



**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

**MINUTES**

Meeting : Development Management Forum - Hornsey Town Hall,  
The Broadway, N8 - HGY/2010/0500

Date : 25th March 2010

Place : Hornsey Town Hall, The Broadway, N8

Present : Paul Smith (Chair), John McAsion and Partners and Creative Trusts, David Williamson, Fanos Panayides and other representatives, Cllr Hare, Weber, Winskill and approx 70 Local Residents.

Minutes by : Tay Makoon

Distribution

		<b>Action</b>
1.	Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.	
2.	<p><b>Proposal</b></p> <p>Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 &amp; A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwelling houses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town Hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.</p> <p><b>Background</b></p> <p>Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:</p>	

*“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.”*

3.

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town Hall. The CPB is an advocate for the communities' interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

The building was built in the 1930's but is currently vacant. It provided municipal office space, theatre, public payment offices and Council chamber functions. The building is to undergo alterations, extensions and changes of use to create a mixed use centre for the benefit of local people. The main proposed new uses are:

- New office space
- Theatre and performance venue
- Cinema/assembly hall
- Restaurant/café
- Function space
- Art gallery

The east wing and link block are located to the eastern end of the Town Hall building. They are being converted to residential use adjoining Block B which will be connected to the east wing. Access to the east wing and link block is via an entrance to the rear of the Town Hall fronting onto a new area of open space. Three disabled parking spaces are provided at the entrance of the east wing/link building.

The Broadway Annexe is currently occupied as a private restaurant use fronting The Broadway with a Council Social Services customer services centre behind. The upper floors are currently vacant offices. It is proposed to alter this building to provide retail space on the ground floor and offices above. The private restaurant will remain, with the upper floors converted to residential use to provide 4 x 1-bed and 2 x 4-bed flats. There is current enforcement action to be followed by the Council in relation to the private restaurant which will not be affected should this application be granted.

#### **Presentation of the scheme by David Williamson**

David Williamson thanked everyone for attending and giving feedback on the proposal and you as a community aspiration of how you wanted the Hornsey Town Hall developed. From last summer we held a consultation exhibition with the community in Hornsey Library. After this evening we will have another exhibition in the Library from 6<sup>th</sup> April – June. We encourage you to engage with this application and submit your comments right up to the time it goes to Committee. Thanks to local residents that has put in a lot of hard work to try and get the project where it is at the moment. (Hornsey Town Hall Creative Trust) we feel the partnership had been

fundamental to the way that the Council has responded what you as a community have as your aspirations. Anne Wilks thank you for keeping us on track.

Graham Jennings a contributor and Kevin Pinick and Benji Lesser. Trust Members available for questions. Capita Simons who have acted as project managers and Fanos from John McCassors & Partners and the architects.

Graham – Position from the Trust

A warm welcome to you all. I am one of the 11 trust members of the Creative Members Trust. We are a charity – our mission is to give the kiss of life to this building. This architectural Jewel in the middle of our Crouch End and to return it to its proper place in its Civic and cultural life of Haringey so it is properly prepared and ready for our communities to enjoy it. The building has not been in use for a long time and we want it back in use as soon as possible. This is an iconic building of national significance and award the Royal British Award. And also is two star listed building, I think this is a one in lifetime opportunity partnership with the Council to bring this building back in use We want to see a renaissance of the Town Hall, the Square and surrounding arrears into a cultural catalyst for the centre of Crouch End. We are trying to find sustainable uses through business planning exercises so that it sustain itself for a long time and the Trust is working very closely with Haringey Council to bring this vision into a reality and jointly we have selected the highest quality technical and design team to take this forward. We really do need your support and Haringey to pull this building together back into its formal glory.

Presentation by Fanos Panayides

Project and approach

The thinking behind making this project sustainable and viable future use for the Hornsey Town Hall is that we have to balance the business plan, the uses, the mix Of the uses of the Town Hall, the technical and cost aspects of the refurbishment and also the provision of facilitating the development of this site which ultimately funds that transformation and implementation of uses in the Town Hall. All these are equal drivers of the process. Much of our work is to balance these as best as we can. We tried to get a residential scheme on the site that is sensitive and respected the listed building on the site to get a viable mix use of for the Town Hall. The challenge for Hornsey Town Hall as a cultural and arts enterprise centre is that it is remote from the cultural hub of London. It has a different pulling power than other areas such as the West End. This implies that when business planning and the challenge what we do hear and that has really driven that the building has to be more focused to the local community needs as well as the wider aspirations. We identified that the Town Hall is set back from the Broadway and bringing the front door closer to the Broadway and bring the square into use would engage more with the local surroundings. Rationalising the vehicular access to the front square to extend into the public realm. Whatever we do on this site has to maintain and enhance the setting of the listed building, we need to try and improve the visibility of the front of the Town Hall to the Broadway and improve public realm and see how vibrant the mix uses can spread out into those things and the development needs to sensitive and the materials need to reflect the character of the locally listed building. We work very closely with English Heritage on this project we built on the conservation management plan carried out by Alex Baxter. We almost graded the spaces for the Town Hall for the historic exercise. Through early exercise we were able to agree with English heritage as to what uses goes where. The original architect intent of the buildings was a series of blocks which stack up vertically and we have taken on that

idea when introduce uses in the buildings, each block has its own stair and entrance. The assembly hall will be remodelled for dance and arts all sorts of community activities. A series of drawings were shown to show access and uses. An introduction of a lift provides disabled access to all part of building. The access strategy is a real challenge to provide access accessibility in a listed building like this and we have worked hard with English Heritage and expert consultants to allow disabled access to all parts of the building. Render cross section of what activity might look like. Proposal for new accommodation on the slope sidewise level – principally we are proposing the main residential block to the east boundary of the site. We create two court yard spaces one which is grouped around the residential functions and the other is green space linking the library and Town Hall together. We are also introducing residential uses to the East Wing and Town hall and the Broadway Annexe. The blue part of the Annexe is retained for retail for office and retail use. The residential accommodation is 98,000sq ft. It is important that this is a high quality development in such that the materials complement the listed building.

### Questions:

The main issues raised:

- Funding
- Traffic/Parking
- Density
- Noise Nuisance
- Overcrowding
- Loss of Public Toilets

Q1: How is it funded has it been costed? And How much parking available for the flats? Are the flats only 123 or is there more?

Ans: 123 residential units are proposed - The funding is in two and three phases – other elements Council Chamber prices – scheme 14 million pounds from land sale, 3 million fundraising from the trusts, forwarded funded to 7million to start project. Best advice – hope markets have gone up. Good quality advice and trust to raise 3 million. In relation to car parking spaces - 64 spaces on site in total – 56 are allocated to residents and it includes car cub spaces in line with planning policies. Paul Smith – Financial information is not material consideration in dealing with the planning application.

Q2: The impact of 130 residential units -200/250 extra people in Crouch End, what about parking for visitors to Town Hall and impact on surrounding roads and it will cause extra traffic in Haringey Park as everyone uses it as short cut.

Ans: Unfortunately we cannot solve everything - we are working with TFL accessible of transport. TFL uses analysis to see if extra buses are needed and so on. The site itself creates the constraint. There isn't enough space on site to provide parking for all the events. The way we are tackling it is with TFL to see what can be done. From an operational point of view the Trustees have to get it right because they will be carrying the lease for a number of years. It is very important for us to meet the challenge the transporting and evacuating of people from the area. Not many cultural venues have car parking unless it is far out. They all have that common problem. There are a number of ideas we need to look at.

Q3: Weston Park is very congested, I am lucky to have off street parking. What is

going to happen when people drive to Crouch End to these venues, this will be a problem for local residents. You have not made any provision for uses of the Town Hall to park anywhere but in Weston Park roads. The parking allocated for this scheme is totally inadequate for a scheme this size. How are you expecting people to come out of the site? Have any studies been done to see if this can be done?

Ans: The access from Weston Park is not an access for cars. Standards for developments have diminished in terms of car parking. The government has taken the lead and have asked traffic engineers to reduce the number of parking spaces required for developments. Hornsey Town Hall has always been used for entertainment. In order to get this building up and running it may be that we have to do with the level of parking being proposed as nowadays people are being encouraged to use public transport.

Q4: Are there going to be any retail outlets in this development?

Yes there will be a small outlet next to the Broadway annexe and a potential café in the frontage of the front of the Town Hall.

Q5: The Town Hall is bang in the middle of the Broadway how are people going to get in or out? You are trying to cram too many people into Crouch End and it will take away the village feel that we all bought into the area for.

Ans: The benefits of having additional residential here, is to revive the centre of Crouch End. Bringing people into the cultural centre will bring people in to shop locally. There are travel plans being offered, bus frequency and there is more work to do, conversations to be had.

Q6: what percentage of affordable housing does this scheme have, will it be social housing or rented housing?

Ans: We are proposing 5% affordable housing the mix tenure is half social rent and half other uses.

Q7: Is there any provision for public accessible toilets?

Ans: Our plans were to remove the public toilets but we do not have any plans to replace them.

Q8: Café provision – roof top terrace – has the economic viability been assessed?

The west Block on ground floor for possible café, facing north onto the square, where as the Town Hall block annexe which would be the East wing of that block faces south onto the square, it seems to me the logical place to have a café is there. Can you confirm you will return the frontage to the original façade

Ans: In terms of the façade you are correct in what you are saying, the point about the café is a very good one. One of the things we are thinking is locating the café to the North side where it faces south. The Piazza - we anticipate the lease will continue and we are not making changes to that. We did say we will have a Question and Answer publication so we will publish anything that hasn't been answered.

Q9: has English Heritage approved the plans? Are the financial plans available? What timescale are we talking about in relation to the three phases? Parking comment: I've lived in Crouch end for 40 years do yourself a favour and kick the habit, use bikes and walk.

Ans: English Heritage - we worked very closely with English Heritage and they will give us their full comments on the planning application in due course. Our work with them so far has been very positive and overall very positive about the whole scheme.

Phasing – Hope to be on site by end of this year doing intrusive work, clearing up the site. Construction phasing – New accommodation about 18 months for the scale and size of the building.

Q10: Car park spaces /parking spaces – what is the catchment area, looking at the Town hall as a cultural centre to developing that. A lot of people coming to the Town Hall will be local people. Some people are going to need car. Are we really expecting thousands of people from Brent or Lewisham just to see what is going on here?

Ans: We do have a view and we are doing surveys about this – you are correct - the catchments will be predominantly local - I do think every so often bring an international feel.

Q11: What is the maximum density that would be permitted in this area? It concerns me that you are proposing 5 storey, for the north end having a five storey elevation will overlook properties. Restrict light and cause nuisance and restrict quality of life.

Ans: The density we are proposing is 450hrh per hectare which is in line with planning policy. Part of this application is a sunlight and daylight survey from an independent consultant.

Q12: Is there going to be a Cinema? and also about the use of the public space What limitation there might or might not be for the use of the square in relation to noise in the evening?

Ans: Yes cinema still under consideration. We will need a public licence to do anything in or around the Town Hall. We will need to look at the acoustics for open air events such as open air cinema.

Q13: The whole of the office wing will be residential and the existing rooms and layout be stripped and changed and existing rooms lost. You have stressed that having a good design for the building, is it proposed that the developers must conform to existing plans or will you be leasing the site and letting the developer's architects do their own proposals.

Ans – It is correct that most rooms are reconfigured and corridors and things that are important like window details are maintained. This application is for the whole building on the site. It's a strategy that our client & Trusts and Haringey have decided to adopt as it assures quality and that is important to English Heritage that is why the developers we are seeking would be to work within the framework that we are establishing.

Q:4 You have a fantastic opportunity to have Underground parking.

Ans: There is undercroft parking.

Q15: I would like to see low carbon policy - are there any plans to have solar panels to produce our own electricity and any surplus to be sold to the National Grid.

Ans When it comes to delivering sustainable project we take the lead from the Lord Mayors plan which to be lean, we build a development that is well insulated so it is sufficient in the amount of energy it uses. The next priority is to be clean and for that we are providing a CHP plant which is combined heat and power so as the plant produces heat it also produces electricity which can be fed in the residential or back to the grid. The next priority is to be green and the application for renewable technology on site was limited because we couldn't use wind power as there wasn't enough wind in the area. There are not much south facing slopes for photo voltaic.

When we prioritised we wanted to be lean and clean over the green.

Q16: You mentioned the residential development provides enablement to redevelop the Listed Building as cultural centre, can you give us an indication of how you arrived at this balance it seems at first sight, there is a high proportion of residential development to the sort of work you are doing on the Listed Buildings – does the enablement extend to running these facilities, or does it only extend as far as developing these facilities. It seems a lot of money is to be made from this development?

Ans: We are trying to make that balance to make it efficient to achieve the objective of the regeneration of the Town Hall and we believe we have that balance, if we were able to do less than that then we would have done that. We have had to strike that difficult balance between what our advisors tells us about the amount we need in order to generate the amount of money in order to do the Town Hall remodelling. If there was another solution then we would have listen and we continue to want to hear about other solutions. The financial statement is not part of the planning application and is not material consideration.

Q17: Are you saying there is no development profit? if you are saying there is then can you tell us how much is the development profit for the residential use and who is receiving that profit?

Ans: There will be development profit and we want the developer to do it and not the Council so yes there is the developer profit. We have not got there yet or talk to developers about it.

Q18: Who is the developer in this case?

Ans: We do not have a developer as yet and we will go to market should we get planning permission. We are not doing the housing development, we do not have the expertise and that is not our role, we will go to market and see who will give us the best income in the development.

Q19: You talk about the highest quality of development – what will happen to the quality if the developer wants a different architects.

Ans: The developer will have to sign up to the conditions of a tight development brief set for the Town Hall in order to deliver the project and they will have to agree to the conditions. If there are any changes then a fresh application will need to be submitted.

Q20: Vehicular Access to the rear?

Ans: Town Hall will not be accessed at the rear through Weston Park.

Q21: Street Lighting, General Management, Highways – how will this be dealt with?

Ans: Street lighting will need to be part of the conditions as part of the planning approval. The development will have to contribute through s106 to be able to deal with highways, General management. We have not got a developer yet so that is a later answer as we can't do it at the moment. The Council remains freeholder on all Council properties, there are mechanisms on what can and cannot happen.

Q22: I would love to see the Town Hall in proper usage. This scheme looks attractive to developers from that point of view. For local resident's it's too large in scale, too dense. Where we as residents can get a fuller understanding of the proposed financial framework around this scheme.

Ans: We will provide something on the website about the over arching figures based on our best advice given to date. It will not be until we go to the market that we will know the yield figure.

Q23: Who had the idea to develop the town square, was it the client brief or architects?

Ans: The intention is to keep it as town square because the space as it is does not work. People are very compressed and have to move closer to the edge of the building. Our proposal actually releases the front to give people access to the sides and the lawn will be more accessible and can be used for all sorts of things and not gated and isolated.

Q24: I think the whole scheme has been well planned and forward looking and well debated. One thing that is lacking is creative vision for the common parts, where is the benchmarking to show that this area will be the state of the art?

Ans The Trust is trying to get a generic business plan that will stack up , the building will cost about £1.5million to run and to try and find that sort of money is very challenging. There has to be a thread and a spine of artistic vision, if you are going to do anything artistic. On the Trust we do not have an artistic director, we will be thinking about that further down the line. We are on the first step and it will take sometime to get the artistic appreciation.

Q25: What planning conditions will be imposed to make sure the developer doesn't just do the residential and not bother about the ton hall.

Ans: The regeneration of the Town Hall is within the control of the council and up to the point when we have completed the works, the Council maintains the risks and responsibility. Up to the point when the works are done we hand over the running and management of it to the Trust. It's not the facilitating developer that will be developing the Town Hall.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting