



RE: Application HGY/2023/0832 - Condition 4, Hornsey Town Hall, Additional information.

Dear Mr Samuel Uff

We appreciate your feedback regarding our condition submission for Hornsey Town Hall and have carefully reviewed the comments provided. Please find below our responses, along with the requested additional information to address each point raised added to the relevant condition. For ease all new information also attached.

1.1 Hard Landscaping Material

Council Comments:

- There is no site-wide plan that shows all materials.
- No actual detail of each material beyond the key.
- Update to provide a maintenance plan (can be part of the Public Access Plan (PAP)).
- No plan provided for the resin bed in relation to the tree trunk – requires 100mm separation.
- Memorial tree plaque to be in the resin floor bed rather than freestanding.

Response:

- Hard landscaping drawing (HTH-20 GSL-P2.01-006) has been resubmitted to confirm material locations.
- A report detailing the specification of each material, along with as-built photographs, has been provided (External Materials Report Rev A).
- A soft landscaping maintenance plan has been submitted; the hard landscaping maintenance plan will be incorporated into the PAP.
- The tree protection proposal (3670-KDS-TH-ZZ-DR-A-90-1020) includes the required 100mm separation for the resin bed around the tree trunk, and the memorial tree plaque will be installed within the resin floor bed as requested and shown.

1.2.1 Benches

Council Comments:

- Additional backs may not work from a design/heritage perspective and offer minimal benefit for DDA compliance.
- Concern regarding choice of timber slats (never approved); maintenance reference in PAP may be a suitable compromise.
- Request for handrails, but none proposed.

Response:



- Justification for the timber benches and backs is provided by Make Architects, highlighting design and inclusion considerations. Make states: "In terms of design development, the timber was added as it is best practice to not sit on the concrete (from a hot/cold perspective) and allows for drainage between the slats. The backs are only on the small benches, not the curved main ones at the front. They are to provide a variety of different seating types from an inclusion perspective."
 - The DDA government guidance within its Inclusive Mobility 2021 document states: "For outdoor seating, it is vital that rainwater is not allowed to collect on any part of the seat."
 - The DDA guidance on armrests advises: "A mixture of seating options, with or without arms, should be provided, but seats placed in a row should either all have armrests or no armrests in a continuous row of seating." As these seats are all in a row, no armrests have been included to comply with this guidance.
 - The current timber bench backs provide varied seating in line with DDA government guidance. Timber was chosen over concrete for best practice reasons, including temperature regulation and drainage. The previously requested extensions are not being implemented at the Council's request from a design/heritage perspective, as the only viable option—additional timber backs—would disrupt the bench's design language and create unacceptable visual inconsistency.
 - Maintenance provisions for the benches will be included in the PAP.
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1.2.2 Metal Work – Gates and Balustrades

Council Comments:

- Gate design for library and AH bike store needs amendment.
- No gates show context or material details.
- All gates should be shown on the Landscaping Furniture Plan.
- Specific gates (1-15) lack necessary details, materials, and context.
- No detail on gate restricting access to Town Hall main entrance.
- Balustrades, handrails, and privacy screens lack clarity on location, appearance, or context.

Response:

- The Landscape Reference Plan (3670-KDS-TH-ZZ-DR-A-90-1001) now includes all gates.
- An ACL gate report has been submitted (Gate Report Rev A), which provides photographs of as-built gates along with linked drawings.
- A balustrade report and two drawings have been submitted (Balustrade Report Rev A, 3670-KDS-TH-ZZ-A-90-1011 and 3670-KDS-TH-ZZ-A-90-1012), which provide photographs and drawings for balustrades and trellises.



- The agreed trellis design is included per discussions with the Council.
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1.2.3 Bins and Refuse Stores

Council Comments:

- Is there a plan showing bin locations?
- Are external refuse stores enclosed within buildings? If external, provide detail.

Response:

- Locations of bins and refuse stores are shown on the Landscape Reference Plan.
 - Mews external brickwork bin stores are detailed in drawing (3670-KDS-BA-ZZ-DR-A-51-4901).
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1.2.4 Planter Detail

Council Comments:

- Internal courtyard planters acceptable.
- Hall entrance planters lack material detail.

Response:

- Photos of the Hall entrance planter are included on page 28 of the balustrade report.
 - Handrails to the main hall are existing and refurbished. The full refurbishment is detailed under the relevant condition, Condition 10.
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1.2.5 Fencing

Council Comments:

- Need plans showing balustrade fencing context.
- No detail on other boundary treatments or trellises.

Response:

- Details on boundary treatments and trellises are included in the balustrade report and drawings. Refer to section 1.2.2.
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1.2.6 Wayfinding Signs

Council Comments:

- General signage accepted. Are there any additional signs?

Response:



- No further signage is required beyond what has been submitted.
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1.2.7 Play Equipment

Council Comments:

- Broadly acceptable.

Response:

- No further action required.
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1.2.8 Bike Store

Council Comments:

- Affordable housing bike storage concerns addressed separately.
- Temporary and other bike stores need resubmission.

Response:

- Cycle store locations are shown in drawing 3670-KDS-TH-ZZ-A-90-0100.
 - Further details on the affordable housing bike store will be included under Condition 48, to be submitted in the week commencing 10/02/2025.
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Other Drawings with 1.2 Prefix

Council Comments:

- 1.2 X3003 Rev 02 – shows Town Hall Gardens – inaccurate as amended. Is this required?
- 1.2 PX352 Rev 03 overview proposed hard landscaping – references a series of changes. Not sure of the relevance of this plan.
- 1.2 X3004 Rev 02 Play area – Hard to navigate what these materials are. Where is the annotation key?
- 1.2 X3007 Rev 02 Zone 7 – What do we need to assess here? Is this required?
- 1.2 X3012 Rev 02 Zone 12 – this has changed and doesn't ref the amended cycle store – do we need this drawing? What is being assessed?
- 1.2 P1-011 Rev C01 landscape detail block b _ play area - what is being assessed? Has annotation "check if we are doing this area"
- 1.2 X3109 Rev 01 Privacy screen balustrades – Block A and B gardens and freestanding balustrades – do we have any photos?

Response:



- Not required as covered by updated information or original planning files uploaded as requested by Council and noted in previous cover letter – Original files now to be redacted
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1.3 Lighting and Bollards

Council Comments:

- Provide photos and details of installed bollards.
- Provide photos of installed lighting columns.
- Clarify period lighting details.

Response:

- Condition 13 submission will address all external lighting details.
 - Additional photos and details will be provided as required in a separate submission.
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1.4 Services

Council Comments:

- No objection to excessive detail in service drawings.

Response:

- Noted.
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1.5 External Fountain

Council Comments:

- No detail provided on illumination or restoration.

Response:

- Illumination to be included under lighting specialist report, included under relevant Condition 13.
 - The overall restoration is addressed under the submitted Condition 10, which includes method statements detailing repairs to restore the fountain to its original design without alteration. This approach was previously agreed upon with the Council as the approved submission method for relevant details.
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2.1 Planting

Council Comments:

- Broadly acceptable.



Response:

- Noted.
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2.2 Bird Boxes

Council Comments:

- Details were previously provided but not included in this submission.

Response:

- Locations of bird boxes are shown on the Landscape Reference Plan (3670-KDS-TH-ZZ-DR-A-90-1001).

We trust that the enclosed information comprehensively addresses the Council's comments. Should you require any further clarification, please do not hesitate to contact us.

Kind Regards

Richard Bellefontaine

Longlane Architects