

Appendix C

HORNSEY TOWN HALL DEVELOPMENT BRIEF

This Development Brief requires additional input in respect of revised Planning and Environmental advice. This work is in process. In addition the adoption of the urban design principles contained within the DSDHA Report attached as an appendix B to the main report needs to be agreed by the Executive and then incorporated into this Brief

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PART 1 - DEVELOPMENT OBJECTIVES

1.0 Introduction

This Development Brief is to guide the future development of Hornsey Town Hall and its Associated Buildings located in Crouch End, North London.

The Town Hall and Associated Buildings are within the freehold ownership of the Council. With the exception of the Library, the buildings are surplus to future Council requirements. This does not preclude the future use of space in a new development by the Council. The aim of the Development Brief is therefore to provide development principles in relation to any use or redevelopment of this complex of buildings.

The Development Brief, in addition to the separately attached Planning Brief, will provide guidance to Council Officers and Members in the determination of planning applications.

1.1 Development Objectives

The Council in partnership with the Community Partnership Board has a vision for the site. “A vibrant arena for all, harnessing a spirit of progress, creativity and enterprise for future generations.

To achieve this vision, the Council and the CPB have resolved to select a development partner to enable sufficient capital to be realised from the commercial and residential development of the site to enable the following objectives to be met.

- The desire to restore / refurbish the Town Hall and Public Hall and to preserve and enhance the character of these buildings within the Conservation Area.
- The need to bring / retain employment generating uses within the area.
- The need to improve the local environment, through development, to actively benefit the local and wider community

- To encourage a mix of uses through the active re-use of the existing buildings which will help promote economic development, assist the improvement of the public realm at the site and the overall enhancement of Crouch End.

The Development Brief therefore details the requirements for the re-use / redevelopment of the Town hall and Associated Buildings in order to achieve these objectives.

1.2 Image and Local Distinctiveness

The 3.99 acres (1.61 hectares) site that the Council are seeking to develop includes Hornsey Town Hall and adjoining Public Hall and several smaller civic buildings including the Broadway Annexe, Mews Studio, Weston Park Annexe (the clinic) together with the car parks to the rear of the Town Hall and Library and the vacant two storey temporary building in the car park. (it excludes the Library Building)
A plan detailing the site boundary is detailed below.

PLAN TO BE INSERTED

The Council, CPB and the local community place a high degree of significance upon this cluster of properties. This is principally due to their architectural importance (including grade 2 and grade 2 star listed buildings) and the prominent position which the properties occupy within the Crouch End Town Centre. In addition, there is a long standing history associated with the site in providing local authority services.

A conservation plan undertaken by Alan Baxter & Associates in October 2003, attached as an Appendix to this Brief, provides further detail on the historic and archaeological importance of the Town hall.

1.3 Location and Context

The Town Hall is located approximately 5.3 miles north of Central London within the Borough of Haringey and benefits from being within close proximity of London's main arterial road network. The A1 providing access to Central London and also the North is located approximately 1 mile to the West, with the M1 junction 1, 5 miles to the West. The A406 North Circular Road is located 3 miles north of Crouch End.

MAP TO BE INSERTED

The Town Hall complex is located in a prominent position within The Broadway (A103), adjacent to the prime retailing thoroughfare of Crouch End. The wider site area is bounded by The Broadway to the West, Hatherley Gardens and housing to the South West, Haringey Park to the South, residential accommodation to the South and North and a new Live/Work development to the East.

1.4 Appropriate Urban Form

It is important that the re-use / redevelopment of the identified buildings and surrounding site respects both the architectural and community importance of the Town Hall, Public Hall and the Town Square to the front of the Town Hall.

1.5 Enhanced Environmental Quality

The collection of civic, cultural and commercial uses around this historic civic space gives the area a special status. Further environmental improvements within the vicinity through redevelopment / re-use of buildings and land can make this status even more apparent

The Hornsey Town Hall Conservation Plan January 2004 details the heritage designations, background and understanding of the buildings / site, the issues and opportunities and the policies and guiding principles for the Town Hall Site. This document should be read in conjunction with the Haringey Council Planning Brief December 2004 (updated August 2006)

It is therefore required that any proposed development is designed so that it integrates with both the existing set of buildings and the immediate wider area. The Council and the CPB are therefore seeking high quality urban design and architecture.

1.6 A Sustainable Approach

In order to secure a future use of the Town Hall and the Public Hall and to provide enabling development, all of which must be sustainable, it is important to ensure the highest standards of design for any future use / development. Equally it is important that the proposed uses for the development will attract people to live, work and enjoy leisure in the same area. Additionally, as a precursor to granting planning permission, it is a requirement of the Council and CPB that all planning applications are supported by both a design statement and a sustainability statement.

The sustainability statement should follow the BRE's publication *A Sustainability Checklist for developments* which considers the environmental, social and economic aspects of sustainability under the following headings; land use, urban form and design; transport; energy; Impact of individual buildings; natural resources; ecology; community issues; business issues.

PART 2 BACKGROUND AND ANALYSIS

2.1 Planning Context

The Planning policy framework / guidance within which the re-use / redevelopment of the Hornsey Town Hall Site will be considered relates to the relevant Government Planning Policy Guidelines, Regional Guidance and current Local Guidance.

2.2 Government Guidance

PPG1: General Policy Principles (1997)
PPG3: Housing (March 2000)
PPG6: Town Centres and Retail Development (1996)
PPG12: Development Plans (1999)
PPG13: Transport (March 2001)
PPG15: Planning and Historic Environment (1994)
PPG16: Archaeology and Planning (1990)
PPG24: Planning and Noise (1994)

2.3 Regional Planning Guidance

TBA

2.4 Local Planning Guidance

TBA

2.5 Conservation Area Status

TBA

2.6 Archaeological Status

The Open Space fronting the Town Hall / Public Hall is designated in the Council's UDP as being within an area of archaeological importance. Developers will be required to carry out an archaeological assessment for any development proposals / works within this area.

This assessment will set out the details of the investigation in accordance with PPG16 and will have to be approved by the Council in consultation with the English Heritage Archaeological Unit.

2.7 Listed Building Status

The Town Hall and its Associated Buildings contain a number of Listed Buildings relating to historical and architectural importance, as detailed below;

- The Town Hall and Public Hall are Grade 2*
- The Broadway Annexe is separately listed as Grade 2
- The Library, which presents a different architectural design to the Town Hall is listed as Grade 2
- The (temporary) offices to the rear of the Town Hall, known as the Rear Annexe, are within the curtilage of the Listed Town Hall and Public Hall. The building detracts from the Listed Building status of the Town Hall and Public Hall. In planning policy terms these offices effectively have Listed Building status, but would allow more flexibility in potential future uses
- Weston Park Annexe and the Mews Studio are clearly within the cartilage of the Listed Town Hall and Public Hall. Again, in planning policy terms these buildings effectively have Listed Building status. However, whilst the buildings are of a similar date of construction to the Town Hall they are clearly of different styles and could potentially afford a greater level of flexibility in terms of potential future uses.

2.8 Proposed Planning Applications

The Council will seek a comprehensive development strategy for the Town Hall and the Associated Buildings site. Detailing the individual development projects which can be implemented and the phasing of such proposals. Equally, planning applications should demonstrate consideration of future development proposed within adjoining property / land. All planning applications, conservation area consent applications and listed building consent applications will be required to be accompanied by:

- A Design Statement

- Sustainability statement (as detailed earlier)
- Transport Impact Assessment
- Tree Survey (as appropriate)

BUILDING AND LAND USE CONSIDERATIONS

2.9 Current Occupation

In land use terms, the site is currently made up of the following components;

- The Town Hall building (Class D1) includes administrative offices and Council Chamber.
- The Public Hall and lower Small Hall provide a theatre / former performance venue (sui generis)
- The Broadway Annexe contains the “deli” retail outlet (Class A3) the Social Services are located on the first and second floors and Customer Services on the ground floor of the Annexe (all Class B1)
- The Mews Studio, Weston Park Annexe (the old clinic) and the rear annexe are general office uses (Class B1)
- Although not part of the development scheme but integral to the Town Hall site is Hornsey Municipal Library (Class D1)
- Car parks to the rear of the Town Hall and Library

2.10 Change of Use

Government conservation policy and guidance indicates that conservation and sustainable economic growth should be complimentary objectives when considering the future use of buildings such as Hornsey Town Hall and the Public Hall. It calls for realistic and imaginative approaches to the change of use and alteration of historic buildings to together with

refurbishment and repair work to be undertaken to secure their continued use and long term maintenance, and to contribute to the promotion of economic prosperity.

Current guidelines recognises that the best way of securing the upkeep of historic buildings is to keep them in active uses which are economically viable, acknowledging that new, and even continuing uses, will often necessitate some degree of adaptation. Initial discussions with English Heritage and conservation officers at Haringey Council have confirmed that there may be scope for alterations to the Town Hall and Public Hall Provided that it can be clearly demonstrated that the heritage assets as detailed within the Conservation Plan are not materially harmed.

Therefore on the basis that the Council have identified the Town Hall, Public Hall and the Associated Buildings (excluding the Library) as being surplus to its requirements albeit that there may be scope to relocate some Council Services in the new scheme. The concept of a change of use for the Town Hall, Public Hall, Old Clinic and Broadway Annexe and development on the Car Parks is therefore in principle, acceptable to the Council.

There are a number of requirements to consider in proposing a change of use / new build development.

- New use / development must satisfy existing (and emerging) Council policy
- Proposals must satisfy English Heritage and accord with the proposals contained within the DSDHA Feasibility Study (attached as a supporting document to this brief)
- The future use of existing buildings / new developments must be appropriate for its setting within Crouch End Town Centre and should conserve and enhance landmark buildings such as the Town Hall and Public Hall which contribute to the character of Crouch End.
- It is important that the proposed re-use of existing buildings / new developments will attract people to live, work and enjoy community facilities and leisure in the same area.
- Future use of existing buildings / new development should respect the conclusions from the Conservation Plan (attached as a supporting document to this brief) regarding building intervention, fabric and materials.

2.11 Appropriate Re-Use / Development

The Town Hall and associated buildings form part of a total scheme package and will be offered to the market with a requirement that proposals that are submitted are in general accordance with the development proposals contained within the DSDHA Hornsey Town Hall Project Executive Summary Report 22 06 06.

The content and ordering of the phasing contained in the report is a proposal, alternative phasing proposals will be considered.

The Town Hall and Associated Buildings will be offered to the market on with phased vacant possession DATES TO BE ADVISED.

The current Council staff will be relocated.

2.12 Hornsey Town Hall

The Town Hall is designated as an edge of town centre location. A balanced range of uses are therefore acceptable for the Town hall, as detailed in the below.

- A1 – Local services which compliment the use of the Town Hall
- A3 – Uses based on a quality restaurant / cafe with licensed on sales
- B1 – Office accommodation
- C3 – Non family residential accommodation

- D1 – Education / training facilities including child care facilities
- D2 – Arts and leisure and community facilities

2.13 Public Halls

As with the Town Hall, the Public Hall is designated as an edge of town centre location. From a re-use perspective where possible the Public Hall and Lower Hall should be retained as single spaces, there is scope to have a separate use in the Gallery and Hall foyer. The future uses which are appropriate are detailed below

- A1 – Services within the Hall foyer which compliment the use of the Public Halls
- B1(a) – Office accommodation
- D1 – Education / training facilities including child care

- D2 – Arts and leisure, including cinema, concert hall and dance / rehearsal space
- Sui Generis - Theatre

2.14 Open Space

The Public Open Space to the front of the Town Hall provides an important focal point for the Town Centre and is critical to the setting of a number of listed buildings. This space will need to be re-modelled to enable greater public access to the space and interaction to the proposed uses identified for the Town Hall and Public Hall

- A3 – Uses based on a small restaurant / café / kiosk

2.15 Broadway Annexe

Currently split between Retail and Office use. The ground floor “delicatessens store” is designated within the Town Centre Primary Frontage. It is subject to a commercial full repairing lease and should be retained as an investment contributing towards the capital receipt for the scheme.

The remainder of the building provides office accommodation, including a customer services centre. The retention of the offices is an option as is the use of the upper floors for residential with the possibility of converting the ground floor customer services centre to a retail use.

Appropriate uses

- A1 – Retail
- B1 – Office accommodation
- C3 - Residential

2.16 Mews Studio

The Mews Studio forms part of the wider site area. The building is currently designated in an edge of centre location and provides business accommodation. The retention of this use is acceptable. There is potential for live work units and a residential use or retail.

Appropriate uses.

- A1 – Retail

- B1 – Office accommodation
- B1 / C3 – Live work units
- C3 – Residential

2.17 Weston Park Annexe (old clinic), Rear Annexe, Town Hall and Library Car Parks, Town Hall Rear Open Space

The existing buildings to the rear of the Town Hall, the car parks and open spaces associated with the rear of the Town Hall and the Library have potential for a new development scheme.

The Rear Annexe detracts from the character of the Town Hall and may be demolished to facilitate new development.

To enable a comprehensive approach to the development, and subject to securing appropriate consents consideration could be given to the demolition of the Weston Park Annexe.

Such proposals would have to be justified in the light of the considerations set out in PPG15 with regards to listed building consent and demolition.

Appropriate uses.

- B1(a) – Office accommodation
- C3 – Residential
- B1 / C3 – Live Work Units
- D1 – Education / Training facilities

Through the provision of residential accommodation, it is the Council's intention to seek affordable housing on the site. The total number of Social Housing units as a % of the total site development is subject to negotiation at the planning stage, as is the & mix of types of Social Housing. Please refer to the Planning Brief for further detail.

2.18 Building and land use summary

Based upon the above, the following plan illustrates the type of uses that would be suitable for the Town Hall, associated buildings, open space and enabling development land. Specific reference to the uses which may be considered for the Town Hall / Public Halls are detailed within the appendices of the Conservation Plan.

2.19 Transport and Parking

In accordance with PPG13, Policy TSP 1.1 encourages the use of Transport Impact Assessments (TIA) for significant developments, particularly where development is likely to lead to the greater use of the private car. Depending upon the intensity of the proposed development, there may be the requirement for a TIA detailing the likely impact on the local network, parking arrangements, availability of public transport etc. The Strategic Transport Policies (TSP 1-8) seek to integrate land use and transport policies. Within this, the Council and the CPB will prioritise the needs of pedestrians and cyclists, and will promote existing public transport services and facilities (Crouch End is rated low / medium for public transport access). These objectives are set against the aim of reducing the relative attractiveness of the private car; achieved through parking policy and traffic constraints.

In addition, in accordance with the Council policy and new Government guidance a Movement Framework that is safe, direct and attractive to all users should be considered.

2.20 Vehicular Access

There are a number of existing vehicular access points to the car parks and service areas as detailed in the plan below.

plan

Through consideration of the above, we would draw attention to the following:-

- Limited vehicular access to the front of the Town Hall / Public Hall from Hatherley Gardens will be retained. The access will be calmed naturally through making the relationship between pavement fronting the Town Hall and adjoining Open Space more fluid through use of appropriate materials / surfaces.
- Access / egress points for proposed new build accommodation to the rear of the Town Hall / Public Hall will be via Haringey Park and Westin Park.
- Access for servicing / car parking to the rear of the Library will be retained and improved

2.21 Car Parking

It is recognised that future residential conversion / new build development will require a level of parking. Parking for the proposed development would need to be in accordance with UDP Policy TSP 7.1 which refers to the Council's parking standards for a variety of land uses. Future car parking provision within the site for residential accommodation should have a low visual impact upon the development at the site including options for undercroft / underground parking. Limited car parking provision is envisaged for business users and for the Library. No parking provision, other than the provision of disabled parking bays, will be provided for the Public Hall. The Council would look preferably at proposals that seek to minimise car parking levels in favour of the provision of other forms of transport in this location.

2.22 Public Realm

The design, treatment and management of the public realm, both within the Town Hall site boundary and adjoining land, is of key significance to the successful re-use / re-development of the Town Hall / Public Hall and Associated land and buildings

2.23 Open Space

Landscaping of Open Space provisions is viewed as an integral part of the design concept for the Town Hall and the Associated Buildings and is required to be of a high quality.

The aim will be to:-

- Enhance the existing open space fronting the Town Hall and Public Hall through comprehensively re-modelling this area through planting hard and soft landscaping and layout to allow views of the historic buildings from the Broadway
- Enhance existing pedestrian routes from the Broadway to the Town Hall / Public Hall
- Ensure the design of public spaces to be readily accessible and secure through the natural surveillance afforded by surrounding buildings / uses.

It is important that the design of the landscape works to both public and private space and is integrated within the overall development scheme proposals from the outset. This should incorporate planting and surface treatments. Surfaces of communal space should reflect the degree of the intensity and character of use.

2.24 Management and Maintenance

Through the provision of Open Space, the Council and the CPB seeks an environment which can be maintained over the long term. The Council and CPB will therefore need to be assured that management arrangements for all open spaces are robust and efficient and take an overall approach to preserving high quality amenity in both the public and private realms. The Council and CPB will expect the developer to enter into a legal agreement to ensure that the Open Space is maintained appropriately. The Council and or the CPB may also seek to participate in such management schemes.

2.25 Public Art

The existing fountain is a recognised and important feature of the Open Space to the front of the Town Hall and should be retained. Additionally,

the ability to relocate the statue / artwork from the side of the library should also be given detailed consideration.

The remodelling of the Open Space to the front of the Town Hall also provides the opportunity to display temporary exhibitions, civic features and public art. This will be actively encouraged by the Council and the CPB.

2.26 Trees

Planning applications involving development proposals which affect trees should be accompanied by a tree survey. This survey should identify the siting, species and size of all existing trees; and set out the trees that will be retained, and any proposals to cut down, top or lop any trees, and proposals to plant new trees.

For trees in the conservation area that are not the subject of Tree Preservation Orders, there is a requirement to give the Council 6 weeks notice, before cutting, topping or lopping a tree. This does not apply to small trees and ones that are dead or dying or dangerous. For detailed advice contact the Council's arboricultural section see contacts.

2.27 Views

The Council will seek to protect and where possible enhance local views, vistas, panoramas and views of landmarks. Locally important views are detailed under Policy DES 4.1. Of particular significance to the Town Hall / Public Hall is the strategic viewing corridor of St Paul's Cathedral from Alexandra Palace detailed within Policy DES 4.2.

In addition, views from The Broadway towards the Town Hall should be retained and enhanced.

2.28 COMMUNITY SAFETY AND ACCESS ISSUES

2.29 Disability Access

Compliance with the National Disabilities Standards will be required, in line with current Government guidance through the Disability Discrimination Act and both current and emerging Council guidance. Current Council guidance on access and facilities for people with disabilities is detailed within the UDP under SPG 1.6 Access For All – Standards Required for People with Disabilities. Emerging guidance is detailed within SPG 4 Access For All – Mobility Standards.

2.30. Crime Prevention

The Council and the CPB actively encourages development which accords with “Secure by Design” principles. Natural surveillance of public spaces, avoidance of unsighted areas / blind corners and high quality lighting are of particular importance.

Any proposed pedestrian routes and entrances to the Town Hall or Public Hall and any future new build accommodation to the rear of the Town Hall / Public Hall should be capable of being overseen from adjacent buildings.

The provision of adequate visibility splays and lighting, within both the Open Space to the front of the Town Hall and Public Hall and further areas of Open Space / landscaping within the new build development, are important in assisting safety and security for pedestrians, especially at night.

Any future development / re-use proposals must comply with the requirements of the Councils Environmental Services Department.

2.31 INFRASTRUCTURE, TITLE, RELOCATION AND ENVIRONMENTAL CONSIDERATIONS

2.32 Ground Condition / Contamination

No ground condition surveys of the site have been undertaken. A survey will be required and, if appropriate, a remediation strategy agreed with the Councils Environmental Services Department.

2.33 Noise

New development proposals must consider the impact of noise generation on neighbouring residential properties, and must comply with the requirements set out in PPG24 “Planning and Noise”. In particular consideration should be given to the impact of noise generation from the Public Hall if re-used as a performance space. An Acoustic Containment Study has been commissioned by the Council and is available on request.

2.34 Utilities and Drainage

Detailed information on existing utilities and drainage and consideration of further infrastructure linked to future capacity issues should be addressed to the Councils Building Control Service on 020 8489 5504. See contacts section of this Brief.

2.35 Provision for Environmental Improvements

Through the progression of future re-use or redevelopment at the Town Hall, Public Hall and Associated Buildings and Land, the Council are seeking to secure appropriate planning obligations through a Section 106 Agreement.

Associated works and improvements to assist the re-use / re-development in addition to the wider regeneration of Crouch End, may include one or more of the following:-

- Public Realm improvements to the Open Space fronting the Town Hall, the “Town Hall Square.”
- Public Realm improvements to the Open Space to the rear of the Town Hall and adjoining the Library.
- Contributions will be required for any proposed development which places additional pressure on the existing public transport provision.

Further detailed guidance on Planning Obligations are set out within the Councils Supplementary Planning Guidance documents, 10,11,12,13 and 14.

2.36 Legal Title

Attached as an appendix is a full Title Deduction of the site.
Legal Enquiries should be directed to Patrick Uzice on telephone number
020 8489 2292

2.37 Council Staff relocation timings and phasing

TBA

PART 3 URBAN DESIGN PRINCIPLES

3.1 Introduction

The Urban Design Principles detailed within this section of the Brief outline a series of design objectives and aspirations for the Town Hall and Associated Land and Buildings.

3.2 Existing Main Land Uses

The completion of this section is subject to the adoption of the DSDHA Feasibility Study attached to this report.

Hornsey Town Hall is set in a prominent position within Crouch End Town Centre

(Plan of existing land use page 3 DSDHA Exec Summary Report)

Historically the area has been a focus for public sector uses. The site itself has, and in some instances still does, perform civic functions and Council services through the Town Hall, Public Hall, and Broadway Annex.

The adjoining library to the South of the Town Hall site provides a further public focus to the site whilst the public open space to the front of the Town Hall and Public Hall enables direct access to the primary retail location of Crouch End which adjoins the site to the North East.

The other land uses within close proximity to the Town Hall and Associated Buildings are predominantly residential based along Hatherley Gardens, Haringey Park and Weston Park in addition to the new development of live work units to the East of the site.

3.3 Opportunities and Constraints

Analysis of Constraints and Opportunities

The main constraints on the site are the grade ii and grade ii* listed buildings, which demand sensitive interventions, but will at the same time provide the most interesting opportunities as well.

A potential key planning constraint is the GLA “View Management Framework” to protect views between key London monuments. The Hornsey Town Hall site falls on one of these view corridors from Alexandra Palace to St Pauls Cathedral.

An analysis of the potential for the spaces in between any proposed new buildings to the development land to the rear of the Town Hall. A basic understanding of these spaces and their connections is key to the development of the overall scheme.

The Hornsey Town Hall complex has a prominent position in the town centre. The three buildings were laid out so as to enclose a public square leading of The Broadway, the main shopping street. Broadway House and Broadway Annexe are therefore critical to the architectural of the Town Hall and form an integral part of its setting. The potential pedestrian movements to the Town Hall from the Broadway are made awkward by the design of the public square that contains mature trees and fencing that deny visual and perceptual access to the Town Hall. This in turn affects the access to the shops of the Annexe, the rear areas behind the Town Hall and to the Library.

The Library Garden due to being inaccessible on three sides is not currently perceived as a publicly accessible space. Any proposal should

seek to unlock this area so that it may act as a new urban square complimenting the existing Town Hall Square

Balanced by the introduction of a new publicly accessible square, the rear car park site could be activated as a potential mixed use or solely residential site accessed from Haringey Park and Weston Park. Rather than form the “back of the Town Hall” this site would be a new piece of urban fabric connected via new public space front and rear of the Town Hall. The site slopes down from the library towards the Public Hall, allowing opportunities to accommodate, for example car parking in the basement of any new development.

Future vehicular access for retained services, emergency access and proposed re-use / new build development requires careful consideration. The Conservation Area status and proposals for dealing with the mature trees on site needs to be dealt with sympathetically

Currently the Town Hall is a relatively impenetrable building. New proposals should approach the building not only as accommodation but as a managed thoroughfare for public activity, enabling controlled public access to the whole site. A significant level change between the public square and the rear side of Town Hall could be overcome through careful development of the buildings inner courtyard acting as a conduit for pedestrians to the new development to the South and East of the site. Combined with pedestrian only access from Weston Park and a new entry from the North West corner of the Library the site could be stitched together to form a new whole on a number of levels with programmed public access to suit its various functions. Providing greater accessibility to the site combined with the increased natural surveillance from the occupied new developments would increase self-policing of the site.

These key strategic moves provide the conceptual “cradle” for the site with the Town Hall at its heart.

3.4 Landmarks and Frontages – Views and Vistas

The Town Hall provides an important landmark building of architectural merit. Existing significant street level views within the locality include views of the Clock Tower, the Church and the Town Hall Tower

A potential key planning constraint the “Protected Views” that the site falls within would appear only to cover the East part of the site. The implication is that the area of the site within the footprint may be restricted in height. However as the site is on the lower slope of a hill and

is effectively overlooked by residences higher up the slope this may not apply. A detailed examination will be required to establish the extent of the affected area.

The Design and Conservation policies (DES 1-9) generally promote good design in improving the quality of the built environment. Within this, the Council will particularly seek to protect and enhance the special interest and appearance of architectural and historical heritage, particularly the Conservation Areas. Furthermore, to protect and enhance the strategic views the Council will ensure tall buildings fit into the traditional character of the urban landscape. Reference Policy Des 4.1 and Des 4.2.

3.5 Access and Circulation

Based upon an appreciation of the current access / egress points and potential for future access / egress based upon re-use of existing buildings and new build developments, the following will apply;-

- Vehicular access to the front of the Town Hall / Public Hall from Hatherley Gardens will be retained. The access will be calmed naturally through making the relationship between pavement fronting the Town Hall / Public Hall and adjoining Open Space more fluid through the use of appropriate materials / surfaces.
- The principal vehicular access / egress point for proposed new build accommodation to the rear of the Town / Public Hall will be via Haringey Park. A secondary access / egress point will be from Weston Park.
- Access for servicing / car parking to the rear of the Library will be via Haringey Park. Shared use with the new build development could provide best use of space available.
- Pedestrian access points will be from the Broadway and Haringey Park Weston Park and possibly a new access point to the South West corner of the site adjacent to the West flank wall of the Library.

3.6 Future Development Considerations

The Town / Hall, Public Hall, Associated buildings and land present the opportunity to create a lively mixed use environment.

The Town Hall lends itself more towards commercial / business activity in addition to sensitive re-modelling for residential conversion. The

Public Hall lends itself towards a venue space with ancillary retail / commercial activity. The car park presents potential for residential development opportunities. The Broadway annex and the Mews lends

itself towards a mixed use ground floor retail scheme with residential / offices over and residential development opportunities in the Mews. Setting these potential re-use / development opportunities into context, future proposals should aim to achieve / secure the following:-

- The relationship of the buildings with the town centre is of significant importance, especially given the potential contribution they can play reinforcing the town centre as a whole through the promotion of employment generating, community and residential uses.
- The maximum re-use of buildings will be actively encouraged and the creation of a lively public space on the Broadway promoting usable space at the core of the complex.
- Any new build development should preserve and enhance the character of the conservation area and be of the highest quality design.
- Strong active frontages are encouraged facing towards existing buildings and proposed new open spaces.
- Building heights for proposed developments in the site should be sensitive to surrounding buildings on the site in terms of their massing and scale.
- Special regard will be needed in terms of the impact of any new development on the setting of the listed buildings and upon the character and appearance of the surrounding conservation area, in accordance with Government advice contained in PPG15.
- The overall density profile should consider concentrating higher buildings in areas using the natural topography of the site.
- Design emphasis to building heights should also be given to corners and nodes within the site.
- Development should not restrict unduly the daylight to adjacent buildings and open spaces, including those outside the boundaries of the site.
- Careful consideration should be given to the layout and design of developments, to prevent over-looking of adjoining properties.

3.7 Town Hall and Public Hall

In addition to the above aspirations, further advice in relation to the re-use proposals for the Town Hall and Public Hall is detailed below:-

- The adaptation of the Town Hall to new uses is acceptable in principle, subject to English Heritage and planning approval and provided that the proposals have regard to the original sequence and hierarchy of key spaces as set out within the Conservation Plan. Specific details on the merits of internal areas within the building have been documented and classified within the Conservation Plan in terms of their importance and ability for future intervention.
- The future use of the Town Hall and Public Halls should have regard to the original functional divisions of the building.
- The original main entrance to the Town Hall and the Public Hall will be retained together with the key spaces behind in order to maintain the original spatial sequence and plan form of the building.
- The former Council Chamber will be treated as a single space; inserted floors or partitions that compromise its architectural character and integrity will not be acceptable. Proposals to remove the fixed seating which is original to the area will need to be justified in relation to the viability of finding a new use for the space. It should be noted that it is the present requirement of English Heritage to retain this space as existing.
- The former Committee Rooms and the Mayor's Parlour on the first floor will not be allowed to be subdivided.
- The Public Hall foyer shall be treated as a single space, and considered in conjunction with the original Hall behind.
- Future proposals should seek to retain the maximum historic fabric consistent with achieving a viable long term use for the building. Where alterations are required, they should be made good on a like for like basis. Insertions and alterations should be reversible where practicable, special consideration should be given to the provision of any non family residential units . Departures from these broad principles will need to be justified.
- It is recognised that the introduction of a number of future uses to the Town Hall may require limited intervention to create separate access. New doors on the principal elevations, achieved by

dropping windows, are acceptable in principal provided they are justified and formed on a like for like basis, matching original fabric. The extent of openings should not be so considerable as to upset the overall proportions of the elevations or broad massing. It is generally desirable for new entrances off the critical frontages, as defined in this report, to be in the position of existing openings, or follow the prevailing bay rhythm of an elevation.

- The layout of rooms, suites or spaces which are identified within the Conservation Plan as having limited special interest may be appropriately reconfigured.

3.8 Town Hall Car Park, Weston Park Annexe (clinic) Rear Annexe

Advice in relation to the development proposals for the above area is detailed below.

- The Conservation Plan indicates that Weston Park Annexe (clinic) is not of major historic and architectural value. However detailed discussions will need to be undertaken with English Heritage and the Planning Department regarding its re-use. If the whole scheme is dependant upon the demolition of the building in order to reuse the site then demolition of the building could be considered.
- Rear Annexe presents no historic or architectural value and may be demolished to create a larger footprint on which to sensitively introduce residential accommodation onto the wider Town Hall Library car park areas.
- Any new forms of development, of contemporary design, within this area of the site should consider the surrounding architecture in terms of materials and setback and should be of the highest quality, responding to the context of the site.

3.9 Broadway Annexe and The Mews

Considered options for this section of the whole site could include:-

- The re-use of the Broadway Annexe building to provide a retail commercial element on the ground floor with residential / offices over.
- The re-use of the Mews Studio for residential or its possible demolition for new build residential.

- The provision of new build residential on the balance of the Mews Studio site.

3.10 Public Realm

The design of public private spaces within the re-use and redevelopment opportunities should be considered holistically and integrated within the overall proposals from the outset. A key consideration includes the provision of links from the existing spaces to create a series of urban spaces onto which new frontages and activities will face. The aim is to create frontages to the public realm and avoid blank walls and backs of buildings facing streets and spaces. Where backs and rear gardens are exposed opportunities should be taken to locate new development facing outwards to public areas. The potential key spaces could include:-

- Sensitively re-modelled public realm space fronting the Town Hall and Public Hall through planting, soft and hard landscaping, consideration given to a “kiosk style” semi permanent structure for a commercial offer and replacement of the street furniture. This should also allow views of the historic buildings from The Broadway in addition to enhancing existing pedestrian routes from The Broadway to the Town Hall / Public Hall.
- Private / semi private open space associated with new housing within the Car Park area which will link between the Town Hall and Library.
- Sensitively re-modelled public realm space adjoining the Library and possible new pedestrian access adjacent to the Western flank wall of the Library.
- Through the provision of open spaces, consideration of the proposed street furniture, signs and lighting should be incorporated into the layout and design at an early stage. The design and materials should be in keeping with both the proposed development and the surrounding areas respecting the Conservation Areas and Listed Buildings both within and adjoining the site.

3.11 Proposed Land Use Plan

Plans detailing the proposed land uses through the re-use and future new build development at the Town Hall, set within the context of neighbouring land use are detailed within the attached Feasibility Study Executive Summary Report

3.12 Concept Plan

The analysis and assessment of the above urban design issues, both within and adjoining the site suggest a concept for the re-use and redevelopment of the Town Hall and Public Hall which:-

- Promotes a mix of commercial re-use opportunities within the Town Hall and Public Hall.
- Places most public activities to the Western side of the site focussed around the public open space leading towards The Broadway but encourages the use of space in and around the car park development area accessed by a new entrance adjacent to the Western flank wall of the Library.
- Suggests high density residential development on the land to the rear of the Town Hall/Public Hall which will respect both the proposals for the Town Hall / Public Hall and the existing, adjoining, residential and service users.
- Encourages access and circulation through the creation of both public and private environments / space.
- Based upon the above commentary, the plans detailed in the Feasibility Study Executive Summary Report provide an indicative layout for the Hornsey Town Hall site.
- The Public Hall, Gallery and Foyer lend themselves towards an Arts / Community / Youth use by way of the provision of flexible space. The Council Chamber presents a challenge around its re-use for and by the community.
- The rear of the Town Hall building has been identified as being suitable for conversion into live/work units. The remainder of the

Town Hall building to provide enterprise and business opportunities.

3.13 Business Case

All proposals relating to the redevelopment of the Hornsey Town Hall site must ensure that the retained elements on the site, that is those areas that have not been disposed of to raise a capital receipt to fund the capital redevelopment works must be self financing in respect of the ongoing management and maintenance of the retained land and building.

3.14 Phasing

The Hornsey Town Hall Site presents a number of individual, but linked, development / re-use opportunities.

The proposals contained in the Feasibility Study and the attached Council Executive Report identify a capital shortfall to the proposed scheme. A phased approach to development has been adopted to enable repair and refurbishment works to be undertaken to the buildings that will result in the re-use of the majority of the premises. High cost refurbishment areas have been deferred to a final phase, subject to funding.

The rationale behind this approach is to maximises **Capital** receipts to re-provide a maximum mix of space that will enable the scheme to be **Revenue** self funding.

Whilst this brief does not intend to be prescriptive in how to achieve this (The Feasibility Study provides guidance on the Council and CPB requirements) this should be at the core of any development proposals.

