

Room: G.57 Assembly Hall [plate 95, 95A]

G.57a Balcony and Control Room

General Description: This is the Assembly Hall, another of the principal spaces within the building. It takes the form of a large performance space with a stage at its eastern end. The raked gallery to the west has now been converted into F.50(a) Cinema, accessed separately from the first floor.

There are two sets of double doors into the Assembly Hall from G.55a Function Room, these are veneered with portholes (with later wired glass), with brass ironmongery and 'WAY OUT' signs.

The main space of the Assembly Hall is finished with the same timber wall panelling. The floor was covered during the site visit and would be the same as the Function Room (with perimeter linoleum). Above the panelling, the walls are finished in acoustic plaster. The panelling contained timber louvres for ventilation interspersed between the inset metal panel radiators, in the original arrangement. The ceiling is finished in fibrous plaster; it contains large flat metal-framed rooflights at the centre and lower sections of ceiling along the north and south walls; which contained large disc-shaped pendants, which could be raised or lowered (light fittings not present during site visit). There are five tall narrow steel-framed casements line the north and south walls, framed with walnut. Panelled fire exit doors in the north and south walls have 'WAY OUT' signs. The proscenium arch has a shallow stepped profile. Some of the velvet stage curtains are original. The stage front is panelled in the same design as the walls. Historic photos are plates 95E and 95F.

The Balcony is a modern introduction, current to this scheme following the partitioning of the original Assembly Hall. It is painted plaster to match with the plain back wall and houses the controls for the retractable seating.

There are photographs of the Assembly Hall on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest

Use: Arts Centre auditorium/ performance space.

Ceiling: The ceiling is deeply coffered (containing the radiator panels) and has small disc pendants. The return face of the gallery has been clad in acoustic tiles (probably 1960s) [Plate 95F and 95]. The ceiling has been repaired and redecorated in flat white.

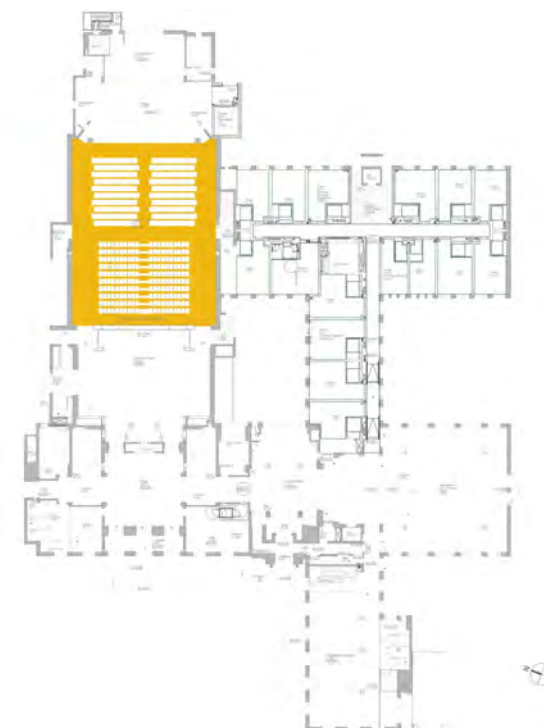
Walls: The walls here are panelled with veneered walnut, set out in geometric pattern. The vents for the heating system are framed by timber architraves with timber louvers. The walls have been repaired and redecorated in flat white.

Windows: Five tall narrow casement windows to north and south walls.

Doors: Panelled timber fire exit doors.

Floor: The floor is sprung teak, with sections of linoleum (later), although this was covered during the site visit Dec 2022).

Fittings: Not present during site visit.





95 G.57 Assembly Hall looking to east (stage)



95A G.57 Assembly Hall looking north



95B G.57 Assembly Hall looking west to Function Room and Foyer



95C G.57 Assembly Hall, showing timber stairs up to stage and part of proscenium



95D G.57 Assembly Hall panelled fire exit doors



95E Ground Floor, Assembly Hall, G.57 (2017)



95F Ground Floor, Assembly Hall, G.57 (2017)

Room: G.60 Stage Wing**G.62 Stage [plate 96]****G.63 Stage Wing****G.60a Landing near Goods and Passenger Lift LF-06**

General Description: The stage is faced in walnut panelling and there are curved-profile speakers encased in walnut louvres at the corners. The proscenium is staggered and its cheeks clad in walnut, with deep jib stage doors. The area behind the proscenium is plain and utilitarian, with plastered walls to the side and back. There is mechanical duct overhead with a ladder and platform with balustrade to the north wall only.

Significance: High.

Use: Performance Stage

Ceiling: Plaster at high level above ducting and gantry etc.

Walls: Plaster to side and back, some areas exposed brick.

Windows: None

Doors: Timber door to north wall from G.62. Flush veneered doors with some original ironmongery. G.60 has a tall and narrow opening for bringing props on to stage, with a modern steel roller shutter.

Floor: Covered during site visit, Dec 2022 (previously noted as timber floorboards).



96 G.62 Stage looking north to G.63 Stage Wing

Fittings: None of note during site visit (2017 inspection noted that some of the velvet curtains were original).



Room: G.61 Green Room [plate 97]

G.61a Disabled Lavatory and Shower

General Description: The Green Room is accessed directly from the stage and previously had timber concertina doors to separate it, although this was absent during the site visit. The room has large windows to the east wall and a new lavatory is to be included to the northeast corner.

Significance: Moderate

Use: Co-working space.

Ceiling: Painted plaster.

Walls: Plaster walls.

Windows: A single large metal-framed casement is set in the east wall.

Doors: Temporary doors during site visit (construction ongoing, Dec 2022)

Floor: Covered during site visit, (previously noted as timber floorboards).

Fittings: None of note during site visit. (2017 inspection noted that there are several interesting features and fittings including the illuminated 'SALIDA' box sign above the exit. The strip lighting is modern but uses original fixings).



97 G.61 Green Room looking south, with G.62 Stage on the right of the image



Room: G.64 Exit [plate 98]

G.65 Exit [plate 98A]

G.67c Store[plate 98B]

General Description: Exit routes and store off Assembly Hall and G.55a Function Room.

Significance: Neutral

Use: Escape routes with G.67a a storeroom.

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: None.

Doors: Original double external solid panelled doors, with ironmongery.

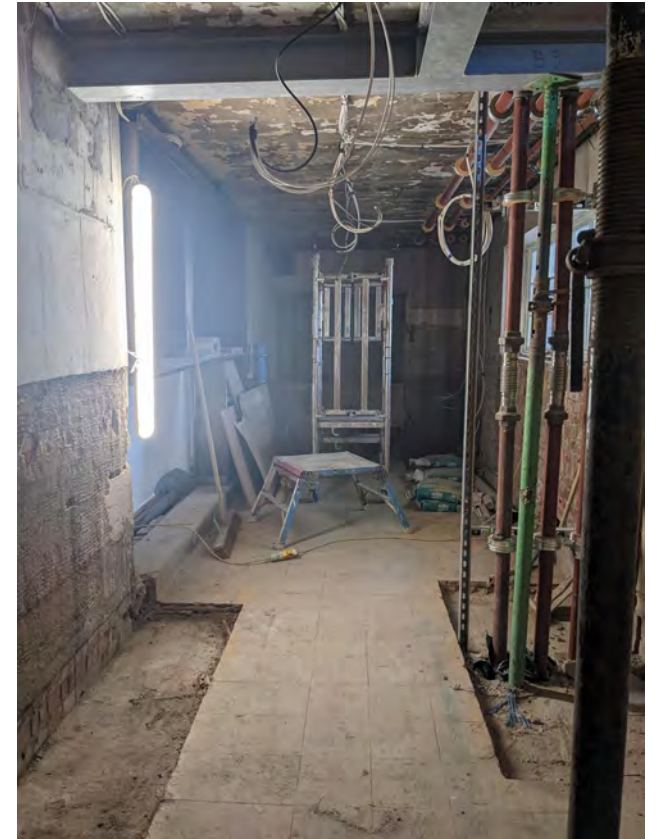
Floor: Covered during site visit, Dec 2022 (could be original granolithic finish on solid construction with granolithic skirting detail).

Fittings: Some parts of original escape lighting fittings remain.





98A G.65 Exit



98B G.67c Store

Room: G.66 Servery/Pantry

General Description: Originally a servery / bar with two dumbwaiters linking it to kitchens in the basement. This space will continue as a servery/ pantry with the existing servery lift shaft to be reused. It is part of G.55a Function Room

Significance: High

Use: Food serving.

Ceiling: Not inspected.

Walls: Not inspected.

Windows: None.

Doors: None.

Floor: Not inspected during site visit (originally noted as terrazzo tile floor).

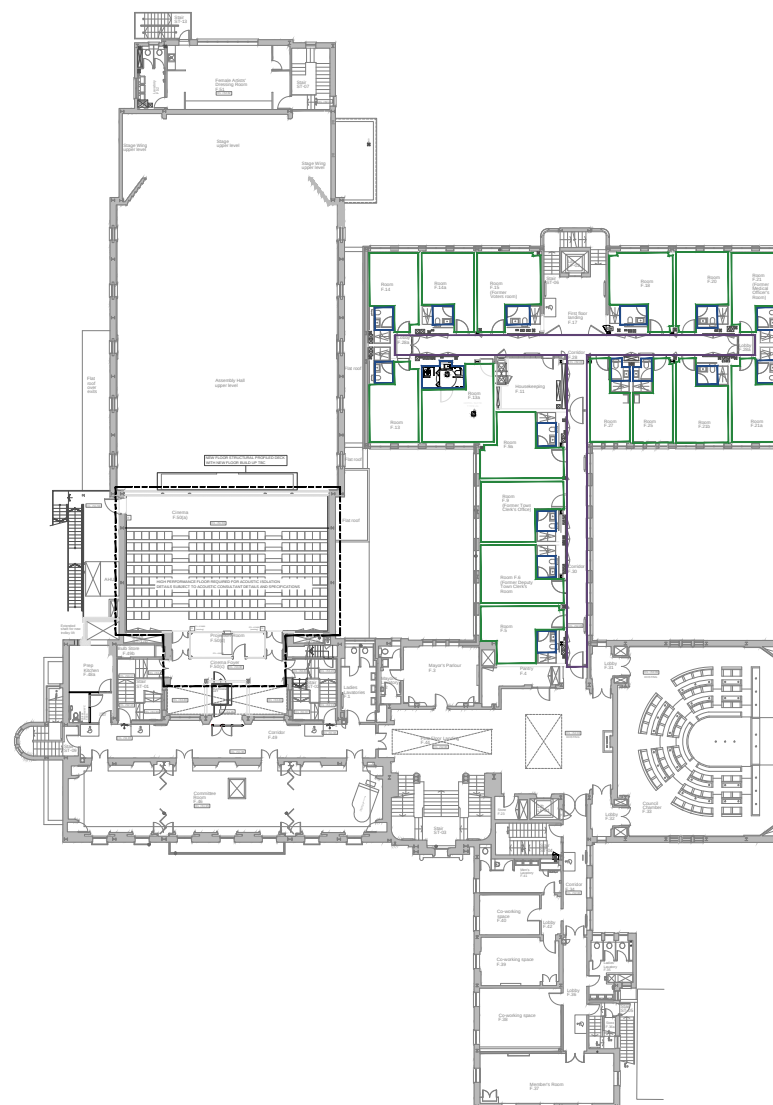
Fittings: None during site visit (Dec 2022).



First Floor

The first floor holds some of the building's most exceptional spaces and is largely intact in terms of planform, fitting and finishes, and even soft furnishings. The first-floor landing, Committee Rooms and Council Chamber steal the show, but there are other more modest but finely detailed spaces including the Mayor's Parlour, member's rooms and Borough Treasurer's room, which retain most of their fine timber panelling.

The office spaces are a mixture of small finely panelled rooms and larger plain rooms for typists and clerks. A range of original features and fitting were previously noted, some of which are to be reinstated including panelling, built-in cupboards, doors, wall-mounted clocks (some to be reinstated), squat domed ceiling lights, radiator panels and ironmongery.



Room: F.1 Ladies' Lavatories [plate 100]

General Description: Ladies Lavatories, currently under refurbishment with all fixtures and fittings removed.

Significance: Neutral

Use: Toilets

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: Steel-framed casements.

Doors: Original panelled door (ironmongery removed).

Floor: None (previously parquet, removed during site visit, Dec 2022)

Fittings: None.



100 *F.1 Ladies Lavatories*



Room: F.2 Mayor's Lavatory [plate 101]

General Description: Mayor's WC with access from F.3 Mayor's Parlour only, now with most of fixtures and fitting removed.

Significance: Moderate

Use: Toilet.

Ceiling: Painted plaster to some sections and new ducting at high level.

Walls: Terrazzo tiles up to head height, terrazzo cubicle, with painted plaster above.

Windows: Small casement window to east elevation.

Doors: Door with some original ironmongery (panelled on Mayor's parlour side, plain on inside face).

Floor: Terrazzo tiles.

Fittings: None during site visit (Dec 2022).



101 *F.2 Mayor's Lavatory*



Room: F.3 Mayor's Parlour
[plate 102, 102A and 102B]

General Description: Mayor's Parlour, this panelled room has built in cupboards either side of the entrance door and a large window to the east elevation overlooking to the inner courtyard.

Veneered door with decorative banding, original ironmongery, and lettering.

There is a photograph of the Mayor's Parlour on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest

Use: Mayor's Parlour.

Ceiling: Painted plaster.

Walls: Panelled very finely, to full height in walnut and have built-in cupboards with glass panels.

Windows: Three tall bronze-framed casements with etched glass in the east wall, set in walnut reveals [plates 102A and 102C].

Doors: Veneered door with decorative banding, original ironmongery, and lettering from first floor landing, with a panelled door into F.2 Mayor's lavatory.

Floor: Covered during site visit (but previously noted as fawn-coloured carpet).

Fittings: None during site visit but 2017 inspection noted marble and stone radiant heater. There is a 1930s vanity with keyhole-shaped mirror (from elsewhere). The nickel-plated chandelier is in storage. Original curtains lost.



102 F.3 Mayor's Parlour looking north



102A F.3 Mayor's Parlour looking east

Room: F.4 Pantry [plate 103]

General Description: Pantry undergoing works during site visit.

Significance: Neutral

Use: Food & Beverage.

Ceiling: Plaster.

Walls: Painted plaster.

Windows: None.

Doors: Original door and fixed sidelights.

Floor: Bare screed.

Fittings: None.



103 F.4 Pantry





102B F.3 Mayor's Parlour looking to stairwell



102C First Floor, former Mayor's Parlour, F.3 (2017)

Room: F.5 Room [plate 104]

F.6 Room (Former Deputy Town Clerk's Room) [plate 104A]

F.9a Room [plate 104B]

General Description: Ensuite hotel rooms accessed from F.30 Corridor, which links the east and west wings.

Significance: Moderate

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls.

Windows: Original steel casement windows.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit. Carpet on suspended timber construction.

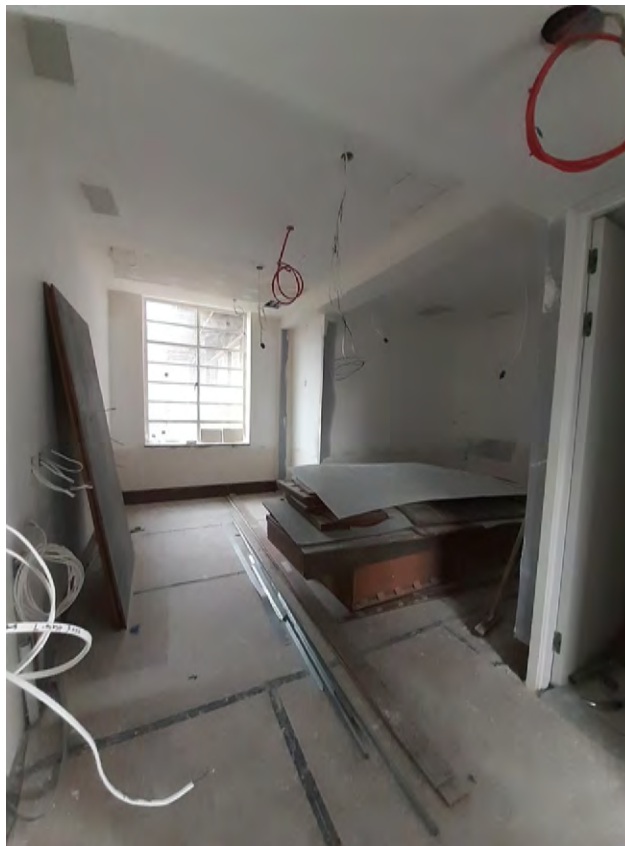
Fittings: Some original cupboards to be re-fitted.



104 *F.5 Hotel Room*



104A F.6 Hotel Room Former Deputy Town Clerk's Room



104B F.9a Hotel Room

Room: F.9 Room (Former Town Clerk's Office) [plate 105]

General Description: Ensuite hotel room accessed from F.30 Corridor, previously fitted with full height panelled cupboards [plate 105A].

There is a photograph of the Town Clerk's Room on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: High

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls:

Windows: Original steel-framed casements.

Doors: None during site visit (Dec 2022). Door with banding detail and modern ironmongery.

Floor: Covered during site visit.

Fittings: Some original cupboards to be re-fitted.



105A First Floor, former Town Clerk's Room, F.9 (2017)



105 F.9 Hotel Room Former Town Clerk's Office

Room: F.11 Housekeeping [plate 106]**General Description:** Housekeeping**Significance:** Neutral**Use:** Hotel ancillary service space.**Ceiling:** Modern plasterboard with exposed services.**Walls:** Modern plasterboard.**Windows:** None (internal room).**Doors:** None during site visit (construction, Dec 2022).
Original John Tann's 'Reliance' steel door to be refitted.**Floor:** Modern (screed floor during site visit).**Fittings:** None.

106 F.11 Housekeeping



Room: F.13 Room [plate 107]

F.13a Room [plate 107A]

F.14 Room [plate 107B]

F.14a Room [plate 107C]

F.15 Room [plate 107D]

General Description: Ensuite hotel room accessed from F.28 Corridor and Lobby (north section of corridor).

Significance: Moderate

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls.

Windows: Original steel-framed casements.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit.

Fittings: Some original cupboards to be re-fitted in F.15.

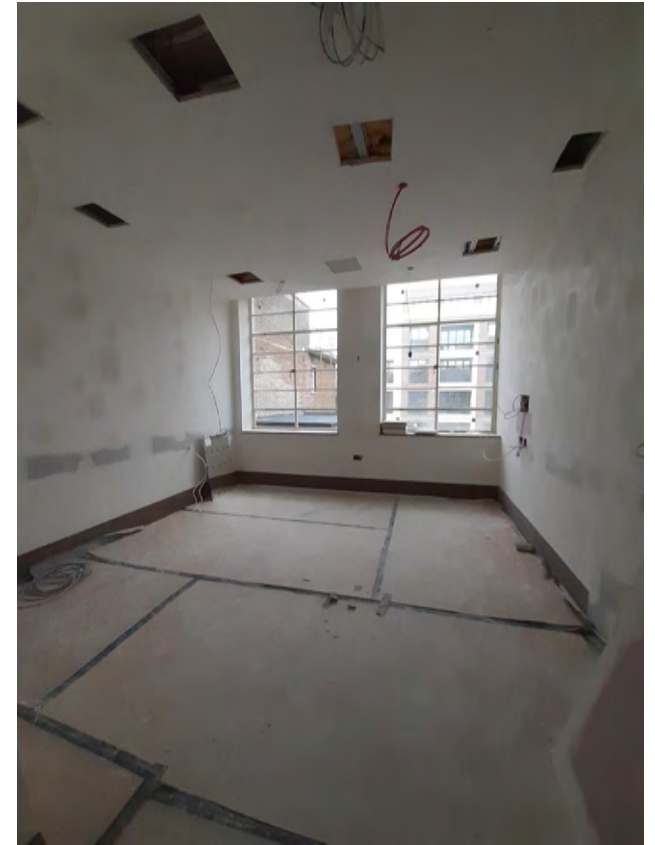




107 F.13 Hotel Room



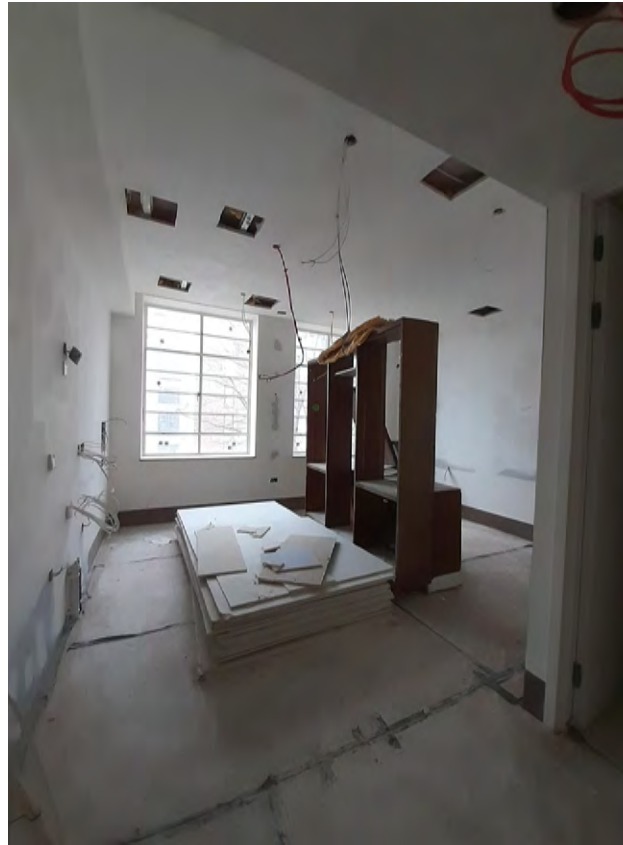
107A F.13a Hotel Room



107B F.14 Hotel Room



107C *F.14a Hotel Room*



107D *F.15 Hotel Room Former Voters Room*

Room: F.17 First Floor Landing [plate 108]

General Description: First Floor Landing; eastern lift and stair core.

Significance: High

Use: Circulation/foyer space.

Ceiling: New plasterboard ceiling to be installed during site visit (Dec 2022).

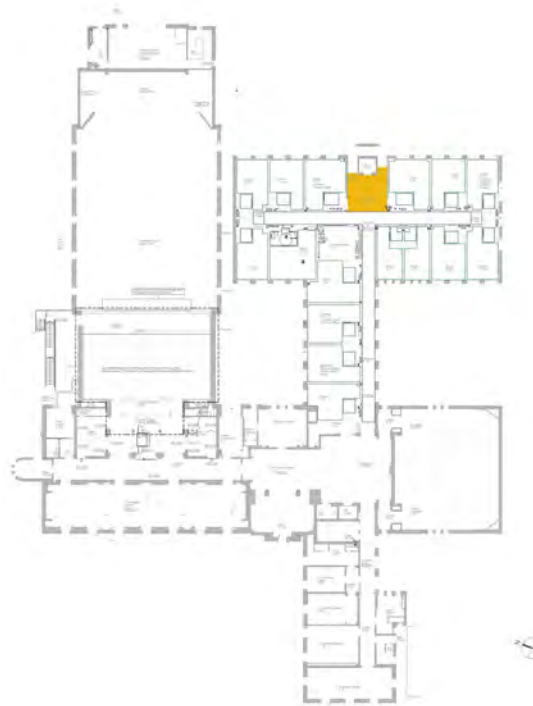
Walls: Painted plaster and modern plasterboard.

Windows: Original curved steel casement windows to stairwell.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit (Dec 2022).

Fittings: None during site visit (Dec 2022).



108 *F.17 First floor landing*

Room: F.18 Room [plate 109]

F.20 Room [plate 109A]

F.21 Room (Former Medical Officer's Room) [plate 109B]

F.21a Room [plate 109C]

F.21b Room [plate 109D]

F.25 Room [plate 109E]

F.27 Room [plate 109E]

General Description: Ensuite hotel room accessed from F.28 Corridor (south section of corridor).

Significance: Moderate

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

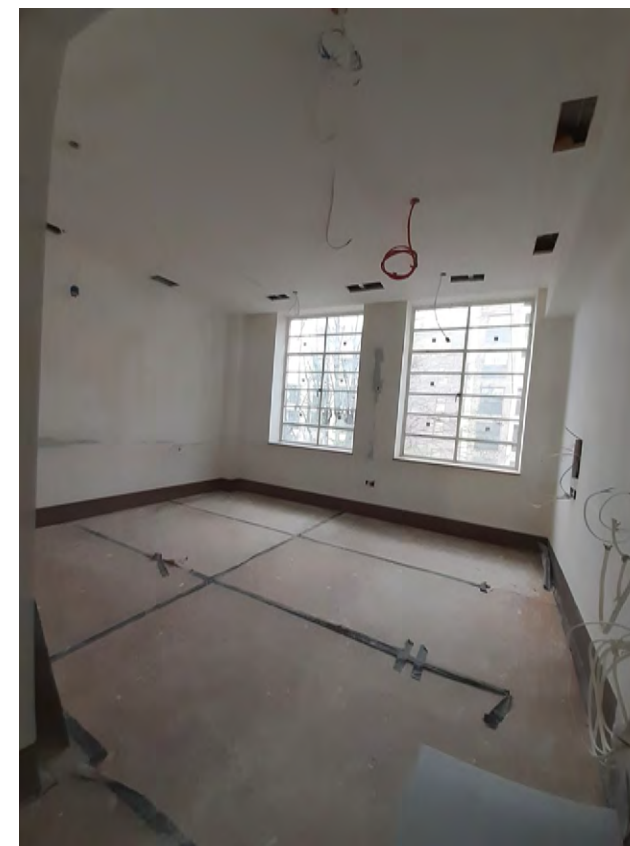
Walls: Painted plaster and modern drylined walls.

Windows: Original steel-framed casements.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit.

Fittings: Some original cupboards to be re-fitted in F.21 Former Medical Officer's Room (previously this room was panelled full height with built in cupboards).



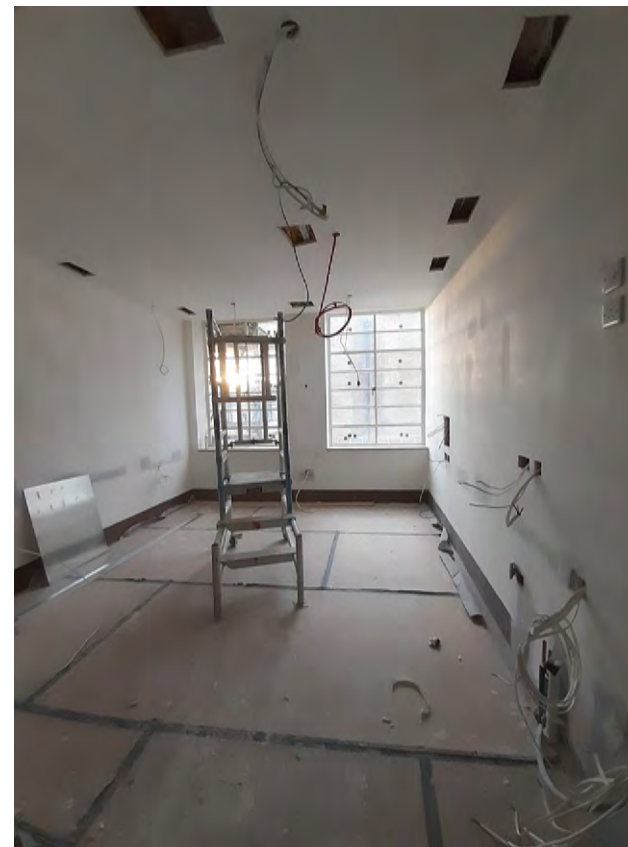
109 F.18 Hotel Room



109A *F.20 Hotel Room*



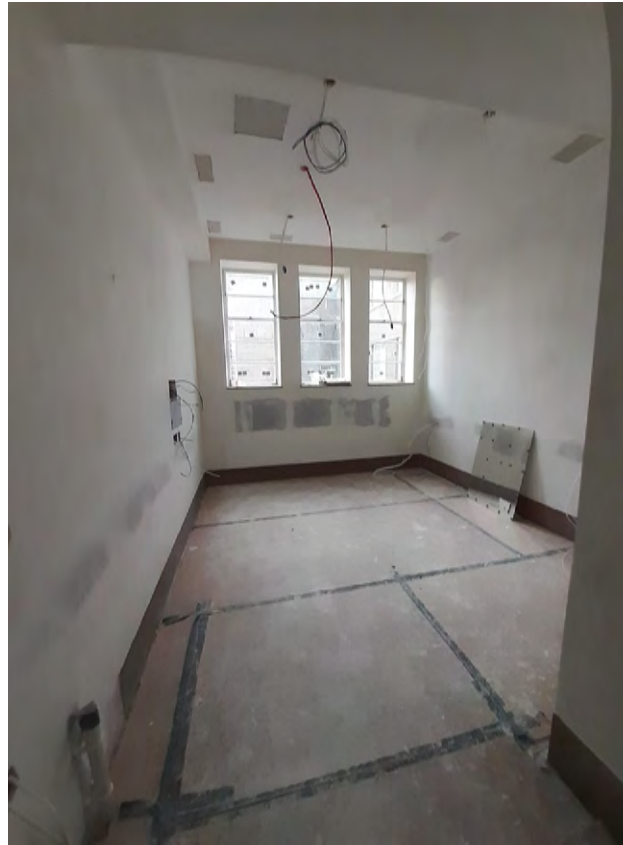
109B *F.21 Hotel Room (Former Medical Officer's Room)*



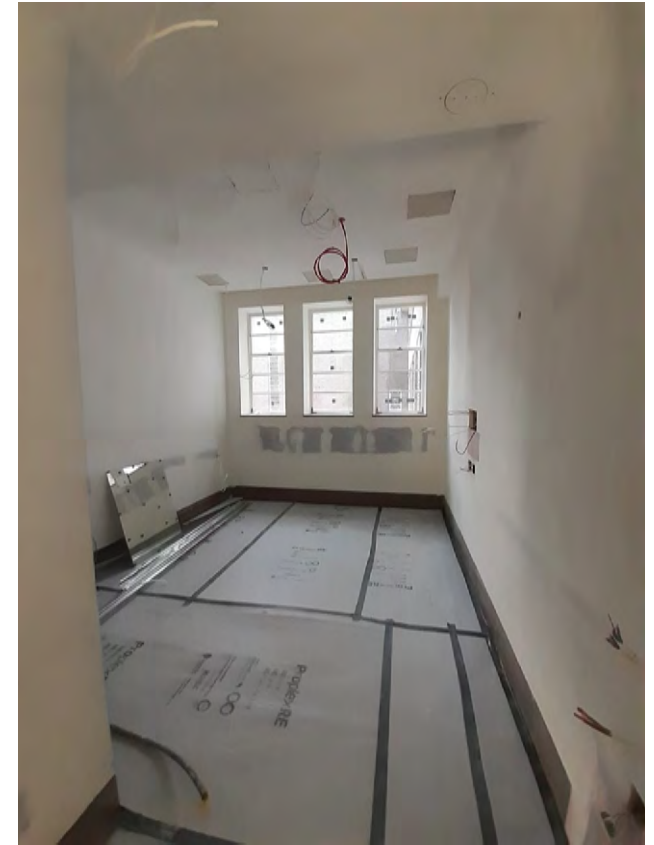
109C *F.21a Hotel Room*



109D *F.21b Hotel Room*



109E *F.25 Hotel Room*



109F *F.27 Hotel Room*

Room: F.28 Corridor [plate 110]

General Description: Corridor which runs north-south in the east wing, now the main circulation route for hotel rooms. Historic photo plate 110A.

Significance: Moderate

Use: Circulation.

Ceiling: New plasterboard ceiling to be installed during site visit (Dec 2022).

Walls: Generally modern plaster. -

Windows: None.

Doors: None during site visit.

Floor: Covered during site visit.

Fittings: None during site visit.



110 F.28 Corridor



Room: F.30 Corridor [plate 111]

General Description: Main corridor in the Link Block. It runs between the east wing and the Council Chamber / landing; and is now a circulation route for the hotel rooms here.

Significance: Moderate

Use: Circulation.

Ceiling: New plasterboard ceiling to be installed during site visit (Dec 2022).

Walls: Generally modern plaster.

Windows: Steel casement windows.

Doors: None during site visit.

Floor: Covered during site visit.

Fittings: None during site visit.



111 F.30 Corridor looking east, with courtyard to the right



110 *F.28 Corridor looking south*



110A *First Floor, corridor in east office wing, F.28 (2017)*

Room: **F.33 Council Chamber**
[plate 112, 112A and 112B]

F.31 Lobby

F.32 Lobby

General Description: This is one of the principal spaces on this floor which housed the formal functions of the Council; it is arranged much like a court room with seating arranged in a horseshoe configuration and a gallery at second floor level, all facing the Mayor's rostrum. Materials are good quality but not extravagant.

The lobbies are panelled full height to match the Council Chamber (low ceiling as public gallery above).

There are photographs of the Council Chamber on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest

Use: Civic Space.

Ceiling: Very large rooflight with stepped sections above public gallery and a sloped ceiling above the former Mayor's rostrum.

Walls: Panelled half-height in walnut, with decorative banding around framing the clock behind the Mayor's rostrum, and the upper half is plastered. There is a narrow gallery at second floor level, set against the south wall. The walls beneath the gallery are faced in cork.

Windows: Tall casements to east and west wall, framed in walnut. Either side, there were large 'Asbestonite' acoustic panels, covered in woven fabric, not the original design but not present during the site visit.

Doors: Temporary doors on site during construction works but originally veneered doors with decorative banding and small vision panels, with later Georgian wired glass.

Floor: Covered during site visit (Dec 2022).

Fittings: Much of the seating has been moved out of place and covered, but originally the seating is arranged in tiers, with integrated writing desks with drawers. The bench seats are Australian walnut and teak and upholstered with leather (which is in a very poor state). The mayoral and council member chairs behind the rostrum are stored elsewhere in the building. Semi-circular-ended table in the centre of the horseshoe is free-standing. See plate 112 C.





112 *F.33 Council Chamber looking north to Public Gallery*



112C *First Floor, former Council Chamber, F.33 (2017)*



112A *F.33 Council Chamber lookin west*



112B *F.33 Counil Chamber looking south to former Mayor's rostrum*

Room: F.34 Corridor [plate 113]

F.36 Lobby [plate 113A]

General Description: Corridors leading from first floor landing to the member's rooms.

Significance: Moderate

Use: Circulation.

Ceiling: None during site visit (Dec 2022).

Walls: Painted plaster.

Windows: Original steel-framed casements, overlooking the rear gardens of the houses on Hatherly Gardens.

Doors: None of note during site visit (Dec 2022).

Floor: Covered during site visit (Dec 2022), some areas could be Cork tile floor.

Fittings: None during site visit (Dec 2022).





113 F.34 Corridor



113A F.36 Lobby viewed from F37 Member's Room

Room: F.35 Ladies Lavatory [plate 114]

General Description: Ladies Lavatory which now has some additional ducting through it.

Significance: Moderate

Use: Toilet.

Ceiling: None during site visit (Dec 2022).

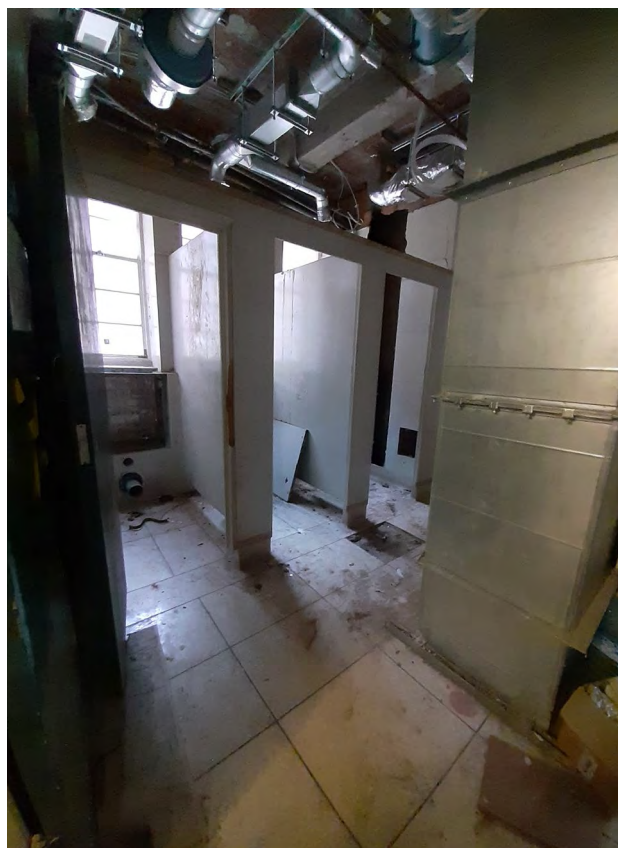
Walls: Original precast terrazzo to head level, with tesserae band and skirting detail. Terrazzo cubicle walls.

Windows: Original windows with obscure glazing.

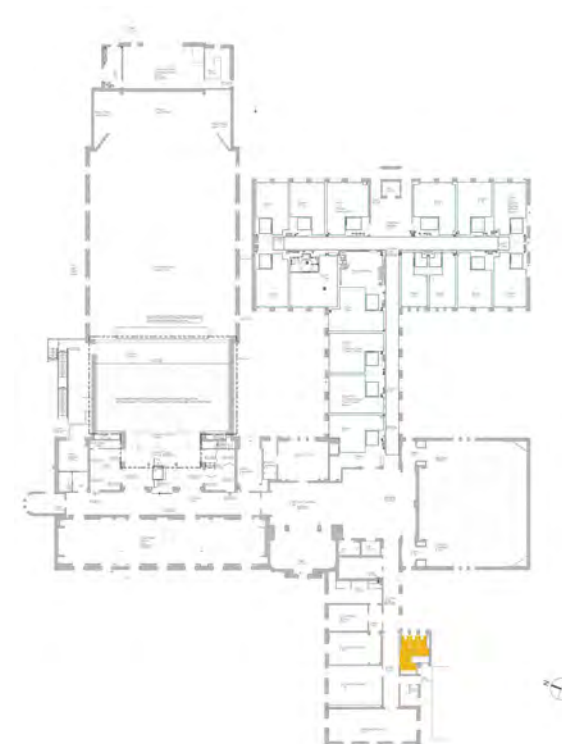
Doors: Original flush panel on solid core doors cubicle.

Floor: Original terrazzo tiles with bitumen joints.

Fittings: None during site visit.



114 F.35 Ladies' Lavatory



Room: F.37 Member's Room [plate 115]

General Description: This prominently positioned room is panelled full height with five tall windows, making it well lit.

There are photographs of the Member's Room on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest

Use: Multi-purpose including civic/ co-working.

Ceiling: Plastered ceiling - there is an odd cut back junction by the windows [Plate 115B].

Walls: Full height panelling with walnut laid out with decorative cross-bands, with built-in glazed cupboards (original brass ventilation grilles to the walls removed).

Windows: Five tall steel casement windows with original ironmongery.

Doors: None during site visit (Dec 2022), but originally noted as being plain to the corridor and veneered with cross-banding to the room, with original ironmongery.

Floor: Covered during site visit, but noted as being Fawn-coloured carpet

Fittings: None during site visit.



115 F.37 Member's Room looking south





115A F.37 Member's Room, typical window to room



115B First Floor, former Member's Room, F.37 (2017)

Room: F.38 Co-working space [plate 116]

F.40 Co-working space

General Description: Formerly Member's and Lady Member's Robing Rooms, these are now co-working spaces.

Significance: Moderate

Use: Co-working.

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: Original bronze-framed casements.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit but noted as being Carpet.

Fittings:



Room: F.39 Co-working [plate 117]

General Description: Formerly Lady Member's Room, this panelled room is now a co-working space.

Significance: High

Use: Co-working

Ceiling: Painted plaster, with metal radiator panels to the ceiling.

Walls: Full height panelling with walnut laid out in decorative cross-bands, with built-in glazed cupboards. Brass ventilation grilles to the walls.

Windows: Original Bronze-framed casement with timber reveals.

Doors: Temporary door during site visit (Dec 2022). Plain door to the corridor and veneered with cross-banding to the room, with original ironmongery.

Floor: Covered during site visit.

Fittings: None during site visit, although the 2017 inspection noted a marble and stone radiant heater and clock [plate 117A].





117 F.39 Co-working space - 1 panelled room formerly Lady Member's Room



117A First Floor, former Lady Member's Room, F.39 (2017)



116 F.38 Co-working space formerly Member's Robing Room

Room: F.41 Men's Lavatory [plate 118]

General Description: Men's Lavatory, stripped out during site visit (Dec 2022).

Significance: Moderate

Use: Toilets.

Ceiling: Painted plaster on solid construction. High level corner roof light now blocked and new services installed.

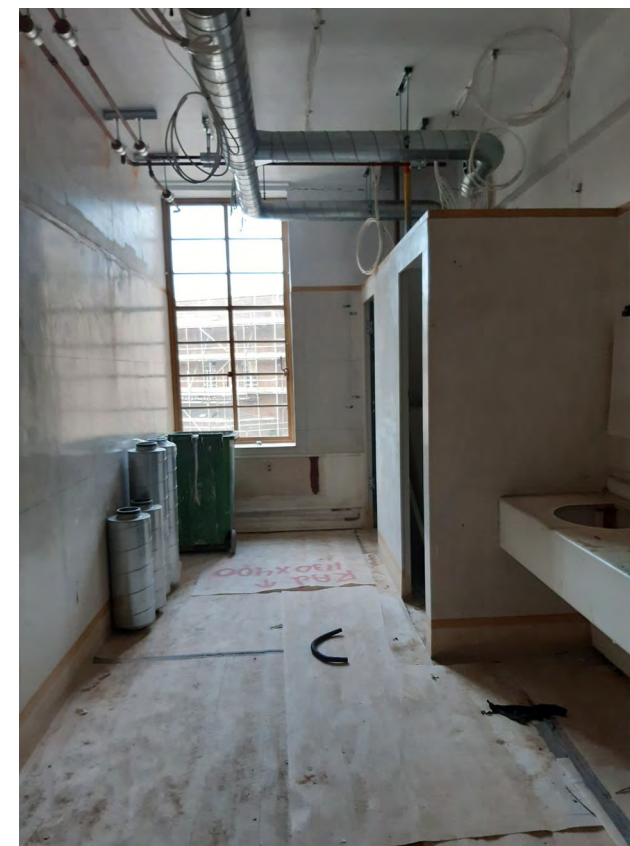
Walls: Original precast terrazzo to head level, with tesserae band and skirting detail. Terrazzo cubicle walls.

Windows: Original windows with original terrazzo window boards.

Doors: Original flush panel on solid core doors to entrance door and cubicle doors.

Floor: Original terrazzo tiles with bitumen joints.

Fittings: None during site visit.



118 F.41 Men's Lavatory

Room: F.44 First Floor Landing
[plate 119, 119A and 119B]

General Description: The first-floor landing is one of the most successful spaces in the building due to its use of refined materials and fine detailing. Light floods into the landing via a series of lightwells, which visually connect this formal space with the ancillary office spaces above. It is reached by ST.03: an elaborate Imperial staircase, which is framed by Ashburton marble columns, with Perrycot stone treads and Ashburton marble risers. The balustrades are bronze openwork, with bronze handrails.

There are two lightwells over the landing, which illuminate this space and visually link it with the second floor; these openings are framed by decorative bronze openwork balustrades. The walls are lined with Perrycot stone.

There are photographs of the First Floor Landing on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest.

Use: Circulation.

Ceiling: Painted plaster with lightwells to second floor above.

Walls: Lined with Perrycot stone and the jambs of the entrances to the Council Chamber and Committee Rooms are emphasised by bands of gold mosaic and deep marble skirtings.

Windows: None.

Doors: Generally, original doors and some ironmonger, although some doors removed during site visit (construction ongoing, Dec 2022).

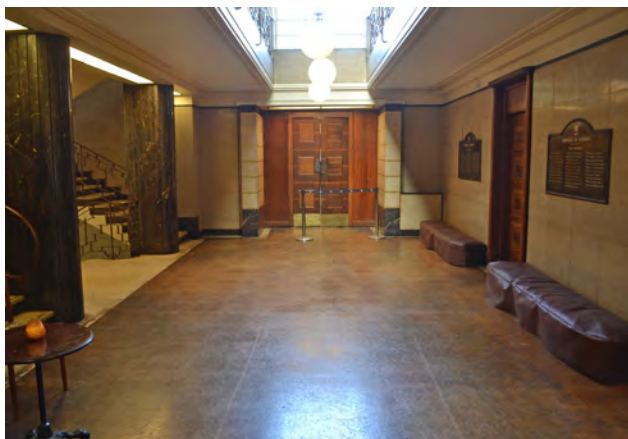
Floor: Covered during site visit, but previously noted in 2017 inspection as Cork tiles, with a stone border.

Fittings: There is a range of original light fittings and switch plates [plate 119C], including flush lighting panels beneath the stair and over doorways and squat domed ceiling lights. Two bronze plaques flank the door to the Mayor's Parlour; containing lists of past mayors [plate 119D]. There is a Second World War memorial at the centre of the south wall, from Hornsey County School (installed in the 1980s, covered during site visit). The lift is fronted by walnut doors and retains its lift car. There is a range of original furniture in this space, including the reception desk from the Entrance Hall, leather-covered benches and velvet-covered bucket seats, all of which were not inspected (covered during site visit).





119 F.44 First floor landing arriving at the top of stairs, looking east



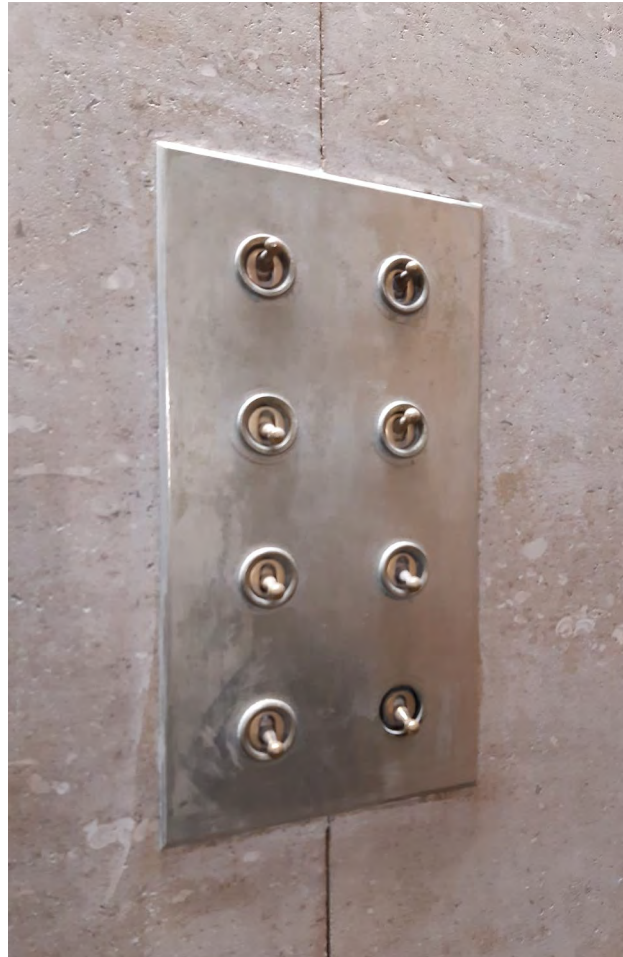
119D First Floor, landing, F.44 (2017)



119A F.44 First floor landing, looking south to Council Chamber



119B F.44 First floor landing south lightwell, looking west to F.37 Members Room



119C F.44 First floor landing fittings

Room: F.46 Committee Room [plate 120 and 120A]

General Description: These grand rooms (formerly Committee Rooms) are set over the Foyer to the Assembly Hall; they are currently in use as a single room, though have the capacity to be broken down into three rooms by concertina doors, hidden within the full-height walnut panelling [plate 120C].

There are photographs of the Committee Rooms on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest.

Use: Civic/ co-working.

Ceiling: Ceiling works underway during site visit, Dec 2022 but previously noted as having large rectangular recesses, which was part of the heating / cooling system, and faced in modern acoustic tiles.

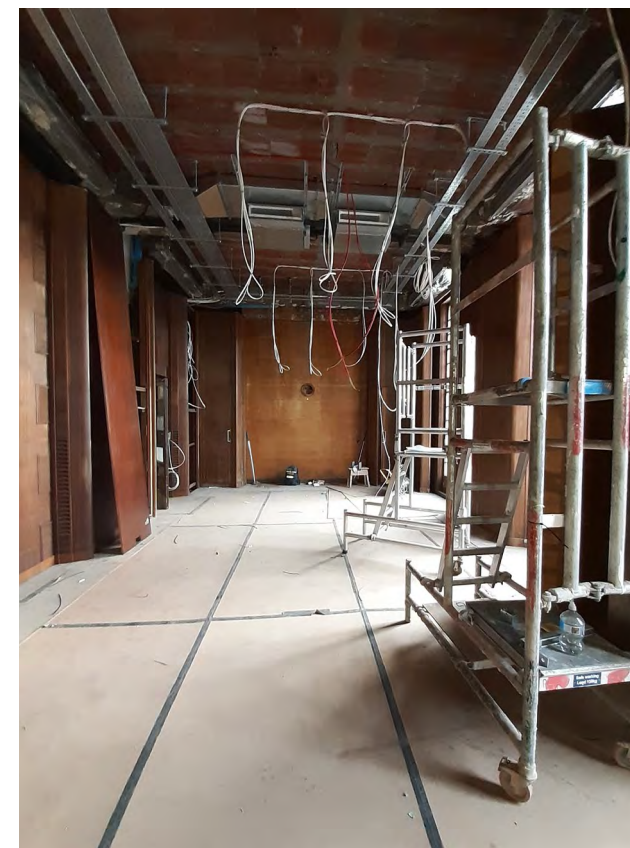
Walls: Timber panelled walls, with end walls are faced in cork.

Windows: Seven tall bronze-framed casements with timber beading in the west wall [plate 120B].

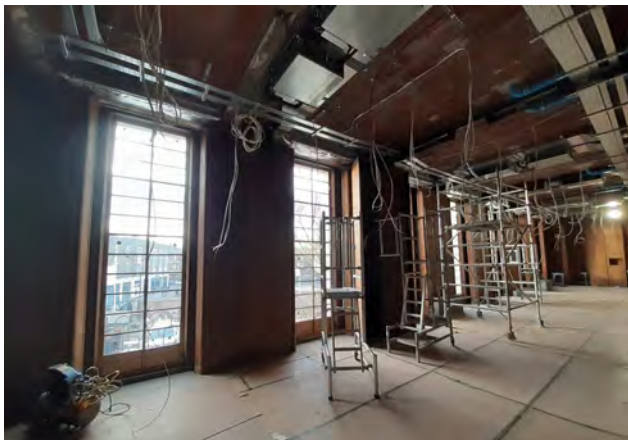
Doors: Four sets of double doors flanked; all are faced in walnut with decorative banding to match the Committee Room and have original ironmongery including Britten door closers.

Floor: Covered during site visit, but previously noted in 2017 inspection as parquet, with a Perrycot stone border.

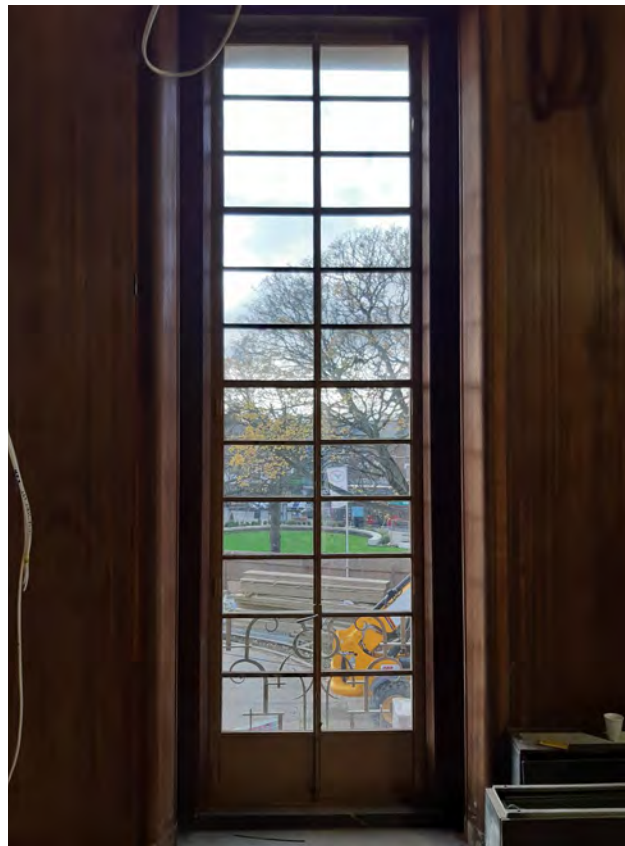
Fittings: Some during site visit, but previously noted in 2017 inspection as globe pendants, clock and switch plates.



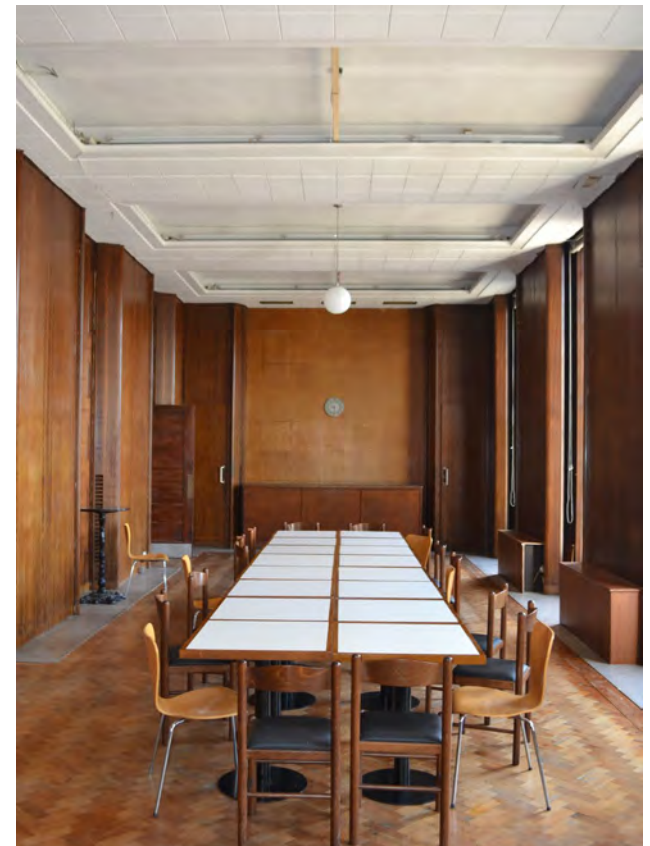
120 F.46 Committee Room, looking south



120A *F.46 Committee Room 3, looking west to forecourt*



120B *F.46 Committee Room, typical tall glazing to west elevation*



120C *First Floor, former Committee Rooms F.46 (2017)*

Room: F.48a Prep Kitchen [plate 120C].

F.48b Unisex Disabled WC

F.48c Lobby

General Description: These spaces are new, now accommodated in the former service room. Construction works still ongoing during site visit (Dec 2022).

Significance: Neutral

Use: Ancillary support space and toilet.

Ceiling: Plaster with exposed service ducts.

Walls: Plaster with some exposed brick walls.

Windows: None.

Doors: None.

Floor: Covered during site visit.

Fittings: None during site visit.



Room: F.49 Corridor [plate 121]

General Description: Main corridor adjacent to the Committee Rooms, this area was under construction works during the site visit (Dec 2022). There has been some change to the east area of this corridor, with the space under the raked gallery seating now accessible as storage (there was a lightwell here before).

Significance: Moderate

Use: Circulation

Ceiling: Plasterboard ceiling with exposed services and trunking being installed (Dec 2022).

Walls: Plaster.

Windows: None.

Doors: The two sets of double doors into the Committee Room are panelled walnut, with lettering: 'COMMITTEE ROOM', in the frieze of the architraves and original brass-coloured Britten door closers [see historic images, plates 121A and 121B].

Floor: Covered during site visit, but previously noted in 2017 inspection as Cork tiles.

Fittings: None during site visit, but previously noted as having long cork notice boards (painted) line the Committee Room side walls. Domed ceilings lights and switch plates.



121 F.49 Corridor



Room: F.50 (a) Cinema [plate 122]

F.50 (c) Cinema Foyer [plate 122A].

F.50 (d) Projection Room

General Description: New Cinema (formerly Gallery to Assembly Hall) with associated foyer area accessed via F.49 Corridor. Modern projection room.

Significance: High

Use: Arts Centre/ community.

Ceiling: Ceiling contains staggered rooflights, the openings for which appear to be blocked.

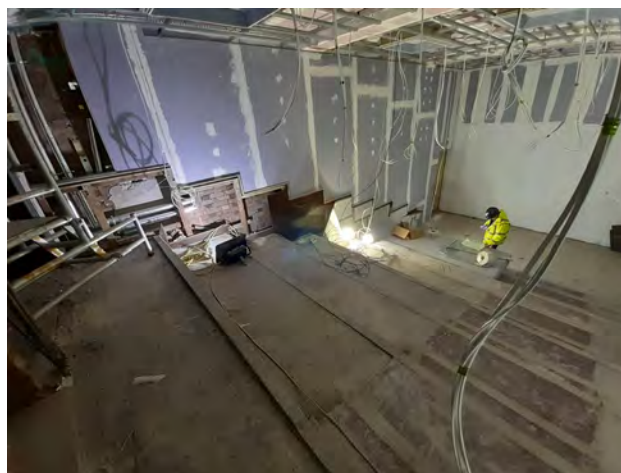
Walls: Modern plasterboard generally, with sections of staggered timber panelling remaining on the side walls (this used to line up with the seating).

Windows: None.

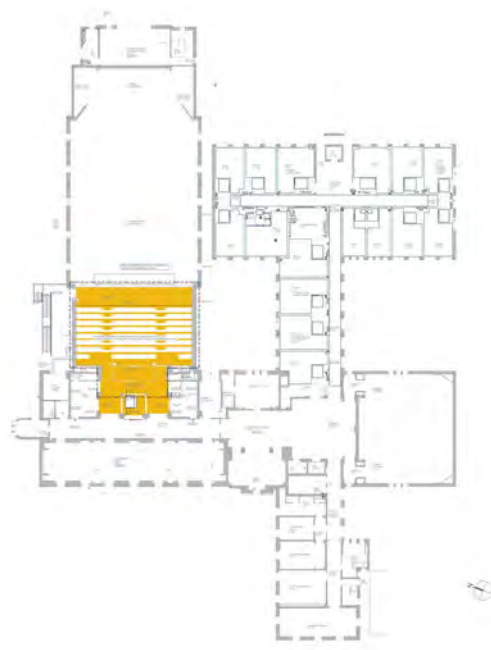
Doors: Flush veneered doors with ironmongery to Cinema Foyer area [plate 122A].

Floor: The floor is tiered, with no floor finish but previously noted as linoleum finish (later), the steps have modern safety tread-ends.

Fittings: None during site visit, but previously noted as having upholstered folding seats retained.



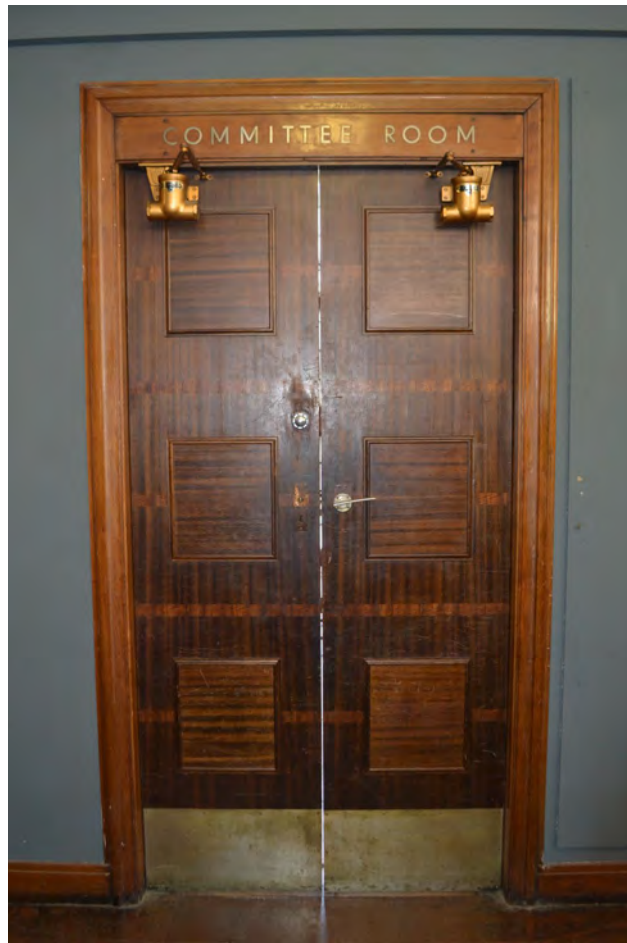
122 F.50a Cinema



122A F.50c Cinema Foyer lobby doors (parquet floor lifted)



121A First Floor, Committee Room corridor, F.49 (2017)



121B First Floor, Committee Room doors, F.49 (2017)

Room: F.51 Female Artists Dressing Room

General Description: Co-working space (formerly Female Artists' Dressing Room).

Significance: Moderate

Use: Co-working space.

Ceiling: Painted plaster.

Walls: Painted plaster. Lightweight dressing cubicle.

Windows: Large steel-framed casement in east wall, metal radiator panels set beneath.

Doors: -

Floor: Narrow timber floorboards.

Fittings: None but the 2017 report noted that it was in its original condition: continuous dressing tables, mirrors, clock, anglepoise task lights and globe ceiling pendants [plate 123A].



123A First Floor, former ladies' dressing room, F.51 (2017)



Room: F.52 Lavatory

General Description: Lavatory

Significance: Neutral

Use: Toilets.

Ceiling: Painted plaster.

Walls: Terrazzo tiles up to head height with contrasting trim to skirting and frieze. Terrazzo cubicles with a later overlaid infill over. Painted plaster above.

Windows: Steel-framed casement with terrazzo sill.

Doors: Door with some original ironmongery.

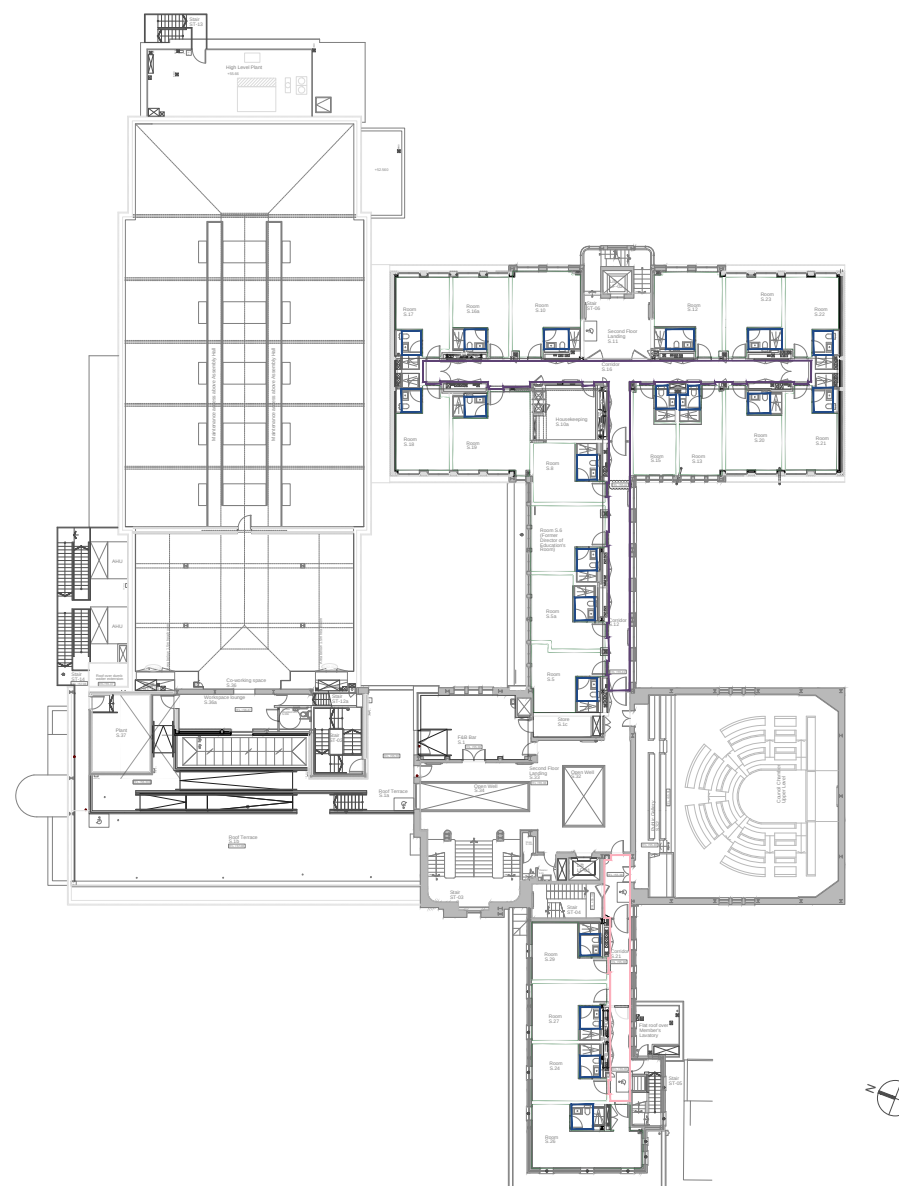
Floor: Terrazzo tiles.

Fittings:



Second Floor

The second floor was intended as offices and the caretaker's flat (set over the west office wing). The spaces are intentionally plain, with narrow floorboards and plastered walls and ceilings, however the second floor landing being is a grand space, in keeping with the floors below. A range of original features and fitting remain, including doors, squat domed ceiling lights, wall-mounted clocks, and ironmongery. There have been historic changes to the layout with 1970s extensions to the east office wing. The current scheme has rationalised the layout to provide hotel rooms to the east wing and when converting the caretaker's flat (western wing) to additional hotel rooms.



Room: S.1 F&B Bar [plate 130]**S.1c Store**

General Description: Formerly the Staff Mess Room, this room at the top of the building is well lit with windows on two elevations. Much of the finishes are modern, and a new opening to the second-floor landing which better connects it to circulation space. The store is a new room formed from the previous Deputy Director's room, it is narrow, small and plain (original door opening into S.1 F&B Bar).



130 S.01 F&B Bar - 1

Significance: Moderate

Use: Arts centre/ food & beverage/ co-working

Ceiling: Modern plasterboard.

Walls: Painted plaster.

Windows: Continuous glazed screen window type [wrap-around window to north elevation] and three individual windows to east elevation.

Doors: Original solid flush panel doors not present during site visit (Dec 2022). New external doors form part of the proposed works.

Floor: None during site visit.

Fittings: None during site visit.



Room: S.1a Roof Terrace [plate 130A]

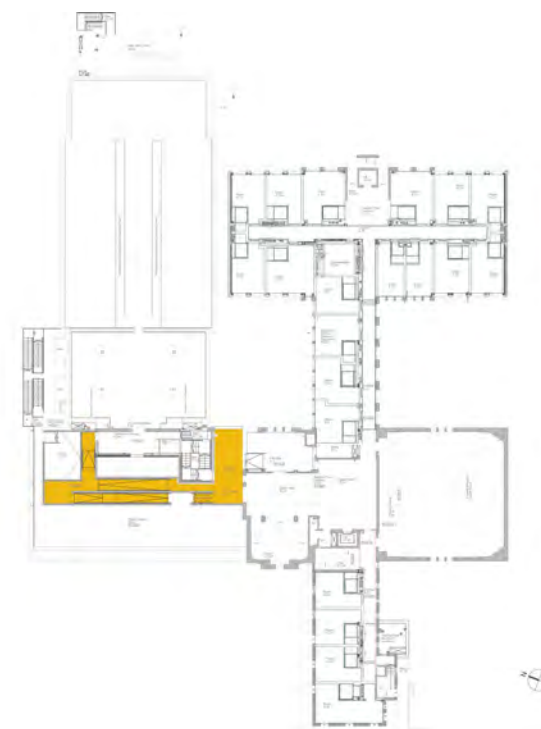
General Description: There is an external Roof Terrace immediately outside of S.1 F&B Bar, where a section of the existing windows is being removed to provide double doors.

Significance: Moderate

Use: Arts centre/ food & beverage



130A S.1a Roof Terrace looking west to Tower



Room: S.5 Room**S.5a Room [plate 131]****S.6 Room (Former Director of Education's Room)****S.8 Room [plate 131A]**

General Description: Ensuite hotel rooms accessed from S.12 Corridor, which links the east and west wings.

There is a photograph of the Director of Education's Office on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Moderate

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

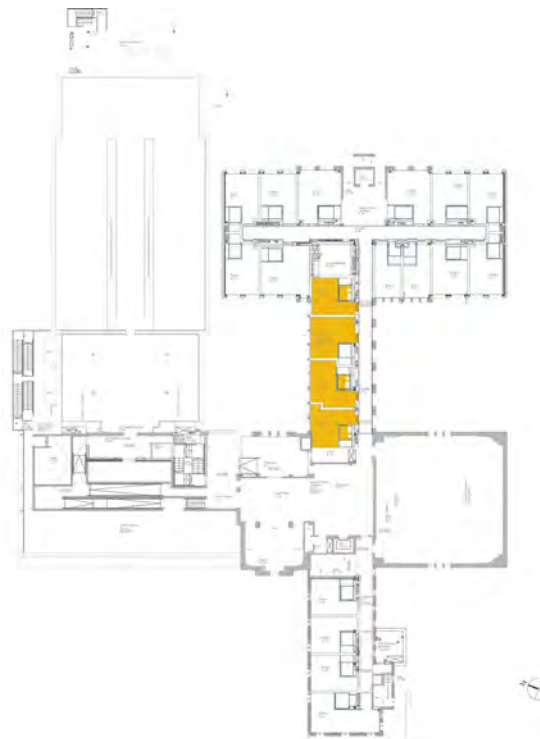
Walls: Painted plaster and modern drylined walls.

Windows: Original steel casement windows.

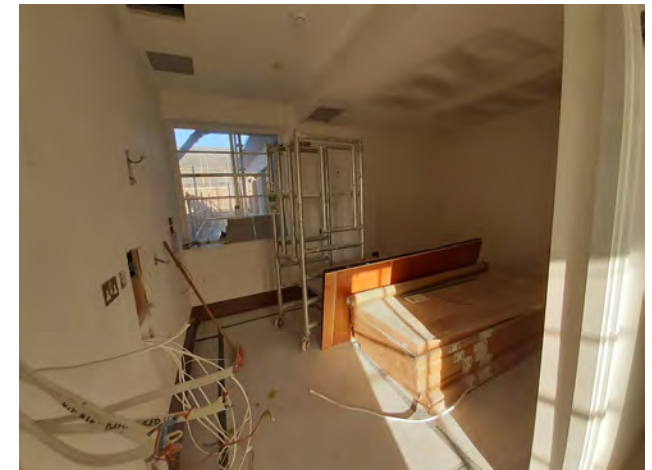
Doors: None during site visit (Dec 2022).

Floor: Covered during site visit

Fittings: -



131 S.05a Hotel Room



131A S08 Room

Room: S.10 Room [plate 132]

S.16a Room [plate 132A]

S.17 Room [plate 132B]

S.18 Room [plate 132C]

S.19 Room [plate 132D]

General Description: Ensuite hotel rooms accessed from north section of S.16 Corridor. S.10 was originally a General Office and Typists room.

Significance: Moderate

Use: Hotel accommodation

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls.

Windows: Original steel casement windows.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit.

Fittings: Some original furniture to be rebuilt in S.10 Room.





132 S.10 Hotel Room



132A S.16a Hotel Room



132B S.17 Hotel Room



132C S.18 Hotel Room



132D S.19 Hotel Room

Room: S.10a Housekeeping [plate 133]

General Description: This former Documents Room (S.9) has been expanded and converted to provide housekeeping facilities; now with modern finishes.

Significance: Neutral

Use: Hotel ancillary service space.

Ceiling: Painted plasterboard.

Walls: Painted plasterboard.

Windows: None.

Doors: None during site visit (Dec 2022). Door and ironmongery.

Floor: Covered during site visit.

Fittings:



133 S.10a Housekeeping

Room: S.11 Second Floor Landing [plate 134]

General Description: Second floor Landing; eastern lift and stair core.

Significance: High

Use: Circulation

Ceiling: New plasterboard ceiling to be installed during site visit (Dec 2022).

Walls: Painted plaster and modern plasterboard.

Windows: Original curved steel casement windows to stairwell.

Doors: None during site visit.

Floor: Covered during site visit.

Fittings: None during site visit.



134 S.11 Second floor landing (east stair)

Room: S.12 Corridor [plate 135]

General Description: Main corridor in the Link Block. It runs between the east wing and the second-floor landing in the Admin block, and is the main circulation route for the hotel rooms here.

Significance: Moderate

Use: Circulation

Ceiling: Modern plasterboard ceiling with pitched rooflight running the length of this corridor.

Walls: Painted plaster.

Windows: Steel casement windows.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit (Dec 2022).

Fittings: -



135 S.12 Corridor looking east from second floor landing S.33

Room: S.12 Room [plate 136, 136G (2017)]

S.13 Room [plate 136A]

S.15 Room [plate 136B]

S.20 Room [plate 136C]

S.21 Room [plate 136D]

S.22 Room [plate 136E]

S.23 Room [plate 136F]

General Description: Ensuite hotel rooms accessed from the south section of S.16 Corridor. This area has been reconfigured to provide the hotel rooms, particularly those at the southern end S.20, 21, 22 and 23.

S.13 and S.15 were formerly WCs which had terrazzo tiled walls and floors.

Significance: Moderate

Use: Hotel accommodation.

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls.-

Windows: Steel-framed casements.

Doors: None during site visit (Dec 2022).

Floor: Covered during site visit.

Fittings:

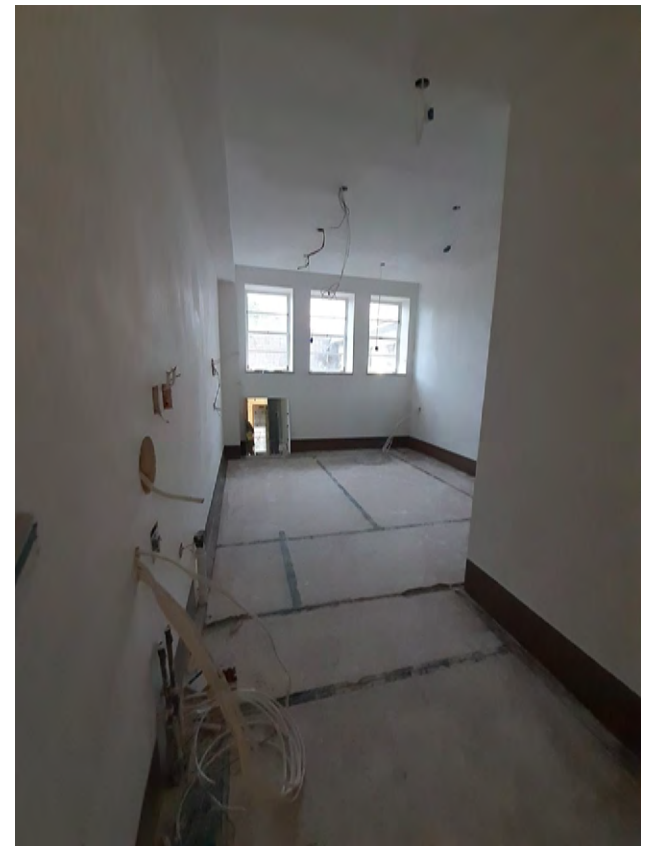




136 S.12 Hotel Room (next to second floor landing)



136B S.15 Hotel Room



136A S.13 Hotel Room



136C S.20 Hotel Room



136D S.21 Hotel Room



136E S.22 Hotel Room



136F *S.23 Hotel Room*



136G *Second Floor, office, S.12 (2017)*

Room: S.16 Corridor [plate 137]

General Description: Corridor which runs north-south in the east wing, now the main circulation route for hotel rooms. Historic photo plate 137A.

Significance: Moderate

Use: Circulation.

Ceiling: Modern plasterboard ceiling.

Walls: Painted plaster.

Windows: None.

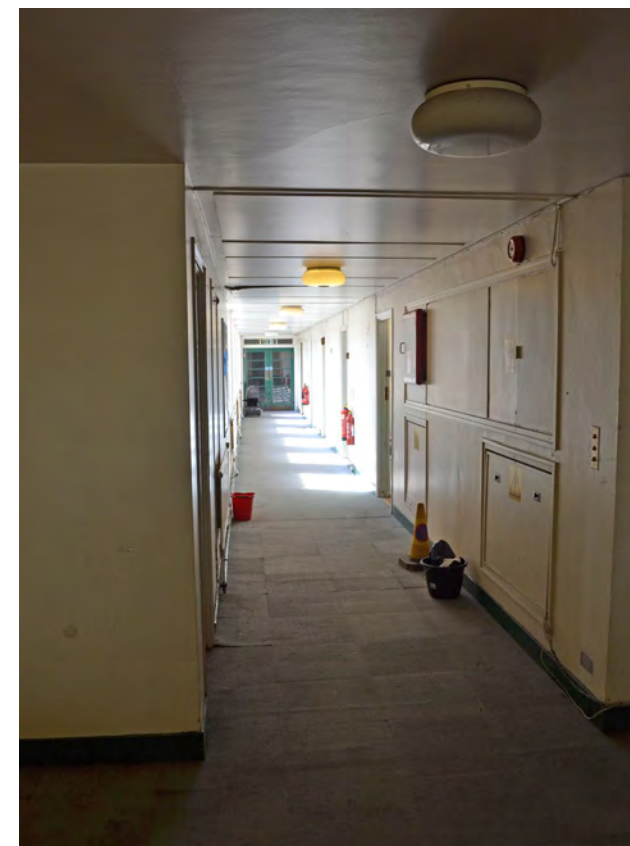
Doors: None during site visit (Dec 2022). Refer also to S.11.

Floor: Covered during site visit (Dec 2022).

Fittings:



137 S.16 Corridor looking south from second floor landing S.11



137A Second Floor, corridor (2017)

Room: S.21 Corridor [plate 138]

General Description: Corridor which runs east-west, in the western wing which was formerly the caretaker's flat.

Significance: Moderate

Use: Circulation

Ceiling: Modern plasterboard ceiling to be installed during site visit (Dec 2022).

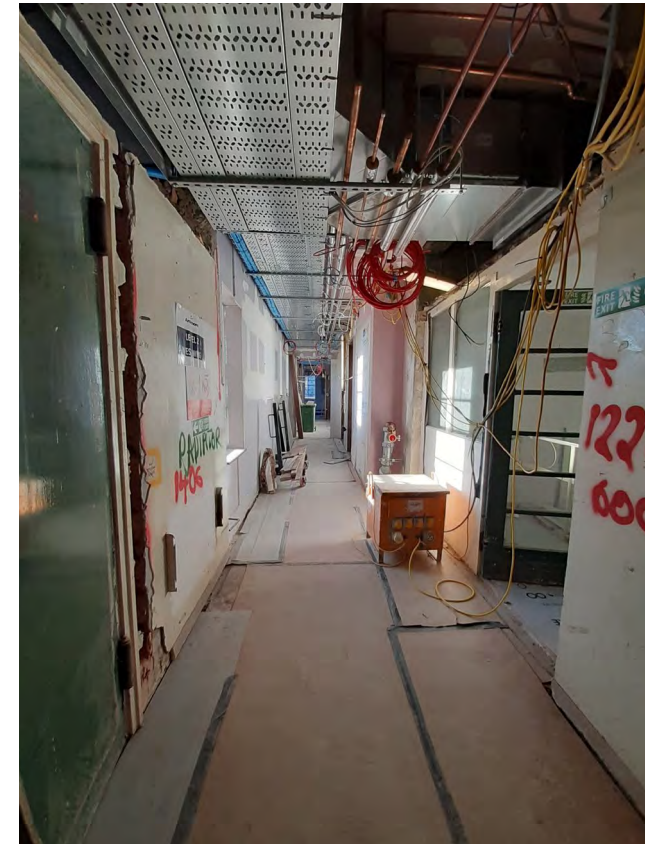
Walls: Painted plaster and modern plasterboard.

Windows: Steel casement windows.

Doors: Original timber six-glazed panel door to stair ST-04, original ironmongery. Painted green.

Floor: Covered during site visit.

Fittings: -



138 S.21 Corridor in western wing

Room: S.24 Room [plate 139]

S.26 Room [plate 139A]

S.27 Room [plate 139B]

S.29 Room [plate 139C]

General Description: Ensuite hotel rooms accessed from S.21 Corridor. These rooms have been reconfigured from its original design as the former Caretaker's Flat.

Significance: Moderate

Use: Hotel accommodation

Ceiling: Modern plasterboard with services concealed.

Walls: Painted plaster and modern drylined walls.

Windows: Steel-framed casements.

Doors: None during site visit (Dec 2022).-

Floor: Covered during site visit. Carpet.

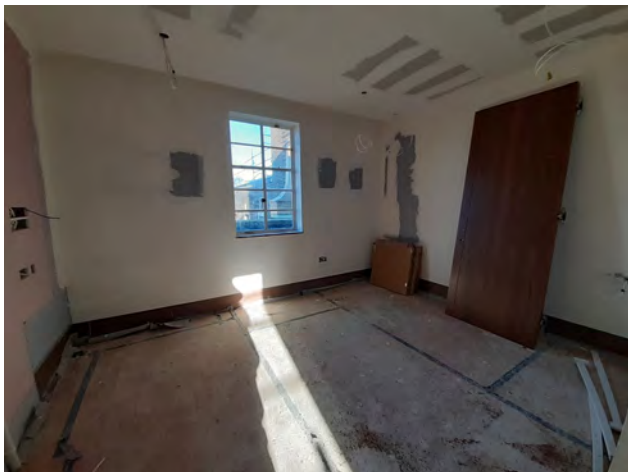
Fittings:



139A S.26 Hotel Room



139 S.24 Hotel Room



139C S.29 Hotel Room



139B S.27 Hotel Room

Room: S.31 Cleaners Room**S.31b Store (accessed from S.31)**

General Description: S.31 Cleaner's Room within tower.

S.31b Store: there is separate air conditioning and ventilation plant for the council suite was located within the tower. The tank room is also located within the tower. Bitumen-coating to lower section, expanded steel to the upper flights.

Significance: Moderate

Use: Ancillary service support areas.

Ceiling: S31: Painted plaster; S31.b: concrete plank ceiling.

Walls: S31: Painted plaster; S.31b: plain painted brick walls.

Windows: None.

Doors: Original timber door with original door closer [plate 140].

Floor: Granolithic floor covering.

Fittings: -



140 S.31 Cleaners Room doors to Open lightwell doors with original ironmongery and muted wall colours

Room: S.32 Public Gallery [plate 141]

General Description: Public gallery to Council Chamber. Bench seating with separate standing area, presumably for press.

Significance: Highest

Use: Civic.

Ceiling: Plasterboard with stepped section/s from front of gallery seating area.

Walls: Timber panelled to lower section and plasterboard above.

Windows: None.

Doors: Original timber doors with ironmongery from second floor landing.

Floor: Timber floorboards and linoleum.

Fittings: Oak benches with leather cushions were not present during site visit (Dec 2022) [historic image, see plate 141A].



141 S.32 Public gallery



141A Second Floor, gallery over Council Chamber, S-18 (2017)

Room: S.32 Open Well (southern) [plate 142]

S.33 Second Floor Landing [plate 142A]

S.34 Open Well (northern)

General Description: Second floor landing at west wing (admin block). This is an attractive space lit from above by large rooflights and linking visually with the first-floor landing below via oblong lightwells. See historic image, plate 142B.

Significance: Highest

Use: Circulation.

Ceiling: Upstands of the lightwells are faced in Perrycot stone with marble trim and are lined with bronze openwork balustrades. Cornice.

Walls: Ashburton marble dado. Walls above dado are plastered.

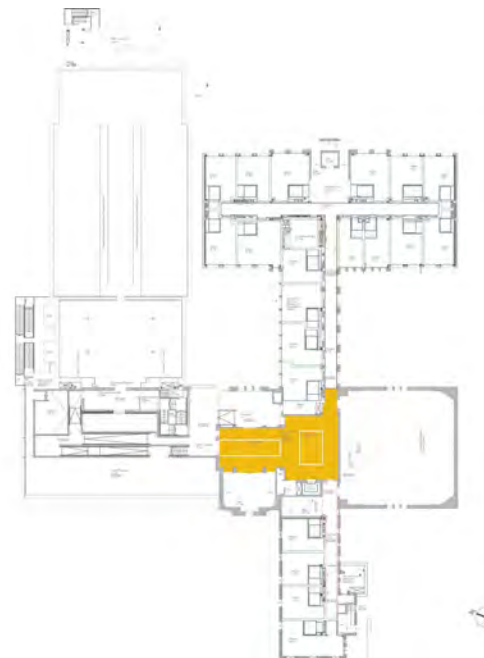
Windows: Large steel-framed casement to north wall.

Doors: Two sets of walnut double doors to the Council Chamber lobbies are framed by staggered Perrycot stone.

Floor: Covered during site visit (Dec 2022) but previously noted as Cork with Perrycot stone borders and Ashburton marble skirtings and dado.

Staircase: Balustrades over Stair No.3 have had a secondary rail added for safety.

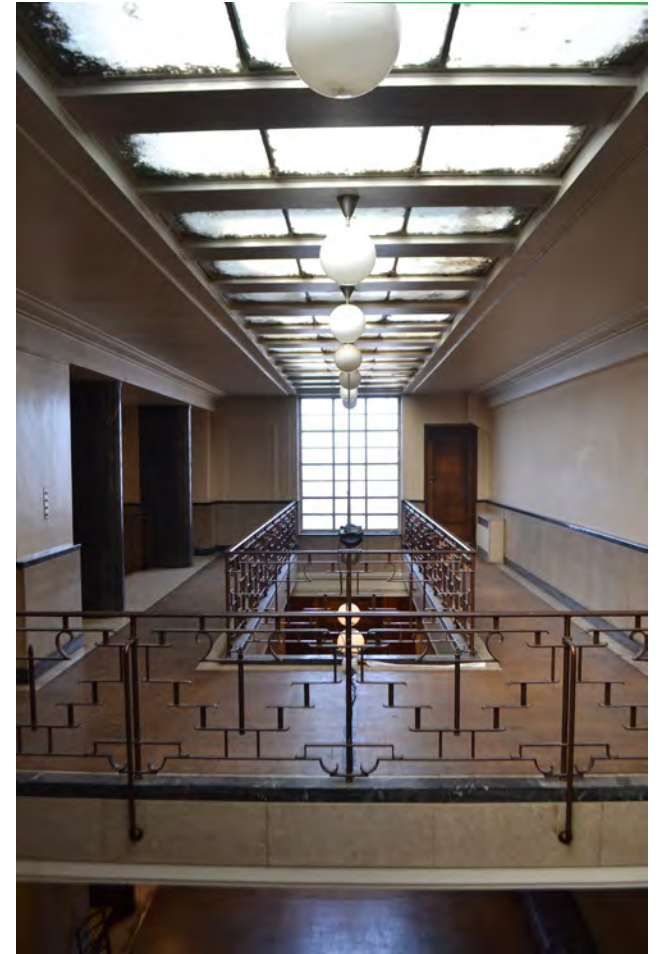
Fittings: None during site visit (construction works underway), but previously squat domed ceiling lights and globe pendants were noted [plate 142B].



142 S.32 Open lightwell looking west to lift



142A S.33 Second floor landing with S.32 in foreground and S.34 in background



142B Second Floor, landing, S.33

Room: S.36 Co-working space [plate 143]

S.36a Workspace Lounge [plate 143A]

S.36b Unisex Disabled WC

General Description: New spaces formed to provide co-working space and a lounge area. The co-working space is located within the roof space with part exposed steel beams and exposed services.

Significance: Moderate

Use: Co-working space with ancillary toilet facilities.

Ceiling: Painted plasterboard, vaulted rooflight to central section.

Walls: Painted plasterboard.

Windows: None.

Doors: None during site visit.

Floor: Covered during site visit.

Fittings: None.



143 S.36 Co-working space



143 S.36a Workspace Lounge

Room: S.37 Plant

General Description: Plant Room with original door to brick enclosure [plate 144]. Interior not inspected.

Significance: Neutral

Use: Plant room.

Ceiling: -

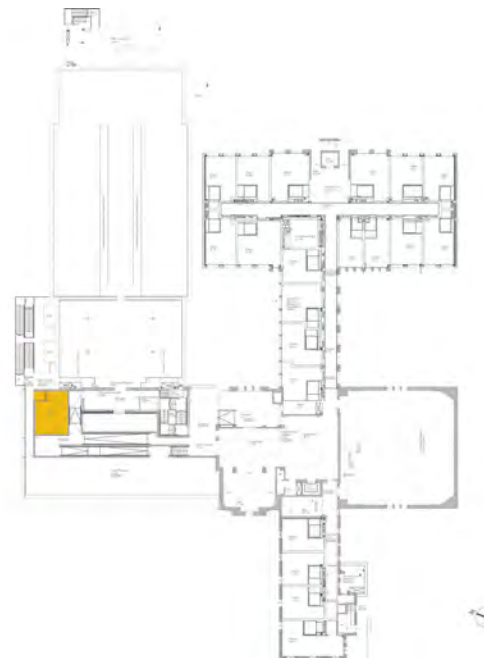
Walls: -

Windows: None.

Doors: Timber doors with original ironmongery.

Floor: -

Fittings: -



144 S.37 Plant original door

Room: ST.01 and ST.02 [plate 150 – 150C].

General Description: North and South stairs in the Assembly Hall block, flanking the entrance to the Assembly Hall G.57 and accessed from the Foyer G.55. Both stretch from basement to second floor, with ST.02 extended beyond its original endpoint to connect to S.1a Roof Terrace.

Significance: High

Use: Circulation: access stairs to northern section of building (basement to second floor)

Ceiling: Painted plaster.

Walls: Painted plaster walls

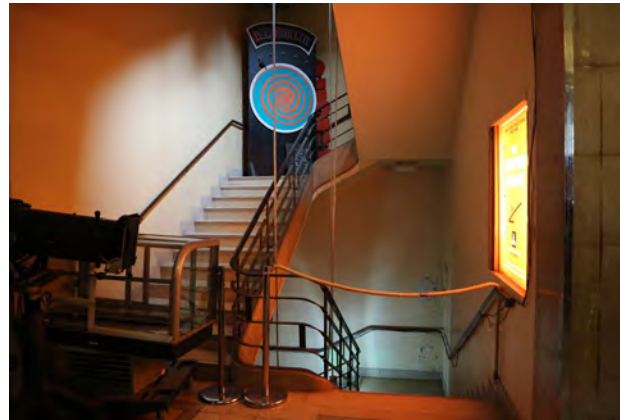
Windows: None.

Doors: Generally original timber doors opening onto Committee Room corridor F.49 and Cinema Foyer G.50 (c).

Floor: Covered during site visit (Dec 2022) but previously noted as precast terrazzo treads, tiles at landings and risers and stepped skirtings.

Handrail & balusters: Steel handrail and balusters.

Fittings: None.



150A Ground Floor, ST-02 (2017)

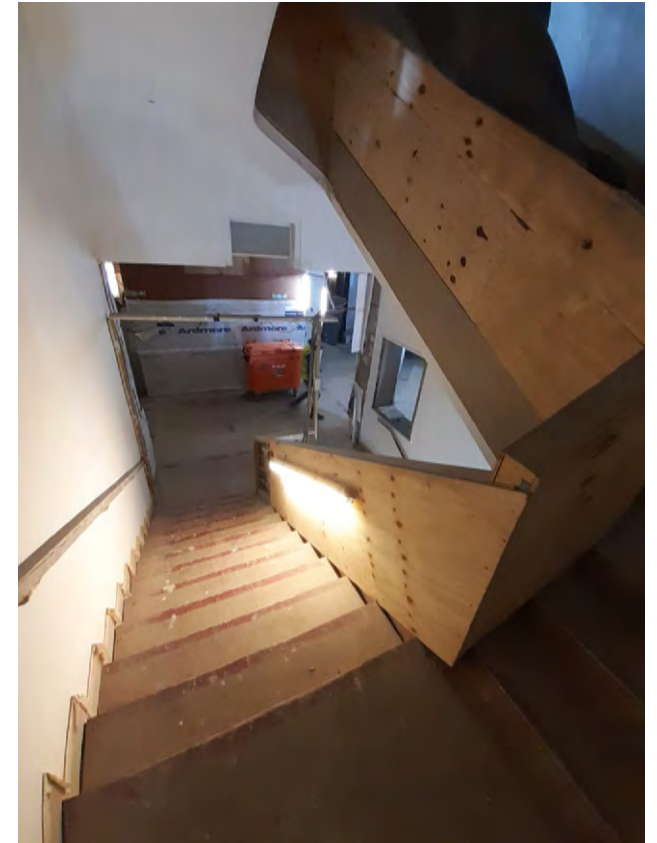




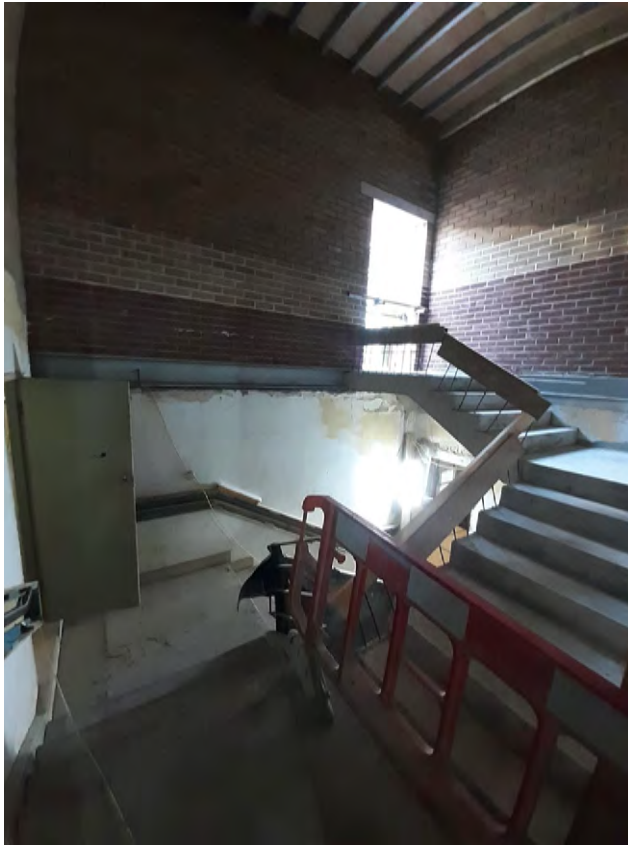
150 ST.01 view at ground floor



150A ST.01 view at second floor



150B ST.02 view at first floor



150C ST.02 second floor stair extension



150D ST.02 balustrade detail (ground floor)

Room: ST.03 [plate 151-151B]

General Description: This is the main stair in Administration Block; and it forms a fundamental element of the Entrance Hall. It is a spectacular Imperial staircase leading from ground to second floor. It is framed by columns clad in fluted Ashburton marble. The treads are Perrycot stone and the risers again Ashburton marble. The balustrades are bronze openwork, with bronze handrails. The half-landing between ground and first is lit by a tall bronze-framed window fronted by an iron openwork screen, which contains the same stylised animals found in the administrative entrance gates.

There are photographs of the main stair on completion in the 1930s in the Photograph Collection of the British Architectural Library at the Royal Institute of British Architects.

Significance: Highest

Use: Circulation: access stairs to civic administration section of building (ground to second floor)

Ceiling: Painted plaster to underside of stair.

Walls: Perrycot stone with black marble skirting detail.

Windows: Tall bronze framed window, covered during site visit (Dec 2022).

Doors: None.

Floor: Precast terrazzo treads, tiles at landings and risers and stepped skirtings.

Handrail & balusters: Steel handrail and balusters.

Fittings: None.



151 ST.03 ground floor



151A ST.03 midlanding



151B ST.03 view to first floor

Room: ST.04 [plate 152 – 152B]

General Description: Secondary service stair off the Entrance Hall, stretches between basement and second floor. It is utilitarian from basement to ground and increases in proportions and finish from ground floor upwards. At ground floor, there is a corridor/lobby which connects G.43 Vestibule to G.38b Corridor.

Significance: Moderate

Use: Circulation: access stairs at western section of building (basement to second floor)

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: None.

Doors: Some original doors and ironmongery remain at the corridors on to which they open.

Floor: Covered during site visit, but previously noted as granolithic covering and skirting between basement and first, terrazzo tile up to second floor.

Handrail & balusters: Tubular steel handrail and balusters linked by flat rails between ground and second floor [plate 152B].

Fittings: None during site visit.



152 ST.04 ground floor looking to G.43 vestibule



152A ST.04 first floor (stair closed off at second floor)



152B Second Floor, ST.04 (2017)

Room: ST.05 [plate 154]

General Description: This is a secondary stair which reaches between ground to second floor in the west office wing. It was noted previously that it appears to have been altered between ground and first floor (the balustrades have been over-boarded). At second floor level it provides access to a small flat roof over the WCs. Some areas of the stair were not accessible during the site visit (Dec 2022).

Significance: Moderate.

Use: Access stair.

Ceiling: Painted plaster.

Walls: Painted plaster.

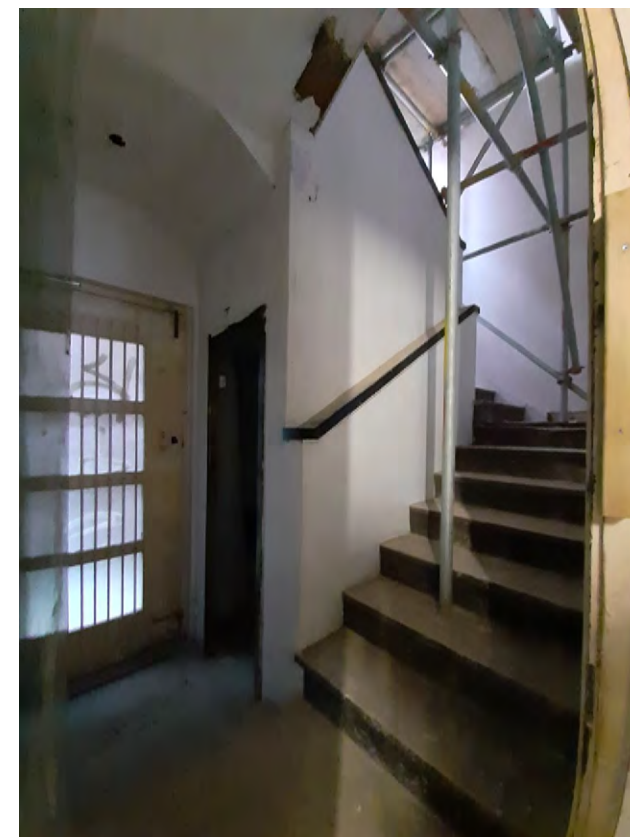
Windows: None.

Doors: -

Floor: Covered during site visit, but previously noted as covered with modern linoleum with metal anti-slip treads.

Handrail & balusters: Previously noted that balustrades have been over-boarded.

Fittings: None during site visit.



153 ST.05 first floor

Room: ST.06 [plate 154-154B]

General Description: This is the main stair in east office wing, which served the offices. It wraps around Lift No.1. Steel railings also front the original curved windows, which are the most striking element of the stairwell [plate 154C].

Significance: High

Use: Circulation: access stair.

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: Original steel framed windows with curved sections (some opening sections).

Doors: None.

Floor: Precast terrazzo treads, risers and stepped skirting.

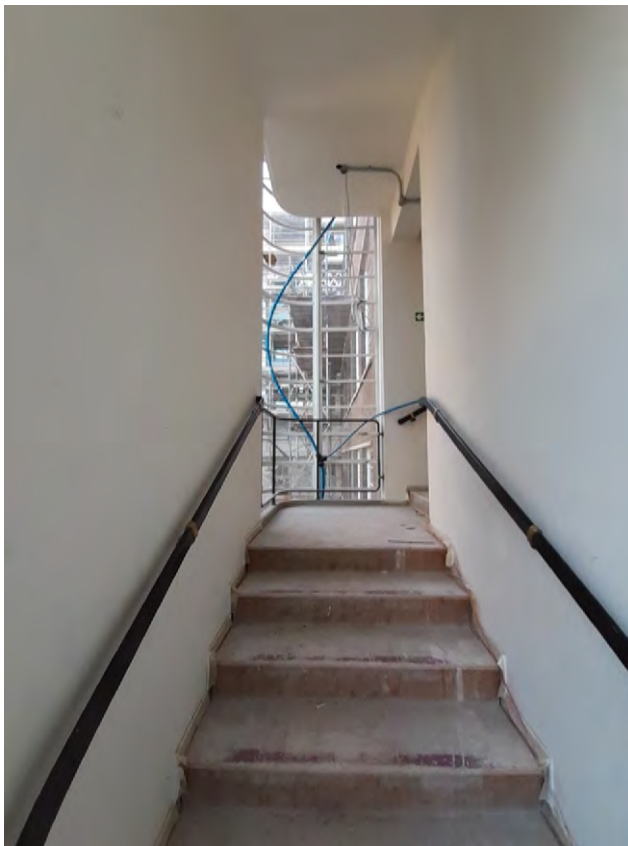
Handrail & balusters: Painted steel handrails are supported on brass wall brackets.

Fittings: None.

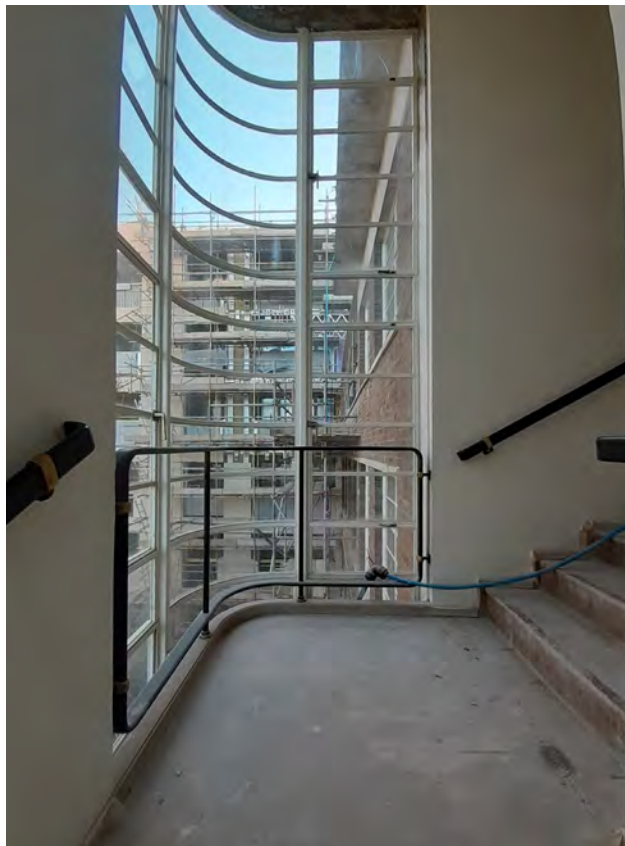


154 ST.06 second floor





154A ST.06 first floor



154B ST.06 second floor



154C Basement, ST-06 (2017)

Room: ST.07 [plate 155]

General Description: This is a secondary service stair set behind the stage of the Assembly Hall. It is utilitarian, but well-lit with tall windows.

Significance: Moderate

Use: Circulation: access stair.

Ceiling: Painted plaster.

Walls: Painted plaster.

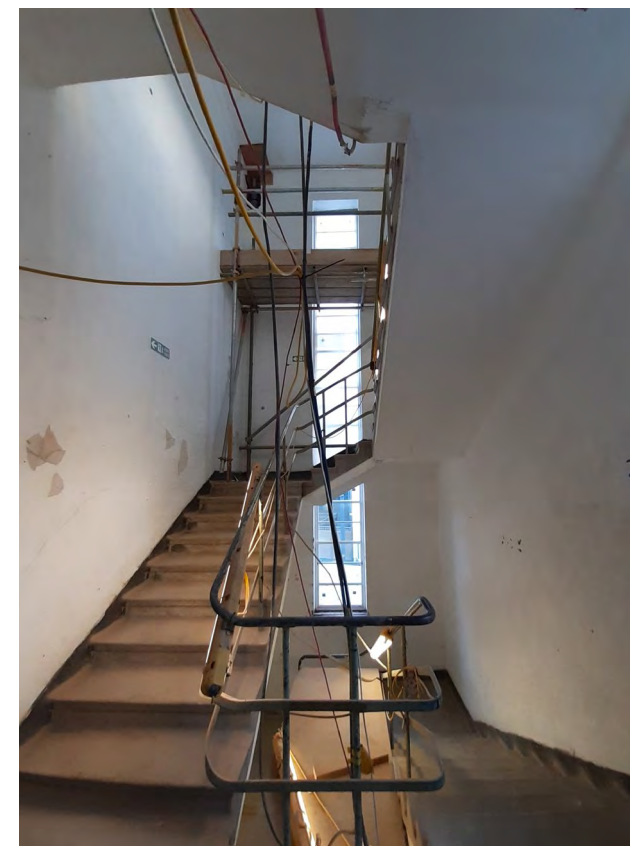
Windows: Tall steel window illuminating stair.

Doors: Some original timber panelled doors, painted.

Floor: Concrete steps (covered with bitumen).

Handrail & balusters: Fine tubular steel handrail and balusters linked by flat rails, painted pale green.

Fittings:



155 ST.07

Room: ST.08

General Description: Located north of G.43 Vestibule.

Significance: Moderate

Use: Circulation: access stair.

Ceiling: Painted plaster.

Walls: Previously noted as plaster skim finish on solid construction.

Windows: None.

Doors:

Floor: Previously noted as original granolithic finish on solid construction with granolithic skirting.

Handrail & balusters:

Fittings:



Room: ST.09 [plate 156]

General Description: This is the cantilever curved bay stair to the north of the Assembly Hall Block. It runs between ground and first floors. It is utilitarian, with a solid balustrade but has grand proportions and is well lit by a tall north window.

Significance: Moderate.

Use: Circulation: access stair.

Ceiling: Painted plaster.

Walls: Painted plaster.

Windows: Tall Steel window illuminating the stair.

Doors: Original timber and glazed panelled door.

Floor: Concrete steps (covered with bitumen).

Handrail & balusters: Solid balustrade with timber cap.

Fittings:



156 ST.09

Room: ST.10 [plate 157]

General Description: This is a utilitarian escape stair located at the southern end of the Assembly Hall and runs from the basement to ground floor only.

Significance: Moderate.

Use: Circulation: access stair.

Ceiling: Painted plaster finish on solid construction.

Walls: Painted plaster finish on solid construction

Windows: None.

Doors: None.

Floor: Original granolithic finish on solid construction with granolithic skirting

Handrail & balusters: Handrail only, covered during site visit (Dec 2022).

Fittings:



157 ST.10 basement to ground

7.0 Bibliography

7.1 Bibliography

Sources and Bibliography

London Metropolitan Archives

GLC Photographs Collection

Maps Collection

Plans (Building Act Case Files)

Haringey Local Archives

Historic Photographs

Historic Maps

Architect's Drawings

Haringey Planning Archives

Building Case File

Redevelopment Drawings

RIBA Library

Photographs Collection

Architect's Biographical File

Journals

Published Sources

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Cherry, B. and Pevsner, N. 2002. *The Buildings of England, London 4: North*. London: Yale University Press.

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Harwood, E. and Saint, A. 1991. *Exploring England's Heritage: London*. London: Stationery Office Books.

The Times. 28 April 1988. 'Obituary, Mr Reginald Uren, Pioneer Architect from New Zealand'.

Unpublished Sources

Haringey Council. 2010. *Conservation Area No. 5 Crouch End Conservation Area Character Appraisal*.

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.

Sources

Library Association Record, April 1965, pp.117-121 W B Stevenson, 'Hornsey Goes Long and Low' in Library World, 1 December 1965, pp.5215-17 Booklet issued to participants in official opening ceremony, 5 March 1965 S G Berriman and K C Harrison, British Public Library Buildings, London, Andre Deutsch, 1966 Hornsey Journal, 23 March 2000

Selected Sources

Books and journals

Berriman, S G, Harrison, K C, British Public Library Buildings, (1966)

'Hornsey Journal' in 23 March, (2000)

'Library Association Record' in April, (1965), 117-121 Stevenson, W B, 'Library World' in 1 December, (1965), 5215-17 National Grid Reference: TQ 30235 88273

Appendix II - Maintenance Plan

Appendix Suggested Maintenance Plan												
To be read in conjunction with Building and Site Operation & Maintenance Manual (By Others)												
Item No.	Location	Element	Construction	Unit	Maintenance component, tasks and	Timing	Frequency	Renewal	Responsibility	Record	Annual Cost	Notes
					Performance standard. To be agreed		per year			Action/ date		
1.0 Roof Hornsey Town Hall												
1.1	Roof areas	generally	various		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		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		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		Check integrity, damaged slabs, vegetative growth.	Inspect monthly March - November	9					
1.5	Roof areas	generally	various		Check for leaks/damage slipped flashings and slates	Inspect monthly March - November	9					
1.6	Roof areas	Asphalt section	Asphalt or membrane		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		Check for integrity/ ease of opening/ security of locks/ glass failure/	Inspect monthly March - November	9					
1.8	Roof areas	Gutters	various		Check for blockages/ leaks/ damaged and slipped flashings	Inspect monthly March - November	9					
1.9	Roof areas	Gutter and rainwater outlets	various		Check for blockages/ leaks/ damaged and slipped flashings	Inspect monthly March - November	9					
1.10	Roof areas	Ridge hips	Leadwork		Check for leaks/damage slipped flashings	Twice yearly	2					

1.11	Roof areas	Frames to opening lights, glass and frames	various		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		Check for integrity/ ease of opening/	Twice yearly	2						
2.0 Facades Hornsey Town Hall													
2.1	Facades	generally	Brick		Check for integrity of mortar and bricks, especially adjacent to weathering edges	Twice yearly	2						
2.2	Facades	generally	Brick		Check for integrity of mortar and any broken/weak sections	Twice yearly	2						
2.3	Facades	generally	stone copings		Check for any vegetative growth	Twice yearly	2						
2.4	Facades	generally	stone plinths		Check for any vegetative growth	Twice yearly	2						
2.5	Facades	doors	metal and glass		Check for ease of operation/broken glass	Twice yearly	2						
2.6	Facades	windows	metal and glass		Check for ease of operation/broken glass	Twice yearly	2						
2.7	Facades	window architraves	stone		Check all parts are still fixed and safe, no signs of corrosion or loss of integrity	Twice yearly	2						
2.8	Facades	windows	metal balconies		Check for signs of rust and loose/broken fixings	Twice yearly	2						
2.9	Facades	signage	metal and various										
3.0 External Landscape Hornsey Town Hall Read in conjunction with The Broadway Annexe & 26 The Broadway Conservtion Management Plan													
3.1	Paths and Driveways	External resurfaced			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			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					

