

Broadway Annex – Condition 10 B Report.

Summary;

This report is written in support of the application to discharge Condition 10 B 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 – 23/03/23

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 B – Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows.

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 the reference is 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.

B.0 External Openings

Window and external door locations can be found on the architect's proposed elevations and plans,

03-2000 Rev C6, 03-2001 Rev C5, 03-2002 Rev C7, 03-2003 Rev C3, 05-2220 Rev C2, 05-2250 Rev C2 & 05-2251 Rev C1,

B.1 Windows

The architect's window schedule has been submitted, the schedule includes any acoustic requirements, U Value, G Value, and fire rating requirements; *31-9952 Rev C2*

The schedule includes reference to window type, the different window types and elevations can be found on drawings; *31-4500 Rev C1, 31-4501 Rev C1, 31-4502 Rev C1,*

The schedule references the different ironmongery sets, for all existing windows the ironmongery is to be refurbished and maintained where possible and if not replaced with like-to-like matching ironmongery.

B.1.1 Existing Windows

The schedule reference and AWS code, this is a reference to the original specifications, and for existing windows, the method statement of repair by the design architect, for existing windows method statements can be found on; *C10 – Architects Method Statements External Openings*

The initial method statements are supported by further detailed method statements by the relevant sub-contractor undertaking the work and are as follows;

For repairs to the existing timber windows method statement with relevant spec, (Ref. - ALT-502, Window Types – WIN-08 & WIN-09), refer to *C10 – TRC, Timber Window Method Statement*

For repairs and refurbishment of the existing timber roof light above the central staircase; (Ref. - ALT-781, Window Type Win-23), refer to *C10 – Jack Arnold, Rooflight Method Statement Page 4*

For the refurbishment of metal windows method statement, (Ref. - ALT-803, Window Type WIN-01, WIN-02, WIN-03 & WIN-04) refer to - *C10 – Jack Arnold, Metal Window Method Statement*

All existing windows have been refurbished to existing condition with no enhancements, required performance enhancement to existing windows has been achieved through secondary glazing located in the new linings. Where required it is noted on the schedule with the specification to be achieved. Detailed drawings by the architect have been submitted for each existing window type requiring secondary glazing and can be found on drawings; *31-4508 Rev C2, 31-4509 Rev C2, 31-4511 Rev C2, 31-4512 Rev C2 & 31-4513 Rev C2,*

A detailed survey of the existing windows was undertaken for the Broadway Annex by specialist heritage surveyors, this was done post-refurbishment for the west block and prior to work on the east block. This has been submitted and details the work done and work required on each existing window with survey photographs. [C10 Broadway Window Survey](#)

B.1.2 Replica Windows

New window types WIN-13 & WIN-14 are windows proposed within the new brick wall of the extension on the second floor, they have been designed to match the timber sash windows below on their respective elevations, window type WIN-09. Architects' drawings and sub-contractor drawings have been submitted showing the full details of these windows;

Architects Drawing; [31-4504 Rev C3](#),

Sub-Contractors Drawings; [TRC-HOR-001 \(1\) Rev P1](#), [TRC-HOR-001 \(2\) Rev P1](#), [TRC-HOR-002 \(1\) Rev P1](#) & [TRC-HOR-002 \(2\) Rev P1](#),

New window type WIN-16, (window W-L1-31) is proposed to replace an existing fire door on the rear elevation. The window is designed to match the row of existing windows it sits on while maintaining its feature as an escape route onto the retained external fire escape, Architects' drawings have been submitted showing the plan elevation and section of the window, with finishes t; Architects Drawing; [31-4504 Rev C3](#),

B.1.3 New Windows

As proposed and agreed in application HGY/2020/1332, two additional windows have been included at level one as part of the fire strategy (W-L1-16, W-L1-17). The windows act as AOVs for the first-floor communal corridor. Architecture details of the windows have been submitted alongside detailed sub-contractor drawings of the two proposed windows.

Architects Drawing; [31-4505 Rev C3](#),

Sub-Contractors Drawings; [GF-047 Rev C06](#), [GF-062 Rev C06](#), [GF-066 Rev C06](#)

Additional changes shown in application HGY/2020/1332 include the change of the existing roof light along the ridge of the east block roof to separate smaller roof lights, working with the layout of the new flats below. Sub-contractor drawings showing the schedule, locations, and plans of the windows have been submitted alongside the architects' detailed section;

Sub-Contractor Drawings; [RL-02 Rev D](#)

Architects Drawings; [21-4002 Rev C1](#)

B.2 External Doors

A schedule of the different types of external doors has been submitted, the schedule includes reference to window type, the different window types and elevations can be found on drawings; [31-4600 Rev C1](#), [31-4601 Rev C1](#)

B.2.1 Existing Doors

Door D-G-01

The existing door is located facing the Town Hall Square and the centre of the building and is therefore of high architectural interest. The threshold is defined on the elevation with stone and brickwork, the repairs of which are covered in section 10a of the condition submitted separately. The door and its associated metal security shutter are to be repaired and refurbished to their original aesthetic. The metal security shutter refurbishment is covered within a separate submission which includes metalwork. The initial architecture method statement ALT-503 has been submitted for a general overview of the repairs to glazed timber

doors across the project. This is supported by a more detailed method statement by the sub-contractor undertaking the work. [C10 – Timber Door Method Statement](#)

Door D-G-11

The existing timber door is to be retained and refurbished, the architect's method statement for the repairs of metalwork. The initial architecture method statement ALT-502 has been submitted. The timber door sub-contractor method statement is as that for D-G-01 [C10 – Timber Door Method Statement](#)

Doors D-G-(12-15),

The four front-facing doors onto the Town Hall Square were agreed upon for both the main planning consent and for a separate application relating to the marketing suite. These are modern glazed doors as installed prior to the occupation of the site for the main construction phase and as such are assumed previously agreed in detail and spec to this application within the marketing suite application. The original openings are to be lowered at the sill and lintel with the final structural opening dimensions and the currently installed doors are to be maintained. This is as the agreed proposal within the initial planning permission and the work to form openings is covered within the separately submitted condition 10 a with relevant method statements.

B.2.2 New Doors

Door D-LG-01 + D-LG-02

Two new doors have been introduced as access to the lower ground plant. These doors are located at the bottom of the external stairs to the lower ground and are not visible from the street level. They are in the structural opening of an existing utilitarian plant door and a window proposed as an enlarged opening to allow for a full-height door. The elevations of the new doors and the required demolition are shown on architect drawing [31-4605 Rev C1](#). Detailed sub-contractor drawings of the door are also submitted [D-LG-01 Rev C01 & D-LG-02 Rev C02](#)

Door D-G-07 + D-G-08

Two existing window openings are to be lowered to allow for two new bin store doors with overhead louvres. The current windows and replacement door are within the rear of the property behind an access gate hidden from general view and are of little architectural interest. The extent of the existing window and demolition are shown on architect drawing [31-4604 Rev C1](#), this is supported by a detailed product drawing of the door, [D-G-07 Rev 03](#), [D-G-08 Rev 03](#)

Door D-G-09

As part of the agreed changes to the redevelopment into flats a new flat entrance has been included within the rear elevation. The door is located within the structural opening of a previously blanked-faced metal fire door in the rear elevation, the opening required as enlarged to allow for the larger entrance door. The door is of a high-quality design and the extent of the new door, and the required demolition are shown on architect drawing [31-4603 Rev C1](#). This is supported by a detailed drawing of the proposed door by the subcontractor. [P8426 DG09 Rev 0](#)

Doors D-G-10

This is a new door within an existing opening. The door is part of the utilitarian rear elevation with little architectural interest and part of the approved scheme to be removed. It is proposed to be replaced with a metal framed door with louvres as doors matching D-G-07 and D-G-08 as architects drawings [31-4604 Rev C1](#) and matching spec and details of sub-contractors drawing for doors D-G-07 and D-G-08.

Doors D-F-03 + D-S-02

The previous fire doors on the second external escape are replaced with new fire doors matching the size and opening of the existing ones. The opening of the two fire doors is adjusted to allow for the change in level internally and is raised while maintaining the same opening dimensions. Architecture drawing [21-4101 Rev C1](#) shows the adjustment to the new opening for both doors. Sub-contractor drawings for the door show the detail and specification of the new fire doors [D-F-03 Rev 03](#) & [D-S-02 Rev 03](#).