Heritage Statement

for

26 The Broadway, London N8 9ST

February 2016

Ref: 1257/her rev A

IntelliArch Ltd

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2.0. Introduction

2.01 Intelliarch Ltd have been commissioned on 4th February 2016 by Middeys (Crouch End) Ltd for submitting a planning application in respect of a proposal for internal and externally refurbishment of the existing property with replacement of the front main door.
The purpose of this heritage statement is to provide detailed explaining of the proposed works on site with evidence we have in hand.

2.02 Due to the progress of the works and our involvement with the project on 4th February 2016, unfortunately Intelliarch Ltd does not have any details of existing condition or layout of the property. Therefore, any information provided here are to the best of our knowledge and information we have been provided by our client.

2.03 Our client Middeys (Crouch End) Ltd has been contacted on 4th February 2016 by the enforcement officer to stop all works and submit an application for listed building consent for the proposed refurbishment works.

2.04 All works are stopped on the same date and our appointment have been instructed on the same date to avoid any further issues or problems that may occur by the parties.

3.0 The Site



Picture 1. View From The Broadway

3.01 The property is the ground floor shop unit in this 3 storey building on the south side of The Broadway. The building is Grade 2* listed and with Broadway House and Hornsey Town Hall is part of the listed complex of buildings surrounding the Town Hall green. The property is in the heart of Crouch End Broadway's primary shopping frontage, and has a 6m. frontage on The Broadway itself and a 24 m. return frontage along the side of the Town Hall square

3.02 No. 26 is part of the Hornsey Town Hall which was a public building in Crouch End area of Hornsey, London. Completed in 1935, it was the first major UK building to be constructed in the Modernist style. Designed by New Zealand born architect Reginald Uren in 1933–35, the building shows the influence of Hilversum town hall in the Netherlands and was awarded a bronze medal by the Royal Institute of British Architects. It has Grade II* Listed status. The building was used by Hornsey Borough Council as its headquarters until 1966.

3.03 A design competition was held in October 1933, assessed by a RIBA-appointed architect, C. Cowles Voysey, designer of the much-praised Worthing Town Hall. 1930s architecture was emerging from the Edwardian era of Gothic and Baroque revival, Neo-Georgian,French Beaux-Arts and the Arts and Crafts movement. It was coming under increasing influence from the 1920s European idea that form should follow function. Steel elements were being used; soon followed by reinforced-concrete frames. These modern techniques, deployed without ornament, were seen as 'honest'.

4.0 Summary

4.01 This is a building of particular special architectural and historic interest, illustrated by its rich history and significant architecture dating 1935. The character and appearance of the area, as described in this appraisal, define its special qualities. There are minor improvements that could be made to buildings in the Conservation Area, but overall this has little impact on the qualities that led to its designation."

4.02 The Character Appraisal continues:" The Grade II* listed Town Hall is poorly been fitted in by the previous owners. The property is in desperate need of repairs and refurbishment.

5.0 Statement of Significance

5.01 In 1935 by R H Uren. Forms, centerpiece of composition around small green, flanked by Gas Board and Electricity Board showroom. Handmade brick of pinkish color with stone dressings; flat roofs, stone coped parapets. Modern style combined with display of craftsmanship.

5.02 Two storeys. L- shaped front with 7 bays facing courtyard, 6 narrower bays on right inner return with a setback attic floor (perhaps later); tall rectangular tower at junction. Main block has long first floor windows with bronze bars and guards and bronze balcony to 3 central windows. Below, a wide triple entrance with rusticated brickwork is flanked by plain windows. Tower has large door with carved stone surround below a copper-grilled window with bronze hood. Blank walls, with raised brick strips, rise to top stage where stone hoods crown 5 and 4 slit windows. At North end projects a bowed, cantilevered first floor. Rear: round-cornered canopies to entrances flanking the stair tower which has curved full-height window with glazing bars; oversailing flat roof.

5.03 Interior decoration and furnishing all designed as part of the original conception and much is still preserved including: floor surfaces; wall cladding; columns; doors, light-fittings; imperial main stair. with decorative openwork metal balustrade; and inlaid wood-panelled walls (with clocks), cupboards, and bookcases to' Borough Engineer's Office, Room 108, former Mayor's Parlour and Committee Room. Council Chamber retains original seats and desks (set in half-round). Galleried theatre with inlaid wood-panelling to walls.

R H Uren.was a RIBA Architecture Medal winner and winner of the Gold Medal of the Worshipful Company of Tilers and Brickmakers. This was the first town hall in Britain to be modelled on Dudock's seminal town hall at Hilversum, and was an important influence on others built subsequently.

List entry Number: 1263688
Date first listed: 16-Jan-1981

6.0 Proposed Works

6.01 The existing building is currently empty and under refurbishment stage. The proposed works are 80% completed.

6.02 From our inspection on 4th February 2016 it is evident that the proposed works are:

Internal and external refurbishment of the existing property with full fit out of the internal fittings with a new main entrance door.

6.03 A detailed description of the proposed works is provided in the supportive statement document which is also attached to the application.

7.0 Impact Assessment

7.1 The proposed development has been carefully considered to avoid any major changes to the main original building. The character of the main building will be retained without any changes.

7.2 The majority of the works will be undertaken inside the property such as fitting out of the equipment.

7.3 It is strongly believed that the proposed works will not have a negative effect to the property and its character.

8.0 Conclusion

8.1 It is thus concluded that the planning application, which is the subject of this Heritage Statement, can be undertaken without causing any harm to any interest of acknowledged importance and should thus be looked upon favorably by the Local Planning Authority.