

Hornsey Town Hall

Non-Material Amendment

Landscaping Design Document

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This document aims to explain the design rationale behind the non-material amendment application for the Hornsey Town Hall development (HGY/2017/2220). The application seeks approval for alterations to the landscaping areas, specifically the Town Hall Gardens and the Town Hall Square.

The Town Hall Gardens is a public garden connected to the Town Hall, accessible from the corner of Hartherley Gardens and Haringey Park. It also includes a lowered play area for residents of the two new residential blocks. The Town Hall Square is the primary space in front of the Town Hall, featuring a redesigned soft landscaping area with new benches and planting, and hard landscaping on the front faces of surrounding buildings, including the Town Hall forecourt with a central fountain.

This application is prompted by fundamental flaws in the approved scheme for the Gardens necessitating a redesign to achieve compliance with both existing levels and retained trees. The proposed changes encompass the introduction of a new compliant ramp, external stairs, and a raised soft-landscaping area. Recent arboriculturist surveys have also recommended work on several trees, including proposed replacements for those deemed necessary to be felled in both the Gardens and Square. Additionally, there is a proposal for new bollards to enhance vehicle control measures for the Square at the top of Hartherley Gardens.

Previously consented drawings submitted for information;
Approved PX2000 Rev 05
Approved PX300 Existing Site Plan

Proposed drawings and documents submitted in addition to the design document;
HTH-20.03-GSL-P1-002 Rev C06
HTH-20-GSL-P4.01-011 Rev C05
HTH-20-GSL-P4.01-012 Rev C05
HTH-22.08-THG-XX-001 Rev C05
HTH-20-GSL-P2.02-001 Rev AB
Email: Simon Mintoft, dated 24.11.23, Hornsey Town Hall - Ardmores/CECAAC Site Meeting)

Landscaping Town Hall Gardens

Approved Scheme

The most recent approved scheme for the Town Hall Gardens is as shown right (drawing PX2000 Rev 05) as approved under Section 96a Non-material amendment HGY/2020/1332.

The previously approved key changes to the original approved scheme (HGY/2017/2220)are as follows (red labels).

- 1. New residential stepped access as approved in S96a application ref. HGY/2019/0288
- 2. Relocation of UKPN substation as approved in S96a application ref. HGY/2019/0288
- 3. Removal and replacement of three no. Trees as approved on Condition 4 HGY/2019/1918 T30, T33, T35 - Three no. Trees originally approved to be retained to be replaced with 3no.Silver Birch, 200 – 250mm girth trees, 4-5m tall

The changes relating to the design and layout of the Town Hall Gardens sought within this S96a Application from the current approved scheme is due to the approved design not being viable with the fixed existing levels. The marked up approved scheme shows the fixed levels which are required to be maintained for the following reasons;

- Existing Tree Level - Mature trees unviable for transposing
- Existing Internal Level - Historic fabric of listed building
- Site Entrance Level - Public land outside of site boundary and only site entrance from street.

The highlighted locations have the following issues;

- 4. Level access shown between building and landscaping not viable to be achieved with no steps or ramps from base of tree to existing internal level (difference of 827mm).
- 5. Ramp shown uncompliant to achieve fall of 1400mm (between site entrance and base of tree)
- 6. Planter for tree shown not suitable for size or maturity of tree - Recent tree surveys have shown the tree health is of poor condition and requires felling.

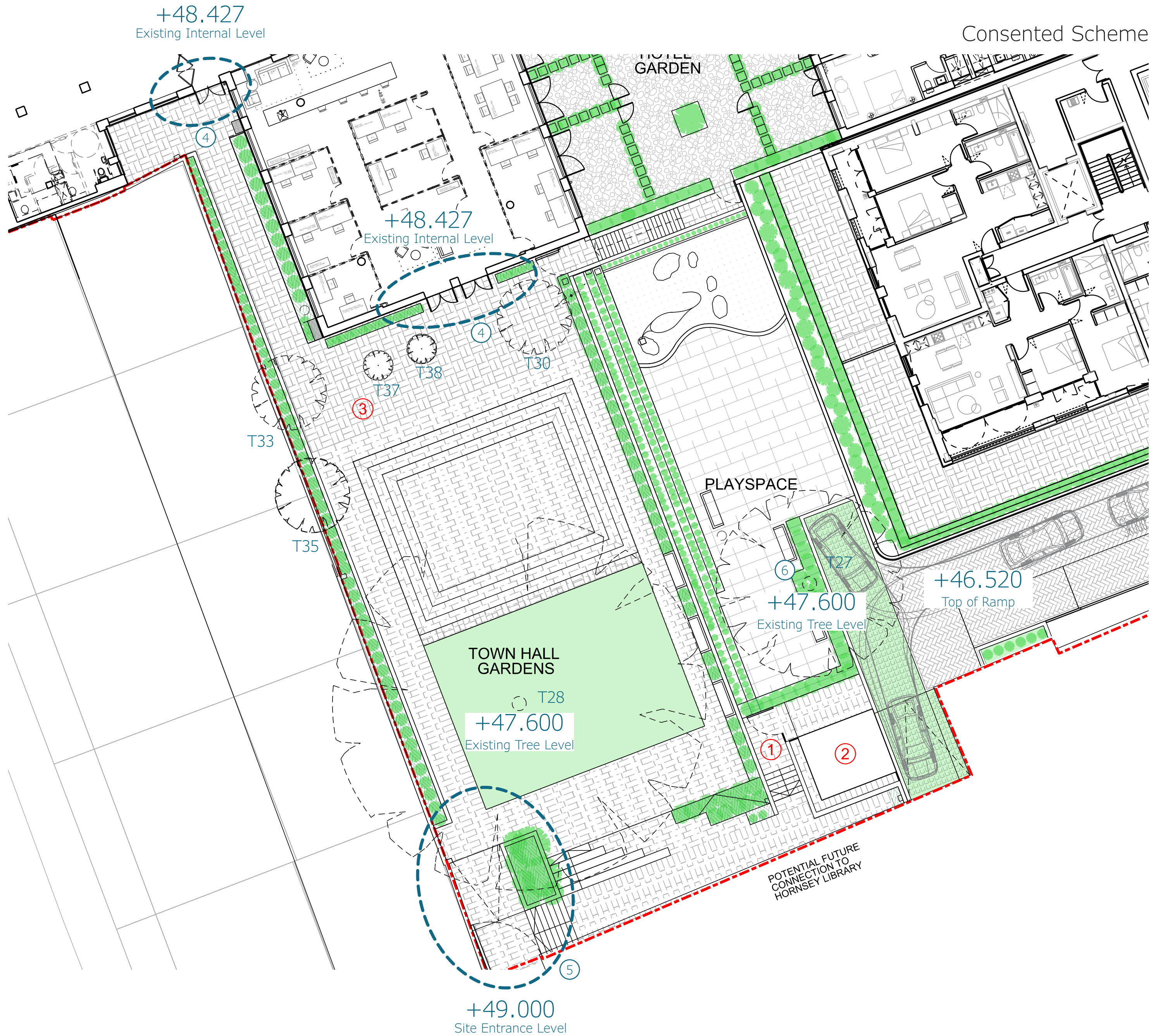
Trees

A comprehensive survey of the existing trees has been conducted by the applicant’s arboriculturists, Phlorum, and the advice and survey findings are outlined in Appendix A. Additionally, a recent site inspection was carried out by the council arboriculturist, Daniel Monk, with informally minuted advice provided (refer to the email from Simon Mintoft, dated 24.11.23, Hornsey Town Hall - Ardmore/CECAAC Site Meeting).

The proposed works to any existing trees in this NMA align with the advice provided by the arboriculturists (such as felling and proposed replacements as noted on the following pages). In cases where there are deviations due to changes in tree health, the proposals adhere to the most recent advice, as provided by Daniel Monk

Trees as existing approved scheme.

- T27 - Existing Weeping Ash; To be retained under approved scheme, however, this application seeks permission for the tree to be felled due to current poor health with the tree showing numerus Perenniporia fraxinea brackets
- T28 - Existing Weeping Ash; To be retained under approved scheme, with no change in this application.
- T30 - New replacement silver birch.
- T33 - New replacement silver birch.
- T35 - New replacement silver birch.
- T37 & T38 - Two relocated silver birch from Town Hall Square



Landscaping Town Hall Gardens

Proposed Scheme

The proposed scheme aims to preserve the aesthetic and character of the Town Hall Gardens from the approved plan while aligning with the existing levels noted on the previous page. Material use and key design features are retained, addressing compliance and access issues.

- The key design changes are outlined on the drawing and include the following
- A new stair and compliant ramp layout to achieve the required change in levels.
 - Simplification and adjustment of the residential steeped access to work with the new ramp.
 - Creation of a new lowered grass area with the removal or replacement of insufficient planters and new trees, as noted below.
 - Introduction of steps to facilitate access into the co-working space.
 - External disabled refuge implemented as required under the fire strategy.
 - Ramp provided for level access into the Town Hall.
 - Integration of new trees into raised landscaping in front of the Town Hall.

The following drawings have been submitted for the proposed design of the Town Hall Gardens;

HTH-20.03-GSL-P1-002 Rev C06
HTH-20-GSL-P4.01-011 Rev C05
HTH-20-GSL-P4.01-012 Rev C05
HTH-22.08-THG-XX-001 Rev C05

Proposed Trees

- T27 - New *Davidia involucrata* ‘Handkerchief Tree’, 18-20cm girth Extra Heavy Standard to replace existing weeping Ash.
T28 - Weeping Ash; Health mature tree to be retained.
T30 - New replacement silver birch relocated to lowered green area.
T33 - New replacement silver birch relocated to lowered green area.
T35 - New replacement silver birch moved away from boundary fence.
T37 & T38 - Two relocated silver birch from Town Hall Square

T27 Proposed Replacement;

The landscape proposal necessitates the removal of a declining tree identified as T27, specifically a Weeping Ash, due to its compromised health. In lieu of this specimen, a 18-20cm Extra Heavy Standard Handkerchief Tree (*Davidia involucrata*) has been proposed.

The chosen Handkerchief Tree is distinguished by its unique ornamental bracts, resembling delicately fluttering handkerchiefs, adding both aesthetic charm and botanical interest to the landscape. This selection also grounded in its robustness and adaptability to the local conditions.

The modest size of the Handkerchief Tree at the time of planting ensures a seamless integration into the existing landscape, and its growth trajectory aligns with a relatively rapid establishment.

Birch Relocations;

Additionally to the new tree, as part of the redesign the three new silver birch have been relocated away from the site boundary. Two (T33 and T27) placed alongside the Handkerchief Tree, the Silver Birch trees enhance the visual interest of the soft landscaping area, creating a harmonious blend of forms and colours.

T35 has been kept close to its original location but brought off the boundary, maintaining a similar canopy cover but reducing long term risk of growth in to neighbouring properties or damage to the existing party wall.

Proposed Scheme



Landscaping Town Hall Square

Approved Scheme

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The previously approved key changes to the original approved scheme (HGY/2017/2220)are as follows (red labels)

- 3. Tree previous to be transposed to grass area to be maintained in existing position approved on Condition 4 HGY/2019/1918

The revised scheme in the NMA, HGY/2020.1332 incorporated several minor modifications, one of which entailed the installation of a new gate at the top of Hartherley Gardens, replacing the existing gate in the same location. This brought it in-line with the strategy set out in the original approved scheme. With the area surrounding the fountain designated for use as a managed drop-off/pickup spot, exclusively for individuals with accessibility issues accessing the community facilities in the Town Hall building or the Hotel. The access through the gate will be supervised by estate managers, as outlined in the Approved Design and Access statement, Travel Plan's and the Parking Management plan. The space is also designated for Fire Tender Access, if required.

In addition to the new gate, there is a proposal to refurbish the existing bollards, transforming them into a physical barrier extending to the end of Hartherley Gardens and the pedestrian Town Hall Square. The number of bollards has been streamlined, with some being removed and others relocated to the bottom of the Hartherley Gardens turning.

Trees as existing approved scheme

T2 - Sycamore; To be retained under approved scheme, with no change in this application.

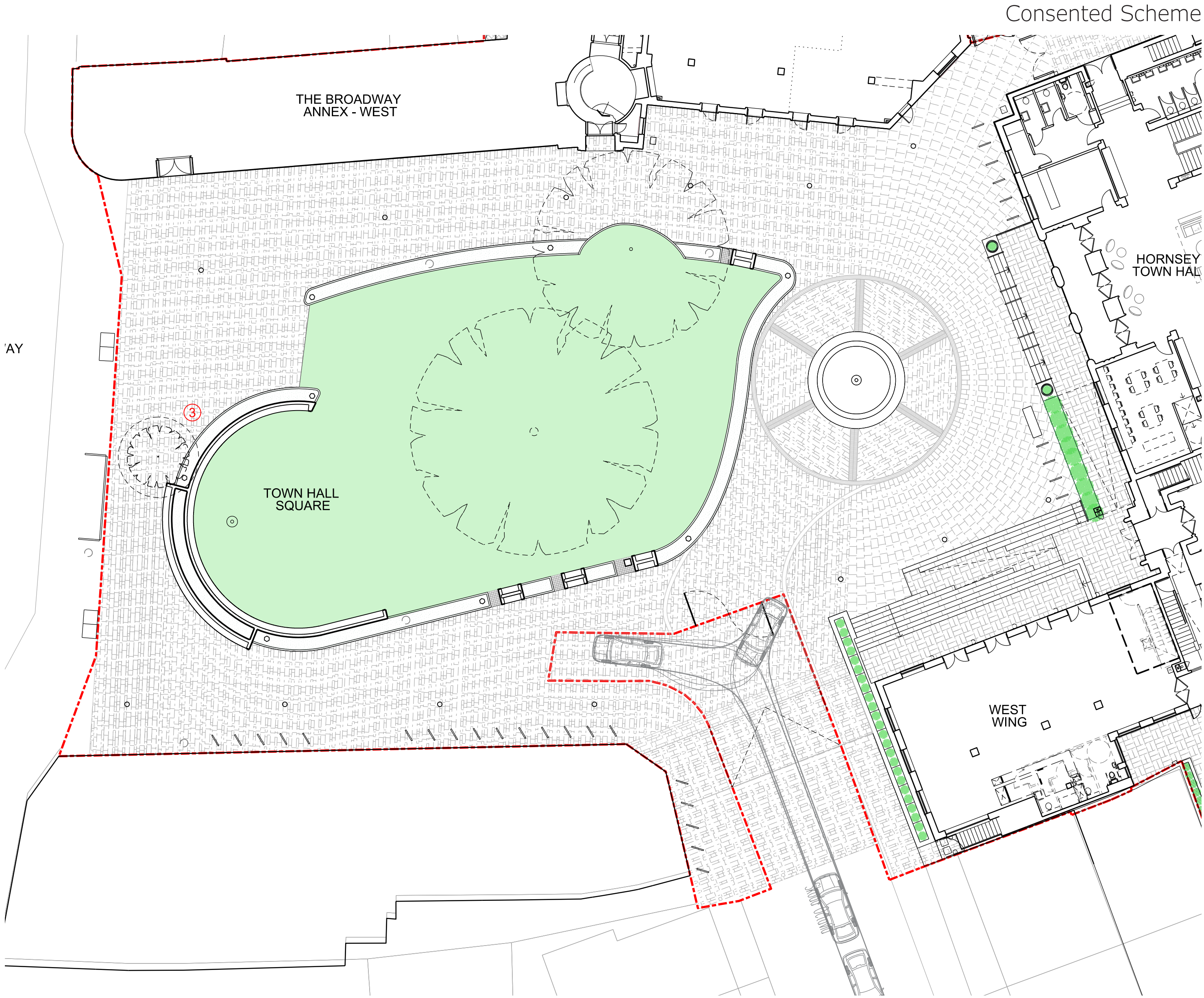
T3 - Chestnut; To be retained under approved scheme, however, this application seeks permission for the tree to be felled due to current poor health

T4 - Norway Map; Memorial Tree to be retained under approved scheme, with no change in this application.



Existing Gate - to be replaced with new gate as approved scheme and detailed in condition 4 submission

Existing Bollards to be refurbished - example of bollard post refurbishments shown.



Landscaping Town Hall Square

Existing site plan as submitted on initial planning application HGY/2017/2220
Approved PX300 Existing Site Plan

- Existing bollards to be removed
- Existing bollards to be refurbished and relocated (as shown on following page)
- Existing bollards to be retained and refurbished in place

