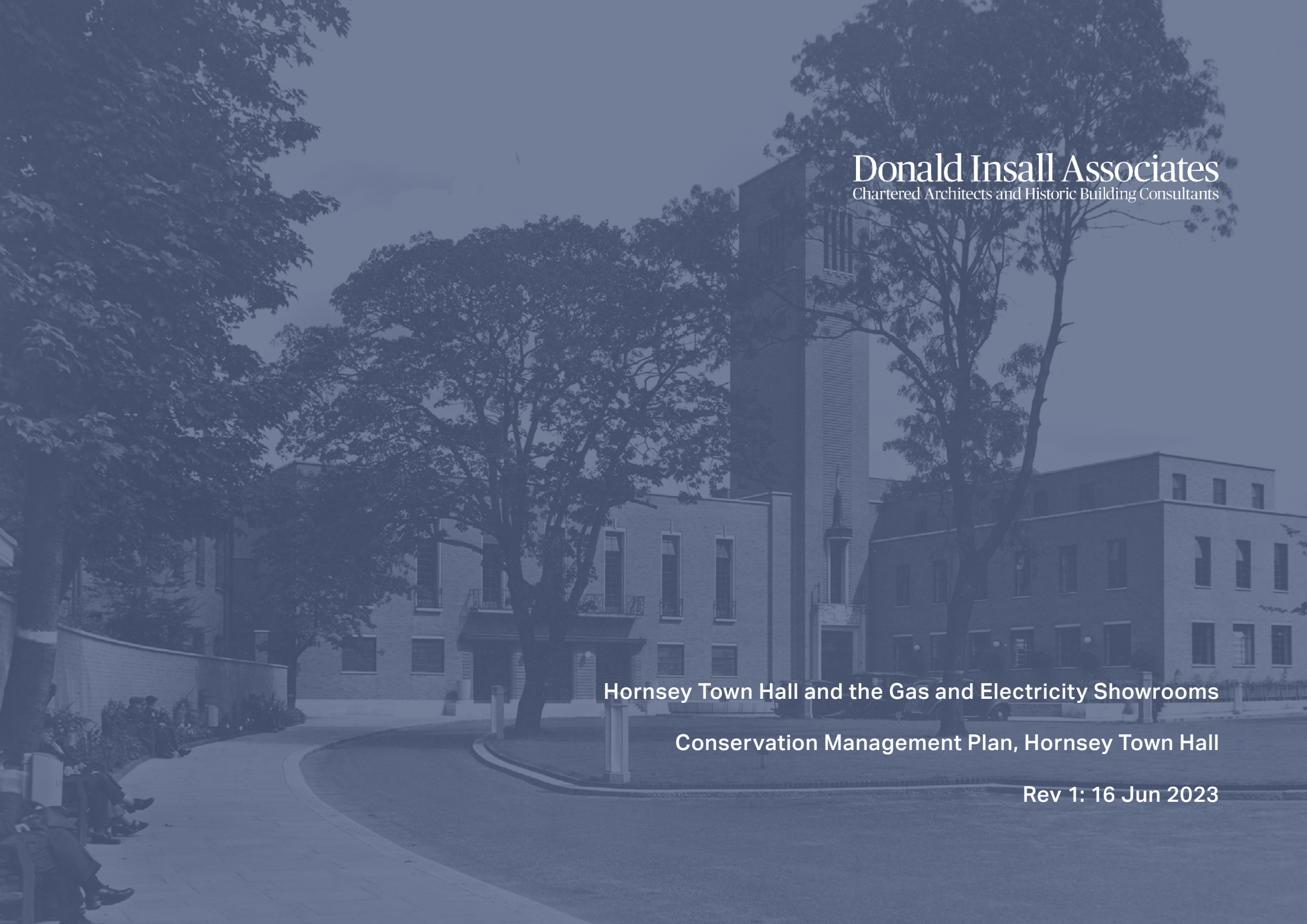




Donald Insall Associates
Chartered Architects and Historic Building Consultants

Hornsey Town Hall and the Gas and Electricity Showrooms

Conservation Management Plan, Hornsey Town Hall

Rev 1: 16 Jun 2023



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Site plan with development boundary outlined in red

1.0 Introduction

1.1 Background to the Conservation Management Plan (CMP)

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

This CMP explains the significance of the building and collection, its site 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 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 Town Hall and should be read alongside the separate document ' *Conservation Management Plan, Broadway Annexe & 26 The Broadway* ' noted above.

- The document includes: A description and history of the Town Hall (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 Town Hall (**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 Town Hall 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 [Plate 27]. 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

Hornsey Town Hall is a Grade II*-listed building located in the Crouch End Conservation Area in the London Borough of Haringey. It is in the immediate setting of the Grade II-listed Broadway Annexe (former Gas Showroom) of 1937-9 and the Grade II-listed former Electricity Board Office and Showroom of 1935, buildings of a similar style which form a composition with Hornsey Town Hall. The Grade II-listed Hornsey Library, a building of the 1960s, is to the southeast. The former clinic, the Weston Park Annexe, is unlisted.

The statutory list descriptions are included in Appendix I. Hornsey Town Hall has, since 2015, been designated as an 'Asset of Community Value'. The town hall also has a substantial repair backlog and has, since 2000, been on the Historic England 'At Risk' Register.

1.5 Authorship of the CMP

This CMP has been written by a team of experienced specialists in the field of building by Donald Insall Associates, Conservation Architects and Historic Building Consultants. The Practice has 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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Megan Hari	Researcher	Donald Insall Associates	Researcher and historic building advisor

1.6 Summary Key Findings of the CMP

The key findings of the Conservation Management Plan are:

Significance

- 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.
- Hornsey Town Hall is a seminal building in English architectural history, combining the massing and spatial planning of the International Modern Movement with craftsmanship and decoration in the English Arts and Crafts tradition. The quality of the materials is very high, including the hand-selected pinkish grey bricks of the brick-expressionist exterior, carved Portland stone decoration by sculptor Arthur J. Ayers on the tower, and a bronze grille featuring woodland birds and animals to the main door.
- The historical and communal significance of Hornsey Town Hall is also high, relating principally to its interest as the municipal and entertainment

centre of Hornsey from 1935 until 1965. The building is the physical manifestation of the civic pride of a prosperous middle-class borough in the interwar years, an era of burgeoning municipal activity.

- The building 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.

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 to new uses was well underway. 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.