
HORNSEY TOWN HALL

S96

DESIGN DOCUMENT

20th February 2026



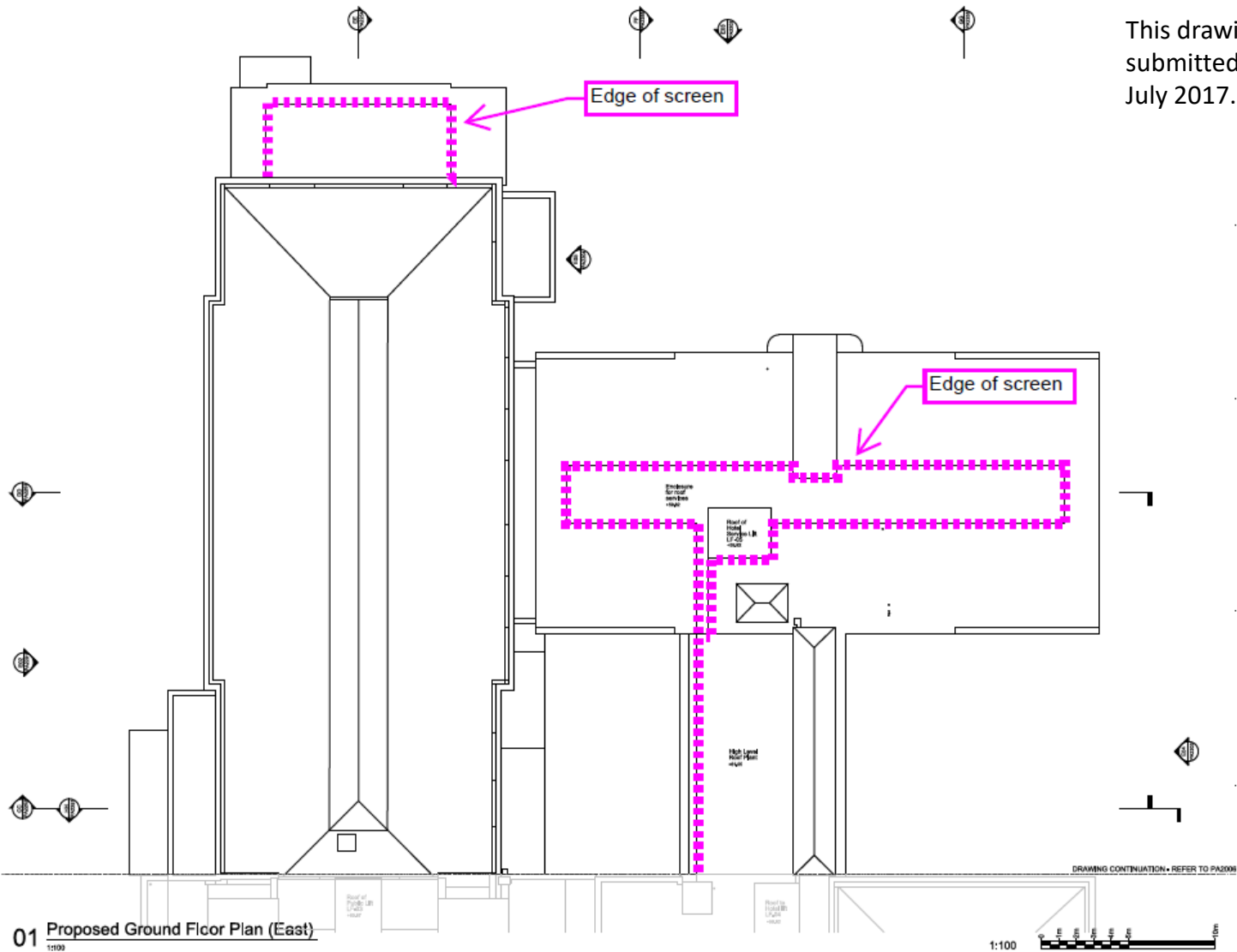
PLANNING DRAWING AND AS BUILT

Consented Scheme

Roof Plan

Planning application:
PA2007 - Town Hall Proposed Plan Roof
(East)

This drawing shows the edge of the screen as submitted in the original planning application in July 2017.



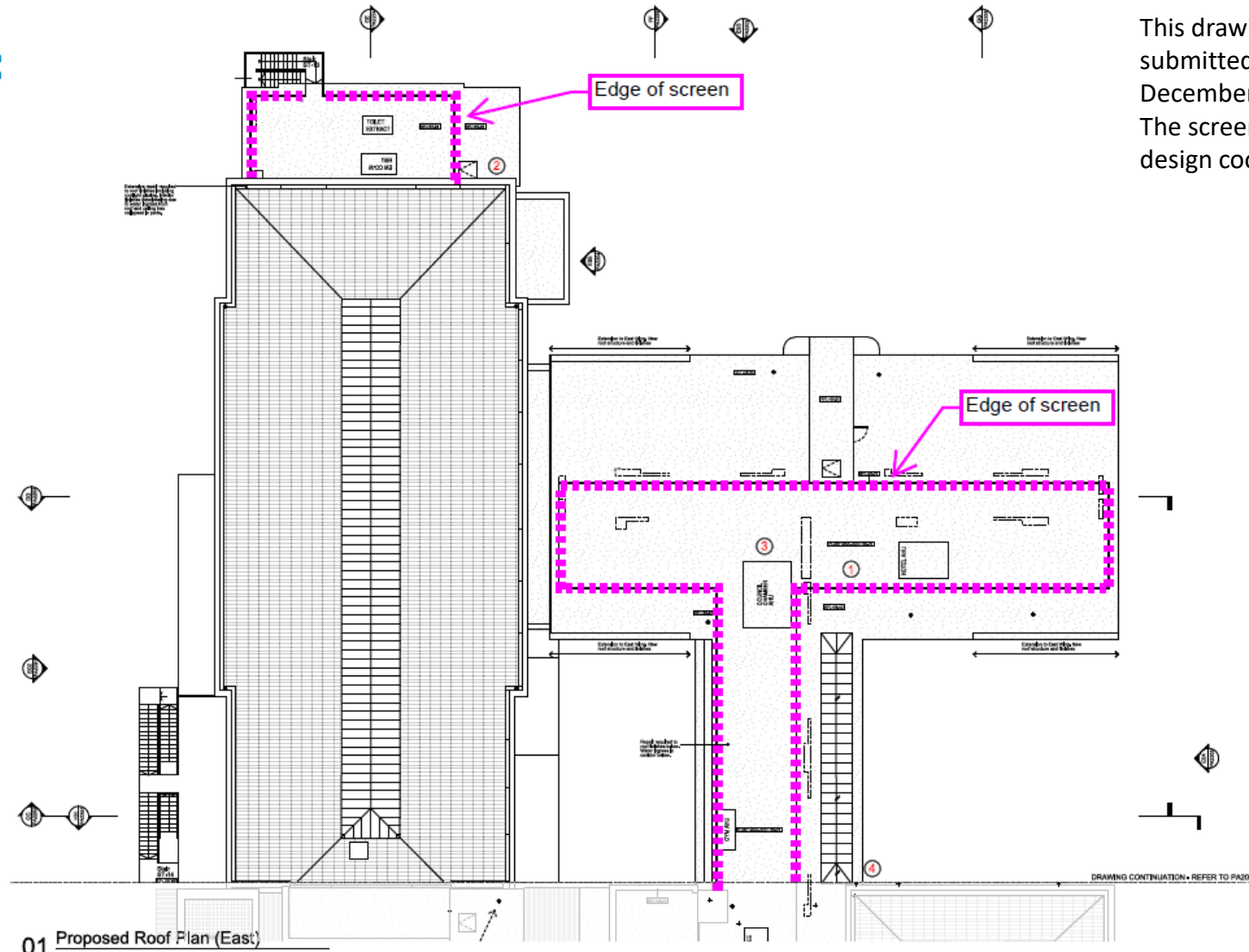
PLANNING DRAWING AND AS BUILT

Proposed Scheme

Roof Plan

Commentary on key changes:

1. Following design development with the services engineers, further detail has been added to the roof plan indicating allocation of plant spaces and service routes. The consented scheme indicated an allocation of plant space on the East Wing and Link Building. On the East Wing, the extent of the area and height of the plant has to increase to suit the Town Hall's servicing requirements. A screen is designed to prevent plant from being visible from the public realm below. The plant is not visible from the Broadway. Refer to the following pages for sketch views.
2. To meet current fire regulations, automated opening vents (AOVs) will have to be introduced above stairwells and atriums. Where these vents occur in rooflights, an existing glazing section will be replaced with a like-for-like glazing section. These vents connect to the building's fire alarm system and will open in the case of a fire for smoke clearance. Similarly, AOVs are introduced in the flat roof sections of stairwells. These vents will appear like skylights when seen from within the stairwell. These automatically open when activated by the fire alarm.
3. The omission of the lifts as explained in earlier pages results in the omission of lift overruns. This helps preserve as much as possible of the original roofscape of the Town Hall.
4. The rooflight shown on this plan is one of two described on the earlier page. There is suspected Asbestos on this rooflight which is also in a deteriorated state due to lack of maintenance. The corridor below has severe damp issues and several leaks have appeared in recent months. This rooflight will be replaced with a new rooflight with its metal framing and glazing details matching the existing like-for-like.



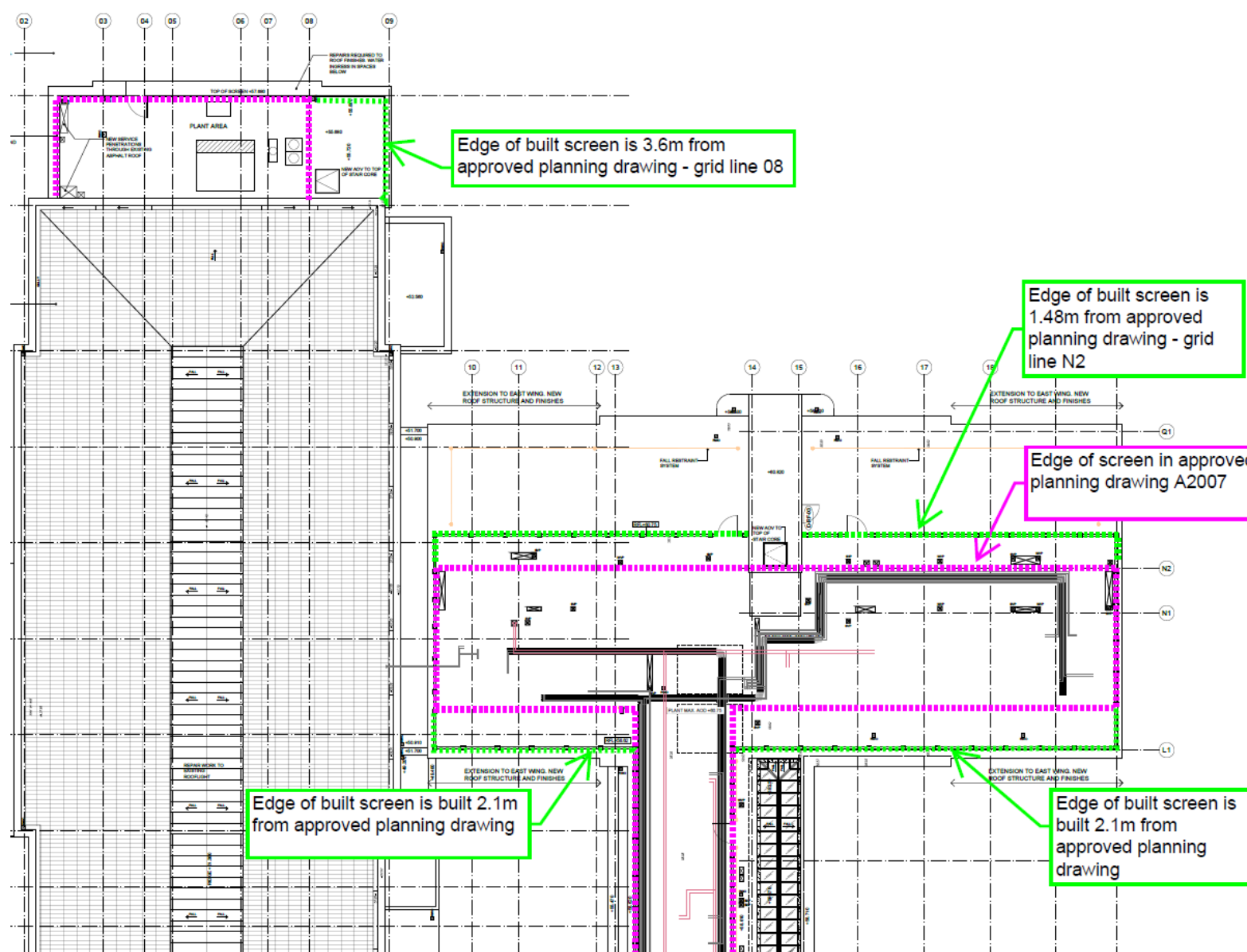
S96 Application drawing:

PA2007 - Town Hall Proposed Plan Roof (East)

This drawing shows the edge of the screen as submitted as part of a S96 application in December 2018.

The screen was extended outwards following design coordination with MEP consultants.

PLANNING DRAWING AND AS BUILT



As Built drawing:

3670-KDS-TH-ZZ-DR-A-05-2202

Key changes:

- The edge of the screen extends towards the roof edge on both the assembly hall roof top (top left of the drawing) and the main Town Hall rooftop
- This is due to additional mechanical plant installed on the roof following consultations between ACL, subcontractors and MEP engineers.

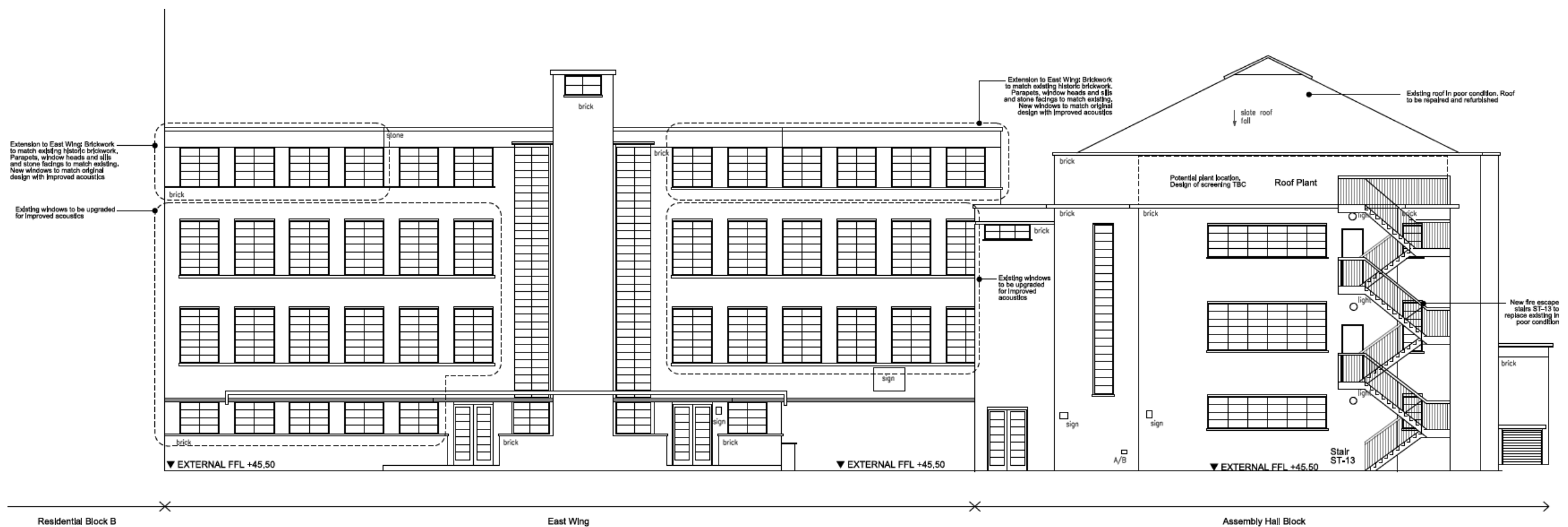
This drawing is submitted as part of the non-material amendment.

PLANNING DRAWING AND AS BUILT

Consented planning drawing :

PA2202 - Town Hall Proposed Elevation 03 (East)

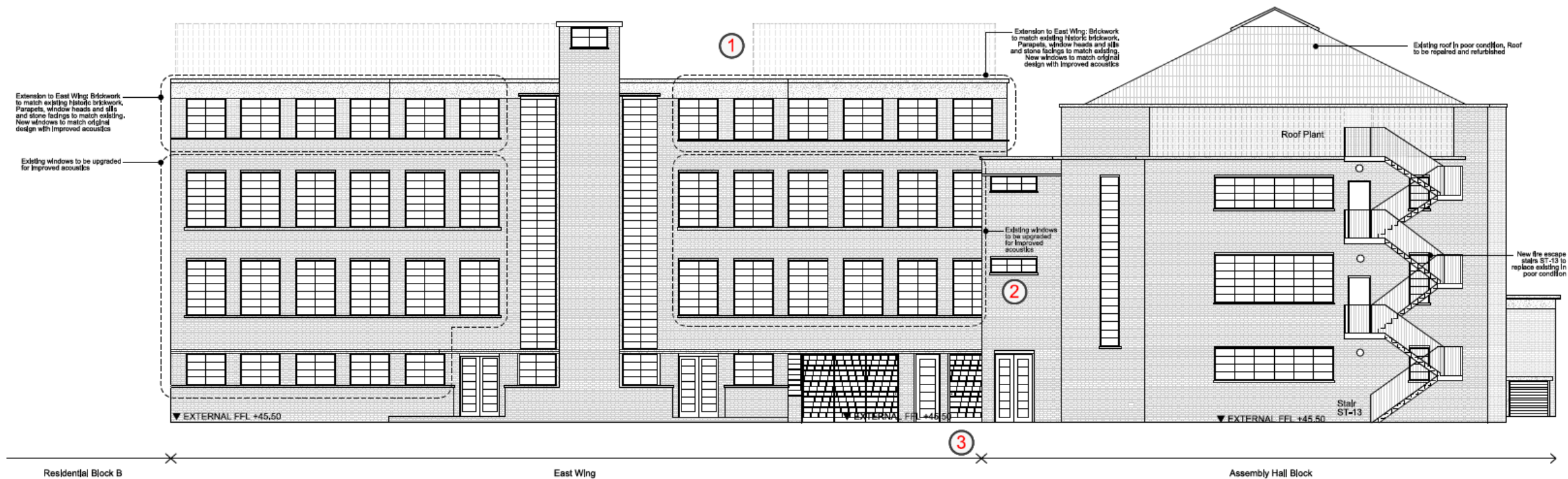
The drawing shows the edge of the screen as submitted in the original planning application in July 2017.



PLANNING DRAWING AND AS BUILT

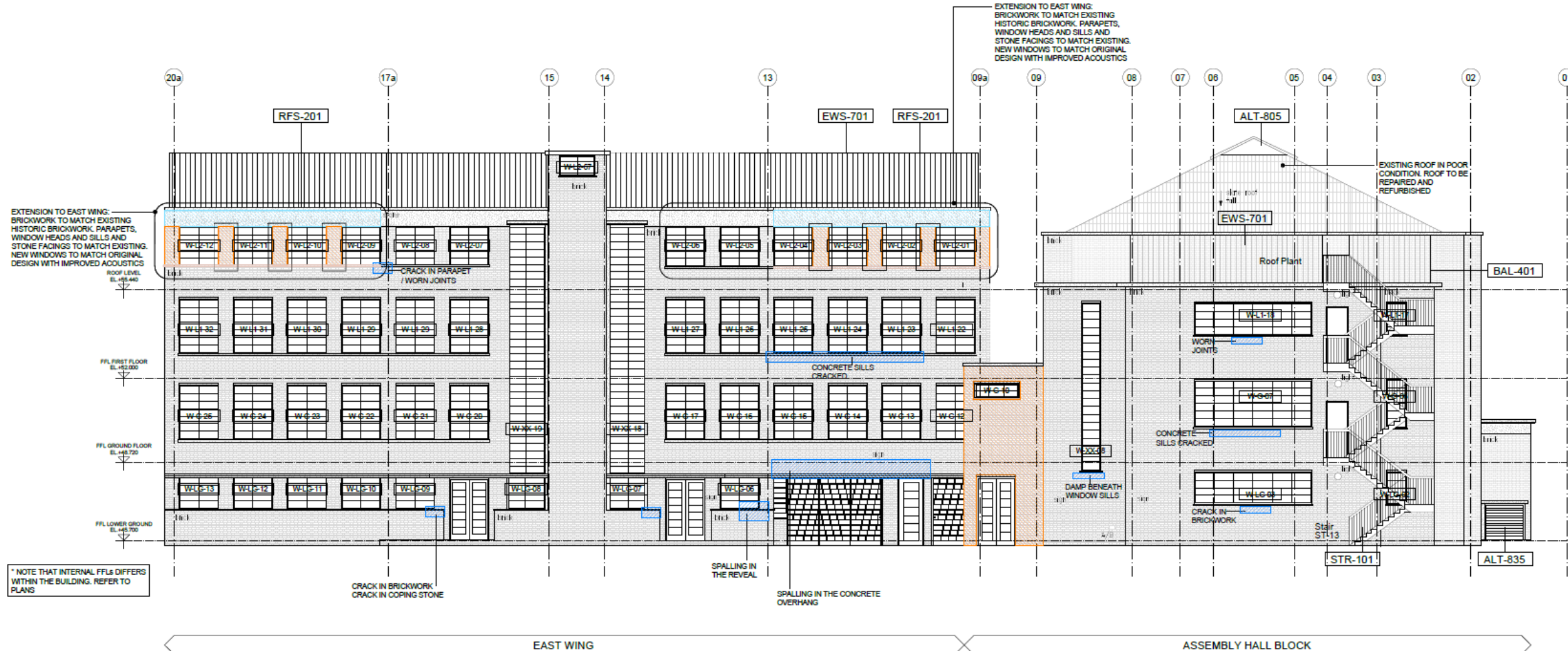
S96 Application drawing: PA2202 - Town Hall Proposed Elevation 03 (East)

The drawing shows the edge of the screen as submitted in S96 in December 2018.
The screen was extended following design coordination with MEP consultants.



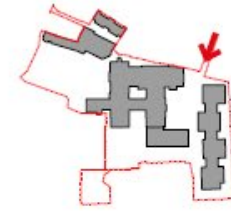
3670-KDS-TH-ZZ-DR-A-05-2202

- Edge of the screen enclosure is extended between grid lines 07&08 and 13&14



PRIVACY SCREEN AND VISUAL IMPACT

View from the public realm to the East Wing



Previously submitted S96 application:

The privacy screen is not visible from ground level.



The plant equipment located on the East Wing is not visible from the public realm.



The plant equipment located on the East Wing is not visible from the public realm.

PRIVACY SCREEN AND VISUAL IMPACT



As Built plant screen:

The top of the privacy screen is visible from ground level on the southern side of the Town Hall roof enclosure.

The photograph was taken on 16.02.26.



PRIVACY SCREEN AND VISUAL IMPACT



As Built plant screen:

Part of the top of the privacy screen is visible from the ground level.

The photograph was taken on 16.02.26.



PRIVACY SCREEN AND VISUAL IMPACT

View from Town Hall Gardens



**Previously
submitted S96
application:**

The top of the privacy
screen is visible from
ground level.



The plant equipment located on the East Wing and Link Building is not visible at the entrance to Town Hall Gardens



A small extent of the plant screen is visible. The detailing of the screen reflects the new metal balustrading proposed in the Town Hall which has been inspired by the 1930s metalwork in the building. A fine mesh blocks visibility of the plant equipment through the perforated detail of the screen.

PRIVACY SCREEN AND VISUAL IMPACT



As Built plant screen:

The top of the privacy screen is visible from ground level.

The photograph was taken on 19.02.26.



PRIVACY SCREEN AND VISUAL IMPACT



As Built plant screen:

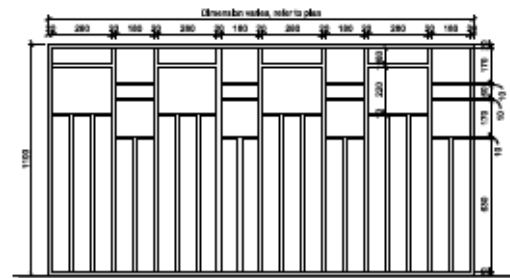
The top of the privacy screen is visible from ground level.

The photograph was taken on 19.02.26.

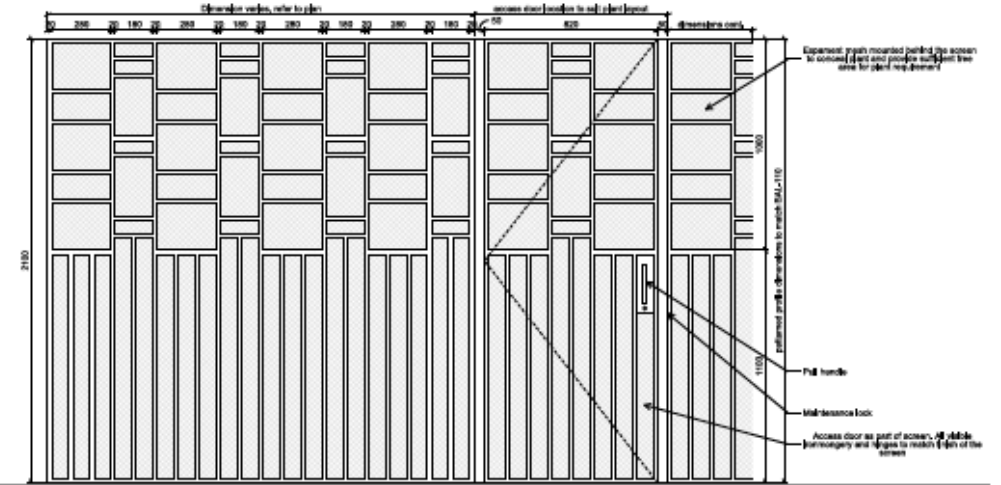


PRIVACY SCREEN TECHNICAL DETAIL

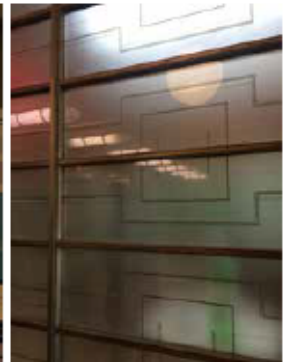
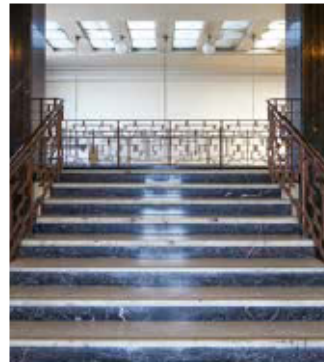
The detailing of the screen reflects the new metal balustrading proposed in the Town Hall which has been inspired by the 1930s metalwork in the building. A fine mesh is integrated within the screen and this prevents visibility of the plant equipment through the perforated detail.



Detail of proposed balustrade in locations of new terraces



Detail of proposed screen on roof



Inspiration from existing interior and exterior metalwork:

- Fine detailing
- Perforated pattern

Inspiration from existing patterns