

Broadway Annex – Condition 10 A Report.

Summary;

This report is written in support of the application to discharge Condition 10 A for the LBC relating to the refurbishment and restoration of the Broadway Annexe (HGY/2017/2223 LBC) as part of the wider redevelopment of the Town Hall (HGY/2017/2220). It is to be read in conjunction with the supplied supporting documents.

Date – 17/03/23

By – WB

Checked by - RB

Revision – A

A brief summary of the building's historic value has been written below referring to previous information contained within the Historic Building Report, submitted as part of the planning application for the redevelopment of the Town Hall and the relevant conservation comments by the Principal Conservation Officer as part of the Listed Building Consent (LBC). This is referred back to within the submission to give context to any relevant design decisions reflecting the work proposed for the Broadway Annexe.

The Building

The Broadway Annexe is a grade II listed building within the Crouch End Conservation Area forming part of a group of civic buildings designed around a central open space, known as the Town Hall Square. The centrepiece and dominant building of the group is the Grade II* listed Hornsey Town Hall, with the grade II listed Broadway House and grade II listed Hornsey Library forming the rest of the group alongside the Annexe.

Formerly known as the Electricity and Gas Showrooms, the Broadway Annexe and Broadway House respectively were built shortly after the construction of the Town Hall building between 1937-39 by Slater, Moberly, and Uren, with the Electricity Showroom incorporating the former telephone exchange building. The incorporation of the exchange building leads the Annexe to be divided into two blocks, the new Electricity Supply Showroom (western block) and the existing Telephone Exchange (eastern block).

Building Externally

The two building's facades were similarly constructed in brick with matching stonework details by the Town Hall architect, R H Uren, the Electricity Showroom's eastern block was refaced during construction to match the new west block. This led to the showrooms forming two seamlessly complementary blocks to the Town Hall on either side of the Town Hall Square.

The Historic Building Report, section 2.2.3 goes into the detail of the elevation of the Electricity Showroom, stating that *'The principal elevation featured Ayers's stone detailing at the principal entrance bay, as well as banding, sills, lintels and coping in Portland stone. A long range of showroom windows were placed at the west end of the ground floor facing the forecourt, while the remaining fenestration complemented the design of the town hall building. Internally the building featured a circular foyer, large showroom and demonstration room with stage at the ground floor, and offices at the upper floors.'*

It is this façade and elevation, and its relation to the Town Hall that gives the Annexe its Aesthetic and Communal values, as per Historic England's 'Conservation Principles, Policies and guidance'. Noted in the conservation comments for the Broadway Annexe.

• **Aesthetic Value:** *Medium interest as forming a group with the Town Hall and of a similar architectural language (medium).*

• **Communal Value:** *Association with R H Uren and general association with the locals as a civic centre (medium)'*

As such, the restoration has been sensitive to the principal elevation and kept it unchanged, with work to this façade keeping and repairing its original features, including openings, brickwork and Uren's stone detailing. Maintaining its complimentary aesthetic and subservient architectural role to the main Town Hall building.

The remaining facades are detailed in the Historic Building Report, Section 2.2.3; *'The rear elevation of the former telephone exchange is utilitarian, it comprises two two-story blocks, both faced in red brick. The main block is six bays wide and features a tall square chimney stack at the centre. It has timber sashes at ground floor and metal casements at first, there*

are decorative bands of blue engineering brick. There is an attractive cast iron fire escape stair to the east.'

The east block roof is pitched and slated with a central roof light along the ridge, the high parapet wall to the face of the square hiding the roof from street view, the west block roof is a flat asphalt roof.

Building Internally

Much of the original internal area of the building has been lost over time, in the east block on the ground floor, it has almost been entirely modernised with a dropped ceiling which cut across windows and glazed partitions. On the first floor, a coffered false ceiling has been introduced, with limited original features, other than an architrave and cornice with limited interest.

The west block links to the telephone exchange with a circular foyer, creating a 'knuckle' between the two blocks. Here, its original 1930s finishes remain, as does its main terrazzo staircase beyond. The office spaces within the west block largely retain their 1930s configuration, however, these are very utilitarian spaces and other than the door ironmongery, no interesting features or fittings. The ground floor of the west block is also modernised and has lost most of the original features and contains a restaurant.

The Design Proposal

A new restaurant is proposed for the ground floor of the eastern block allowing for a new active frontage along an edge of the Town Hall Square that was previously inactive. New flats have been proposed on the remaining levels which require a higher level of intervention and refurbishment including an additional floor in the lost space. Given the lack of surviving architectural detail in this space and the working majority being maintained within the internal area, this was deemed not to take away from the conservation of the building.

Overall it is felt that the heritage and cultural value of this building lies within its external facades and relationship with the Town Hall, with the majority of internal spaces of limited importance or architectural significance. Prior to the redevelopment proposals the building was in a poor state of repair and disused, the work proposed was agreed to enhance the significance of the building.

Condition 10 A – Details of structural repairs, including relevant method statements.

For each section, an overview of the works has been provided. This work is within the agreed works at planning and supported with heritage agreement at the time of permission granted. As such, no further justification is provided for these works, but reference made to where this has previously been agreed. Any work that is not clearly defined or shown on these approved drawings is noted with further clarification and justification as necessary. The overall work is supported with their relevant method statements by the specialist sub-contractors who have undertaken the work.

A.1 Structural Frame and Foundations

Extensive work was needed on the structural frame of the east block, with a new structure added to allow for the conversion to flats, an additional level, and a second-floor extension as initial planning consent HGY/2017/2220. A new roof structure above the east block is also incorporated and involves the demolition of the existing structure granted under Section 96a permission HGY/2020/1332.

Across the two blocks where possible, as a principle, the original frame has been maintained and strengthened rather than replaced, with additional plates added to beams and columns where necessary and strengthened foundations, with any new structure working with the existing structural frame and grids.

Details of the structural frame demolition are found in the following drawings, including any demolition to the structure needed for supporting the new structure; [AxD005 Rev W2](#), [AxD006 Rev W2](#), [AxD100 Rev W3](#), [AxD110 Rev W2](#), [AxD120 Rev W2](#), [AxD130 Rev W2](#). & [AxD200 Rev W2](#).

The bulk of the extent of demolition within the structural engineering drawings was shown within the agreed demolition drawings at planning with previous heritage approval.

Variations for further review are detailed below;

- a. Demolition of sections of foundations to allow for underpinning and strengthening of the current foundations. - This is integral to the new structure and new lift, with strengthening required to allow for the increased load from the inclusion of flats at the top level. The work is concentrated in focused areas where strengthening is required rather than an overall refurbishment of the foundations. Limiting damage to the existing structure and while not shown within previous drawings is seen as an extension of the agreement for a new structure and lift required for the conversion to flats.
- b. Breaking out of casements around columns – this is to allow for the strengthening of existing columns and the introduction of new connections for the new steels. These are internal finishes of poor quality and as such the removal is not seen as negative. The existing columns within the casements are retained unless otherwise noted.
- c. Additional openings on the first-floor walls to allow for service riser access and dry riser. Details of the services are covered in a later submission.

Layouts and sections of the proposed structure, including both new and retained elements, can be found on the following drawings; [AxP100 Rev C5](#), [AxP110 Rev C4](#), [AxP120 Rev C4](#) & [AxP130 Rev C4](#) & [AxP200 Rev C3](#)

The demolition drawings and layouts are supported with construction details at a scale of 1:10, these show the connections and integration of the new structure with the existing structure and fabric, including any details of works to break out the fabric or structure, additional strengthening to the existing structure and junction details between new and retained

elements. These can be found on the following drawings; [AxP150 Rev C2](#), [AxP151 Rev C1](#), [AxP152 Rev C2](#), [AxP154 Rev C2](#) & [AxP156 Rev C3](#).

Sub-contractor method statement has been submitted for structural demolition. [C10 – Foundation Breaking Out Method](#) & [C10 – Roof Removal Method Statement](#).

A sequence of work and method statement has been submitted by Bright Metalwork, this covers the installation of both the temporary metal structure as well as the permanent metal structural works. [C10 – Steelworks Method Statement](#)

A.2 - External Fabric Demolition, Repairs and Refurbishments

As part of the refurbishment, areas of the fabric alongside the structure are being demolished.

For demolition relating to external openings, these are detailed in section B of condition 10 submissions for their relevant opening. All demolition relating to these external openings match previously agreed planning drawings.

A summary of key areas demolished on the external fabric is as follows;

- a. Parapet walls and a section of the roof were demolished along the west block to allow for the second-floor extension in the west block. As approved in initial planning HGY/2017/2220.
- b. Existing chimney – demolished and rebuilt in brick slips to allow for new flue – as approved on HGY/2020/1332.
- c. Existing plant and small fixtures not of a heritage significance. The principle of this was agreed on in the original planning showing the demolition of small fixtures, the full number of these removed is shown on the latest demolition drawings after a more detailed survey.
- d. Section of the parapet wall on the north elevation, this section of wall has been removed to allow access to the existing spiral cast iron fire escape staircase – as approved on HGY/2020/1332.
- e. Pitched roof above the east block was demolished and replaced with new roof and roof lights, as approved on the planning application on HGY/2020/1332.

Further demolition not previously shown and agreed, upon are shown within the architect's drawings. They are for openings within the slab to allow for M&E services whose locations have been finalised through detailed design. These openings have been kept to a minimum, with previous openings used where possible, but due to the requirements of modern flats, further openings were required. It is felt the small number of additional openings is considered reasonable in consideration to the redevelopment of the building to flats and does not equate a major change to the agreed principles of the redevelopment.

The architect's demolition setting out has been submitted to show the full extent of the demolitions work and can be found on drawings; [99-1020 Rev C2](#), [99-1021 Rev C2](#), [99-1022 Rev C3](#), [99-1023 Rev C1](#), [99-1220 Rev C1](#) & [99-1270 Rev C2](#)

The existing brickwork and stonework are being refurbished to match the existing and where new openings have been formed the brick has been repointed and repaired to suit.

Architect elevations have been submitted noting the different façade elements with reference codes to their specification and relevant method statement on the repair by the design architects, the elevations and statements can be found on the following documents.

Elevations; [05-2220 Rev C2](#), [05-2250 Rev C2](#), [05-2251 Rev C1](#),

Method Statements; [C10 – Architects Method Statements External Fabric](#)

Further information has been submitted to further support the initial architect's work, by relative specialist sub-contractors undertaking the role.

A more detailed Method Statement by Shields Stonework and Restoration has been submitted who are undertaking the work to restore the stone and brickwork. This is found in the document; [C10 -Method Statement, Façade Repairs & Brickwork Alterations](#) pages 4-8

As part of the restoration, an ongoing QA process and survey of work is completed, with every alteration and repair to the brickwork by the sub-contractor documented and undertaking a QA sign-off by the main contractor and sub-contractor of work completed to the RAMs. The overall document has been submitted with links to each section of work undertaken, this includes a description of the work required/undertaken, survey photos, and links to any relevant specification of the product used for each repair. [C10 - Broadway Annex Façade Brick Restoration QA](#)

A detailed cleaning survey of the existing brickwork was undertaken prior to cleaning the brickwork on site, with trial patches across the Town Hall and Annex. On completion of the trial, a cleaning method was agreed upon and is supported with a detailed method statement. Both trial results and method statements can be found in the document, [C10 - Hornsey Town Hall and Annex: Façade cleaning trials](#).

To allow the external walls to achieve the required performance, the internal finishes deemed as poor quality in the heritage report are stripped out and replaced with new higher performing internal linings and infill between existing brick cavities. The new and previous wall types for the external walls are shown in architects' drawing [21-7005 Rev C4](#)

The extension on the second floor has been designed to extend the original brickwork wall. As shown in the demolition of the drawings the minor parapet is removed with a new wall built from the roof level. The detail and section of the new wall are shown in architect drawing [21-4100 Rev C3](#), and the connection between the new roof above the extension and its interface with the existing roof is detailed and shown in architect drawing [27-4111 Rev C1](#).

Hutton + Rostron (specialist historic and reservation surveyors) have undertaken an ongoing survey of the condition of parapets and of the works undertaken, with observation and recommendations. Where recommendations have been made, they have been incorporated into the design. [C10 - H+R Broadway Parapet Survey - Note.13](#)

Drawings for the new chimney showing the new construction have been submitted, [21-7600 Rev C1](#). This includes the architects' details as well the structural engineers' structure.

Below is a summary of the proposed works detailing the method and order of replacement.

1. Existing brick chimney is to be carefully demolished, bricks to be taken off individually by hand and each brick is to be carefully cleared of any remaining mortar, bricks are then to be packaged and stored on a pallet in a safe location onsite.
2. A structural frame is to be made off-site in four parts, before being formed on-site.
3. The four sections of frames will be joined on-site with each section bolted back to the existing structure using resin anchors as per structural engineers' specifications.
4. Specialist SFS sub-contractor to design and install SFS between new structures.
5. The salvaged bricks will be used to rebuild the base of the chimney as existing dimensions and up to show on the design drawings. Pointing and mortar to match agreed mortar as brick repairs.
6. Remaining salvaged bricks will be sent off to a specialist to convert into brick slip boards. Pointing to match brick repairs.
7. Brick slip boards to be suitably fixed to SFS and structure.