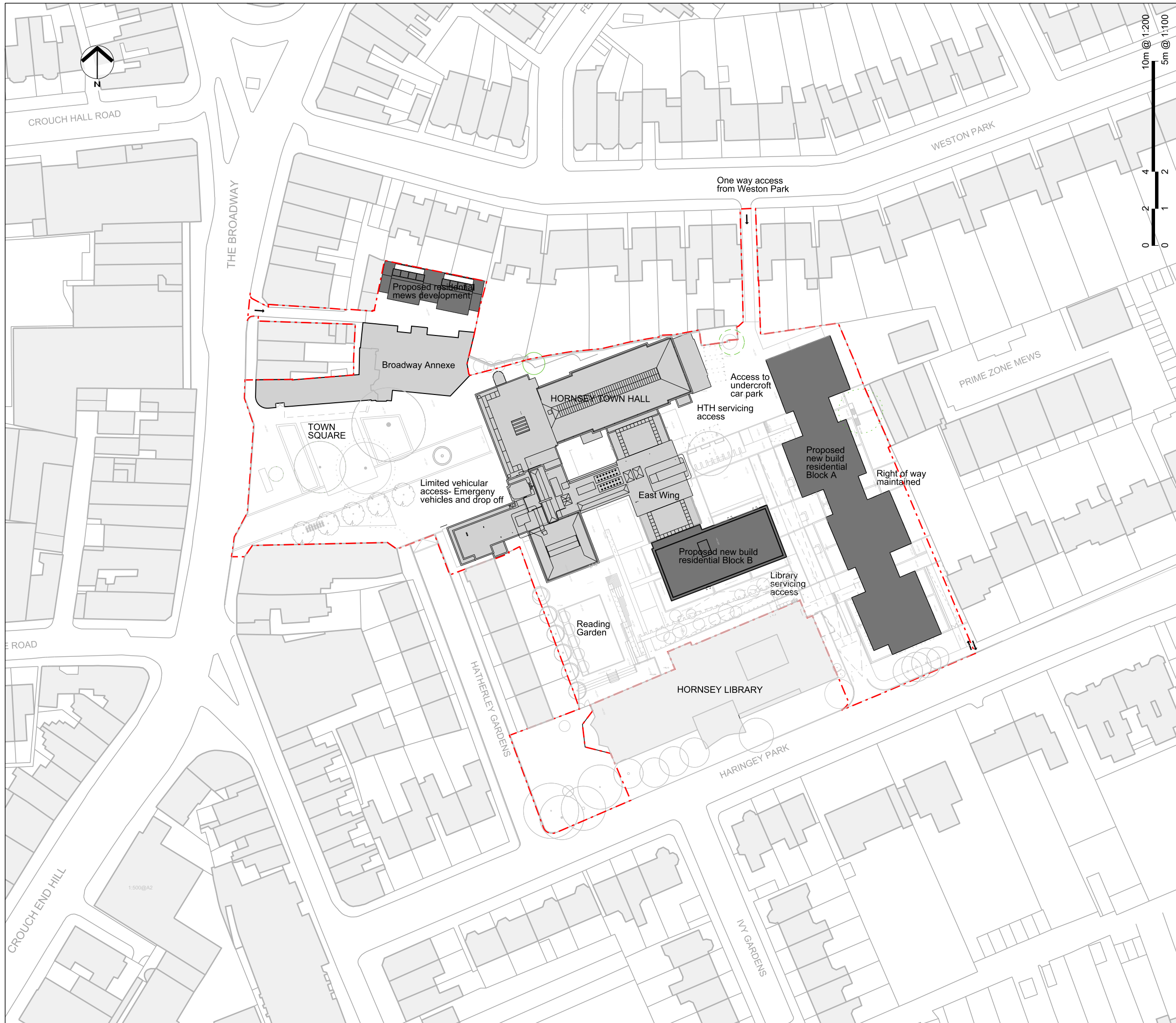
Project title:
Hornsey Town Hall

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Date printed: 07/10/09	Drawn by: PW
	Checked by:

Figure 13: Site as Existing



Notes

Do not scale from this drawing.

All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager.

All dimensions are in millimetres unless noted otherwise.

If in doubt ask the Project Manager.

Rev.	Date	Description	Drawn	Checked
00	15.01.2010	Pre -Application Submission	JMP	JMP
01	25.01.2010	Stage D Design Freeze	JMP	JMP
02	10.02.2010	Information	JMP	JMP



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 Fax + 44 (0)20 7313 6001
 www.mcaslan.co.uk

Architect
 Landscape

Key Plan

Buildings outside red line boundary of application.

Buildings, within red line boundary of application, retained and refurbished

Proposed new build residential

Red line boundary

Hornsey Town Hall

Proposed Site Plan

Scale at A3:	1000	Job Number:	1298
Date:	13 08 2009	Drawing:	JMP
Status:		Checked:	JMP
Drawing No:	1298_G100_P_SITE_000	Revision:	02

Figure 14: Proposed Site Plan



Plate 1: Photograph of Lake Villa taken in 1934



Plate 2: Photograph of Broadway Hall taken in 1883



Plate 3: Photograph of Crouch End Broadway taken in 1884



Plate 4: Photograph of Lake Villa within the proposed forecourt in 1934



Plate 5: The Entrance to Hornsey Town Hall taken in 1935

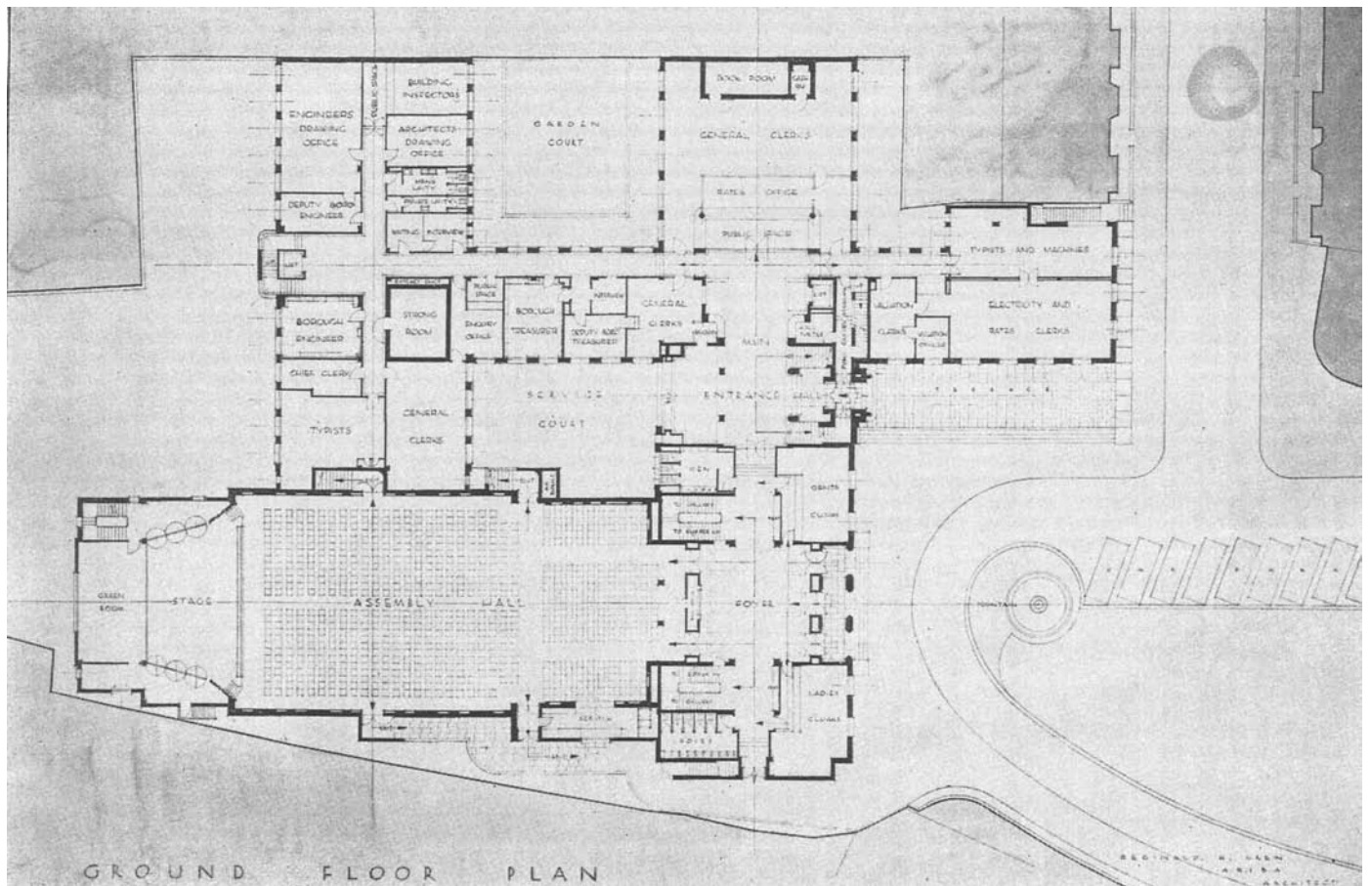


Plate 6: Ground Floor Plan of the Town Hall



Plate 7: East facing photograph of Town Hall entrance and Town Square



Plate 8: North West facing photograph of 2 storey 1970s 'pre-fab' building



Plate 9: East facing photograph of electricity sub-station



Plate 10: East facing photograph of entrance to 'The Clinic'



Plate 11: North west facing photograph of former Electricity Showroom (now Broadway Annexe)



Plate 12: East facing photograph of library car park with garden area in the background



Plate 13: South west facing photograph of gravel car park with library car park in background



Plate 14: North west facing photograph of premises to the north of Broadway Annexe



Plate 15: East facing photograph of 'The Clinic'



Plate 16: South east facing photograph of 'pre-fab'



Plate 17: North facing photograph of access to 'The Clinic' basement