

Hornsey Town Hall Statement of Community Involvement

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Consortium**

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RESTORING HORNSEY TOWN HALL STATEMENT OF COMMUNITY INVOLVEMENT



PREPARED BY NEWINGTON COMMUNICATIONS

JULY 2017

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1. Introduction

1.1 Planning Context

This Statement of Community Involvement (SCI) has been prepared by Newington, a company which specialises in stakeholder communications and community engagement throughout the United Kingdom. Newington was instructed by Crouch End (FEC) Ltd to devise and execute a consultation programme to engage with the community and key stakeholders regarding Crouch End (FEC) Ltd's proposals to restore Hornsey Town Hall and redevelop elements of the site.

The description of the planning application is as follows:

Demolition of the Weston Clinic building, courtyard infill extension, Library garage, Library Annex and energy centre. Refurbishment and change of use of the Hornsey Town Hall from b1 use class and sui-generis to a mixed use scheme comprising a hotel (use class c1), food and beverage uses (use classes a3 and a4), community uses (use class d1, d2 and sui-generis) and co-working use (use class b1). Removal of east wing extension and erection of east wing roof extensions. The erection of a 7 storey building and part 4, part 5, part 6, part 7 storey building to the rear and associated car parking at basement level. Change of use of the ground floor of Broadway Annex to food and beverage use (use class a3 and a4) and change of use of the first and second floors to residential use. The erection of an extension to the rear of the Broadway Annex and erection of a residential mews block to the rear of the Broadway Annex. Comprising 146 residential units in total. Alterations and landscaping improvements to the town hall square and open spaces.

This SCI has been prepared to assist the London Borough of Haringey (hereafter Haringey Council) in its determination of the planning application and demonstrates how the applicant has met the requirements set out in local, regional and national policy guidance on public consultation. It should be read alongside other documents that have been submitted in support of the full planning application and sets out the extensive engagement undertaken and the consultation response received to date. It also details the applicant's response to the key themes raised through the consultation.

This report details the steps the applicant has taken which fulfil the requirements set out in both local and national planning policy. It details:

- Methods of community involvement that were used;
- Details of the representations received, and;
- How these have been considered and reflected in the submitted application.

For the purpose of this SCI, the applicant, architects and agents will be referred to under the collective term the 'project team'. The project team includes the following:

- Crouch End (FEC) Ltd – Applicant;
- Collective Planning – Planning Consultant;
- Make Architects – Architect ;
- Donald Insall – Historic Building Consultants;
- Newington Communications – Communications and Community Liaison;
- Bradbrook Consulting – M&E;

- SWECO – sustainability and drainage;
- Fulkers – construction consultancy;
- TPHS – transport.

1.2 Policy Context

The consultation methodology was devised and executed in accordance with national policy guidance as set out in the National Planning Policy Framework, the regional context set out in the London Plan and the local guidance set out in Haringey Council Council’s Statement of Community Involvement.

The Government’s National Planning Policy Framework (adopted in 2012) emphasises that planning projects should be the subject of consultation exercises as these have “significant potential to improve the efficiency and effectiveness of the planning application system for all parties... enabl[ing] better coordination between public and private resources and improved outcomes for the community.” (Paragraph 188).

The London Plan (adopted in March 2015) states that “The most effective way of achieving delivery [of development] is to work together in a collaborative manner towards agreed goals... [engaging with] Government from national to local level, Other public bodies/agencies, Private businesses and trade/ representative bodies, voluntary and community sector groups” (Paragraph 8.2). It also states that “The Mayor supports approaches to planning, regeneration and development that harness the knowledge, commitment and enthusiasm of local communities, enterprises and other groups” (Paragraph 8.5).

Haringey Council’s SCI makes specific reference to The National Planning Policy Framework which encourages local planning authorities to work with applicants in a positive way and furthermore Haringey Council “expects developers to meet the following minimum pre application consultation requirements:

- Public notice or press release in the local press;
- Notification letters to directly affected parties (i.e. owners and occupiers of buildings and land within the vicinity of the proposed development site.);
- Leaflet drops and posters;
- Public meetings, including exhibitions, displays, workshops & focus groups in a suitable location and at suitable times of the day.”

Haringey Council’s SCI further states “It is the responsibility of applicants of major schemes to undertake early community involvement before applying for planning permission... There are many benefits associated with pre-application community involvement. It provides the local community and other stakeholders with the opportunity to let applicants know what they think, and influence proposals right from the outset. Applicants too can benefit from local advice and intelligence so that what is proposed is the right development, in the right place, at the time.”

The project team paid specific attention to reaching hard to reach groups in Haringey in line with the Council SCI which states: “With such great diversity in Haringey our community involvement activities must reflect this and provide equal access to all. There are sectors of the community which traditionally may not have been involved in the planning system or which may find it difficult to engage with the planning system. There are a number of reasons why these ‘hard to reach’ groups find engagement in planning difficult including language barriers, cultural perceptions, traditions or social expectations.”

Information was provided both online and in print format and included distribution within local print media. The exhibition venue was chosen due to its accessibility and the team also sought to reach out to representative groups of older and younger residents to ensure information was available to members of these communities.

2. Initial engagement

2.1 Initial public engagement

Early community and stakeholder engagement was encouraged from the outset of the project. Initial steps included the creation of a consultation website (launched in April 2017) www.restoringhornseytownhall.com. The website hosted information on the redevelopment plans, the project team, frequently asked questions and a get in touch function through which the project team could be contacted and local stakeholders could submit feedback on the proposals.

In April 2017 an introductory leaflet (included in the appendix) was hand delivered to local residents and stakeholders within the 10,000 property consultation radius, including existing tenants at Hornsey Town Hall. The leaflet promoted the project website and Crouch End (FEC) Ltd's plans to bring forward a mixed use development for the site including the multi-million pound restoration of Hornsey Town Hall.

A permanent information hub was set up in the Town Hall foyer in May 2017. It contained information on the history of Hornsey Town Hall and the vision for the site's future development, alongside a community post box where residents could share their feedback or post questions for the project team.

2.2 Initial stakeholder engagement

In March 2017 the project team reached out to local stakeholder groups. The intention was to meet key stakeholders at an early stage, to present initial thoughts for the site as well as understanding stakeholder aspirations for the restoration of Hornsey Town Hall. A full log of meetings is included in the appendices to this report, but organisations met at this early stage included:

- Hornsey Town Hall Creative Trust, 28 March 2017;
- Hornsey Town Hall Appreciation Society, 28 March 2017;
- Crouch End Neighbourhood Forum, 28 March 2017;
- Crouch End Festival, 28 March 2017.

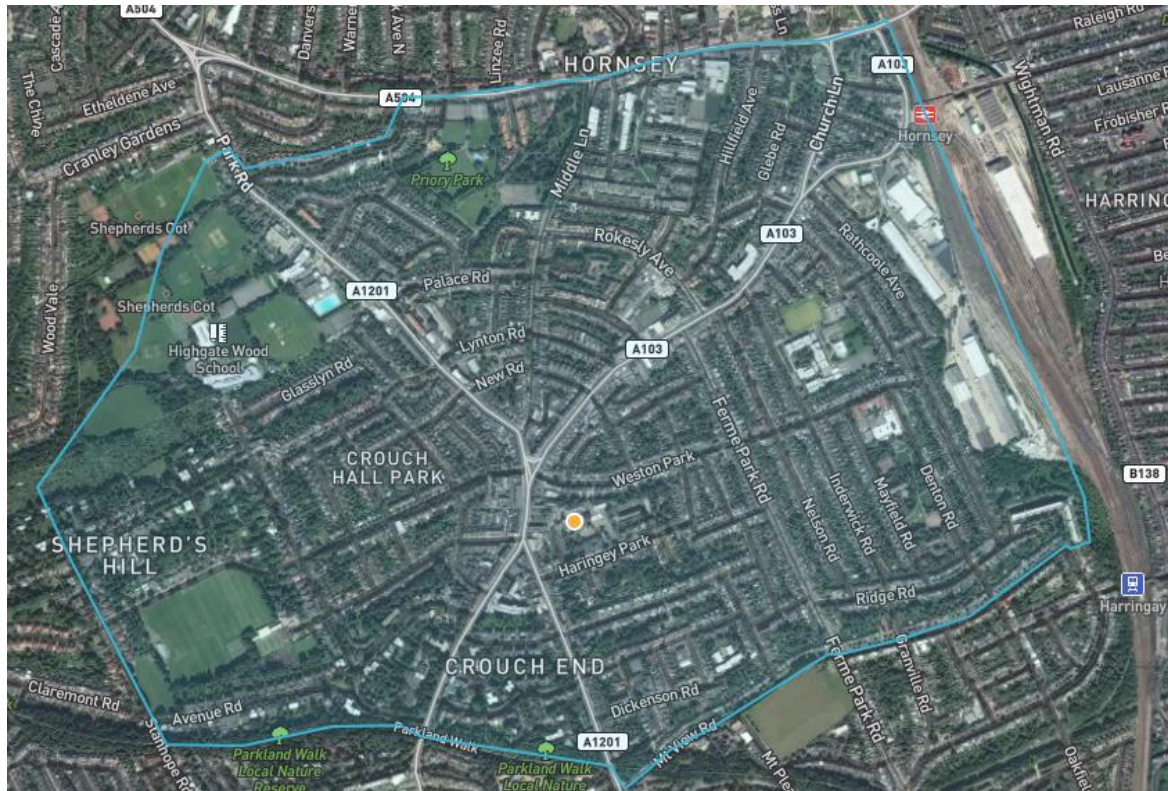
2.3 Communications and feedback mechanisms

In order to facilitate an ongoing dialogue with the community and key stakeholders, a number of dedicated communications and feedback mechanisms were established. This include the dedicated email address (info@restoringhornseytownhall.com), a dedicated Freephone number (0800 433 2722) and an enquiry form on the project website (www.restoringhornseytownhall.com/get_in_touch).

There was an opportunity for people to register for updates from the project team and to date over 600 people have registered for this function.

2.4 Consultation area

A consultation area was established consisting of approximately 10,000 households, calculated using neighbourhood statistics from the 2011 census. It covered areas of Crouch End, Muswell Hill, Hornsey and Stroud Green wards closest to the Town Hall. Where possible, the area used natural boundaries such as the Parkland Walk to the south, Hornsey High Street to the north and the east coast mainline railway to the east.



Map of consultation area

3. Public Exhibition

The project team hosted public exhibitions in May 2017 to present initial proposals for the restoration of Hornsey Town Hall, as well as giving the public and stakeholders an opportunity to feedback on the evolving plans.

Details of the proposed development were shown over eight display boards containing plans and illustrative text. A model of the proposals was also displayed to attendees, as well as an interactive activity inviting attendees to share their aspirations for the Town Hall Square. A copy of the display boards and photographs of the model are available to view in the appendices to this report.

The public exhibitions took place at Hornsey Town Hall on:

- Saturday 20 May 10am-4pm;
- Tuesday 23 May 2pm-5pm and 6pm-9pm.

Afternoon and evening sessions, as well as weekday and weekend sessions, were held to ensure that as many local residents and stakeholders as possible could attend. The events were not held during the school holidays nor at the time of any locally observed religious festivals. Key members of the project team attended the sessions to explain the draft proposals and answer any questions that attendees had.

Over the course of the three exhibitions in excess of 540 people attended to view the material and speak with the project team.



Images from the public exhibition

3.1 Publicising the Exhibition

Exhibition invite

In order to make local residents aware of forthcoming proposals to redevelop the site and to invite them to the public exhibitions, invite cards were delivered to 10,000 residential and commercial properties in the consultation area to notify local residents of the events. The invite also contained contact details for any residents who wanted more information about the plans or who had questions but were unable to attend the events. A copy of the invite card is available to view in the appendices to this report.

Press advertisement

An advert was also placed in the local newspaper, The Hampstead and Highgate Express, in two consecutive editions (Thursday 11 May and Thursday 18 May) to publicise the public exhibitions and notify residents of emerging plans to redevelop the site. The advert detailed the location, date and timings of the exhibitions at Hornsey Town Hall. A copy of the advert is included in the appendices.

Direct stakeholder invites

In addition, local stakeholder groups were sent copies of the invite directly, with the intention of securing wider publicity through their respective mailing lists and websites. Particular focus was directed towards reaching hard to reach groups. The aim was to target communication as widely as possible to reach stakeholders and interested parties beyond those directly linked to Hornsey Town Hall. Haringey Council's social media channels were also used to publicise the events.

Invites were sent directly to stakeholder groups, including: Crouch End Neighbourhood Forum, Hornsey Town Hall Appreciation Society, Hornsey Town Hall Creative Trust, Crouch End Festival, Crouch End Chamber, Crouch End Open Studios, Hornsey Vale Community Centre, Crouch End Project, Hornsey Historical Society, GMTRA, North London Business network, Haringey Business Alliance, Haringey Youth Council and Hornsey Pensioners Action Group.

Social media advertising

The project team ran a Facebook advert for ten days promoting the exhibition and encouraging the local community to attend and engage with the project website. The advert received over 43,000 impressions over the ten days and secured 61 clicks.



Screenshot of Facebook advertisement

Press

A press release was issued prior to the exhibition to tie in with the press advertisement. This was picked up in the Hampstead and Highgate Express and covered the initial proposals and key information surrounding the exhibition.

4. Feedback Analysis

4.1 Response Mechanism

Feedback was collected via a feedback form which could be completed and returned by freepost, submitted online or via the community post-box or completed and handed in at the public exhibition events. The project team received 179 feedback responses which is the equivalent of 33 % of all attendees. The majority of feedback responses received were left at the public exhibition events; however a number of attendees decided to complete the form online. A copy of the feedback form is available to see in the appendices to this report.

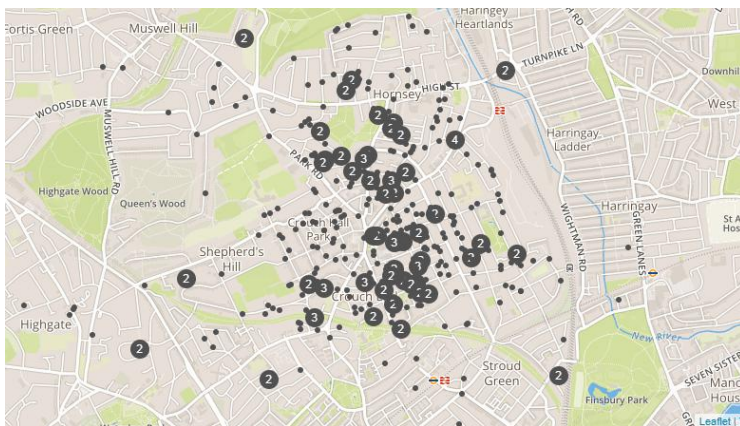
The feedback form consisted of four multiple choice questions, designed to gauge respondents' views on the use of the site today, the provision of new homes on the site, planned community facilities, amenity space and their overall opinion of the proposals. There were three additional questions designed to gain greater insight into residents' views of the proposals. Consultees were also asked if they had any further comments on the proposals, enabling the collection of both quantitative and qualitative response data.

Respondents were advised that all personal information provided as part of the consultation would be held in accordance with the Data Protection Act (1998) and that a summary may be provided to the London Borough of Haringey.

A Feedback Report detailing the feedback received by the project team at the consultation sessions along with the applicants response was published on the project website and promoted through the local press by means of a press release. (included in the appendix)

4.2 Location of Respondents

When signing in to the public exhibition sessions or completing a feedback form, consultees were asked to provide their address. The map below shows the postcode of respondents who provided their address data. This demonstrates a strong spread across the pre-designated consultation radius whilst also demonstrating the wider interest in the site from areas such as Stroud Green and Highgate which demonstrates the success of other communication methods such as social media and the print advert.

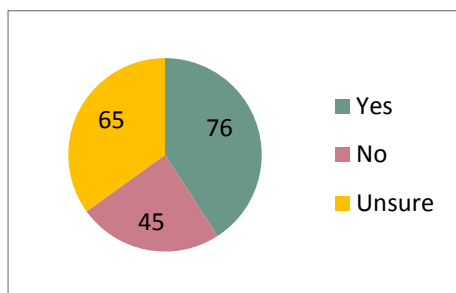


Map showing location of consultation respondents

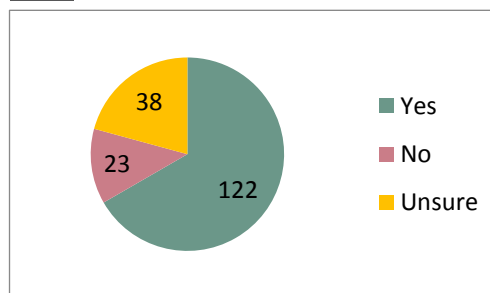
4.3 Quantitative Response

The charts below show quantitative response to the proposals. Not all respondents answered all questions; however the response was sufficient to provide a strong steer to the project team. The responses show that a majority support the redevelopment proposals for Hornsey Town Hall.

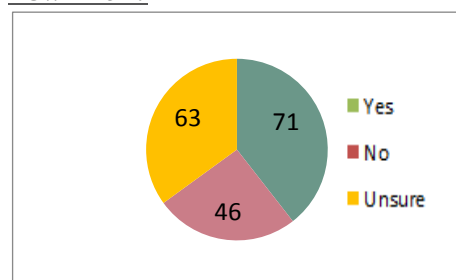
Q1. Do you support the proposals for restoring Hornsey Town Hall?



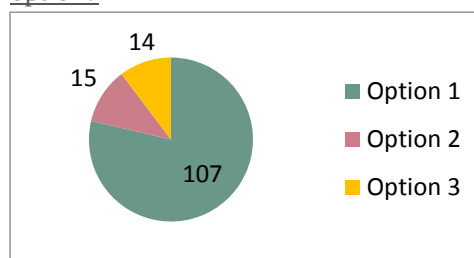
Q2. Do you support the decision to relocate all residential accommodation outside of the Town Hall?



Q3. Do you feel that the designs presented are sympathetic to heritage and character of Hornsey Town Hall?



Q5. Three draft designs have been presented for the Town Square, which design is your preferred option?



4.4 Qualitative Response

This section of the report highlights the qualitative response to the proposals, received both through the feedback forms and through comments made verbally to members of the project team at the public exhibition events.

Community Use Agreement

Question four asked respondents to think about what could be delivered within the community space at Hornsey Town Square. This question received 126 responses and as expected this question established a wide variety of desires from the community – many of which are captured in the proposals.

The most popular suggestions focused on the desire for arts and performance space ranging from theatrical (38) and music (37) performances in the assembly hall and rehearsal space through to support for gallery space for artists (35).

Beneath the clear support for the arts remaining at the heart of Hornsey Town Hall there were a number of secondary uses proposed by respondees. At the core of this was the retention of a high level of workspace (17) for the use of local businesses currently using the site. The ability for private

functions (15) e.g. weddings and parties to be hosted and the ability for the space to be hired for community functions (25) such as resident association AGMs, local political surgeries and lectures were also key areas of exploration. These suggestions emphasise the public desire for the space to be flexible, catering for a variety of eventualities and a variety of needs throughout the day/week. 18 respondents explicitly requested flexible use of the space in itself.

Underlying these suggestions was the desire for the community space to remain affordable (14) for the local community with a number of respondents suggesting free or sub market rate rentals.

Green space

Question six asked respondents if they had any other thoughts regarding the Town Square and how they would like to see it used. This question received 128 responses and it was evident from the number of responses that the green element of the Town Hall Square is a key area of consideration with a number of respondents expressing the view that the Square should either include more grass (44) or retain the Square as it is (19). Many residents shared the view that “it is the only green space in the centre of Crouch End.” In addition to this a number felt that the inclusion of more trees (10) and planting (2) would add to the Square to develop the view of it as an oasis of green amongst the high street.

The secondary theme which stands out from the responses given is the desire to keep it public space (19) – this may also act as a second interpretation of the desire for residents to keep the space as it is. Whilst the community use of this space is guaranteed in perpetuity it suggests that there is a fear that this space will be considered “private open space” similar to Granary Square where local people may be able to be moved on if requested by security.

A third point which was expressed was for market and event space (21) to be included as part of the Town Hall Square. It should also be noted that a small number of respondents (7) objected strongly to market space within this area suggesting that there may need to be a balance regarding the number of markets and events to be held and their frequency.

Additional comments

This question was designed to identify any additional matters respondents wished to share with the project team beyond the main scope of the feedback form. 120 people responded.

Key points of focus were the height (35) and design (20) of the residential blocks. Due to the existing planning consent not being built out, residents felt surprised by the scale of the previously consented scheme leading to the view developing that even further intensification of these units would dwarf the Town Hall and surrounding residential properties. The key blocks of concern were those closest to Weston Park with more limited commentary reserved for the units on the Haringey Park side.

Turning to the design this was a secondary area of comment for respondents with many sharing the view that the “external cladding of [the] residential blocks is all wrong. Not sympathetic to area or space.” A separate comment suggested a more red brick option that residents may consider to be more sympathetic to the local grain.

Affordable housing (22) provided a third topic of interest with residents suggesting an increased number of units would be more suitable, particularly given the increased height of the scheme.

A final key theme to emerge was on the grounds of parking (13) and traffic (10). Respondents were concerned by the low level of parking proposed in the scheme and wanted more information as to how this would prevent overspill into neighbouring streets and how the Town Hall and properties would be serviced. A separate point of interest raised under question six commented on the Broadway bus stop which again they feel to be an area worthy of enhancements through the transport strategy.

Incorporating these points in the transport assessment stage of the information sessions will be of benefit to help offer certainty to residents that the proposals will have minimal negative impact on their lives.

4.5 Applicant Response

Crouch End (FEC) Ltd have provided the below response with regards to the feedback received from the public exhibition in May 2017.

Quantitative Response

The response to question one demonstrates strong support for the overall vision for the restoration of Hornsey Town Hall. It is clear that the public feel a strong attachment to the building which has been underutilised and is currently included on the Historic England Heritage at Risk register. They welcome the multi-million refurbishment to utilise the full potential of Hornsey Town Hall as a community facility. We are pleased that residents have supported our aspirations for this building.

The decision to include residential accommodation within the Town Hall itself was one of the most controversial aspects of the original planning application for Hornsey Town Hall. The public has welcomed the decision to remove this from the Town Hall entirely and replace it with a more accessible means of use, namely a hotel. Provision of a hotel element allows the East Wing to keep its historic room pattern as well as retaining the potential for the area to be utilised for community use in the longer term.

The proposals in the round have been viewed as largely sympathetic to the Grade II* listed Town Hall with 42% support for the proposals. The project team has nonetheless taken feedback on board from the local community and this has resulted in reduction of height of Block A at the Haringey Park and Weston Park elevations. The proposals for Block A also have been relocated an increased distance away from the boundary with Weston Park and Primezone Mews following feedback from residents in these locations. Since the public exhibition verified views of the site have been commissioned that demonstrate negligible impact on neighbouring properties and key views of the Town Hall from the local surroundings. The materials used for the residential element have been inspired by the two listed buildings – Hornsey Library and Hornsey Town Hall and this is replicated through both residential blocks. Block B has also been reduced in height through careful use of the existing gradients across the site. This block is now only six storeys above ground.

The Town Hall Square received significant commentary from local residents and stakeholder groups alike through our three different options for the site. The team presented three very different options for what the Town Hall Square could become. 83% supported the proposed heritage option that sought to bring back the original styling of the Town Hall Square through an elegant sweeping design culminating in the Town Hall drop off. Residents also expressed that their key area of interest was retention of the level of green space and that the new proposal keeps the same level of space as present whilst being able to create a new area for community events separate of the grassed area.

Through engagement with the local Amnesty International group we have been able to keep the Amnesty tree that has been planted on the Town Hall Square through careful relocation of it within the site. We have also taken feedback from the Friends of the Town Hall Green to explore relocating the young silver birches and other planting on the Broadway edge of the Town Hall Square.

Qualitative Response

The three qualitative questions sought more detailed input into the proposals from the public on the key areas of the Town Hall Square, Community Use and explored wider areas of interest.

Town Hall Square

The feedback received for the Town Hall Square centred on the level of green space, community use and events, the proposals have been modified to include the retention of the existing level of green space albeit in a modified design. Residents were keen to inform the team that this is the only real green space within Crouch End and as such we wish to enhance this green area rather than remove it.

Although the Town Hall Square does fall within the project site, a legally binding Community Use Agreement has been signed to keep the space open to the public in perpetuity. Whilst the site will be used for occasional events, for instance the Crouch End Festival, it will only ever be closed where maintenance requirements deem this necessary.

Whilst there is space built in for community events such as markets it is envisaged that these will be at appropriate intervals. Further information of this will be available closer to the opening of Hornsey Town Hall.

Community Use Agreement

Through this question we sought input on the community uses proposed for Hornsey Town Hall and to identify if there were any additional desires that the public wished to see from the proposals.

This question largely confirmed our original ideas for the site that residents wished by and large for an arts-led scheme providing space for performance, rehearsal and theatrical events.

There was strong support for the workspace provision within the site and this has been recognised within the revised proposals. The space currently occupied by Ply Gallery will, instead of hotel space, be transformed into co-working space whilst additional areas of work space will be provided within the roof space above the Assembly Hall.

Another point stressed by local residents was the need for it to be affordable. Although it is too early to give an indication of rates for the site, this is something that will be seriously considered by the Community Use and Access Steering Group once it is launched six months prior to the venue opening.

Additional Comments

As the project team we wished to pick up any additional comments residents had in relation to the proposals. These largely focused on design and height and affordable housing.

The design of the proposed residential units has been carefully chosen using the two neighbouring listed buildings – Hornsey Town Hall and Hornsey Library – as inspiration. The brick and concrete shades and designs have been sympathetically pieced together to fit in with the conservation area and the wider surroundings. Different designs have been investigated however we feel confident that the scheme as proposed is the most appropriate for this site.

Affordable housing was another key area identified by residents for further comment. The development remains subject to viability and the application will be accompanied by a full viability assessment, that will be assessed by the Local Authority.

5. Information Sessions

The project team hosted Information Sessions in July 2017 to present the final proposals for the restoration of Hornsey Town Hall, in order to feedback on the evolving plans ahead of the planning submission.

Details of the proposed development were shown over nine display boards containing plans and illustrative text. A copy of the display boards are available to view in the appendices to this report.

The public exhibitions took place at Hornsey Town Hall on:

- Thursday 6 July 4pm – 8pm
- Saturday 8 July 12pm-4pm

Afternoon and evening sessions, as well as weekday and weekend sessions, were held to ensure that as many local residents and stakeholders as possible could attend. The events were not held during the school holidays nor at the time of any locally observed religious festivals. Key members of the project team attended the session to explain the draft proposals and answer any questions that attendees had.

Over the course of the two sessions 204 people attended to view the material and speak with the project team with 110 on Thursday 6 July and 94 on 8 July.



Picture from the information sessions

5.1 Publicising the Sessions

Exhibition invite

In order to make local residents aware of the information sessions, information leaflets were delivered to 10,000 residential and commercial properties in the vicinity of the site to notify local residents of the event. The leaflet contained contact details for any residents who wanted more information about the plans or who had questions. A copy of the leaflet is available to view in the appendices to this report.

Press advertisement

An advert was also placed in the local newspaper, The Hampstead and Highgate Express, in two consecutive editions (Thursday the 28 June and 6 July) to publicise the public exhibitions and notify residents of the information sessions for the site. The advert detailed the location, date and timings of the sessions at Hornsey Town Hall. A copy of the advert is included in the appendices.

Direct stakeholder invites

In addition, local stakeholder groups were also sent copies of the invite directly, with the intention of securing wider publicity through their respective mailing lists and websites. Particular focus was directed towards reaching hard to reach groups. The aim was to target communication as widely as possible to reach stakeholders and interested parties beyond those directly linked to Hornsey Town Hall. Haringey Council's social media channels were also used to publicise the events.

Invites were sent directly to stakeholder groups, including: Crouch End Neighbourhood Forum, HTH Appreciation Society, HTH Creative Trust, Crouch End Festival, Crouch End Chamber, Crouch End Open Studios, Hornsey Vale Community Centre, Crouch End Project, Hornsey Historical Society, GMTRA, North London Business network, Haringey Business Alliance, Haringey Youth Council and Hornsey Pensioners Action Group.

Social media advertising

The project team ran a Facebook advert for nine days promoting the information sessions and encouraging the local community to attend and engage with the project website. The advert received over 38,000 impressions over the ten days and secured 58 clicks.



Hornsey Town Hall
restoringhornseytownhall.com
Hornsey Town Hall Information Sessions 6 July
4pm-8pm and 8 July 12-4pm at Hornsey Town
Hall.

Screenshot of Facebook advertisement

Press

A press release was issued prior to the information sessions to tie in with the press advertisement. This was picked up in the Hampstead and Highgate Express and covered the revised proposals and key information surrounding the sessions.

6. Ongoing stakeholder engagement

As part of Crouch End (FEC) Ltd's commitment to working closely with the local community and stakeholders a series of follow up meetings took place with stakeholders following the public exhibitions. Meetings hosted to date include:

Hornsey Town Hall Appreciation Society, 26 May 2017;

Hornsey Town Hall Creative Trust, 5 June 2017;

Twentieth Century Society 22 June 2017;

Hornsey Historical Society 22 June 2017;

Crouch End Neighbourhood Forum, 5 July 2017;

Hornsey Town Hall Creative Trust, 5 July 2017.

The project team additionally attended the Development Management Forum on 10 July 2017 at the Earl Haig Hall where approximately 80 people attended. The proposals were presented by Make Architects and questions were taken from the local community on the proposals.

6.1 Ongoing Consultation

Following the public exhibition a permanent Information Hub was established located within Hornsey Town Hall. The Information Hub has been fully accessible throughout the development process which included information about Crouch End (FEC) Ltd, the project team and the vision for restoring Hornsey Town Hall. Furthermore, there was also a community post box where local residents and stakeholders could submit questions and comments to the project team.

The Information Hub has been updated following the information sessions to provide updated information as the proposals have evolved.

In addition, the project team manned the Information Hub at the Crouch End Festival on Sunday 11 June 2017.

Crouch End (FEC) Ltd is committed to ongoing engagement around their proposals for Hornsey Town Hall. Contact details for the community engagement team at Newington have been shared and published widely and the project team will continue to respond to all enquiries in a timely and individual manner.

Consultees who provided their contact details will be kept up to date with the progress of the proposals directly. In addition to this, a community e-newsletter will be distributed to subscribers to coincide with the submission of a planning application to Haringey. This will include details of the

final proposals, information on how the consultation has informed the submitted application, next steps for the project and contact details for the community liaison team should residents have further queries.

The project team remain committed to ongoing stakeholder engagement throughout the lifetime of the project and will regularly update groups with progress following the submission of a planning application. Besides the groups listed the project team have sought to engage with additional stakeholder groups including local residents' associations, hard to reach groups and local trader representatives.

Additionally the freepost, Freephone and web enquiry functions will remain live to maintain an avenue for comments and queries from the local community in relation to the project. To date over 70 enquiries from the public have been responded to. The register for updates section of the website has been well subscribed and the project team will issue timely information to recipients informing them of the progress through planning.

7. Summary

7.1 Conclusion

This Statement of Community Involvement (SCI) details the extensive programme of community and stakeholder engagement which has been carried out by Newington Communications, on behalf of Crouch End (FEC) Ltd, in support of the planning application for the redevelopment of Hornsey Town Hall.

This SCI has been prepared to assist Haringey Council in its determination of the planning application and demonstrates how the applicant has met the requirements set out in local, regional and national policy guidance on public consultation. It should be read alongside other documents that have been submitted in support of the full planning application.

This document sets out the extensive engagement undertaken and the consultation response received to date. It also sets out the applicant's response to the key themes raised through the consultation. As far as possible the comments raised by consultees have informed the final planning application submitted for consideration to Haringey Council.

7.2 Continued Engagement

Crouch End (FEC) Ltd is committed to continued engagement with local residents, businesses and key stakeholders. The project team will, through Newington's community liaison team, keep consultees and key stakeholders updated as the planning process progresses. Queries and requests for information from local people will continue to be responded to in an individual and timely manner and where community groups and representatives wish to meet the project team to discuss the proposals, they will make themselves available.

8. Log of Meetings

Over the lifetime of the project meetings were held with the following stakeholder groups:

Hornsey Town Hall Creative Trust 28 March 2017;

An introductory meeting showcasing the initial proposals and project team whilst also providing an opportunity for questions to be asked by community representatives.

Hornsey Town Hall Appreciation Society 28 March 2017;

An introductory meeting showcasing the initial proposals and project team whilst also providing an opportunity for questions to be asked by community representatives.

Crouch End Neighbourhood Forum 28 March 2017;

An introductory meeting showcasing the initial proposals and project team whilst also providing an opportunity for questions to be asked by community representatives.

Crouch End Festival 28 March 2017;

An introductory meeting showcasing the initial proposals and project team whilst also providing an opportunity for questions to be asked by community representatives.

Hornsey Town Hall Appreciation Society 26 May 2017;

An update meeting discussing the first exhibition and exploring key elements of the scheme.

Discussion focused primarily on the community use of the building and how this might look moving forward.

Hornsey Town Hall Creative Trust 5 June 2017;

Discussion focused on the arts operator, planning timeframe, affordable housing, traffic and internal fit out of the community spaces.

Twentieth Century Society 22 June 2017;

The meeting focused on the heritage of the site and the proposals to restore Hornsey Town Hall. A tour and an opportunity for questions were included. The proposals were subsequently presented to the Twentieth Century Society Committee for comment.

Hornsey Historical Society 22 June 2017;

The meeting focused on the heritage and history of the site with questions largely focused on the residential accommodation and the East Wing extension.

Crouch End Neighbourhood Forum 5 July 2017;

Crouch End (FEC) Ltd presented final plans ahead of the information sessions.

Hornsey Town Hall Appreciation Society 5 July 2017.

Crouch End (FEC) Ltd presented final plans ahead of the information sessions.

9. Appendices

Appendix 1 – Introductory Leaflet



RESTORING HORNSEY TOWN HALL



As you may be aware, Crouch End (FEC) Ltd and Haringey Council have entered into a development contract which will see a multi-million pound renovation of the iconic Hornsey Town Hall and square – including an arts and community centre and careful restoration of the historic Grade II* listed building.

Continued public access to, and use of, many parts of the building including historically significant spaces is guaranteed. The plans include:

- Sensitive restoration of the historic building led by an experienced project team
- A new arts centre with flexible community and events space
- Improvements to the Town Hall Square and Green
- A small boutique hotel
- Café and restaurants
- An enabling development of new homes



WHY DOES THIS PROJECT NEED TO HAPPEN?

Hornsey Town Hall is currently listed on Historic England's Buildings at Risk register with its condition described as 'poor'. It requires substantial restoration and refurbishment to prevent further deterioration and allow it to be fully re-opened safely. FEC's investment will deliver these vital works and secure a sustainable future for the Town Hall.

www.restoringhornseytownhall.com

INVOLVING THE COMMUNITY

FEC's vision for the restoration of the Hornsey Town Hall site is to create a high quality development that stands the test of time and retains a strong community focus. We are committed to engaging with local residents, community groups and businesses to ensure that together we deliver a scheme to make Crouch End proud.



THE WEBSITE

We have launched a website containing information about our evolving plans which will be regularly updated as the project progresses. It contains our principles of engagement alongside the legal agreement which will secure public access and community use of the building in perpetuity.



INFORMATION HUB

In late April 2017, we will launch a permanent information hub at Hornsey Town Hall. This will include information about FEC, the project team and our vision for restoring the Town Hall. There will also be a community post box where you can leave any comments and questions which you may have.



DROP-IN SESSIONS

We are currently working up more detailed proposals and will share further information about the proposals at drop-in sessions in early summer 2017. We look forward to presenting our plans and hearing your feedback. In particular, we will be seeking views on the Town Hall's future community uses and the Town Square.

THE TEAM

We have appointed a team of experts to bring forward this sensitive restoration. The project team includes award-winning architects Make, who bring a wealth of expertise and in-depth experience of landmark heritage schemes, as well as historic buildings consultants from Donald Insall Associates, a leading conservation architecture practice, with nearly 60 years' experience in the care, repair and adaptation of historic buildings.



GET IN TOUCH

If you have any questions about proposals for Hornsey Town Hall or about the consultation process, please don't hesitate to get in touch.

By freephone: 0800 433 2722 (open office hours, Monday-Friday)

By email: info@restoringhornseytownhall.com

Online: www.restoringhornseytownhall.com

www.restoringhornseytownhall.com

Appendix 2 – Invitation to Public Exhibition



Crouch End (FEC) Ltd is delighted to announce the dates for the public engagement for the restoration of Hornsey Town Hall.

At the drop-in sessions you will be able to see and comment on the proposals including for the new community space in the building, discuss design ideas for the Town Hall Square, and meet the wider project team.

DROP-IN SESSIONS



The drop-in sessions will take place in Hornsey Town Hall, The Broadway, London N8 9JJ.

On Saturday 20 May (10-4pm) and Tuesday 23 May (2-5pm and 6-9pm).



GET IN TOUCH



If you have any questions about our proposals for the restoration of Hornsey Town Hall or about the engagement process, please don't hesitate to get in touch.

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By email: info@restoringhornseytownhall.com

Sign up for updates on the project website:
www.restoringhornseytownhall.com

2 History and community



History at risk

Hornsey Town Hall is currently listed as Historic England Heritage at Risk. It requires substantial restoration and maintenance to prevent its loss. Historic England and Hornsey Council have agreed to work together to secure the building and ensure a sustainable future for the Town Hall.

Restoring Hornsey Town Hall

When complete, the restoration project will include the following:

- Restoration of the building's exterior
- A new entrance with a new canopy
- A new lift
- Improvements to the Town Hall Square and Green
- A new open space in the rear of the building
- An existing development of new houses in the rear of the Town Hall

Characterised community use

Hornsey Council's agreement with Council Tax (CTC) guarantees that the building will be used as a community centre. The building will be used for a variety of community activities, including:

- A new entrance with a new canopy
- A new lift
- Improvements to the Town Hall Square and Green
- A new open space in the rear of the building
- An existing development of new houses in the rear of the Town Hall



Involving the community

Our vision for the restoration of the Hornsey Town Hall is to create a high-quality community centre that will be used for a variety of community activities, including:

- A new entrance with a new canopy
- A new lift
- Improvements to the Town Hall Square and Green
- A new open space in the rear of the building
- An existing development of new houses in the rear of the Town Hall

Get to work

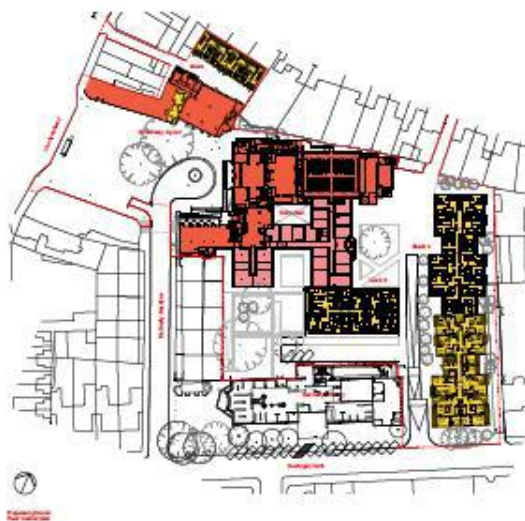
If you have any questions, please don't hesitate to get in touch. Sign up to the updates on the project website: www.restoringhornseytownhall.com



Next steps

We are expecting to submit a full planning application in November 2017 and hope to be on site in April 2018.

3 Masterplan



Changes to the previously consented scheme (2010)

In 2010, planning permission was granted for a scheme designed by John Madon and Partners. Although this was a high-quality scheme, it was not in line with the current planning policies. The new scheme is a more sustainable and high-quality scheme that will be used for a variety of community activities, including:

- A new entrance with a new canopy
- A new lift
- Improvements to the Town Hall Square and Green
- A new open space in the rear of the building
- An existing development of new houses in the rear of the Town Hall

Summary of changes

1. Town Hall: Residential conversion to offer better public space and provide additional parking spaces.

2. Block B: House conversion to offer a new residential development in the rear of the building.

3. Block A: House conversion to offer a new residential development in the rear of the building.

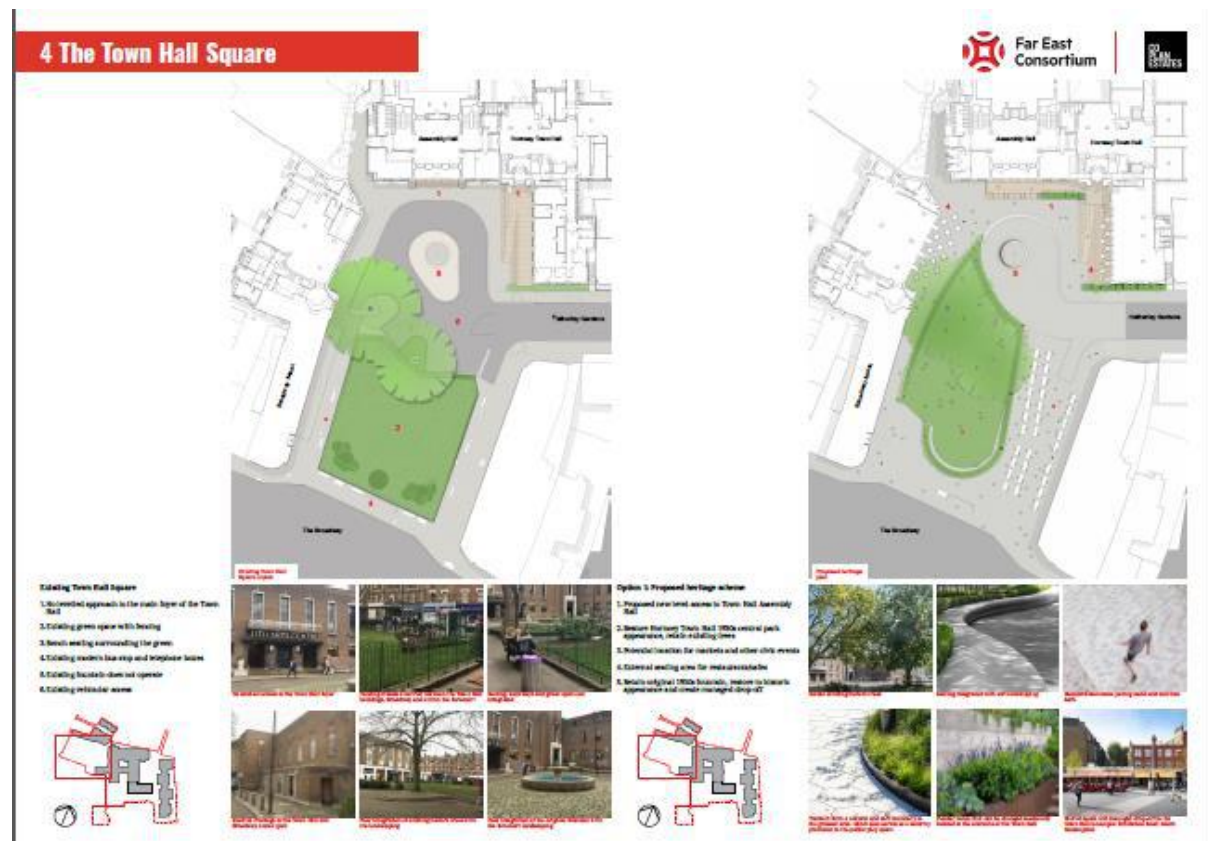
4. Broadway Square: Change of use from office to residential on the first floor (office remained within Town Hall).

5. New public space: A new public space in the rear of the building.

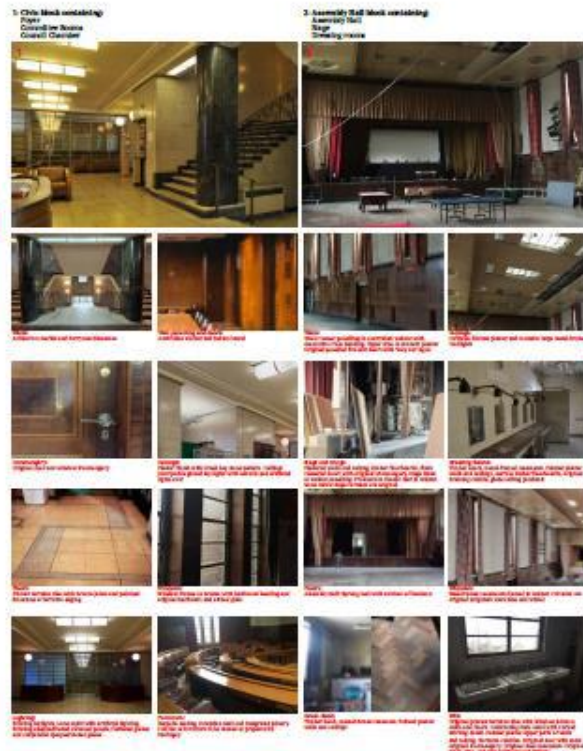
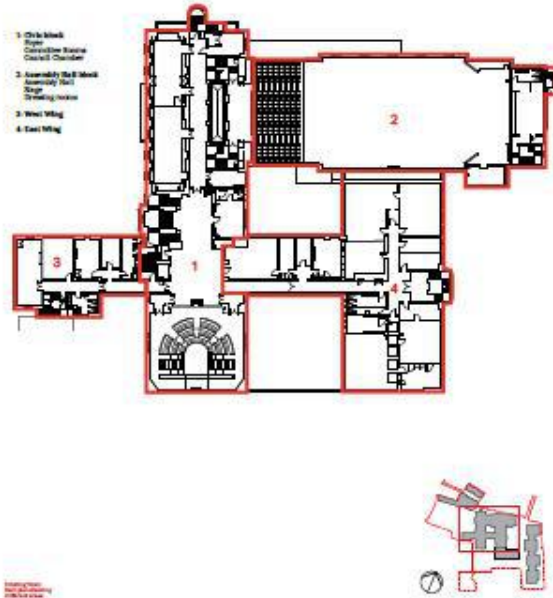
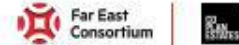
6. Public (apartments): A new public (apartments) in the rear of the building.

7. Residential: A new residential development in the rear of the building.

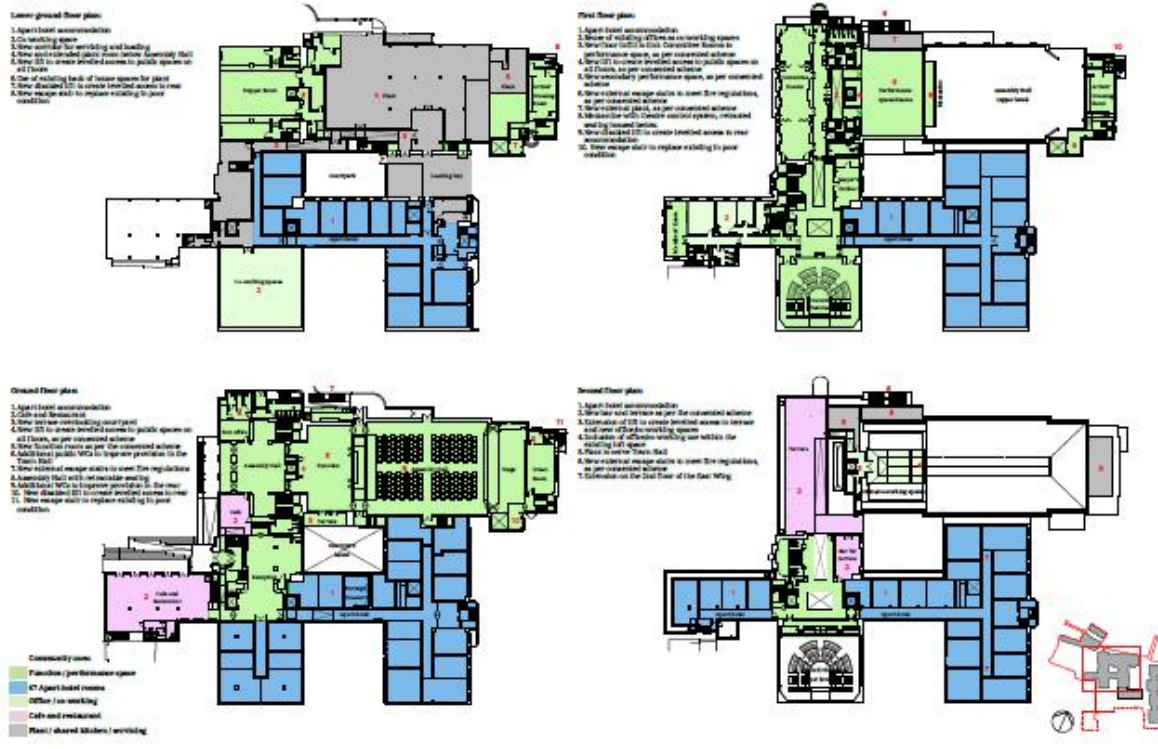




6 Restoring Hornsey Town Hall



7 Restoring Hornsey Town Hall





Appendix 4 – Feedback form

RESTORING HORNSEY TOWN HALL SHARE YOUR FEEDBACK

Please let us know your thoughts on the evolving plans for the restoration of Hornsey Town Hall by filling out the feedback form below and returning it to us at the public drop-ins.

You can also share your feedback by:

- Returning the form via Freepost to: Restoring HTH, Freepost RTGG-RKBG-CHLR, 96 Great Suffolk Street, London SE1 0BE
- Online at: www.restoringhornseytownhall.com/shareyourfeedback
- Returning the form to the post box at the information hub @ Hornsey Town Hall

Name: _____ Address: _____

Postcode: _____ Email: _____ Telephone: _____

1. Do you support the proposals presented for restoring Hornsey Town Hall?

Yes ☐ No ☐ Unsure ☐

2. Do you support the decision to relocate all residential accommodation outside of the Town Hall?

Yes ☐ No ☐ Unsure ☐

3. Do you feel that the designs presented are sympathetic to the heritage and character of Hornsey Town Hall?

Yes ☐ No ☐ Unsure ☐

4. Through the Community Use Agreement the most historic elements of Hornsey Town Hall will remain open to public use, including the Assembly Room and Council Chamber. Please share your ideas for how these spaces could be best used by the community:

5. Three draft designs have been presented for the Town Square. Which design is your preferred option?

Option 1 ☐ Option 2 ☐ Option 3 ☐

6. Do you have any other thoughts regarding the Town Square and how you would like to see it used?

7. Do you have any additional comments to make?

Information will be held in accordance with the Data Protection Act and a summary may be provided to Haringey Council. By giving us your details you authorise us to send periodic updates about the restoration of Hornsey Town Hall. If you would rather not receive updates, please tick this box: ☐

Appendix 5 – Newspaper advert



**Far East
Consortium**



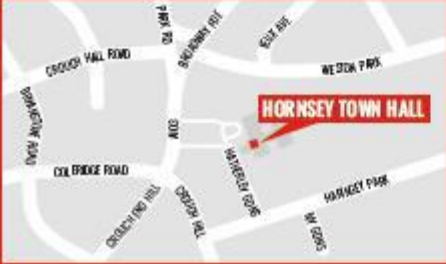


HORNSEY TOWN HALL PUBLIC DROP-IN



The drop-in sessions will take place in Hornsey Town Hall, The Broadway, London N8 9JJ.

On Saturday 20 May (10-4pm) and Tuesday 23 May (2-5pm and 6-9pm).



Crouch End (FEC) Ltd is delighted to announce the dates for the public engagement for the restoration of Hornsey Town Hall.

At the drop-in sessions you will be able to see and comment on the proposals including for the new community space in the building, discuss design ideas for the Town Hall Square, and meet the wider project team.



GET IN TOUCH

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By email:
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Appendix 6 – Invitation Leaflet



Far East
Consortium



RESTORING HORNSEY TOWN HALL

Invitation to information sessions

Thursday 6 July and Saturday 8 July



In May 2017, Crouch End (FEC) Ltd shared our initial proposals at two well attended public drop-in sessions for the multi-million pound renovation of the iconic Hornsey Town Hall and square – including an arts and community centre and careful restoration of the historic Grade II* listed building.

Ahead of the submission of a planning application towards the end of July, we will be presenting our final proposals which respond to feedback we have received locally.

The proposals guarantee continued public access to, and use of, many parts of the building including historically significant spaces.

www.restoringhornseytownhall.com

TOWN HALL SQUARE



As a result of feedback received on the three design options we presented for the Town Hall Square, the heritage option which returns the space to its original layout is being proposed. This preserves the same amount of grass as present and includes retention of existing trees and the fountain.

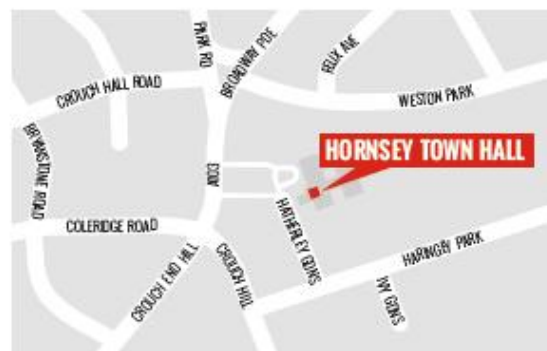


INFORMATION SESSIONS

The information sessions will take place in Hornsey Town Hall, The Broadway, London N8 9JJ.

Thursday 6 July (4-8pm)
and

Saturday 8 July (12-4pm)



GET INTOUCH

If you have any questions about our proposals for Hornsey Town Hall or about the consultation process, please don't hesitate to get in touch. All information presented at the information sessions will be published online at:

www.restoringhornseytownhall.com

By freephone: 0800 433 2722 (open office hours, Monday-Friday)

By email: info@restoringhornseytownhall.com

Community Postbox: Hornsey Town Hall

www.restoringhornseytownhall.com

Appendix 7 - Advert



Far East Consortium



CO PLAN ESTATES

HORNSEY TOWN HALL PUBLIC DROP-IN

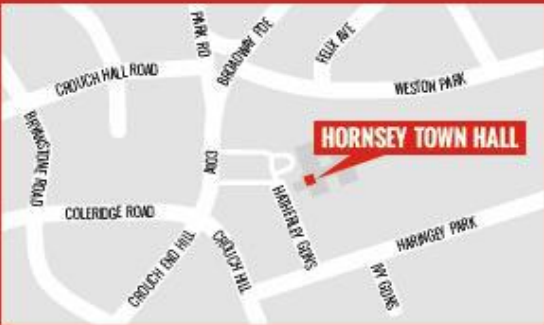


In May 2017, Crouch End (FEC) Ltd shared our initial proposals at two well attended public drop-in sessions for the multi-million pound renovation of the iconic Hornsey Town Hall and square.

Ahead of the submission of a planning application towards the end of July, we will be presenting our final proposals which respond to feedback we have received locally.

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Appendix 8 - Exhibition Boards

1 Introduction



Aerial view of the site boundary

About Hornsey Town Hall

Hornsey Town Hall is a Grade II* listed historic building designed in the modernist style by award winning architect Basil Spence. Completed in 1933, it was the home of Hornsey Borough Council until 1966. The Town Hall continued to be used as Hartley offices for a number of years, playing host to a wide range of events and performances. With the condition of the building declining, and high restoration costs, the Town Hall was eventually closed.

During the past two years, parts of the building have been reopened for interim use as a community arts centre to allow people to once again enjoy the modernist landmark.

In February 2017, Crouch End (FEC) Ltd and Hartley Council entered into a development agreement to secure the future of Hornsey Town Hall for generations to come with a multimillion-pound renovation of the town hall and square that includes an arts and community centre and careful restoration of the building.

Crouch End (FEC) Ltd will be working with Coplan Estates to deliver this ambitious project.

About us

FEC
Based in London, FEC (Far East Consortium International Ltd) opened its UK operation with a desire to create high-quality residential developments and hotels across London, the South East and core cities in the UK. Our 40-year track record includes the development of more than 200 million sq. ft. of residential and hotel space. We are delighted to bring our expertise to this V&A, creating vibrant places for people to live, work and play, and are especially excited to be leading the restoration of the historic Hornsey Town Hall.

COPLAN ESTATES
Formed in 2006, Coplan focuses on mixed use investment and development within the M25 and regional towns in the South East. Coplan has considerable experience working on exciting mixed use town centre redevelopment schemes, including Rothwell and Rothwell Town Centre.

THE PROJECT TEAM
FEC is supported by a range of expert consultants bringing many years of experience and specialist expertise to the project.
M&H - Architects
Make brings a wealth of expertise and in-depth experience of landmark heritage schemes, including Harrods and the City of London Information Centre, at Paul's.



Far East Consortium



View of Hornsey Town square



View of Hornsey Town Hall from the street

Donald Insall Associates - Historic Building Consultants
With nearly sixty years' experience in the restoration and remodeling of historic buildings, Donald Insall Associates is uniquely placed to provide strategic advice on change and development within the historic environment.

Collective - Planning
Falmer - Construction
SWICO - Building Services
Bradbrook - Structural Engineering and Transport
Newington - Communications

2 History and community



Hornsey Town Hall

Heritage at risk

Hornsey Town Hall is currently listed on Historic England's Heritage at Risk Register and it requires substantial restoration and refurbishment to prevent further deterioration and allow it to be fully enjoyed safely. Crouch End (FEC) Ltd's investment will deliver these vital works and secure a sustainable future for the Town Hall.

Restoring Hornsey Town Hall

When complete, the multimillion-pound renovation of the iconic Hornsey Town Hall and Square will include:

- Sensible restoration of the historic building and events space
- A new arts centre with flexible community and events space
- Improvements to the Town Hall Square and Green of the building
- Cafes and restaurants
- An enabling development of new homes to the rear of the Town Hall

Guaranteed community use

Hartley Council's agreement with Crouch End (FEC) Ltd guarantees continued public access to, and use of, many parts of the Town Hall, including spaces such as the Assembly Hall, Mayor's Chamber, Mayor's Room and Committee Rooms. The restoration will keep the building open to the community in perpetuity.



Council Chamber



Assembly Hall

Involving the community

Our vision for the restoration of the Hornsey Town Hall site is to create a high quality development that stands the test of time and retains a strong community focus. We are committed to engaging with local residents, community groups and businesses to ensure that together we can deliver a scheme to make Crouch End proud.

Once the development of Hornsey Town Hall is underway, a Community Use and Access Steering Group will meet quarterly to discuss the operation of the venue. If you represent a group that would be interested in joining please get in contact with the team.

Get in touch

If you have any questions, please don't hesitate to get in touch.

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www.restoringhornseytownhall.com

Freephone: 0800 433 2722 (open office hours, Monday-Friday)

Email: info@restoringhornseytownhall.com



Exterior view of Hornsey Town Hall



Exterior view of Hornsey Town Hall

Next steps

We are anticipating submitting a full planning application in July 2017 and hope to be on site in Spring 2018.

A Development Management Forum led by Hartley Council will take place on 10 July at 7pm at: Earl Hale Hall, 18 Elder Ave, London N8.

This will be an opportunity for local people to provide initial comments on the proposals to planning officers and elected representatives ahead of statutory consultation.

3 Masterplan

Previously consented scheme (2010)

In 2010, planning permission was granted for a scheme designed by John McAdam and Partners. Although this scheme also maintained community use in the main spaces of the Town Hall, it located residential apartments within the wings of the listed building.

May 2017 proposal

As part of our new proposals, we removed all of the residential apartments from the listed building and relocated them to the new build elements to the rear of the site. The proposed uses within the Town Hall are community uses, co-working space and hotel rooms. This allows for greater public access to the whole building. The plans of the residential blocks (Blocks A and B) are improved in line with the revised London Plan and Housing OGC.

July 2017 proposal

Our current proposals revise the massing of Blocks A and B following our public consultation and sunlight / daylight analysis. The massing on Block A is relocated away from Weston Park and Hartweg Park towards the heart of the block. The height of Block B is reduced in order for the massing to not have any material impact on the setting of the Listed Building from The Broadway.

Changes to proposals presented in May 2017:

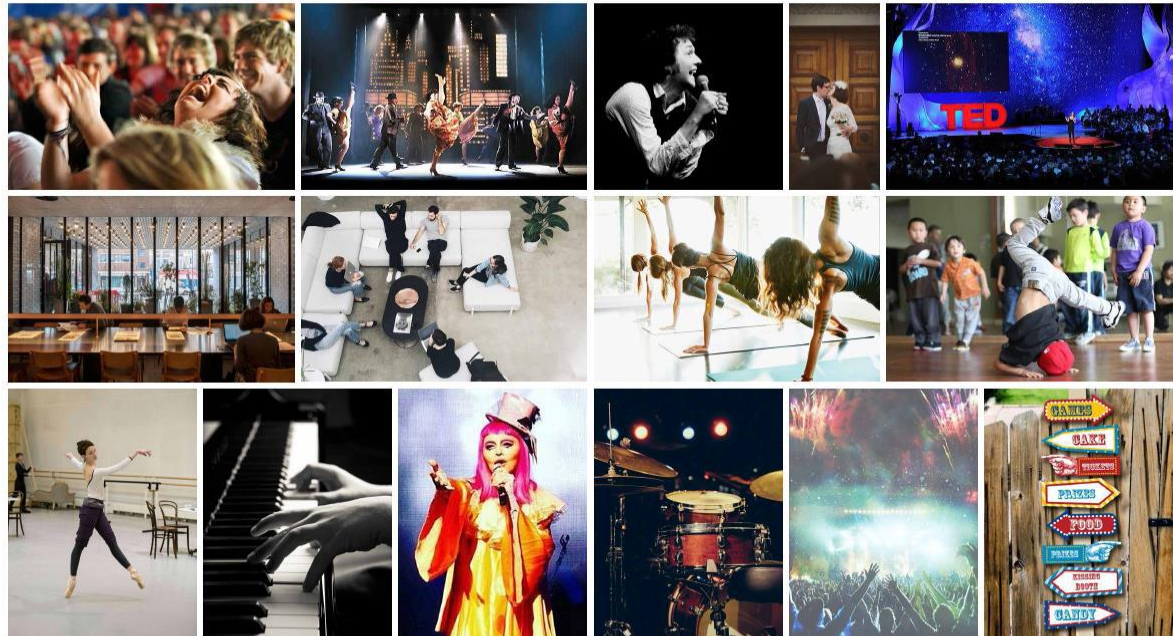
- 1 Town Hall: Hotel consolidates predominantly in the East Wing and Link Building, creating ground floor access from the Town Hall foyer to the newly created Town Hall gardens and through to Hornsey Library.
- 2 Block A: Massing is amended to reduce the height of the block at the Weston Park end of the building (4 storeys and Hartweg Park elevation 3 storeys) stepping up to 7 storeys at the centre of the block.
- 3 Block B: Overall height of the building is reduced by 1 storey in order to improve the setting of Block A in relation to the Listed Building.

Masterplan uses:

- Public
- Public (Hotel)
- Residential



4 Vision for Hornsey Town Hall



Restoration

The project team is working with Historic England and other interested parties including the Hornsey Historical Society and 19th Century Society to ensure the Town Hall is sensitively restored whilst increasing the flexibility of some of the spaces. Potential uses could include:

- Theatre / comedy / dance performances
- gigs and concerts
- Festivals and fairs
- Film screenings
- Conferences, lectures and talks
- Rehearsal space and dance studios
- Space for community classes / meetings
- Co-working space / office space
- Wedding ceremonies

Once the development of Hornsey Town Hall is underway, a Community Use and Access Steering Group will meet quarterly to discuss the operation of the venue. If you represent a group that would be interested in joining please get in contact with the team.

The pricing schedule is yet to be determined but it will be subject to consultation with the Steering Group. Crouch End (FEC) Ltd is committed to a fair and variable pricing schedule.

Community Use Agreement

The Community Use Agreement between Crouch End (FEC) Ltd and Hartweg Society guarantees public access to, and use of, many parts of the Town Hall. It allocates areas for community use which includes the Assembly Hall and Foyer area, Support Room, Committee Room, Council Chamber and Green Room. The definition of community use is broad to allow for flexibility for the arts and community operator to adapt to demand and ensure the Town Hall remains a hive of activity.

The Agreement ensures a minimum number of hours for community use (60% community use in the community spaces). The community is crucial to the success of the community and arts use at the Town Hall and we will continue to work with organisations such as the Crouch End Festival to ensure the space they need moving forward (outside of construction works).

Crouch End (FEC) Ltd will be appointing an arts and community operator this summer who will put together a programme of uses and events which will ensure the Town Hall is vibrant in the day and evening. The aspiration is to create flexible spaces which will allow for multiple arts and community uses to take place alongside one another.



5 Vision for Hornsey Town Hall



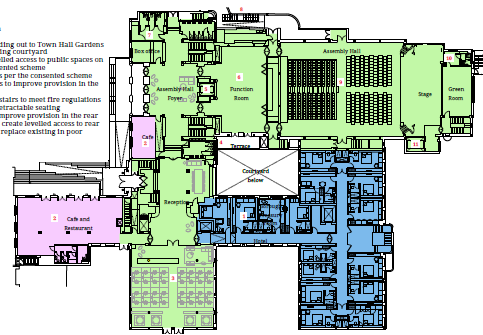
Lower ground floor plan:

1. Hotel accommodation
2. New corridor for servicing and loading
3. New and extended plant room below Assembly Hall
4. New lift to create levelled access to public spaces on all floors
5. Use of existing back of house spaces for plant
6. New disabled lift to create levelled access to rear
7. New escape stair to replace existing in poor condition



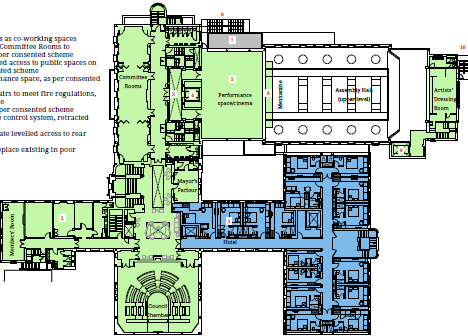
Ground floor plan:

1. Hotel accommodation
2. Cafe and Restaurant
3. Co-working space leading out to Town Hall Gardens
4. New terrace overlooking courtyard
5. New lift to create levelled access to public spaces on all floors, as per consented scheme
6. New function room as per the consented scheme
7. Additional public WCs to improve provision in the Town Hall
8. New external escape stairs to meet fire regulations
9. Assembly Hall with retractable seating
10. Additional WCs to improve provision in the rear
11. New disabled lift to create levelled access to rear
12. New escape stair to replace existing in poor condition



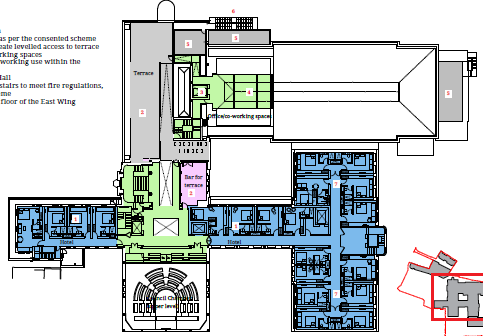
First floor plan:

1. Hotel accommodation
2. Reuse of existing offices as co-working spaces
3. New floor infill to link Commence Rooms to performance space, as per consented scheme
4. New lift/lift to create levelled access to public spaces on all floors, as per consented scheme
5. New secondary performance space, as per consented scheme
6. New external escape stairs to meet fire regulations, as per consented scheme
7. New external plant as per consented scheme
8. Mezzanine with theatre control system, retracted seating housed below
9. New disabled lift to create levelled access to rear accommodation
10. New escape stair to replace existing in poor condition



Second floor plan:

1. Hotel accommodation
2. New bar and terrace as per the consented scheme
3. Extension of lift to create levelled access to terrace and new office/co-working spaces
4. Inclusion of office/co-working use within the existing loft space
5. Plant to serve Town Hall
6. New external escape stairs to meet fire regulations, as per consented scheme
7. Extension on the 2nd floor of the East Wing



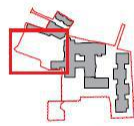
6 Public realm



Town Hall Square

We are proposing a heritage design for the Town Hall Square in line with the community feedback we have received. Town Hall Square will be maintained by Crouch End (TFC) Ltd although continued public access to the Town Hall Square is guaranteed.

1. Proposed new entrance to Town Hall Assembly Hall
2. Restore Hornsey Town Hall 1930's central park appearance, retain existing trees
3. Potential location for markets and other civic events
4. External seating area for restaurants/cafes
5. Retain existing fountain, restore to historic appearance and create drop off

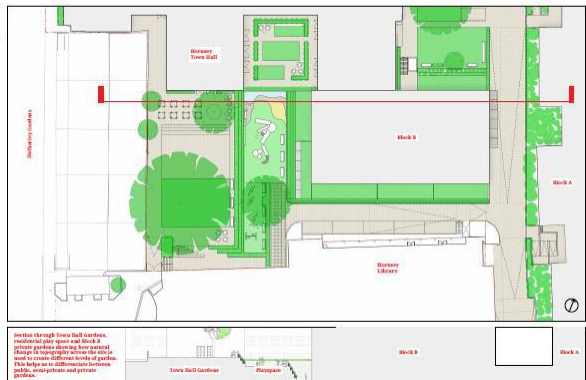
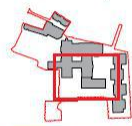


Town Hall Gardens

Feedback from the local community has suggested we should make the site more permeable and to all access from the Town Hall to the Library. We have therefore created a new public space called Town Hall Gardens which can be accessed directly from ground floor of the Town Hall and leads to the rear of the Library building.

Hotel courtyards and residential gardens

The hotel rooms at the Lower Ground floor open directly out onto two beautiful and peaceful courtyards. The planting in these courtyards will take into account the fact that they are also viewed from the Foyer above and therefore will be designed for this view as well.



7 Residential buildings

Concept

We have taken inspiration from both the Town Hall and the listed Hornsey Library building when designing Blocks A and B.

Hornsey Town Hall was designed as a series of simple volumes, arranged together in a group plan. The blocks are modular and are visually softened through the use of detailed masonry. Stone surrounds create portals around openings in the main elevation.

Hornsey Library continues this use of materiality by creating a composition of brick and precast concrete. The concrete has been designed to have relief and pattern and creates a bold statement on the simple elevations.

Materiality

We are using the same material palette as these buildings in the new residential blocks:

- Heritage bricks
- Reconstituted stone surrounds
- Reconstituted stone panels with pattern and relief
- Integrate balcony metalwork

Plan layout

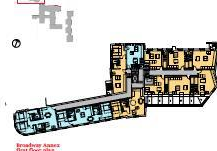
The plans have been developed to comply with current regulations and standards. These include all apartments having private balconies.

Unit numbers (144 apartments in total)
Block A: 79 apartments
Block B: 41 apartments
Broadway Annex: 15 apartments
Mews: 9 apartments

We are working closely with Haringey Council to optimise the affordable units provision from the previous consented scheme indicated (four). This will be subject to a viability assessment that Haringey Council will independently assess.



Broadway Annex and Mews



New building floor plan



Block A typical floor plan

Block A



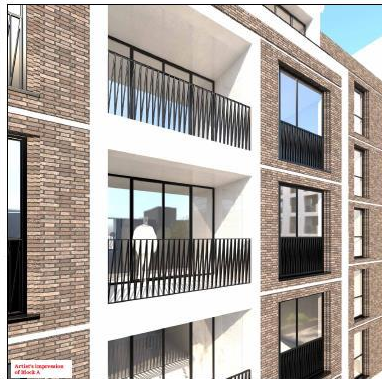
Block B



Block B typical floor plan



Current layout of blocks A and B



Artists impression of Block A



Artists impression of Block B

8 Residential buildings



Verified views

Cityscape specialists in this field have undertaken photomontages of the proposals to test massing and height overlaid onto surveyed photographs. These photomontages are accurate interpretations of height, location and geometry as well as form and use of materials. As can be seen, there is limited or no detrimental visual impact on the existing views.

The locations of the viewpoints have been agreed with Haringey Council:

- View 01:** View from the Broadway towards Hornsey Town Hall
- View 02:** View looking east on Haringey Park towards Hornsey Library
- View 03:** View looking into the site from Weston Park
- View 04:** Strategic view from Alexandra Palace to St Paul's Cathedral
- View 05:** Strategic view from Parkland Walk, bridge over St James Lane towards Crouch End valley, ridge and central London landmarks beyond
- View 06:** View looking west on Haringey Park towards Hornsey Library
- View 07 (Site not in view frame):** View looking towards the site at junction of Haringey Park and Hatherley Gardens
- View 08:** View looking towards the Hornsey Town Hall from the junction of Crouch End Hill and Coleridge Road



View 01



View 02



View 03



View 04



View 05



View 06



View 07



View 08



View 09

9 Transport, parking and servicing

Community Infrastructure Levy (CIL):
Crunch End (FEC) Ltd will be paying a planning charge known as the Community Infrastructure Levy which will go towards delivering infrastructure locally

Transport Assessment

A detailed transport assessment is being undertaken and will be submitted at planning. Key travel planning measures are outlined below.

Site Wide Measures

- Introduce site-wide cycle parking strategy for both the residential units and the non-residential floorspace, with long-term and short-term cycle parking provided at a level in accordance with no less than the current London Plan requirements.
- Fund the costs of installing initially two additional car club spaces, supporting the site and the wider area, on-street along Hartney Park to the immediate east of the site access.
- Within the on-site parking, provide electric vehicle charging access from implementation for 20% of the spaces, with its built scope to extend this for a further 20% of the spaces over time.

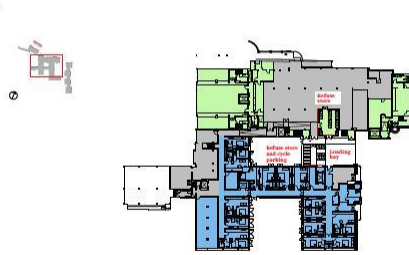
Residential Measures

- Contribution to car club membership for each household within the development.
- Enter into legal agreement such that residents of the on-site units would not be permitted access to permit to park within either CPE 18-A around the site or CPE 18-B close to the site.
- Provide each household with a Home Users' Guide, which will provide a range of information promoting the means of access to the site and key local facilities by non-car travel modes, outlining the incentive measures available and summarising the parking allocation strategy for the site.

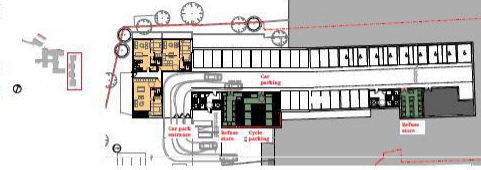
Non-Residential Measures

- Prepare promotional literature, including any websites, which provides a range of information again promoting the means of access to the site by non-car modes and confirmation that vehicular access and/or parking would generally be available to those with mobility issues only.
- With respect to the hotel, provide a pre-booked minibus (or equivalent) shuttle service between the site and the nearby station area (operating arrangements to be agreed), to operate during key periods of activity.
- Permit entry by pre-booking of a limited number of general vehicles into the forecourt area, including taxi and private hire vehicles, for hotel pickup and drop-off only, during limited duration periods, to be agreed with LA Haringey.
- Extension of the operation of the pre-booked minibus (or equivalent) shuttle service between the daytime peak periods and during the evening period for those events being held at the Town Hall with an expected attendance in excess of a number of persons agreed with LA Haringey.
- Implementation of an Event Management Plan for those events being held at the Town Hall with an expected attendance in excess of a number of persons agreed with LA Haringey, to include marshalling controlled access of Hartney Caravan for residents and those with disabilities.

Town Hall Lower ground floor plan showing loading bay, staff cycle parking, hotel and general refuse store



Block A Lower ground floor plan showing residential car parking, cycle parking and refuse store

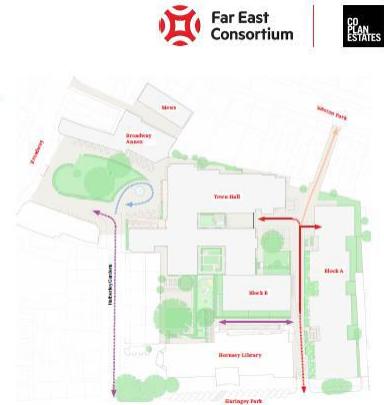


Block B Basement floor plan showing residential cycle parking and refuse store



Vehicular access

- Primary access for residents, accessible to the residents, accessible to the Town Hall
- Designated access for the residents
- Secondary access for parking and delivery
- Designated access for the residents
- Designated access for the residents



Far East Consortium

CO-OP ESTATES



Appendix 9 – Public Feedback Report

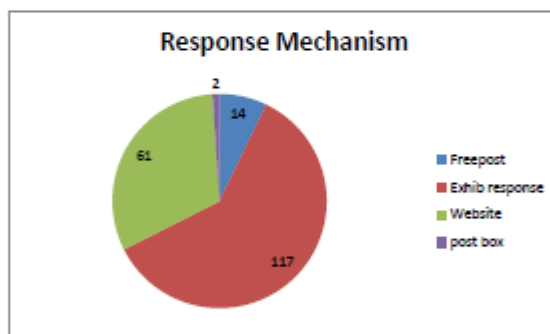
June 2017

Interim Feedback Report

Hornsey Town Hall: Feedback Report

Following two very well attended drop-in sessions held at Hornsey Town Hall with over 340 people in total attendance, the project team has received written feedback from 194 people, the equivalent of 36% of those who attended. The majority of responses were submitted using the feedback form and left at the drop-in sessions. A number of people chose to complete the form online and others took feedback forms away and returned them by freepost or collected and deposited a form at the community post box (located in the foyer of Hornsey Town Hall).

An email was issued to all those who signed in to the events as well as those who had previously registered for updates on the [project website](#). This was issued on 30 May 2017 and increased the number of feedback forms completed online.¹



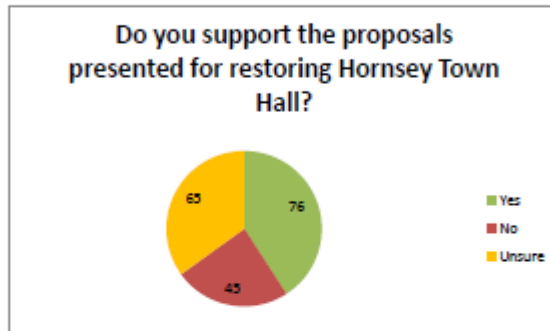
¹ All data correct as of 12.06.17

June 2017

Interim Feedback Report

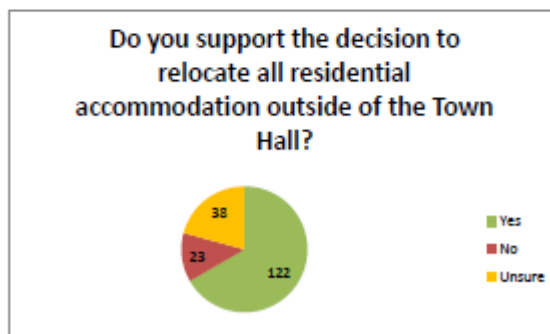
Question One

There has been strong initial support for the proposals to restore Hornsey Town Hall with over 40% of those who responded to this question answering "yes". As the drop-in sessions were an early opportunity for the public and stakeholders to comment on the proposals, the information displayed showed the direction of travel.



Question Two

The proposals to relocate the residential accommodation outside of the Town Hall building have received strong support with 66% of respondees agreeing with this decision.

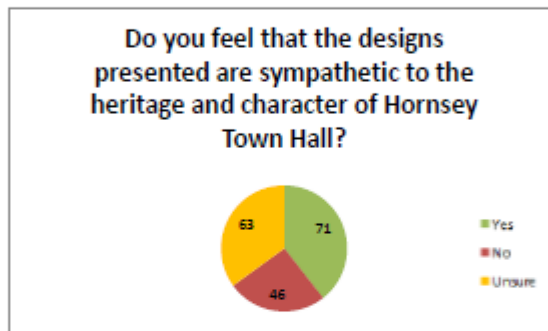


June 2017

Interim Feedback Report

Question Three

Question three sought public opinion on how respondents viewed the heritage and character of Hornsey Town Hall. Of all respondents, 39% felt the designs presented were sympathetic to the heritage and character of the Town Hall. Due to the early stage of the proposals at this point in time, the detail presented was high level. Since the drop-in sessions, the feedback has been taken on board by the project team and includes modifications to the massing of Block A, with the proposals now stepping up from three storeys on Haringey Park and four storeys on the Weston Park end to seven storeys in the middle. Greater detailing of the residential blocks will be available at the information sessions scheduled for 6 and 8 July 2017.



Question Four

Q4. Through the Community Use Agreement the most historic elements of Hornsey Town Hall will remain open to public use, including the Assembly Room and Council Chamber. Please share your ideas for how these spaces could be best used by the community

This question was designed to prompt qualitative responses and explore public opinion on the space that would remain open for public use through the Community Use Agreement. 137 responses were received to this question. As expected, this question established a wide variety of desires from the community - many of which are captured in the proposals. This was a multiple choice question and attracted a broad response.

The most popular suggestions focused on the desire for arts and performance space ranging from theatrical (43) and music performances (39) in the assembly hall and rehearsal space through to support for gallery space for artists (37). Crouch End (FEC) Ltd will soon be appointing an operator responsible for overseeing the arts and community uses following the restoration.

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Interim Feedback Report

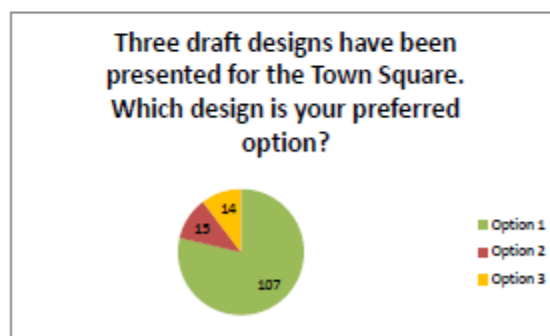
Beneath the clear support for the arts remaining at the heart of Hornsey Town Hall, there were a number of secondary uses proposed by respondents. At the core of this was the retention of a high level of workspace (20) for the use of local businesses currently using the site. The ability for private functions (16) e.g. weddings and parties to be hosted and the ability for the space to be hired for community functions (31) such as resident association AGMs, local political surgeries and lectures. These suggestions emphasise the public desire for the space to be flexible, catering for a variety of eventualities and a variety of needs throughout the day/week.

Through the proposals, the project team have been careful to ensure that the Town Hall retains its historic features but is also capable of multiple uses to ensure the venue is a hive of activity. Alongside honouring the buildings past, and preserving its multiple uses, the project team will be improving disability access which it is widely recognised to be inadequate at present due to the time the building was constructed. Servicing equipment for the building will also be updated to ensure that the venue is able to be used effectively long into the future.

Underlying these suggestions was the desire for the community space to remain affordable (14) for the local community with a number of respondents suggesting free or sub market rate rentals.

Question Five

This question, alongside question six and interactive activities at the drop-in sessions, sought to assess the vision respondents had for the Town Hall Square element of the scheme. Of the three designs proposed, an overwhelming number of respondents opted for Option One which proposed a "Heritage" scheme. This option secured the support of 78% of respondents and has since been chosen as the design option for the Town Hall Square.



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Question Six

Do you have any other thoughts regarding the Town Square and how you would like to see it used?

This question challenged attendees to explore different ideas for the Town Hall Square beyond the three concepts presented and secured 142 responses. Of those that responded to this question, it was evident that the green element of the Town Hall Square is a key area of consideration with the majority of respondents wishing for the Square either to include more grass (43) or retain it as it is (20). Many residents shared the view: "it is the only green space in the centre of Crouch End." Through conversations with individual stakeholders, the project team has made other minor changes such as retaining the Amnesty International tree which is currently located by the bus stop.

The secondary theme which stands out from the responses given is the desire to retain the square for public use (20). The community use of this space is guaranteed in perpetuity as part of the Community Use Agreement which can be viewed on the project website. With the exception of occasional events and routine maintenance, this space will be accessible at all times.

A third point which was expressed was for market and event space (23) as part of the Town Hall Square. The heritage option, through modifying the shape of the grassed area, creates a bespoke market and events space. The creation of this space means the grass can remain accessible to the public during market and event days.

Finally, a desire for café and restaurant facilities (14) and better seating (12) to be included within the square was evident. A number of respondents embraced the external seating opportunities for the incoming food and beverage uses if carefully balanced. Likewise, distribution of seating space throughout the grass area is also considered an improvement to this space at present. The heritage option accommodates both desires, with room for outside seating along the flanks of the Square, whilst incorporating seating into the new perimeter planting surrounding the grassed area.

Question Seven

Do you have any additional comments to make?

This question was designed to identify any additional matters respondents wanted to share with the project team beyond the main scope of the feedback form. 130 people responded.

Key points of focus were the height (39) and design (21) of the residential blocks. Residents were surprised by the scale of the previously consented scheme leading to the view developing that further intensification of these units would dwarf the Town Hall and surrounding residential properties. The key blocks of concern were those closest to Weston Park with more limited commentary reserved for the units on the Haringey Park side. Since the drop-in sessions, feedback

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Interim Feedback Report

has been taken on board by the project team and includes modifications to the massing of Block A. The proposal now steps up from three storeys on Haringey Park and four storeys on the Weston Park end to seven storeys in the middle.

Turning to the design, this was a secondary area of comment for respondents with many sharing the view that the "external cladding of [the] residential blocks is all wrong. Not sympathetic to area or space." A separate comment suggested a red brick option that residents may consider to be more sympathetic to the local grain. This feedback has been taken on board by the project team who are seeking to match the brick used on the new residential buildings with that used across the Town Hall site. In terms of the elevations which face Haringey Park and Weston Park, these will be predominantly of brick construction.

Affordable housing (23) provided a third topic of interest with residents suggesting an increased number of units would be more suitable, particularly given the increased height of the scheme. The level of affordable housing will be subject to a viability assessment that Haringey Council will independently assess.

A final key theme to emerge was on the grounds of parking (14) and traffic (12). Respondees wanted further information on the level of parking proposed in the scheme, how this would prevent overspill into neighbouring streets and how the Town Hall and properties would be serviced. A separate point of interest raised under question six commented on the Broadway bus stop which again they feel to be an area worthy of enhancements through the transport strategy.

The level of parking as presently proposed is the same as was approved in 2010. Transport surveys are currently underway and further information will be available at the upcoming information sessions.