

Hornsey Town Hall (HGY/2017/2220) – Condition 4

Summary;

This report is written in support of the application to discharge Condition 4 for the redevelopment of Hornsey Town Hall (HGY/2017/2220). It is to be read in conjunction with the supplied supporting documents.

Date – 23/03/23

By – William Bellefontaine, RIBA

Checked by - RB

Revision – A

This report is submitted in support of the documents supplied regarding the discharge of condition 4 relating to the planning application for the Hornsey Town Hall Redevelopment (HGY/2017/2220). The full condition as noted within the planning application is as below;

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials -minor artefacts and structures (e.g., furniture, refuse or other storage units, signs, etc.)
- proposed and existing functional services above and below ground (e.g., drainage power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc)
- repairs and alterations to the circular fountain and entrance arrangements on the Town Hall Square side of the building

Details of soft landscape works shall include:

- planting plans for all open spaces (including the Town Hall square)
- a full schedule of species of new trees and shrubs proposed to be planted
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes, and proposed numbers/densities where appropriate;
- bat and bird box measures;
- an implementation program.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the commercial occupation of the Town Hall for community or hotel use. The approved hard landscaping details shall be implemented within 3 months of community or hotel use of the Town Hall (whichever occurs first). REASON: To protect the amenity of the locality.

1.0 Hard Landscaping

1.1 - Hard Surfacing Materials

The hard landscaping surface materials were previously approved on application HGY/2019/1918. The previously approved drawing [X352 Rev 02](#) has been superseded by drawing [P2.01-006 Rev C04](#), with the changes detailed below. This is supported by previously consented detail drawings [X3100 Rev 00](#) & [X3101 Rev 00](#) showing setting out arrangements and initial design intent which have been developed into detailed drawings by the contractor's Landscape Architect [P2.01-001 Rev AB](#), [P2.01-002 Rev AB](#), [P2.01-008 Rev C02](#), [P2.02-002 Rev C03](#), [P2.02-003 Rev C01](#). A detailed specification of the hard landscaping materials referenced in the plan can be found in drawing [P2.01-007 Rev AB](#).

The changes to the hard landscaping from the previous consent are as follows:

1. A porous resin-bound finish has replaced a section of York Stone slab paving [EXT-101] around the base of an existing tree (T4) in Town Hall Square. Initial planning showed the tree relocated into the Town Square, but due to its cultural importance as a memorial tree and the risk to the health of moving the tree, its location is to be retained. The tree has been agreed to be protected, with details of protection covered by condition 8 HGY/2019/1919. This is further supported by an Arboriculturist letter dated 10th March 2021 as noted in point [C4 - Arboriculturist Letter 100321](#). Other limitations to the tree are its relation to the bus stop, the base of the tree is 150-200mm higher and a short distance from the existing bus stop which required a step-free area and level access around it.

Initial proposals by Landscape Architects proposed the use of a metal grille around the base of the tree and the York Stone built to the edge of the grille. However due to the lateral root growth of the tree shown on [C4-001 Rev 01](#), achieving the excavation required to lay the York Stone would have involved significant damage to the tree's root system and the health of the tree.

Instead, a porous resin was installed that can be laid in a thin layer and requires no damage to the root system, working with difficult site constraints, and allowing water down to the roots. The Landscape Architects' (Greenspace Landscapes) opinion is that this is the only suitable product that fits the design parameters of maintaining the tree and level access around the bus stop. Specification for the resin can be found in the document [Stonebound Data Sheet](#), the resin finish has been chosen to colour-match the York Stone to reduce the aesthetic impact, and the tree's original memorial plaque has been maintained in place.

2. As set out and agreed upon as part of the parking management strategy plan – Condition 17, HGY/2023/0089, an additional car parking space has been added to the scheme, and this has been reflected in the updated plan. The new space uses matching Grasscrete [EXT-140] as the other nearby parking spaces.
3. Further detail has been added to the hard landscaping material used for the terraces of the Mews Block.

1.2 Minor Artifacts & Street Furniture

Previous approved Condition 4 drawings at 1:50 showed the plans of the landscape, with specification references to minor artefacts and structure – these drawings have been resubmitted for reference and are supported by a new overall drawing with each minor artefact and street furniture colour coded alongside matching architecture specification reference.

Previous submitted landscape drawings; *X3000 Rev 02, X3001 Rev 02, X3002 Rev 02, X3003 Rev 02, X3004 Rev 02, X3005 Rev 02, X3006 Rev 02, X3007 Rev 02, X3008 Rev 02, X3009 Rev 02, X3010 Rev 02, X3011 Rev 02, X3012 Rev 02,*

Minor Artifacts and Street Furniture Plan; *C4 – Landscape Furniture Plan*

Note: This is for the reader to get a general overview of the provisions relating to these items. Minor design development may have been undertaken since the original specifications and previously submitted landscape drawings.

Further details of each minor artefact and street furniture are detailed below, with reference to any relevant drawings/information.

1.2.1 Bench

Benches have been included as part of the landscaping around the Town Hall Square lawn, with a main curved bench and axillary smaller benches providing variation to seating. The smaller benches have integrated memorial plaques from the previous benches within the town hall square in their backrests.

The original consented planning documents indicated a bench integrated with planters *PX352 Rev 03*. Design development has led the bench to a simpler curved form and was its overall plan set out on later previously consented Condition 4 application *HGY/2017/2220*, on approved drawing *X352 Rev 02*. The design layout and location shown in this drawing have not changed for this submission, but further drawings of the bench have been included in this submission for more detail.

Construction details of the bench have been submitted showing the details of the benches. The details show the design as a timber slated bench, formed in a concrete frame with integrated planters and lighting. The details, setting out, and picture of the bench are shown in the following drawings;

Design Architects Drawings with photos; X3107 Rev 00

Landscape Architect Construction Drawings and Details; ED_0310_01 Rev A, ED_0310_02 Rev A, ED_0310_03 Rev A, ED_0310_05 Rev A, ED_0310_06 Rev A, ED_0310_07 Rev A

Concerns have been raised that the timber slat design is not as shown in the planning applications' Design and Access Statement. The design shown was a precedent image used to demonstrate the idea of "Integrate seating with soft landscaping" as labelled on the image, which this bench has achieved. The

introduction of timber gives the bench a high-quality architectural finish, blending the hard stone into the softer landscaping.

The timber also helps to achieve a more DDA-friendly bench than that shown within the precedent image. DDA government guidance, within its inclusive mobility 2021 documents states; "For outdoor seating, it is vital that rainwater is not allowed to collect on any part of the seat". As stated by the MAKE architects, the introduction of the timber slats allows for drainage, removing the issue of pooling while also providing a warm-to-the-touch feeling compared to concrete or stone.

DDA concerns also mentioned backrests and armrests. DDA guidance on armrests states provisions for *"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 a continuous row of seating "*. The long row of seating has no armrests as the guidance, and separate straight benches also included in their design vary with the introduction of backrests with the integrated memorial plaques.

To alleviate concerns over the height of the backrests additional extensions have been included in the design to provide full-height backrests to the straight benches. This is shown in drawing [01-005 Rev C01](#)

Concerns have been raised about the durability of the timber. While there will be natural colouration this adds to the softer and more natural aesthetic of the material. The timber chosen for the bench is Iroko, this was chosen due to its high strength and durability and is suited for external use, details of the specification have been submitted [African Iroko Data sheet](#).

In summary, it is felt this bench is of both a high-quality design and aesthetic, while also being practical and DDA compliant. The softness and textured nature of the timber blend with the stone as a border to the soft landscaping within the town square and hard landscaping bordering it. The timber is well-detailed and seamlessly joined with the stonework, providing drainage and integrating memorial plaques into the backrests from the previous timber benches within the square.

1.2.2 Metal Work

Details have been submitted in relation to the gates. Gates 02 and Gates 06 are proposed to seek an NMA in future as previously noted to the planners. This condition seeks approval for their design as currently approved planning drawings and design. Gates are located on the street furniture plan with reference to individual gate numbers matching the drawings.

The following drawings show the proposed gates.

Architects' initial concept gate design; [X3121 Rev 00 \(2&3\)](#), [X3122 Rev 00 \(4\)](#), [X3123 Rev 00 \(5\)](#), [X3124 Rev 00\(6\)](#), [X3126 Rev 00\(8 & 9\)](#), [X3127 Rev 00 \(14 & 13\)](#),

Detailed sub-contractor drawings; [7414-10-007 Rev C01](#), [7414-10-008 Rev C01](#), [7414-03-001 Rev C01](#), [\[G\] 100 Rev E](#), [7414-10-003 Rev C01](#), [7414-10-005 Rev C01](#), [7414-10-006 Rev C01](#), [7414-10-002 Rev C01](#), [7414-10-001 Rev C01](#),

The following drawings show the proposed balustrades.

Architects' initial concept balustrade design; [X3109 Rev 01](#)

Details sub-contractor drawings; [748-836-BLK-GA-30 Rev C2](#), [748-836-BLK-GA-160 Rev C2](#)

The existing balustrades to the front steps of the Town Hall are to be refurbished and relocated with the steps leading up to the Town Hall (815 on the furniture plan). As per the agreed planning drawings, the steps have been relocated to allow for the ramp, with the balustrade and steps to match the existing dimensions but offset from the building. The details of the repair work are to be included within Condition 10 J relating to the LBC and planning application.

1.2.3 Bins

Communal bins have been included within the Town Hall Square and integrated into the soft landscape, their locations are shown on the street furniture location plan (340), for images of the bin refer to drawings; [C4-003 Rev 00](#)

1.2.4 Planters

The following drawings have been submitted to show the different planters across the site, the following information relates to the structure and finishes of the planters themselves. The details of the planting within the planters are covered in the soft landscaping section.

Metal Planters:

Metal modular planters are used within the internal hotel courtyards and as you access the site from Haringey Park Road, they are shown in drawings; [CY-008 Rev C02](#), [CY-001 Rev C02](#), [CY-002 Rev C02](#), [CY-003 Rev C01](#), [CY-004 Rev C01](#), [CY-005 Rev C01](#), [CY-006 Rev C01](#), [CY-007 Rev C02](#),

Similarly, metal planters are used within Block B lightwells and Town Hall Gardens with matching construction and finish to the modular planters. Their details and setting out are shown in the following drawing; [P1-011 Rev C01](#), [P1-016 Rev C01](#)

Heritage Timber Planters – Existing timber planters are located at the front of the Town Hall, alongside Hatherley Gardens (570). These are to be repaired and refurbished to their original state and maintained in their existing locations – The details of the repair work are to be included within Condition 10 J relating to the LBC and planning application.

Stone Planter – A stone planter is located at the entrance to the Town Hall, this is shown in the section within landscape architects' drawing [P2.02-004 Rev C02](#).

1.2.5 Fencing

Timber fencing is used within the landscaping north of Block A and between the private terrace and the access road at the rear of Block A. Their details and setting out are shown in the following drawings: *P1-007 Rev AB, P1-012 Rev AB, P3.04-01 Rev C00, P3.04-02 Rev C00*

1.2.6 Wayfinding Signs

The following drawings have been submitted to show the proposed external wayfinding across the site. Wayfinding signs have been located on the small furniture plan with references matching the sub-contractor's drawings.

Sub-contractor Elevations and Spec; *57469 Rev 01*

1.2.7 Play Equipment

Within the play area, there are a number of play equipment items, specifications for each item have been submitted with references matching the street furniture plan; *C4 - Play Equipment Specifications*

1.2.8 Bike Stands

Short-stay bike stands within the Town Hall Square are shown within the furniture location plan, the number and position were approved as part of the previous condition 4 submissions but have been resubmitted and supported with as-built photos and specifications. *1.2 Bike Stand*

Further bike storage with full details of the storage will be submitted under condition 48 for long-stay cycle storage, these are all within the buildings or within gated private areas of the landscape.

1.3 External Lighting

Plans have been submitted showing the location and number of proposed external lighting. A future submission is proposed for the inclusion of lighting within the Town Hall Square, this is due to no lighting being shown within the original planning application in the proposed locations or their proposed design. The submitted construction drawings show their proposed locations but annotations have been included to identify any lighting subject to future agreement and not seeking approval under this condition.

External lighting plans; *E-00-SW-002(1), E-00-SW-002(2) & E-0-0003 Rev C6,*

Heritage lighting drawings; *X3106 Rev 00, 22-003-5001 Rev 1*

Lighting specifications; *C4 - External Lighting Specifications*

Note; External lighting specifications are taken from the original lighting specification by Themis Pritchard, for clarity only relevant lights have been submitted.

1.4 Functional services above and below ground.

The following drawing has been submitted to show the different below and above-ground functional services;

Details of drainage can be found in the following drawings;

Landscape Drainage Strategy Plan; [P2.01_005 Rev C01](#),

Civils Drawing Notes; [1862-DR001 Rev C1](#),

Civils Below Ground Drainage Plans; [1862-DR093 Rev C6](#), [1862-DR094 Rev C7](#), [1862-DR100 Rev C6](#), [1862-DR101 Rev C8](#), [1862-DR102 Rev C8](#), [1862-DR103 Rev C3](#), [1862-DR104 Rev C6](#), [1862-DR105 Rev C1](#), [1862-DR106 Rev C5](#), [1862-DR500 Rev P9](#)

Civils Drainage Details; [1862-DR200 Rev C1](#), [1862-DR201 Rev C2](#), [1862-DR202 Rev C2](#), [1862-DR203 Rev C1](#), [1862-DR204 Rev W1](#), [1862-DR205 Rev C2](#), [1862-DR600 Rev P7](#),

Civils Manhole Schedules; [1862-DR002 Rev C17](#), [1862-DR003 Rev C5](#),

Details of incoming services can be found on the following drawings;

Proposed Incoming Services Layouts; [10687-C-00-SW-0001\(1\) Rev C11](#), [10687-C-00-SW-0001\(2\) Rev C8](#),

Details of external lighting ducts and draw pits are within the previous external lighting drawings: note that draw pits and lighting ducts for the Town Hall Square include those provided for lighting covered within a future NMA as discussed under external lighting. As such these pits/ducts should be considered as servicing for potential future provisions only as noted on the drawing; [E-00-SW-002\(1\)](#), [E-00-SW-002\(2\)](#) & [E-0-0003 Rev C6](#),

1.5 External Fountain

The external fountain will be repaired and refurbished to match its existing form. New lighting has also been included and is shown within the external lighting section. Details to the refurbishment of the fountain within the Town Hall Square were detailed and agreed upon with HE and LBH (Meeting 19/12/2019), formal agreement will also be sort with the details of the repair work to be included within Condition 10 J relating to the LBC and planning application.

A street view capture of the entrance to the Town Hall from 2012 has been submitted, this shows the fountain's location as well as the existing balustrade and timber planters to be retained. [C4 - Hornsey Town Hall - Entrance 2012](#)

2.0 Soft Landscaping

2.1 Planting

Soft landscaping and planting were previously approved on application *HGY/2019/1918* for the discharge of Condition 4. The drawings previously submitted were as follows;

Landscaping Planting Drawing Location key; *L-520 Rev T02, L-528 Rev T-01*

Landscape Planting Plans; *L-521 Rev T-02, L-522 Rev T04, L-523 Rev T03, L-524 Rev T02, L-525 Rev T03, L-526 Rev T02, L-529 Rev T03, L-530 Rev T02, L-531 Rev T02, L-532 Rev T02,*

Landscape Planting Schedule; *L-527 Rev T03, L-533 Rev T02*

Further design development has been undertaken by Contractors' Landscape architects. The overall layout and amount of area with soft landscaping have not changed, with changes to the planting schedule following the same previous strategy. The only notable variation is the soft landscaping to the north of the Town Hall where the plants have been replaced by mulch due to the overshadowing from the adjacent party wall and fencing not allowing for plant growth. There has also been a reduction in the number of climbers along the North Access Ramp to protect neighbouring party walls. These areas are shown on drawing 003 and 015 respectively, the full list of soft landscaping drawings is as follows;

Landscaping Planting Drawing Location key; *P4.01-001 Rev C01,*

Landscape Planting Plans; *P4.01-002 Rev C01, P4.01-003 Rev C03, P4.01-004 Rev C02, P4.01-005 Rev C02, P4.01-006 Rev AB, P4.01-007 Rev AB, P4.01-008 Rev AB, P4.01-009 Rev AB, P4.01-010 Rev C02, P4.01-011 Rev C03, P4.01-012 Rev C03, P4.01-013 Rev C02, P4.01-014 Rev C02, P4.01-015 Rev C00,*

Landscape Planting Schedule and Specification; *P4.01-016 Rev C00,*

Further information has been included to summarise the implementation program; *C4 - Soft Landscaping Implementation Program*

2.2 Bird and Bat Boxes

Details of the bird and bat boxes are included, the boxes were submitted as part of the Ecological Report within the initial planning application as well as agreed upon as part of the previous condition 4. *C4 - Bird and Bat Boxes*