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Hornsey Town Hall and the Gas and Electricity Showrooms
Conservation Management Plan: The Broadway Annexe and 26 The Broadway

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Site plan with development boundary outlined in red

1.0 Introduction

1.1 Background to the Conservation Management Plan

This document is part of a Conservation Management Plan (CMP) for the former Hornsey Town Hall and the Broadway Annex commissioned by the Ardmere Group on behalf of the property owners, Far East Consortium International Ltd. This document focuses on the Broadway Annexe and 26 The Broadway and draws together material produced by others combined with on-site analysis, discussion and further consultation. The companion document focusses on the former Hornsey Town Hall building.

This CMP explains the significance of the buildings and their context within the setting of the former Town Hall, as well as the more intangible aspects of its significance. It highlights the individual elements of fabric significance within the building itself. It then looks at the ways these might be at risk or vulnerable to damage or loss. It then provides a series of policies in order to mitigate any risks. The format follows the standard CMP form as guided by the National Lottery Heritage Fund, Conservation Management Planning (2017):

- About the heritage
- Why it matters
- What is happening to it/has happened to it
- What needs to be done to look after it long term

Whilst the historical research for this document was carried out prior to works commencement, this CMP has been written, perhaps unusually, at the end of the construction process.

Donald Insall Associates were originally appointed to conduct research in 2017 and produced a Historic Building Report as part of the planning and listed building application for the Hornsey Town Hall and The Broadway. Insalls were not involved in any of the design iteration process however, for the purposes of the plan most of the design risks have been mitigated as by other designers.

Insalls were subsequently appointed to undertake this CMP in November 2022, with site visits for the preparation of the Gazetteer were made during December 2022. Key members of the team and users, both community and commercial alongside management teams were interviewed in March 2023, to support understanding of the management of the site.

This report provides the evidence base for recommended policies written with the aim of 'preserving and enhancing' the character, appearance and special architectural and historic interest of the site in future years.

The CMP is spread across two documents as outlined below. There will be some cross over with regards the external and landscaped areas which are shared between the buildings and the wider site

- Conservation Management Plan, Hornsey Town Hall
- Conservation Management Plan, The Broadway Annexe and Loft Apartments

1.2 Purpose, Scope and Content of the CMP

This CMP covers the Grade II listed Broadway Annexe and should be read alongside the separate document '*Conservation Management Plan, Hornsey Town Hall*' noted above.

The document includes:

- A description and history of the Broadway Annexe Buildings (**Section 2**),
- An assessment of the significance of the site, with regard to Historical, Aesthetic and Evidential considerations, noting also the overall designs, the designers/architects, and the occupants of the site (**Section 3**).
- Policies to address the Issues and Opportunities, which will ensure a consistent framework for the management and conservation of the site and accord with current best-practice for conservation (**Section 4**).
- Agreed statements for the implementation of the Policies contained in the CMP (**Section 5**)
- The Gazetteer for the Broadway Annexe buildings (**Section 6**)
- The intention is that, at completion of any project in a particular area, the Gazetteer will be updated with a brief description of the works and a reference to where any relevant drawings, reports or other material relating to them is archived. In the first instance, this can be as an additional file note stored (electronically or in paper form) with the main document. Later, at the recommended 5-yearly review, it can be collated into the main text.

1.3 Location and Ownership of the Site

The annex building, which is part of the wider Hornsey Town Hall complex, lies on the east side of The Broadway, in Crouch End. The meandering Broadway fragments into a distinctive Y-shaped junction, at which point the Clock Tower (1895, Grade II) stands rather unceremoniously on a traffic island. This main street is mostly characterised by its late-Victorian and Edwardian commercial buildings, which belie the area's medieval origins. The buildings have a tight urban grain with narrow plots developed hard up against the pavement. The buildings are typically two and three storey plus attics, arranged in parades and terraces with shops on the ground floor and either residential or commercial accommodation above. The building line is disrupted on the east side by the impressive civic complex, centred on R. H Uren's Hornsey Town Hall (1935), which is set back from the street around a public square (or forecourt). The character of The Broadway is enhanced by the street trees at the north end around the Clock Tower, in the centre on the public square, and at the south end at the junction with Crouch Hill and Crouch End Hill.

1.4 Legal Status of the Site

Broadway Annexe is a Grade II-listed former Electricity Board Office and Showroom of 1938; it is a building of a similar style which forms a composition with Hornsey Town Hall (Grade II*). It is in the immediate setting of Hornsey Town Hall and Broadway House (Grade II). The statutory list descriptions are included in Appendix I.

1.5 Authorship of the Conservation Management Plan

This CMP has been written by a team of experienced specialists in the field of building conservation. Donald Insall Associates, Conservation Architects and Historic Building Consultants have authored CMPs for some of the UK's most prestigious buildings, including the Palace of Westminster, as well as for sites abroad.

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1.6 Summary Key Findings of the CMP

The key findings of the Conservation Management Plan are:

History

-
- Hornsey Town Hall, built in 1933-35 to the competition-winning designs of the New Zealand architect Reginald H. Uren, reflected Hornsey's status at that time as a prosperous, middle-class suburb of London then, of course, the capital city of the vast British Empire.
- The setting of the town hall was a key feature of Uren's initial design, which aimed to integrate burgeoning private car use in the interwar period with an earlier Edwardian suburb originally designed for access by rail and foot. He set the building back from the main street known as The Broadway and provided for parking and a lane for one-way traffic when the assembly hall was in use.
- Shortly following the construction of Hornsey Town Hall, it was decided to erect buildings to house new local utility offices to either side of the town hall forecourt. Known as the Gas and Electricity Showrooms, these buildings - a reminder of how interwar Britain was moving away from coal-fired heating - were also constructed in brick with stonework details by Ayers and formed a pleasing composition with the town hall as its dominant centrepiece.

Significance

- The Grade II-listed Broadway Annexe building (the former Electricity showroom) is part of the Hornsey Town Hall complex, and has intrinsic interest on its own, as well as in addition to the group value. The Broadway Annexe was built in 1938 to designs by Slater, Moberly and Uren, to complement the Town Hall. The principal facade incorporates a sculpture by Arthur Ayers.

For context:

Hornsey Town Hall was built in 1933-5 to designs by the New Zealand architect Reginald Uren, who was just 27 when he won the architectural competition to replace council offices in Highgate for the Metropolitan Borough of Hornsey. It is listed at Grade II*, placing it in the top ten per cent of all listed buildings nationally. The building has very high significance for its history, architecture and community values. More detail is included in the paired document '*Conservation Management Plan, Hornsey Town Hall*'.

- The Broadway Annex buildings also have significance for its setting, which is high. This includes the forecourt with its original Uren-designed circular fountain and the flanking former Gas and Electricity Showrooms which together form a coherent 1930s architectural set-piece in an otherwise predominantly commercial Victorian and Edwardian townscape.

Issues, Opportunities and Policies

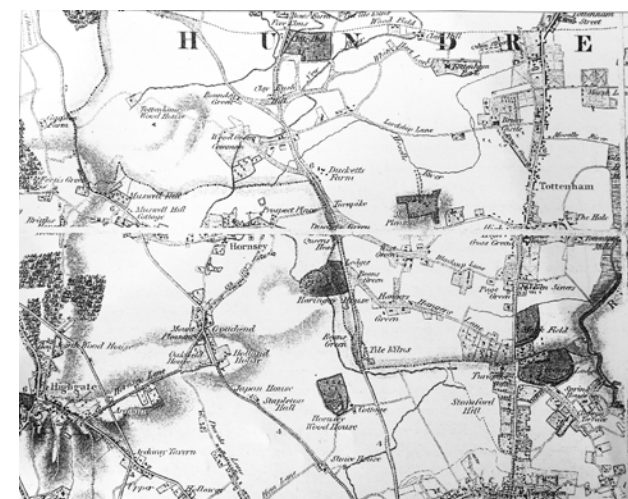
- At the time of the preparation of this conservation management plan, the restoration, repair and adaption of the former Town Hall and Annex to new uses was nearly complete. The substantial financial investment into the building and the high standard of site organisation and workmanship was clearly apparent during our site visit. Nevertheless, the long-term conservation of the building's significance is not just about the repair and future conservation of built fabric, important though that is. As a structure designed originally to serve the public, continued public access to major spaces and the building's relationship with the urban centre of Crouch End is a key part of the former Town Hall's historical significance. The Issues, Opportunities and Policies section therefore considers future management, maintenance and uses of the former Town Hall from a variety of perspectives.

2.0 Historical Background

2.1 The Area: Hornsey and Crouch End

2.1.1 Early Development in the 19th Century

The village of Crouch End, together with Hornsey village, Muswell Hill and Highgate, formed part of the Middlesex parish of Hornsey, which remained predominantly rural until the late-19th century after previously serving as hunting grounds for the Bishop of London. Pringle and Greenwood's map of 1819 illustrates the spatial relationship of the separate villages, connected by a sparse network of roads west of Tottenham [plate 1]. Crouch End was so named by 1375, taking its name from a cross used to mark the boundary between two large local estates, Rowledge Farm and Topsfield, placed at the intersection of five important roads where a number of farmsteads were established.¹ By the 19th century the village comprised several large villas and houses occupied by the families of upper-middle class Londoners seeking convenient respite from the city; several of these houses including Topsfield House, rebuilt in 1791 within extensive grounds at the northern end of Crouch End Broadway, remained at the time of the Ordnance Survey map of 1863-9 [plate 2]. A number of smaller houses, cottages and shops also populated the area, housing craftsmen, tradesmen and those appointed to look after the area's larger estates and pastures. To the southeast of The Broadway was Haringey Park, initially laid out in 1861 as a private 'gated' street.



1 Pringle and Greenwood's 1819 map (Haringey Archives)



2 1863-9 Ordnance Survey map (National Library of Scotland)

¹ Denford, 2008, p. 10.

2.1.2 Industrialisation and Urbanisation

Industrialisation in London brought change to its outlying rural areas as the demand for housing quickly escalated.² Local growth was accelerated by the arrival of the Great Northern Railway's main line north from London in 1850, initially with a link to Hornsey and a later station opening at Crouch End Hill in 1867.³ The parish soon took the form of a late-Victorian suburb, with the first streets laid out in the period after the construction of Alexandra Palace in the 1860s. In Crouch End, the majority of the larger country estates had been sold by the late-1860s and built over with new streets lined with terraces and modest two-storey villas, the latter particularly popular with the middle classes. Catering to a growing market, The Broadway began to develop as a suburban shopping centre from the 1850s, and Christ Church by Arthur William Blomfield was erected at Crouch End Hill in 1861-62.

The village's most intensive period of development, however, began in the 1880s, when approximately 400 new houses were erected between 1882 and 1892.⁴ The population rocketed from 11,082 in 1861 to 72,056 by 1901.⁵ The Ordnance Survey of 1894 illustrates this expansion, which retained The Broadway as its focal point with parades of shops in place along either side **[plate 3]**. Broadway Hall along the eastern side of the street, a former chapel, was also clearly demarcated. Following the demolition of Old Crouch Hall and Linslade House, more residential streets were built

including Weston Park and Elder Avenue, laid out in 1889 and lined by large, semi-detached houses to the designs of architect J. Farrer.⁶ The prominent Clock Tower at the northern end of The Broadway followed soon after in 1895, depicted in a c. 1905 photograph of The Broadway, with the site of the present town hall forecourt to the right **[plate 4]**.

2 Gay, 1998, p. 8.

3 ibid

4 Haringey Council, 2010, p. 16.

5 ibid

6 Gay, 1998, p. 92.



3 1894 Ordnance Survey map (Haringey Archives)



4 Crouch End Broadway, c. 1905 (Haringey Archives)

2.1.3 Early-20th Century Development

Hornsey parish became the Municipal Borough of Hornsey in 1903, by which time Crouch End Broadway was firmly established as an important suburban commercial thoroughfare. Housing development continued to target middle-class families, as the local authority was keen to promote the idea of a 'healthy Hornsey' encircled by open spaces which civic leaders and campaigners had fought hard to protect.⁷ By 1915 some of the smaller shops had been replaced by larger commercial premises along The Broadway and a telephone exchange had been erected to the rear of Broadway Hall, though the area to the east remained open ground [plate 5].

By the 1920s the Municipal Council had outgrown its offices in Highgate. In 1920 and 1923 it bought up Nos. 12-24 Crouch End Broadway and land to the rear. This was a long, wedge-shaped site containing one of Hornsey's oldest timber-framed buildings – Broadway Hall – flanked by shops, hoardings and back gardens, and constrained by a telephone exchange that could not be compulsorily purchased. After fire destroyed Broadway Hall in 1923, the land was laid out as a public park. In 1929 the Council suggested building new shops that could have subsidised municipal offices above, then recognised that some off-street parking was essential. The Council built a clinic on the rear part of the site in 1931-2 and in 1933 decided to hold an architectural competition for a new town hall on the Broadway site. Historic photos show the site in 1934 [plates 6A-6C], before the buildings were cleared.



5 1915 Ordnance Survey map (Haringey Archives)

The population of Hornsey continued to grow well into the 20th century, peaking in 1951 at 98,159,⁸ and in 1965 the boroughs of Hornsey, Wood Green and Tottenham were combined under the new London Borough of Haringey. Hornsey Town Hall became redundant as a civic centre in 1965, as ceremonial and democratic functions moved to Wood Green, although it continued in use as offices until around 2004.

7 Denford, 2008, p. 6.

8 Gay, 1998, p. 8.



6A Lake Villa, c. mid-19th century (Haringey Archives)



6B Cottages present on site in 1934 (Haringey Archives)



6C Forecourt area, 1934 (Haringey Archives)

2.2 The Buildings: Hornsey Town Hall, and the Gas and Electricity Showrooms

2.2.1 The Development of the English Town Hall

From the end of the 19th century through the early decades of the 20th century, local government in England gained a considerable amount of authority and responsibility. The Local Government Acts of 1888 and 1894 created a system of localised councils to better-organise an extant and dense network of parish vestries and local boards in place nationwide. The newly-empowered authorities were responsible for a good deal of new civic architecture generated throughout England, including county offices, power stations, public housing, welfare centres, libraries, transport building and, perhaps the most prestigious typology, town halls. The design of the latter gave architectural expression to municipal pride and provided a setting for civic ceremonies, as well as fulfilling the more pragmatic need for efficient, modern office space where the expanding functions of the local authority could be carried out.⁹

An elaborate Edwardian Baroque style pervaded much of Britain's municipal architecture for a number of years following the turn of the 20th century. However, the 26 new town hall complexes erected throughout London during the inter-war period expressed a shift in architectural taste. Some were at the forefront of the Modern Movement in England (among them Hornsey and Greenwich in London) but most emphasised a more reserved monumentality, with stripped classical architecture and careful planning of civic, community and administrative functions within, although some

interiors could be no less lavish than their Edwardian counterparts, with marble-lined foyers, panelled committee rooms and council chambers with fixed seating.¹⁰ The council chamber was often the principal feature of the interior design, usually situated near the centre of the building and back from the street, while entrances (often separate for the building's different purposes) were set back from the street behind a forecourt to give a civic dignity to the composition.

9 English Heritage, 1999.

10 English Heritage, 1999, p. 26.

2.3 The Gas and Electricity Showrooms [Broadway Annexe]

Shortly following the construction of Hornsey Town Hall, it was decided to erect buildings to house local utilities offices to either side of the town hall forecourt. Known as the Gas and Electricity Showrooms, these buildings were also constructed in brick with stonework details by Ayers, and formed a pleasing inter-war composition with the town hall as its dominant centrepiece.

The Gas Showrooms (not part of the present project site) were erected to the south of the forecourt for the Hornsey Gas Company to the designs of architects Dawe and Carter, with Uren as a consultant. The building was opened in 1937, and a historic photograph shows its elevation to the forecourt with canted corner entrance and Ayers's stone panels in 1946 **[plate 7]**.

The Electricity Showrooms to the north of the forecourt were built on the site of 26 The Broadway by Slater, Moberly and Uren in 1937-39, and incorporated the former telephone exchange building. Original drawings for the building illustrate its front and rear elevations, floor plans and sections **[plates 8A-8E]**. The principal elevation featured Ayers's stone detailing at the principal entrance bay just east of centre, as well as banding, sills, lintels and coping in Portland stone **[plate 8A]**. 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

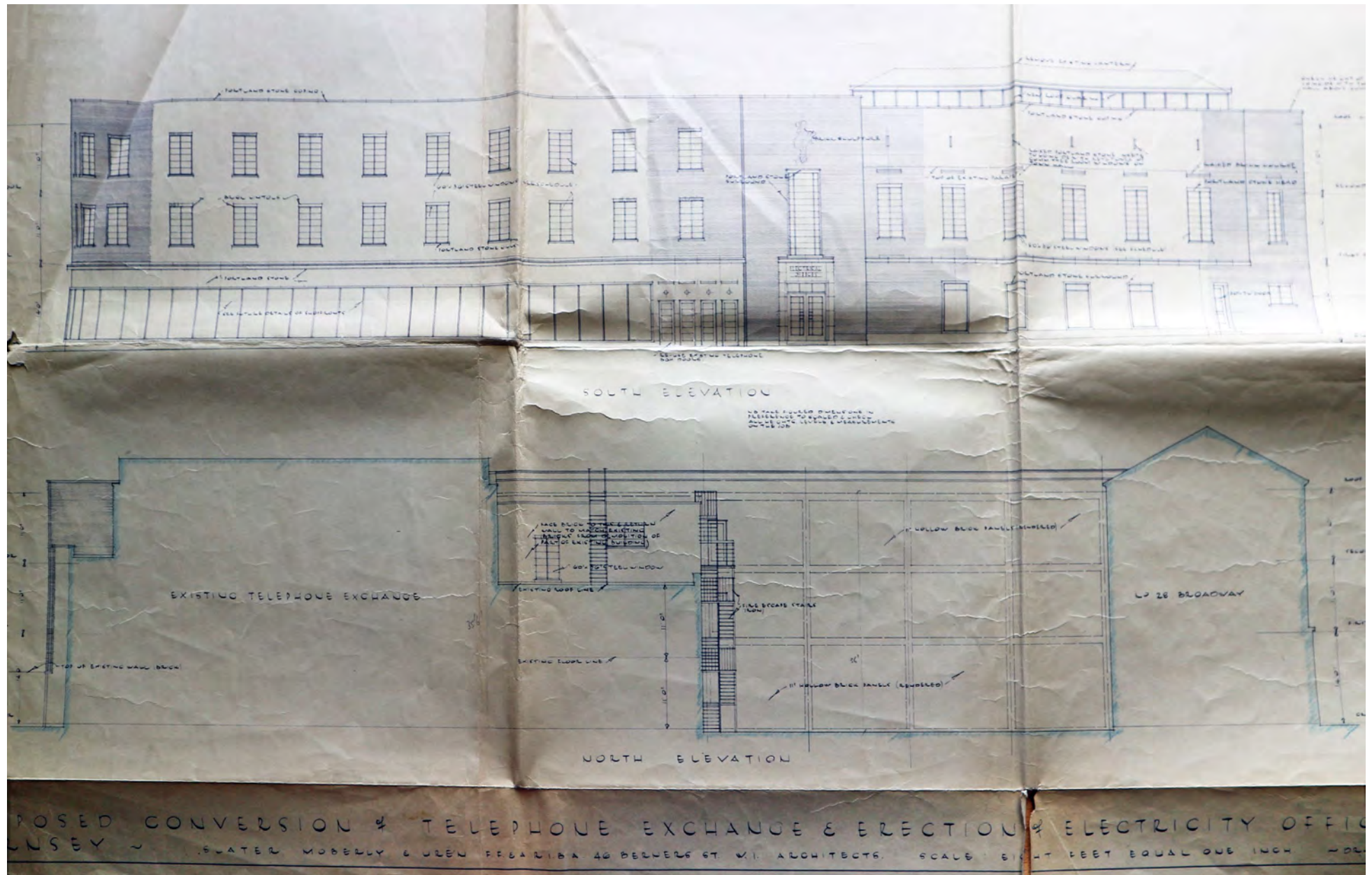


7 Gas Showrooms, 1946 (Haringey Archive)

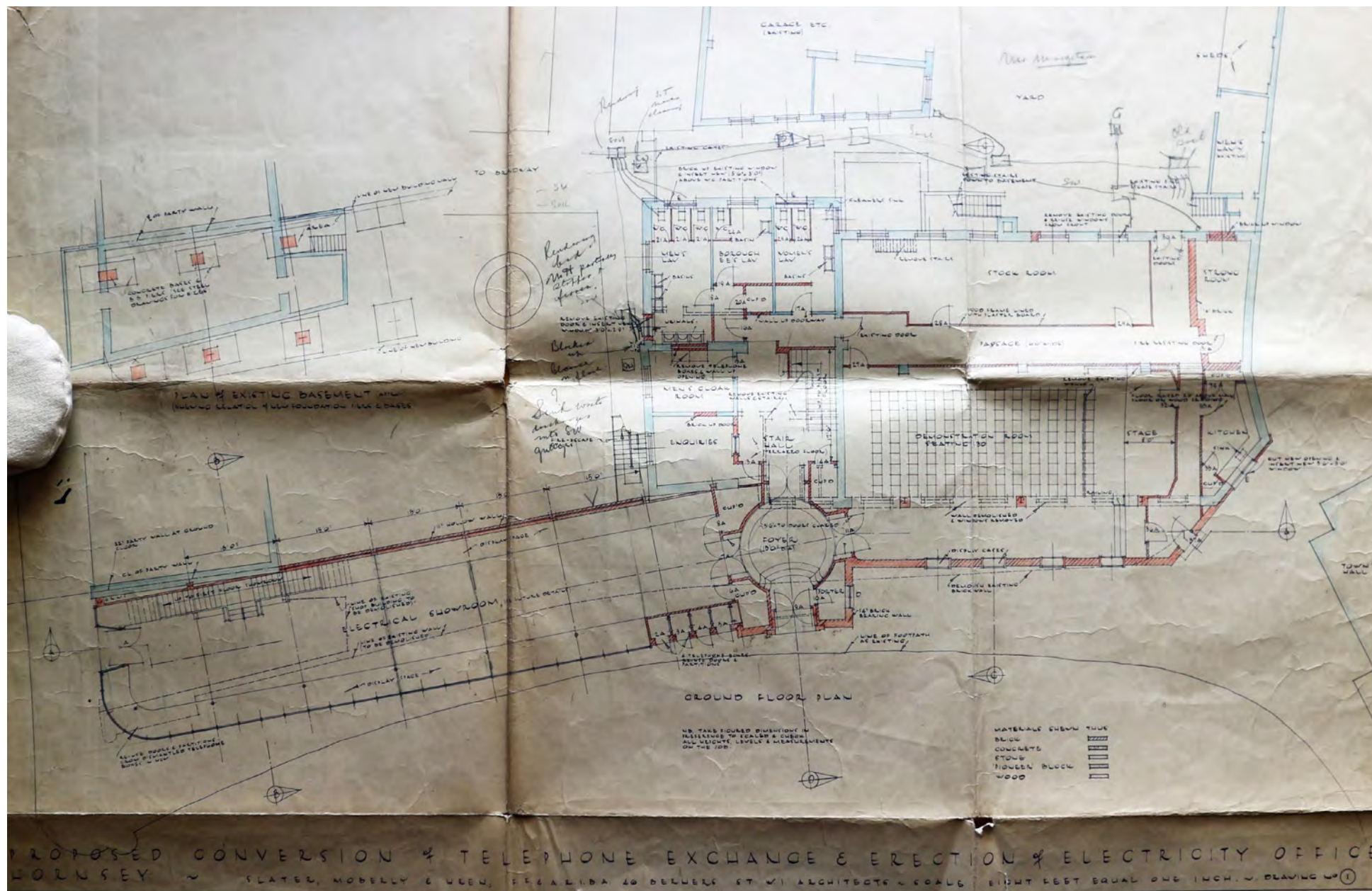
ground floor, and offices at the upper floors. A 1946 photograph shows the façade of the building with its curve to The Broadway **[plate 9]**.

A review of Haringey planning history indicates little subsequent alteration, and that 26 The Broadway was in use as the Eastern Electricity Board until at least 1990. The east section of the building (within the former telephone exchange) was known as the 'Broadway Annex' and remained in use by the Council as additional office accommodation.

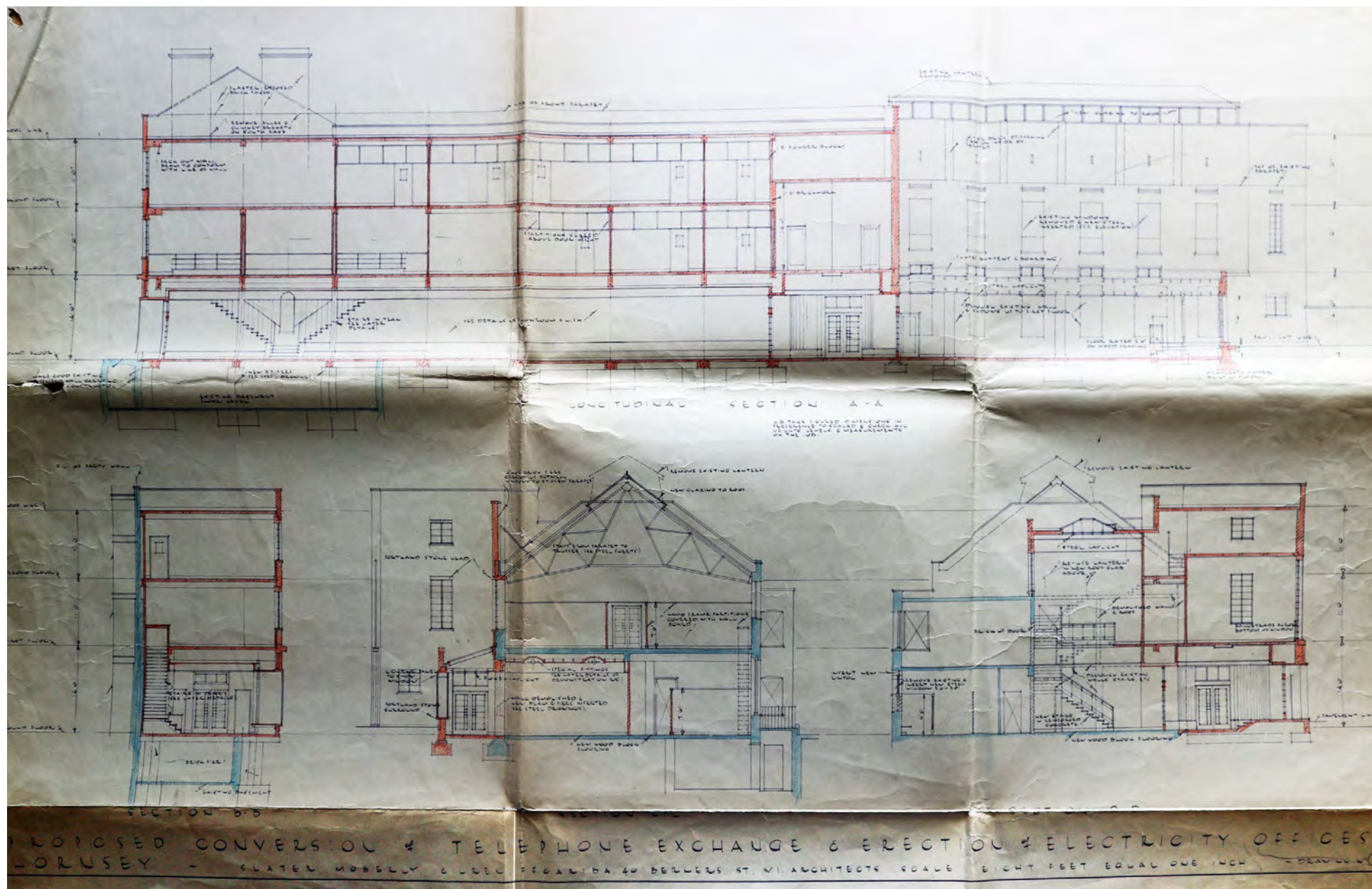
In 2006, listed building consent was granted for alterations to the ground floor and south façade, for use as a restaurant. Alterations included a new kitchen, office and toilet and separation from the council area and the removal of four telephone kiosks facing the forecourt as well as to the shopfront.



8A Electricity Showrooms front and rear elevations (Haringey Archives)



8B *Electricity Showrooms ground floor plan (Haringey Archives)*



8E Electricity Showrooms section drawings (Haringey Archives)



9 Borough of Hornsey Electricity Supply building, 1946 (Haringey Archives)

2.4 Settings and Views: The Forecourt and Rear of the Site

The setting Town Hall complex, which includes The Broadway Annexe, was also a key feature of Uren's initial design, which elegantly set the building back from The Broadway and provided for parking and a lane for one-way traffic when the assembly hall was in use. A series of historic photographs taken of the forecourt provides a view of its early layout and subsequent evolution [plates 10A-10G]. A c.1936 photograph of the town hall provides a view of its relationship to the early forecourt, including the latter's faceted bollards, fountain and closely-cropped lawn with maturing trees. The curve of the vehicular access lane is also visible, with a broad pavement to the north. A brick wall with stone coping was lined with greenery and bench seating, just south of the site of the future Broadway Annexe building, framing the view of the town hall from The Broadway. Images of the c. early-1940s depict the forecourt and what were most likely its original globe-and-crescent lamp standards, as well as a depiction of an early planting scheme; the brick wall north of the forecourt appears to have been removed following the completion of the Broadway Annexe building in 1939. A municipal signboard facing The Broadway which appears to be part of the original design is depicted in the c. 1950s. By the 1960s the street lighting had been replaced by sturdier lamp standards topped by elongated lanterns with mature trees in the central lawn area. A 1985 photograph of the forecourt shows the lawn and its mature trees enclosed by simple iron railings, with slightly different faceted lanterns to the lamp standards, as well as changes to the parking scheme.

The buildings together form a set piece, a modernist composition in the mainly Victorian and Edwardian High Street. The key view is the principal front elevation of Hornsey Town Hall, flanked by the Gas and Electricity showrooms.



10A Principal elevation and forecourt, c. 1936 (RIBA)



10B Hornsey Town Hall and forecourt, c. 1940s
(Haringey Archives)

10C Hornsey Town Hall, c. 1940s (Haringey Archives)

10D Forecourt signage, c. 1950s (Haringey Archives)





10E Hornsey Town Hall and forecourt, c. 1960s (Haringey Archives) B&W



10F Forecourt and fountain, c. 1960s (Haringey Archives)



10G Hornsey Town Hall and forecourt, 1985 (Haringey Archives)

2.5 The Architect: Reginald Uren FRIBA FNZIA, Architect (1906-1988)

Reginald Harold Uren was born at Petone, North Island, New Zealand in 1906. After being articled in Wellington and qualifying there in 1929, he travelled to London in 1930 where he studied briefly at the Bartlett School of Architecture from 1931-32 while gaining experience at a number of London firms, including Adams, Holden and Pearson. He quickly garnered attention for his work, winning the Manchester Trades Exhibition competition in 1933. After winning the open competition for Hornsey Town Hall and practicing independently for a number of years, he entered partnership with J. Alan Slater and Arthur Moberly by 1936. He served with the Royal Engineers during wartime from 1941-46, after which he was demobilized with the rank of Captain.

Noted for his inclination toward modernist design and work for public authorities, Uren once explained:

Buildings are vital organisms, they contain people who are doing something and it is the people that matter, not the buildings. Buildings should be designed as environments to make the lives of people more enjoyable against a pleasant background.¹¹ His career was marked by several awards and professional recognitions, including the RIBA London Architecture Bronze Medal in 1936 for Hornsey Town Hall at age 29 (the youngest to ever win the award), the Gold Medal of the Worshipful Company of Tylers and Bricklayers in 1937, election to the RIBA Council

in 1946, membership in the Architects' Registration Council of the United Kingdom from 1950-66, membership in the Council of the Architectural Association in 1954 and the London Region Housing Medal in 1954, as well as fellowship in the Royal Institute of British Architects, the New Zealand Institute of Architects and the Royal Society of Arts. In addition, he was the first recipient of the New Zealand Award of Merit for Architecture in 1965.

His work was particularly prolific in the 1930s and included the extension to the Hospital for Nervous Diseases in Queen Square, Bloomsbury, the Granada Cinema in Greenwich (1936-37, listed Grade II*), the Rayners Lane Underground Station (1938, listed Grade II), as well as town halls, underground stations, department stores, swimming pools and housing schemes. Later notable buildings include the John Lewis department store in Oxford Street (1960-66), the Sanderson Building (now hotel) in Berners Street (1957-61, Grade II*), and Norfolk County Hall, opened by H.M the Queen in 1968.¹²

Reginald Uren returned to New Zealand upon his retirement in 1967, where he died on 17 March 1988.

2.6 Arthur J.J. Ayers, Sculptor (1902-1985)

Arthur J. Ayers trained at the South Kensington School of Woodcarvers and at the Royal Academy Schools, after which he was awarded the Prix de Rome in 1931 and studied in Italy until 1933. Upon his return, Ayers was commissioned by Reginald Uren to execute the carved work on Hornsey Town Hall at the beginning of his career; as such the town hall sculptures were his first major works. He was noted for his technique in low-relief stone carving, particularly popular during the inter-war period following more flamboyant Edwardian methods. This aptitude is clearly demonstrated by the carved stone panels of the Gas Showrooms adjacent to the town hall building, which feature shallow yet delicate naturalistic detail. Later works include an ambitious carved figure on the new Adelphi, later commissions for Dawe and Carter, architects of the Gas Showrooms, a wooden crucifix for the Convent of Tyburn Martyrs, Bayswater Road, and a mural for Mitchell Engineering, Peterborough, in addition to a good deal of restoration work to historic buildings in wood and stone.¹³

¹¹ Harrow Observer, 1965.

¹² The Times, 1988.

¹³ Cherry, 1995, p. 11.

3.0 Assessment Of Significance

3.1 The Criteria for Assessment

Historic England's *Advice Note 12 Statements of Heritage Significance: Analysing significance on Heritage Assets* sets out current good practice for assessing the significance of historic buildings in England. It is derived from the 1979 *Burra Charter* and other earlier internationally agreed conservation standards. It states that the following values should be considered in order to fully understand the significance of a place:

Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point

Historical value: Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural and artistic interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

3.2 Summary of Significance

The illustrated history compiled in Chapter 2 provides the background information required for understanding the overall significance of Broadway Annexe. The purpose of this section is to provide an overview of the significance of the buildings to inform the proposals for maintenance, restoration or change, which are set out in the Management Policies in Chapter 4, and so that the effect of the policies on that significance can be evaluated and managed.

3.3 What is 'significance' and why is it important?

Building conservation has evolved markedly since the first legislation was put in place to protect historic sites in England and Wales in the late-19th century. At first, the aim was 'preservation', which meant keeping a building or place in a relatively fixed state such that its beauty or any evidence of the past it might yield was left undisturbed. The *Venice Charter* of 1964 and the *Burra Charter* of 1979 have developed an approach to 'managing change' and have introduced internationally recognised standards of conservation.

The great number of buildings now listed or protected through conservation area designation has resulted in a shift in emphasis in the 20th century away from 'preservation' and towards 'conservation' although the *Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990* still places a duty on local authorities to 'preserve' the 'special interest' of listed buildings and to 'preserve or enhance' conservation areas.

The *Burra Charter* defines conservation as the process of looking after a place to retain its significance. Conservation means regular maintenance to support continued use. It may also involve repairs, refurbishment, and – more unusually and only with robust justification – removal of one layer of fabric to reveal another, the restoration of lost fabric, or wholesale replacement or reconstruction of a historic building.

Understanding the significance of a place is a fundamental part of conservation because it is necessary to making decisions about the most appropriate approach in proposing change. In addition, establishing an outline hierarchy of significance can be helpful when major changes are proposed, as more intrusive alterations can be focused on areas of lesser interest and greater care can be taken in areas of high importance. The aim of any project which affects a place of high or outstanding heritage significance, however, should be the preservation of as much original fabric as is possible, given that understanding of what is significant is bound to change over time.

3.4 Significance of The Broadway Annexe & 26 The Broadway

The Broadway Annexe was built in 1938 by Slater, Moberly and Uren and is Grade II-listed. Its main façade, which was designed to complement the Town Hall and incorporates a sculpture by Arthur Ayers, is of primary significance, whilst its rear elevations and interior are very much secondary; although with the exception of some features of note, namely the main terrazzo-lined entrance hall and staircase. This building forms part of the composition with Hornsey Town Hall around the small green and the significance is related to and enhanced by its neighbour, for this reason the significance of the Town Hall is noted below (further details are included in the separate document '*Conservation Management Plan Hornsey Town Hall*').

Hornsey Town Hall was built in 1933-5 to designs by the New Zealand architect Reginald H. Uren, who was just 27 when he won the architectural competition to replace council offices in Highgate for the Metropolitan Borough of Hornsey. Hornsey Town Hall is listed at Grade II*, placing it in the top ten per cent of all listed buildings nationally. The building has very high significance for its history, architecture and community values.

The Town Hall (along with the Broadway Annexe) also has significance for its setting, which is high. This includes the forecourt with its original Uren-designed circular fountain and the flanking former Gas and Electricity Showrooms which together form a coherent 1930s architectural set-piece in an otherwise predominantly commercial Victorian and Edwardian townscape.

Levels of Significance

- Highest Significance: generally to all of Hornsey Town Hall and the setting with Broadway Annexe
- High Significance: to Broadway Annexe and also applies to elements with values which, on their own, still justify statutory protection through listing
- Moderate Significance: is applied to those elements whose values make a positive contribution to the way the building is understood, primarily in a local context
- Neutral Significance: is assigned to elements which neither add to, nor detract from the significance of the building. Lastly;
- Detrimental Significance: is assigned to elements of no historic interest or aesthetic or architectural merit that detract from the appearance of Hornsey Town Hall or mask the understanding of significant elements.

4.0 Issues and Policies – Broadway Annexe and 26 The Broadway

At the time of the preparation of this conservation management plan, the restoration, repair and adaption of the former Town Hall and Broadway Annex & 26 The Broadway to new uses was well underway.

The substantial financial investment into the buildings and the high standard of site organisation and workmanship was clearly apparent during our site visit. Nevertheless, the long-term conservation of the buildings' significance is not just about the repair and conservation of built fabric, important though that is. The buildings' relationship with the former Hornsey Town Hall and the urban centre of Crouch End is a key part of their historical and architectural significance. The following section therefore considers future management and uses of the Broadway Annexe and 26 The Broadway from a variety of perspectives.

This section of the report is subdivided into the following sub-sections:

- 1 The Context for Assessment
- 2 The Management and Use of the building and site
- 3 Management of Future Change to the building and site
- 4 Conservation, Maintenance and Repair of the building and site
- 5 The Townscape Setting, Sustainability and Environment

4.1 The Context for Assessment

This section provides an assessment of the potential future issues and opportunities which affect the Broadway Annexe & 26 The Broadway.

It outlines the conservation approaches to be considered for future maintenance and management including the role the regenerated site plays in the life of the people living nearby and further, especially in light of its new Arts Centre use and the hosting of the Crouch End Festival in the Town Hall Square.

For ease, the process for identifying and addressing issues is summarised below:



Conservation Principles have been considered throughout the process and have guided the generation of Policies.

A separate document has been prepared for the former Hornsey Town Hall as part of the Conservation Management Plan.

4.2 The Management and Use of The Broadway Annexe & 26 The Broadway

Policies: Management and Use

As noted above the buildings provide a mix of uses, with a café on the ground floor of the Electricity Showroom building (Broadway Annexe) and a separate ground floor restaurant to the adjoining former Telephone Exchange (26 The Broadway). The upper levels of both buildings now provide residential units. 'Broadway Lofts' (within the former Telephone

Exchange) provides 4 private apartments accessed from the shared mews to the north of the building whilst 'Broadway Apartments' (within the Electricity Showroom) provides 11 social housing units and will be accessed from the existing entrance and vertical circulation core accessed from the Town Hall Square.

A key factor for the successful operation of the mixed use of the buildings and their wider relationship with the users of the former Hornsey Town Hall and the public square will be the co-operation and collaboration between the different occupants and operators, underpinned by clear lines of communication and accountability. To ensure that clear communication and shared responsibility teams will:

1. Have a shared management structure and operational system for the Town Hall and The Broadway Annexe & 26 The Broadway. A regular forum should be set up with representatives from all users across the site, with relevant information being shared across the wider teams and

occupants. Stakeholder weekly meetings during the 'fit out' period of construction will spread out to regular monthly operations meetings thereafter.

2. This system should include the Town Square as well, in particular the maintenance and care of this public space.
3. Have an induction process for new residential occupants, and new administrative and operational staff which includes a brief description of the risks and opportunities of occupying and using this listed building. Each of the stakeholders will run their own induction process, which will consider risks and opportunities specific to their demised area and the shared spaces.
4. A one-page document explaining the special nature of the listed buildings and their wider setting has been provided to all parties for inclusion in their own induction manuals.
5. There is currently a defects liability period of two years, with a defect management procedure in place.

During the defects liability period, as below:

Area	Responsible for managing and dealing with defect
Social housing	Haringey for FEC/Ardmore action
Private Residential	FEC/Ardmore action
Shared/non-demised	Brunsfeld for Ardmore action.
External areas	Brunsfeld for Ardmore action.

After defects liability period, as below:

Area	Responsible for managing and dealing with defect
Social housing	Brunsfeld (on behalf of Haringey) action
Private Residential	Brunsfeld action
Shared/non-demised	Brunsfeld action
External areas	Brunsfeld action

6. Following the expiry of the defects period, a clear system for identifying and reporting minor repairs and maintenance items, should be set up together with a means of checking that they are attended to in a timely manner. Stakeholder engagement confirmed that there will be daily and/or weekly checks, by the maintenance and operation/household cleaning staff for each operator. Major issues will be raised at the wider forum.
7. Review the CMP document regularly every 5 years (alongside the Quinquennial inspection – in this case, an external and internal inspection of the listed building carried out by a conservation professional experienced to undertake such surveys) to ensure policies stay relevant.

Town Square

This area will provide amenity space to the occupants and users of the buildings as well as the general public, fulfilling its original civic purpose.

A system for the management of the site (Town Hall, Broadway Annexe and 26 The Broadway) has been developed by the owners Far East Consortium {Crouch End (FEC)} and operators. At the Broadway Annexe the

overall site estate management will be carried out by Brunsfield (on behalf of FEC, Haringey Council) and this will include the Town Square as well. The strategic overall management of the site which includes the Town Hall and Broadway Annexe lies with Crouch End (FEC).

4.4 Management of Future Change to Broadway Annexe and 26 The Broadway

4.4.1 The Management of Change – General

Policies: Management of Change – General

1. Full records of the current development will be maintained and easily accessible to all users and operators of the building, including the Operation & Maintenance Manual for the building which should include the care and maintenance of the special materials and finishes on site.
Hard copies of the Operations & Maintenance Manual (O&M Manual) for the whole site including the Broadway Annexe and 26 The Broadway will be kept on site in the Security Room at the back of the former Town Hall. Electronic copies will also be available via Brunsfield (Hornsey Town Hall complex estate management company).
2. Full records will be maintained of all future alterations. Ideally, any future works should seek to enhance the special interest of the building and site.
Hard copies of future records should also be kept on site, with electronic copies being made available.

Given the extent of works to the Broadway Annexe & 26 The Broadway it seems unlikely that any great change is likely for some time. Having said this, however, it may be that smaller changes (as well as conservation repairs – see section 4.5) may be required as users settle into the buildings and site. For this reason, a clear process should be in place for the managing any such change, and to understand the legislative backdrop against which these considerations are set against.

4.4.2 Management of Future Change – Planning and Legislation

Policies: Planning & Legislation

1. Any alterations which might affect the special interest of the Broadway Annexe & 26 The Broadway and Hornsey Town Hall and its setting will first be discussed with Haringey Borough Council and Historic England and applications would be made for Listed Building Consent or Planning Permission as appropriate. Relevant consents should be obtained before any work commences. Other work will remain fully compliant with relevant legislation.
2. Safety for staff and visitors is paramount and any work of maintenance and repair should fulfil all safety requirements. All consents should be in place prior to any work commencing. A copy of the consent should be held on file.

3. Ensure that any legislation changes (especially health & safety related) are considered either at the time of the legislation rollout or during the Quinquennial inspection (see item below). Listed Building Consent may still be required to implement these, depending on the nature of the legislative change.

In addition to the Grade II listed Electricity Board office and Showroom (Broadway Annexe & 26 The Broadway), Hornsey Town Hall is Grade II* listed. The area immediately around the complex lies within the Crouch End Conservation Area, within a protected vista viewing corridor. The Town Hall Square is mentioned in the listing description of Hornsey Town Hall as it affects the setting of the building.

Alterations to listed buildings require listed building consent. Any further development which affects the special interest (ie more than maintenance) of the listed buildings require listed building consent; and development in a conservation area required planning permission. *Any licence to alter will be made to Brunsfield in the first instance, who will forward it to FEC for review and action.*

Other permissions may be required, including:

- Buildings Regulations
- Health and Safety at Work Act: generally this includes fire controls
- Licensing Act
- Equality Act

4.5 Conservation, Maintenance and Repair of the Broadway Annexe & 26 The Broadway

4.5.1 Conservation, Maintenance and Repair - General

Policies: Conservation, Maintenance and Repair – General

1. Any future alterations will be undertaken by suitable professionals and craftsmen, appropriate to the status of the listed building, and in accordance with current conservation best practice.
2. Ensure that any contractor fully protects areas of vulnerability and contractor liability / insurance is in place, in case of damage to the significant elements of the building's fabric, furniture and contents. *Brunsfeld maintain a contractor portal to ensure suitability of contractors etc.*
3. A quinquennial report (condition survey carried out by a professional experienced in conservation and historic buildings every 5 years, to include external and internal areas) with a maintenance plan which includes prioritised recommendations should be considered from the outset; its findings should be acted upon in a timely manner. Given the amount of change and conservation work which has taken place to the building, this Quinquennial report might be brief, but become more onerous as the building continues to age. The aim of regular inspection is to ensure regular maintenance is undertaken to avoid issues building up to become problems (see item below).

A suggested maintenance plan is attached in the Appendix II, this document is not exhaustive and should be read alongside the Operation & Maintenance Manual.

4. A budget should be set aside for regular maintenance. Although the building subject to major renovation and repair, regular inspection, maintenance, and repair is good conservation practice, this avoids problems building up, especially with the external building envelope where water penetration can cause unchecked damage both externally, and sometimes internally.
5. External repairs should be undertaken in a timely manner to guard against water and weather penetration, including redecoration works. Repairs to façade as required and/or dictated by regular inspection.
6. Any maintenance, regular or emergency, will be undertaken by suitable professionals who will be made aware of special interest of the listed status of the buildings and site by either the operator and/or estate management. The estate management company Brunsfeld hold copies of insurance for their pre-approved contractors. Ensure that maintenance/care of the more unusual materials is in line with the Operation & Maintenance manual. Window cleaning to take place every 6 months; ensure Pest Control contractors are also in place.

A great deal of conservation and repair work has taken place as part of the major renovation and upgrade. This does not mean, however, that immediate and ongoing care and maintenance won't be required. There are appropriate policies and processes for the continuing care and maintenance, as well as conservation and repair, of historic buildings are well established in the UK, which should be carried out by suitably qualified design professionals. These professionals are registered with either the Architects Accredited in Building Conservation (AABC) register or the RIBA scheme as SCA registered. There are also qualifications for structural engineers (CARE accredited), Building surveyors (the RICS Conservation Accreditation scheme).

To ensure the timely undertaking of maintenance and repairs on a preventative principle, it is useful for regular condition surveys to be undertaken, and for their recommendations to be acted upon in a timely manner. The Broadway Annexe & 26 The Broadway will require a dedicated maintenance and repair team member who systematically work through the identified areas of concern; clear and accessible record keeping of works will help to overcome any staffing issues.

On a daily basis, the Estate Manager (Brunsfeld) takes responsibility for commissioning and managing ad-hoc maintenance and management of the Town Hall, its use and occupation. The estate manager and operators should utilise the following general building policies:

4.5.2 Exterior elements of The Broadway Annexe & 26 The Broadway

Policies: Conservation, Maintenance and Repair – Exterior elements of The Broadway Annexe & 26 The Broadway

1. Where renewal is required to external materials, use materials which match the existing in size, colour, material, and finish in order to maintain a visually cohesive arrangement appropriate to the significance and special interest of the listed building.
2. Regularly clean metal windows, with suitable cleaning methods taking account of original finish.
3. Avoid clutter and paraphernalia in the setting of the building, especially when viewed from the front elevation (The Broadway Town Square)

The exterior of the building is significant as a landmark piece of architecture within the urban centre of Crouch End. Given that it is a focal point, the main public elevations should be maintained in order to retain the architectural significance and the Town Square be kept tidy.

4.5.3 Interior elements of The Broadway Annexe & 26 The Broadway

Policies: Interior elements of the Broadway Annexe

1. Where the original interior is intact these need to be diligently preserved through ongoing care and maintenance in particular concentrating on:
 - a. Entrance foyer and stairwell including the floor finishes, balustrade and handrail;
 - b. Internal finishes of original metal windows (secondary glazing in place internally).

The architectural significance of the Broadway Annexe's interiors lies principally in the combination of the streamlined space and careful use of quality materials, now concentrated mainly in the entrance foyer.

4.6 The Townscape Setting, Sustainability and the Environment

Policies: Townscape Setting, Sustainability and Environment

- 1 Monitor the use of the Town Hall Square to ensure that a wide and diverse user group is encouraged and maintained to ensure the building's continued use and viability. Assess occupancy on an annual/biannual basis. Refer to the Community Use and Access Agreement relating to Hornsey Town Hall and Town Hall Square, The Broadway, London N8 has been prepared as part of the Section 106 agreement
- 2 Foster and adopt pro-active policies for sustainability in terms of maintenance and operation of the building. Brunsfield has sustainability policies and these should be reviewed (and updated if necessary) regularly to ensure these are in line with current legislation and/or best practice.
- 3 Considering the use of material and energy use in the service and operation of the building (waste less; re-use more). An annual energy use survey could be aligned together with the Town Hall operation.

- 4 Consider planting schemes which provide greater biodiversity and response to the changing climate; perhaps even have planting on the accessible roof terraces (check loadings with structural engineers and planning constraints); maintain what is planted as part of the scheme proposal.
- 5 Review this strategy with operation and management team annually, with regular review to take place in monthly meetings.

This section refers to the wider societal concerns of the building use and management, in particular to understand how it can be used and operated more sustainably, in response to the current climate change crisis.

5.0 Adoption and Implementation: The Broadway Annexe & 26 The Broadway

The agreed policies contained in Section 4 have been developed following discussions with and comments from with the different organisations and individuals who use and care for The Broadway Annexe & 26 The Broadway as noted below:

Brunsfeld

- Broadway Annexe (social housing) – representative Haringey Council
- Broadway Lofts (private residential)
- Food & Beverage Operators
- External areas

Hornsey (FEC) Limited

Ardmore Group (main contractors)

Additional statutory parties who are being informed are

- Elisabetta Tonazzi, Principal Conservation Officer, Housing, Regeneration and Planning at Haringey Council
- Claire Brady, Inspector of Historic Buildings and Area, Development Advice, London and South East Office, Historic England

5.1 Stakeholder Meeting

An online stakeholder meeting was held on 27 March 2023 with the following attendees:

- Far East Consortium (FEC): Scott Lau, Ilias Spanakis, Jafor Rahman
- Dorsett Hotels International (hotel): Nick Lauezzari
- Time + Space (arts centre): Andre Major
- Brunsfeld (estate management): Chloe Walker, Brunsfeld
- Make Architects: Sepideh Heydarzadeh
- Donald Insall Associates: Victoria Perry, Aimee Felton and Nabeela Ameen

A Draft version of the CMP had been issued to participants prior to the meeting which included all chapters in full except this one (chapter 5), which was only partly complete.

Crucially, Chapter 4 'Issues and Policies' was complete with much of the two-hour long meeting spent discussing the policies to understand if these were an accurate reflection of the challenges and opportunities, given the variety of end users and the different parties in charge of the operation and care of the building. The content and appearance of the document was also discussed to ensure that a robust and user-friendly CMP document was being used for stakeholder use.

The stakeholder meeting was led by Donald Insall Associates but very much an open forum for the stakeholder parties to inform and educate us and one another on the measures which have been taken in preparation to occupy the building e.g. as part of the planning process there have been a number of Agreement documents required to demonstrate how public access will be maintained – these documents are referred to below. Primarily the discussion centred on the management and use of the buildings. During the stakeholder meeting, the parties also discussed the Environmental, Sustainable and Governance (ESG) requirements, again for the management and use of the buildings, which are now much more mainstream.

5.2 Management and Operational Structure: Broadway Annexe and 26 The Broadway

Brunsfeld will manage the 4 private loft apartments and 11 social housing apartments (liaising with Haringey Council for social housing apartments). They will also be involved with the food retail units.

Refer also to Inspection, Defects Notification and Responsibility

5.3 Meetings and communication: Broadway Annexe and 26 The Broadway

Given the change in use and operation of the building and site linked to the redevelopment of Hornsey Town Hall, clear communication should be maintained to ensure the use, care and maintenance of the building and site is not compromised. At the stakeholder meeting, it was clear that this had already been discussed amongst the parties who confirmed the following

- monthly meetings once both buildings are occupied between all operators; Haringey Council to attend once a quarter to discuss social housing matters.

5.4 Staff and Visitor Induction: Broadway Annexe and 26 The Broadway

Each operator will have their own induction process, with reference made to this CMP.

Insall offered to provide a 1-page document which could be included in each of the induction documents to briefly explain the special interest of the listed building and the additional care and protection which is sometimes required to preserve and enhance this character.

5.5 Inspection, Defects Notification and Responsibility: Broadway Annexe & 26 The Broadway

There is a Defects Liability Period.

Each operator will have their own facilities management and maintenance team for their demised areas, which they will be responsible after the defects liability period. Each operator will inform the Estate management team (Brunsfield) of items requiring attention to communal areas – these items should be addressed in a timely fashion.

The Estate management will conduct regular inspection of the building exterior and external space, as well as engaging a Quinquennial inspection of the building.

5.6 Management of Change: Broadway Annexe and Broadway Lofts

Given the major construction works which has been undertaken, it is unlikely that additional major change will be required soon. However, any change to the listed buildings and/or external space will first be made to Brunsfield, who will address the matter further with Hornsey (FEC) Limited.

Please refer to Policy: Management of Change in section 4 which outlines additional measures required when making repairs and/or alterations to a listed building and its setting.

5.7 Feedback and consultation with Ardmore Group (Main Contractor)

The Draft CMP was also shared with the main contractor Ardmore Group, and comments were received from the Design Manager which we have been taken on board. The comments included rearrangement of some sub-sections (to improve the flow of the chapter); definitions and description of certain terminology; and finally including Gazetteer sub-sections in the Contents page.

Some of the changes requested were not included because they would fall outside of the normal scope of a CMP and our speciality as historic buildings consultants, especially as this site has undergone considerable construction works to accommodate the new mixed-use occupation (e.g. fire, accessibility, structure etc).

Additionally, Ardmore requested that the CMP be divided into two separate documents, as noted above.

6.0 Gazetteer



Exterior

General Description: The Building Externally

This is the former Electricity Showroom (1937-9, Grade II), designed by Slater Moberley and Uren. Despite appearances, there are actually two buildings here, as an Edwardian telephone exchange (the east block) has been refaced to match the block to the west [plate 20, 21]. It is a three-storey buff brick-faced building. The elevation of the west block faces the Broadway, it is two bays wide with a bull-nosed corner [plate 22]. Its long 11-bay south elevation has large plate-glass showroom windows at ground floor and above, steel-framed casements [plate 23-23A]. It has little decoration except for the carved relief of the Spirit of Electricity, set over the entrance to the offices, by Arthur Ayers. Its rear elevation is blind and faced in buff stock brick. The roof over the west block is flat and asphalted.

The east block is two tall storeys and is set back at a slight angle; it is six bays wide with an oblique one-bay wide elevation wrapping around to conceal the telephone exchange building. At ground floor it contained four large window openings and its stepped back first floor has tall steel-framed casements; all matching the west block. The ground floor is currently being used as a store during the construction works and has interesting structural elements and joinery; the upper floors were not accessible during the site visit (Dec 2022).

Much of the rear elevation of the former telephone exchange was covered by scaffolding during the site visit, but previous records noted that this elevation is utilitarian, it comprised of two blocks, both faced in

red brick, the western block has increased in height by one storey [Plate 24-24A]. 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 roof over this block is pitched and slated with a central rooflight along the ridge. The block to the north is plainer and has timber sashes at ground and first. The east elevations of the east block is hemmed in, but is faced in buff stock brick and is largely blind.

Significance: Highest Significance to south and west elevation. Moderate significance to remaining elevations, which are partly hidden, and have new buildings built near to them.

Exterior Generally: There is a new residential block to the north of the Broadway Annexe, with a 'mews' feel to this area of residential units.

West Block: This links to the telephone exchange with a circular foyer, creating a 'knuckle' between the two blocks. Here, some of the original 1930s finishes remain, as does its main terrazzo staircase beyond – although the colour scheme has changed. The stair hall is topped by a pyramidal rooflight, which belongs to the former telephone exchange. The first and second floors have been converted into residential units, and have modern finishes, except for the windows which have been retained. The corridors are plain.–

The ground floor has been repurposed to a café/co-working space with a small section at the west end being used as a sales office for the current development.

East Block: This was not accessible due to ongoing construction works, but previous notes indicated the first floor was previously a large room, with a few historic features including a cornice and an architrave, which are of limited interest. The east block is to be converted to 2 residential units with an additional second storey added.

The ground floor of the east block is to be a restaurant, currently unfinished and being used as a storage yard.



20 Broadway Annexe south elevation, showing the east (R) and west blocks (L)



21A Broadway Annexe south elevation, showing the east (R) and west blocks (L)



22 Broadway Annexe west elevation facing The Broadway



23 Broadway Annexe south elevation, west block



23A Front elevation of the Broadway Annexe, west block (2017)



24A Rear elevation of the Broadway Annexe, east block (former telephone exchange) (2017)

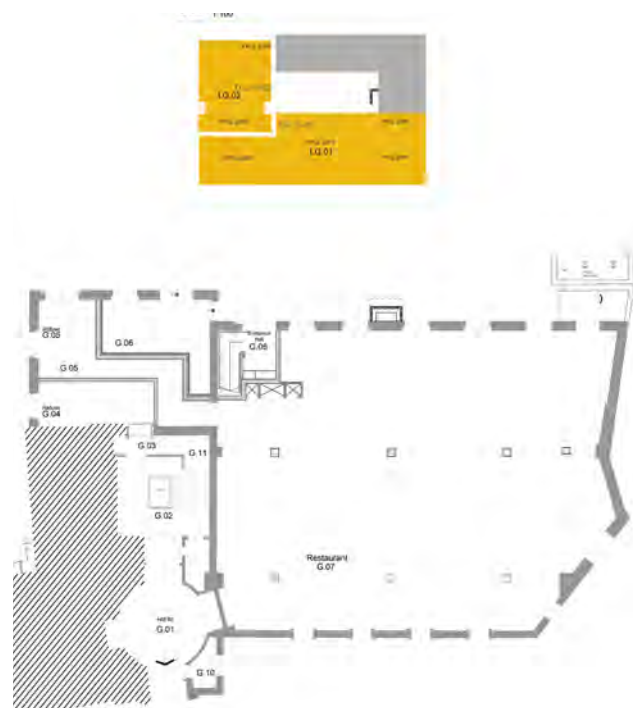


24 Broadway Annexe north elevation, west block increased in height

Interior

Room: LG.01, LG.02

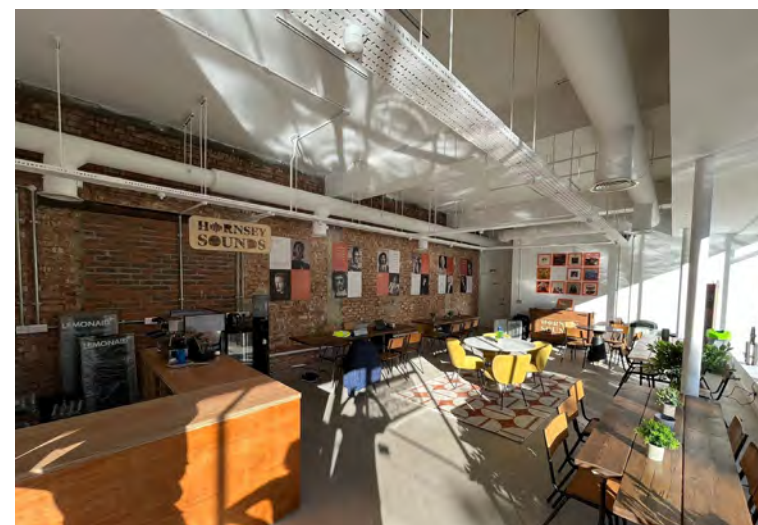
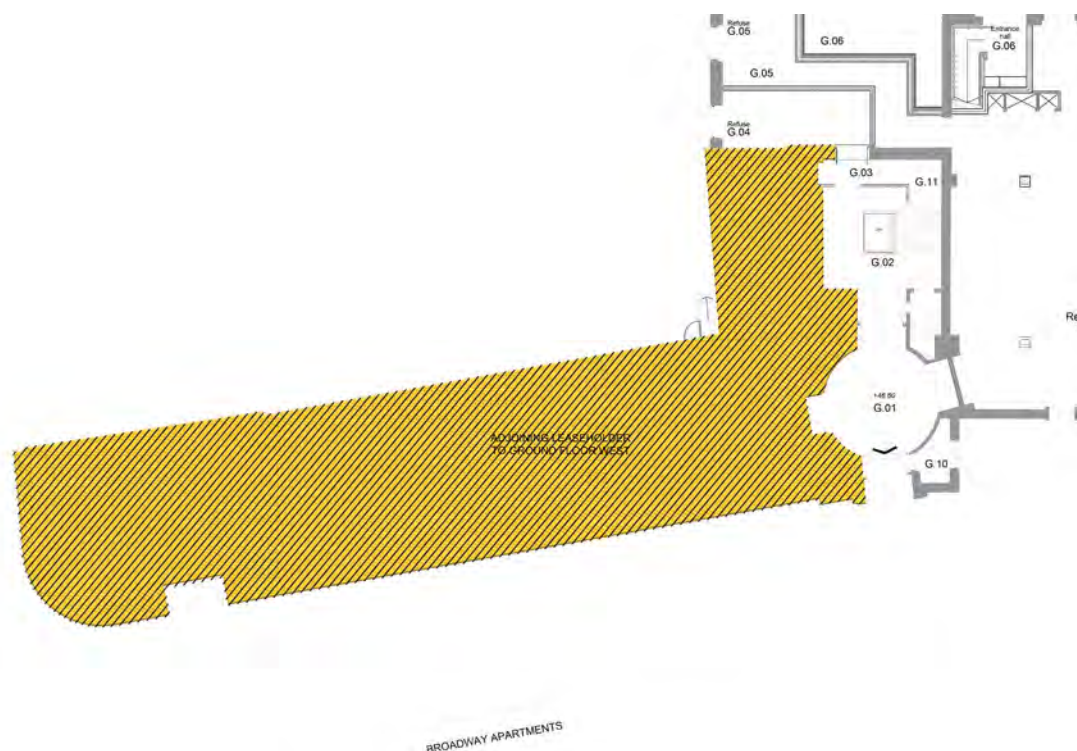
General Description: Plant Room; no access as construction works ongoing (Dec 2022). Modern finishes.



Room: Ground Floor West Retail/Co-working Space [plate 26-26A]

General Description: There is a single entrance to this long ground floor space, which is currently occupied as two units – a co-working space, and a sales office for the current Hornsey Town Hall development. The fitout is modern with exposed brickwork and new floors.

Significance: Moderate



26 Broadway Annexe ground floor cafe co-working space, looking east (credit HT Arts Centre photo)



26A Broadway Annexe ground floor cafe co-working space, looking west (credit HT Arts Centre photo)

Room: G.01 Entrance Foyer [plate 27-27A]

General Description: Circular entrance foyer, located at the junction of east and west blocks but providing access only the west block new residential units.

Significance: High

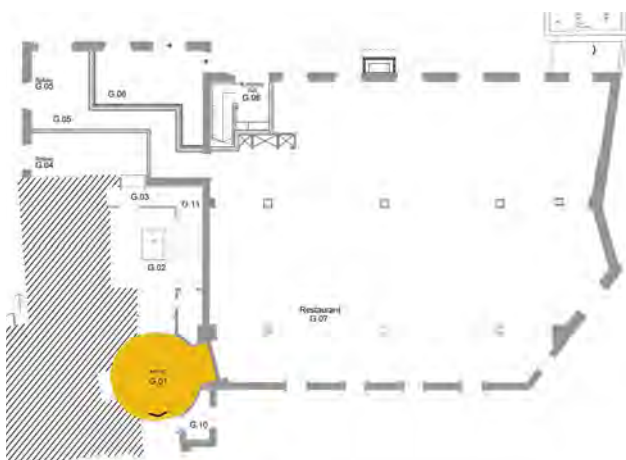
Use: Entrance Lobby to Broadway Annexe apartments.

Ceiling: Painted plaster, with simple curved cornice and central dropped section at light fitting.

Walls: Painted plaster. Tall green terrazzo skirting.

Windows: None.

Doors: Original timber entrance double doors with some original ironmongery. Single timber door with original ironmongery to storeroom from Vestibule.



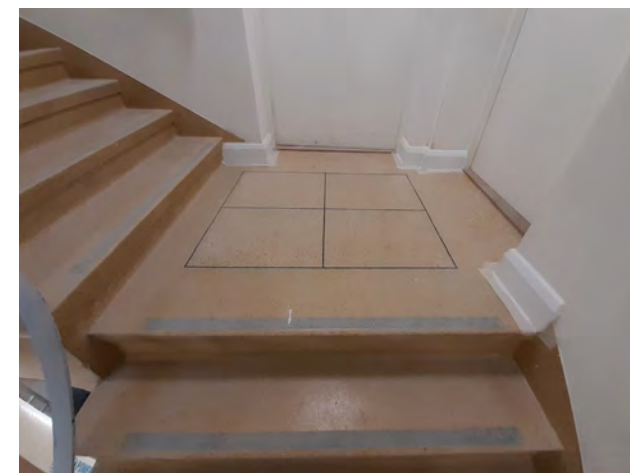
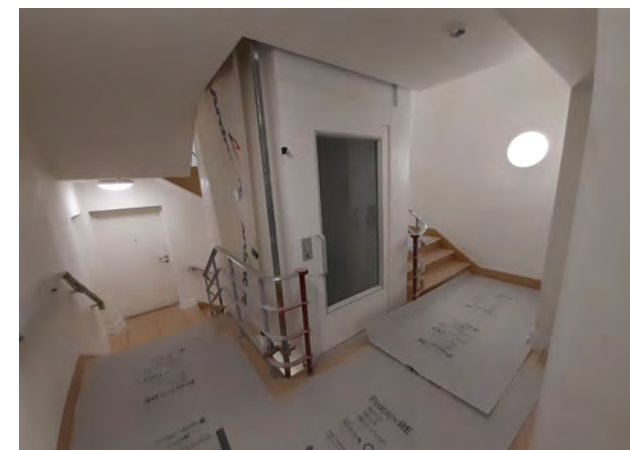
27 G.01 Entrance Lobby

Floor: Patterned terrazzo floor design with green outer ring set within cream pink terrazzo. Vestibule also in cream pink terrazzo with two round edge steps.

Fittings: None.

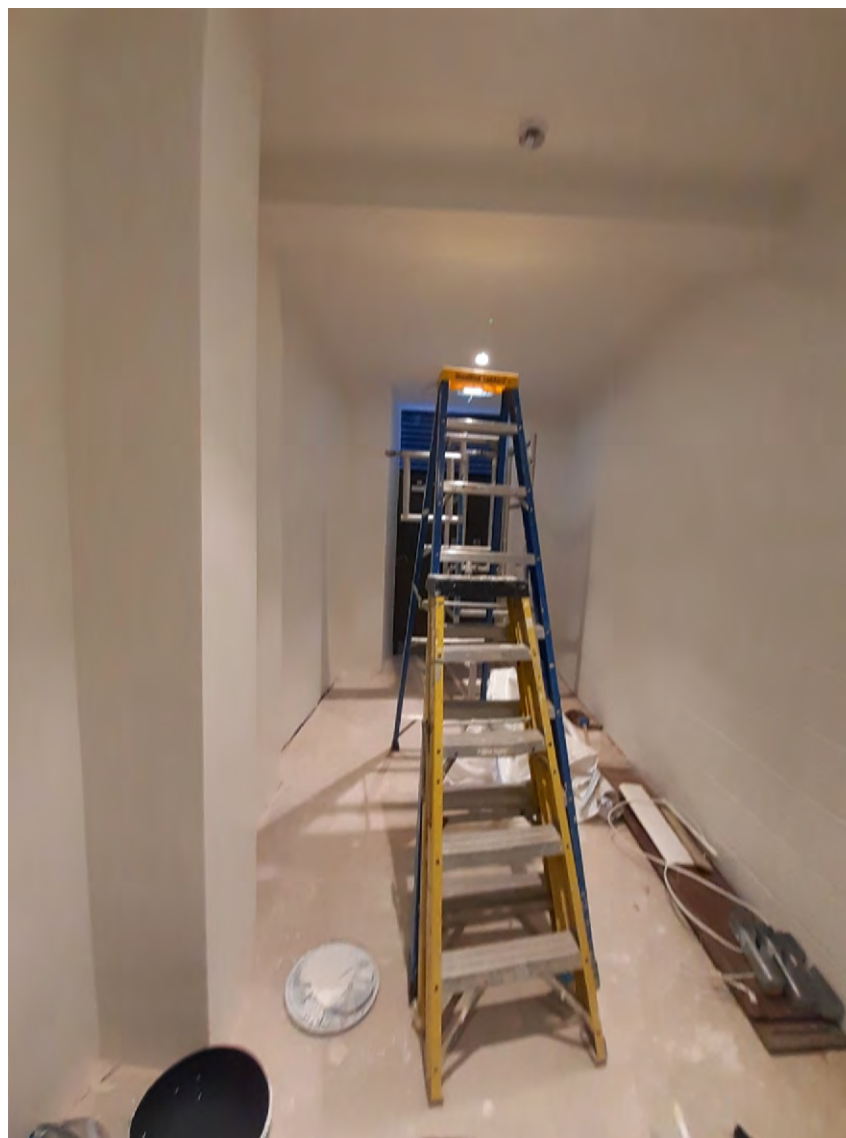
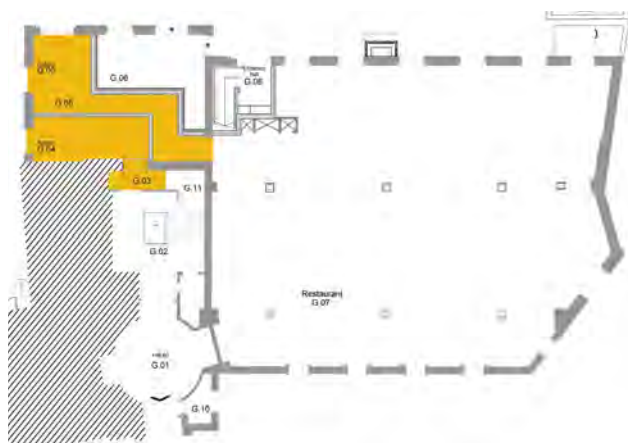


27A Lobby, ground floor in west block of Broadway Annexe (2017)

Room: G.02 Stairwell and Lift Lobby [plate 28-28B]**General Description:** Stair well with new lift.**Significance:** Moderate (although the existing stairs are High)**Use:** Stairwell (including new lift).**Ceiling:** Painted plaster with pyramidal lightwell at top.**Walls:** Painted plaster.**Windows:** None.**Doors:** Modern doors to new apartments from stairwell.**Floor:** Terrazzo floors with terrazzo skirting.**Fittings (stair):** Terrazzo stairs with metal balustrade, curved at stair landings.**28** G.02 Stairwell with new lift**28A** G.02 Stair and landing detail**28B** First Floor stairwell and new lift

Room: G.03 Lobby to Refuse
G.04 Refuse
G.05 Refuse

General Description: Plant Lobby. New room with modern walls, ceiling and doors. **[Plate 29]**



29 G.04 Refuse

Room: G.07 Annex Ground Floor [Plate 30]

General Description: New Restaurant proposed. This is a large open space with original metal columns and beams with interesting column capital junction detailing to the beams. Currently used as storage yard.

Significance: Moderate/High (not complete)

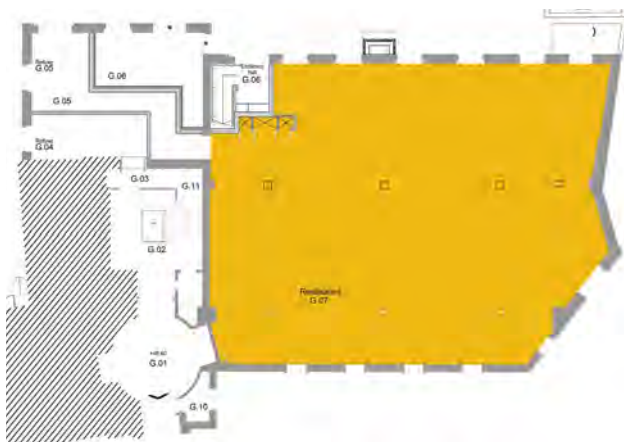
Use: New Restaurant.

Ceiling: All original. Plaster to concrete planks above, with exposed metal beams. Timber cut roof to front area of building (to south). Some areas with exposed RC.

Walls: Painted plaster to some areas with exposed brickwork in some areas (paint scheme lower section grey and upper section white). Original metal columns and exposed junctions



30 G.07 Restaurant, east block



Windows: Original steel framed casement windows to north.

Doors: Timber door frame with multi-pane tilt and turn overlight to north.

Floor: Concrete floor.

Fittings: Not applicable – being used as storage yard.

Room: Broadway Apartments BA.A101, A102, A103, A104, A105 and A106 [plates 31 – 31E]

General Description: New flats to this floor; 4 Nos one-bedroom flats to the long southern wing of the west block with 2 further one-bedroom flats to the northern wing. All modern finishes and doors with only windows retained, steel casement to the southern wing and timber sash windows to the north wing. The corridor is plain with some new high-level windows.

Significance: Moderate

Use: New residential unit.

Ceiling: Modern finishes.

Walls: Modern finishes.

Windows: Original steel framed casement windows to BA.A101-104. Single glazed sash windows to BA A105-A106.

Doors: Modern.

Floor: Modern

Fittings: Modern kitchens and shower rooms



31 Broadway Annexe flat BA.A101



31A Broadway Annexe flat BA.A102





31B Broadway Annexe flat BA.A103



31E Broadway Annexe first floor corridor west block



31C Broadway Annexe flat BA.A105



31D Broadway Annexe flat BA.A101 windows

Room: Broadway Apartments BA.A201, A202, A203, A204, A205 and A206 [plates 32 – 32F]

General Description: New flats to this floor; 4 Nos one-bedroom flats to the long southern block with 2 further one bedroom flats to the northern block, which are new (additional storey to this section only). All modern finishes and doors with only windows retained; steel casement to the southern wing and timber sash windows.

Significance: Moderate

Use: New residential unit.

Ceiling: Modern finishes.

Walls: Modern finishes.

Windows: Original steel framed casement windows to BA.A201-204.

Doors: Modern.

Floor: Modern

Fittings: Modern kitchens and shower rooms



32 Broadway Annexe flat BA.A201

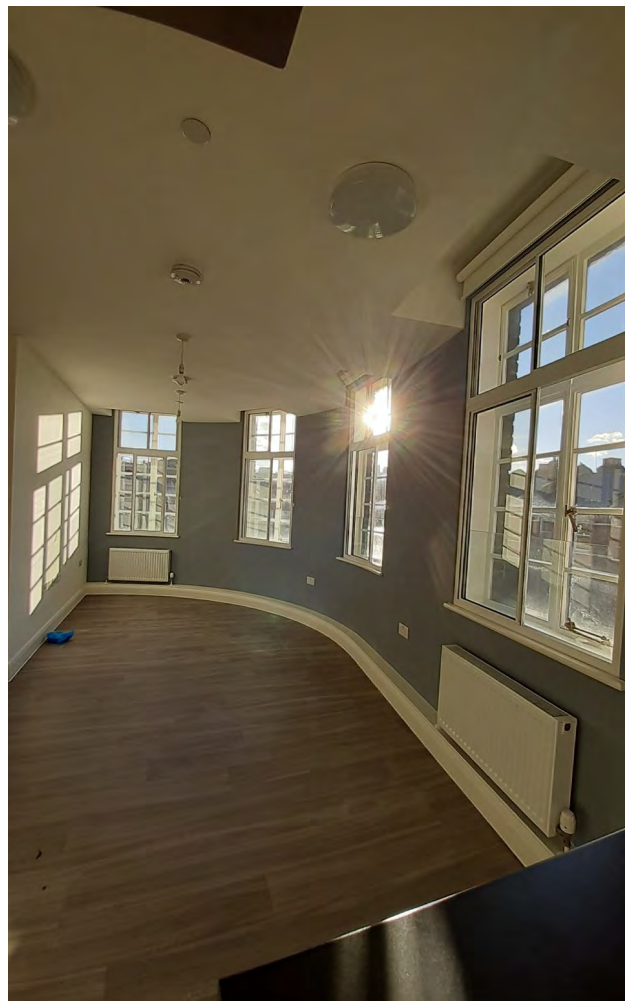


32A Broadway Annexe flat BA.A202





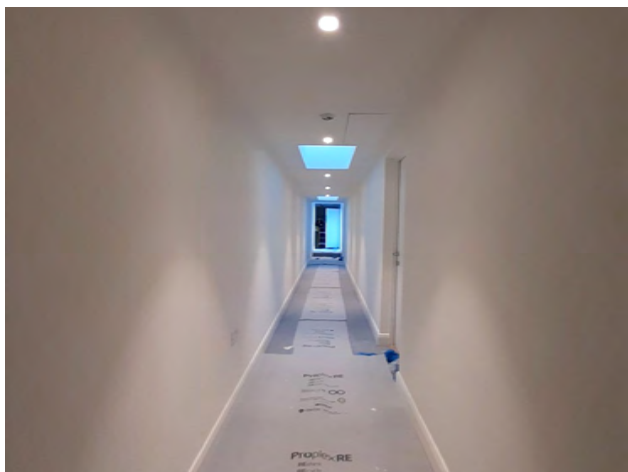
32B Broadway Annexe flat BA.A203



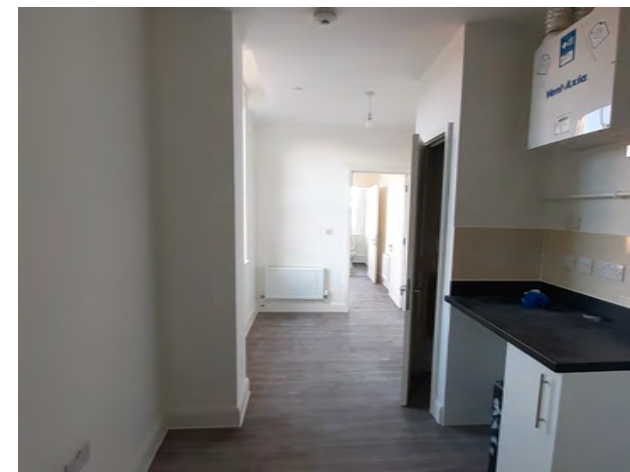
32C Broadway Annexe flat BA.A204



32D Broadway Annexe flat BA.A205, north block new storey



32E Broadway Annexe second floor corridor, west block



32F Broadway Annexe flat BA.A206 north block, new storey

Room: Broadway Lofts BA 101, 102, 103 and 104
[Plate 33]

General Description: No access (under construction). Previous report noted the following: The first floor of the former telephone exchange (which forms a mezzanine level off the main stair) is a large single room (one subdivided) with a coffered ceiling and a central rooflight. A suspended ceiling has been inserted. Also at this level is a single office space with a few historic features including a cornice and an architrave, which are of limited interest



33 Interior of east block of the Broadway Annexe (former telephone exchange), 2017



7.0 Bibliography and Acknowledgements

7.1 Bibliography

Sources and Bibliography

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7.2 Acknowledgements

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Leisa Coombs, House Manager

Rob Emmett, Estate Maintenance

Laurie Shaw, House Maintenance

A special thanks xxxx for their knowledge on Chevening House and contributions to the understanding and history of the house.

Appendix I - Site Statutory List Descriptions

Hornsey Town Hall

Grade II*

Date first listed: 16 Jan 1981

BROADWAY N8 (east side) Hornsey Town Hall

1935 by R H Uren. Forms, centrepiece of composition around small green, flanked by Gas Board and Electricity Board showroom. Handmade brick of pinkish colour with stone dressings; flat roofs, stone coped parapets. Modern style combined with display of craftsmanship. Two storeys. L-shaped front with 7 bays facing courtyard, 6 narrower bays on right inner return with a set-back 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.

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.

Electricity Board Office and Showroom (part of site)

Grade II

Date first listed: 16 Jan 1981

5015 BROADWAY N8 (east side) ----- TQ 3088
33/291 Electricity Board Office and Showroom II GV

1938 by Slater, Moberly and Uren. Forms part of composition around small green, with Hornsey Town Hall and Broadway House.

Two builds. Light pinkish brick with stone coped parapet 5 storeys. Nine-bay west part has projecting right entrance bay with stone architrave, long window over and carved brick sculpture representing light above this, Set back 6-bay right section has projecting ground floor. Long windows ground and first floors. Top floor blank but for narrow stone panels over first floor windows. Showroom on ground floor of left section continues round corner to main road.

Broadway House (adjacent to site)

Grade II

Date first listed: 16 Jan 1981

5015 BROADWAY N8 (east side) ----- TQ 3088
33/292 Nos 1 to 4 (consec) II Broadway House) GV
1936-37 by Dawe and Carter. Forms part, with Hornsey Town Hall and the Electricity Board building, of group around a small green.

Light pinkish brick with stone dressings. West part of two tall storeys, five windows with canted corner to main road, three-bay return. Tall first floor windows in architraves with carved relief panels below detracting the uses of gas. Modern showroom below. Three-storey, four window plainer left section has corner entrance in rusticated architrave. Stone coped parapets, flat roofs.

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National Grid Reference: TQ 30235 88273

Appendix II - Suggested Maintenance Plan

To be read in conjunction with Building and Site Operation & Maintenance Manual (By Others)

Item No.	Location	Element	Construction	Area m2/ length m/	Unit	Cost per unit	Maintenance component, tasks and Performance standard. To be agreed	Timing	Frequency per year	Renewal	Responsibility	Record Action/ date	Annual Cost	Notes
1.0 Roof - The Broadway Annexe & 26 The Broadway														
1.1	Roof areas	generally	various	xx m2			Inspect roof areas from the ground and accessible high points and report any loss or damage to the roof coverings	Annually/after bad weather	1					
1.2	Roof areas	generally	various	xx m2			Inspect underside of roof and internal spaces particularly below gutters. Report any evidence of roof or gutter leaks.	Annually/after bad weather	1					
1.3	Roof areas	generally	various	xx m2			Inspect internal structure including roof timbers and report any signs of structural movement or damp, fungal growth, beetle infestation and dry rot.	Twice yearly	2					
1.4	Roof areas	generally	various	xx m2			Check integrity, damaged slabs, vegetative growth.	Inspect monthly March - November	9					
1.5	Roof areas	generally	various	xx m2			Check for leaks/damage slipped flashings and slates	Inspect monthly March - November	9					
1.6	Roof areas	Asphalt section	Asphalt or membrane	xx m2			Inspect condition of flat areas and upstands. Make temporary repairs to splits and holes.	Twice yearly	2					
1.7	Roof areas	Access Doors/Hatches	various	xx m2			Check for integrity/ ease of opening/ security of locks/ glass failure/	Inspect monthly March - November	9					
1.8	Roof areas	Gutters	various	xx m2			Check for blockages/ leaks/ damaged and slipped flashings	Inspect monthly March - November	9					
1.9	Roof areas	Gutter and rainwater outlets	various	xx m2			Check for blockages/ leaks/ damaged and slipped flashings	Inspect monthly March - November	9					
1.10	Roof areas	Ridge hips	Leadwork	xx m2			Check for leaks/damage slipped flashings	Twice yearly	2					
1.11	Roof areas	Frames to opening lights, glass and frames	various	xx m2			Check for integrity/ ease of opening/ security of locks/ glass failure/	Twice yearly	2					
1.12	Roof areas	Fall restraint					As per installers recommendations	As per installers recommendations	TBC					
1.13	Roof areas	Fire Egress	Metal and various				As per installers recommendations	As per installers recommendations	TBC					
1.14	Roof areas	Metal screen around plant area	Metal	xx m2			Check for integrity/ ease of opening/	Twice yearly	2					

2.0 Facades - The Broadway Annexe & 26 The Broadway													
2.1	Facades	generally	Brick	xx m2			Check for integrity of mortar and bricks, especially adjacent to weathering edges	Twice yearly	2				
2.2	Facades	generally	Brick	xx m2			Check for integrity of mortar and any broken/weak sections	Twice yearly	2				
2.3	Facades	generally	stone copings	xx m2			Check for any vegetative growth	Twice yearly	2				
2.4	Facades	generally	stone plinths	xx m2			Check for any vegetative growth	Twice yearly	2				
2.5	Facades	generally	stone plinths	xx m2			Check for any vegetative growth	Twice yearly	2				
2.6	Facades	doors	metal and glass	xx m2			Check for ease of operation/broken glass	Twice yearly	2				
2.7	Facades	windows	metal and glass	xx m2			Check for ease of operation/broken glass	Twice yearly	2				
2.8	Facades	window architraves	stone	xx m2			Check all parts are still fixed and safe, no signs of corrosion or loss of integrity	Twice yearly	2				
2.9	Facades	windows	metal balconies	xx m			Check for signs of rust and loose/broken fixings	Twice yearly	2				
2.10	Facades	signage	various	xx m2			Check condition and appearance	Twice yearly	2				
3.0 External Landscape - The Broadway Annexe & 26 The Broadway Read in conjunction with Hornsey Town Hall Conservtion Management Plan													
3.1	Paths and Driveways	External resurfaced		xx m2			Leaf clearance self-propelled motorized vacuum and disposal	October - January	16				
							Sweep with pedestrian equipment and dispose of arisings once a month	March - September	7				
							Resurfacing (frequency depends on use)	Once every 10 years/ inspect with Quinquennial					
							Snow and ice clearing	December - March/ April	5				
							Check gullies and ensure they are not blocked	Once a month/ after bad weather	12				
3.2	Paved areas: building, forecourt and Square	External stone paving including stone steps		xx m2			Sweeping once a month dispose of arising	March - September	7				
							Jet washing	Annual	1				
							Repointing provisional sum for 1 person day + materials each year	March - November	2				
							Snow and ice clearing	December - March/ April	5				
							Check gullies, channels and grating and ensure they are not blocked	Once a month/ after bad weather	12				
3.3	Lightning Protection						checks		4				
3.4	Planted areas						Ongoing landscape maintenance as required	Atleast once a month (more in growing season)	12				

