

New spaces and places coming to life at Hornsey Town Hall

Welcome to the Spring 2021 edition of the Hornsey Town Hall Community Newsletter, giving you an insight into what's happening on and around the site. We thank residents for their patience as work on site continues and look forward to welcoming you back as further milestones are reached.



EXTERNAL PROGRESS OF THE UREN BUILDING

CONSTRUCTION UPDATE

Construction on the residential buildings is progressing well, as we work towards completions on site and we anticipate these commencing with the North side of Uren (Block A) in November 2021 and then welcoming new residents on an ongoing basis through to the second quarter of 2022.

Our construction contractors, Ardmore, have now completed the construction of the reinforced concrete frame for the Uren building and internal fit out is underway. Works to the façade are also currently taking place, windows are being installed and partitions and ceiling services are in progress.

Work is also progressing on the Ayres building, with the reinforced concrete frame rising above ground, along with the installation of the drainage and attenuation tanks. Once these have been installed, the main road through the site between the Uren and Ayres buildings will be reinstated.

Brickwork to the east and west elevations of Ruby Mews, Rose Place is in progress and internal fit out will follow.

Exciting developments are also being made in the restoration of the Town Hall building. Structural works to the Assembly Hall and west wing restaurant are in progress and the roof to the Council Chamber and Assembly Hall is being installed.

CONSTRUCTION ENQUIRIES

If you have any construction enquiries between the hours of 08.00-21.00, please contact Eilish Kwai at Ardmore on ekwai@ardmoregroup.co.uk or on **07776 331724**.

For any urgent enquiries outside of these hours, please call Ardmore's 24-hour emergency hotline on **020 8344 0300**.

UPDATE ON THE TRANSFORMATION OF THE TOWN HALL SQUARE

Works to restore the Town Hall Square continue, to deliver a vibrant new space that captures the spirit of its original design, whilst ensuring longevity for future public use.

Make Architects have closely studied historic drawings and photographs of Reginald Uren's designs for the square. The original teardrop-shaped green and paving, combining restoration and new design, will be incorporated to accentuate the square's features. The historic fountain will also be brought back to life, as the stone is being carefully cleaned and the pump repaired, to bring flowing water to the site for the first time in many years.

Ardmore are looking forward to welcoming the community back to this much loved Town Hall Square this autumn and are on track to complete the works for its reopening. The hoardings are anticipated to be relocated towards the back of the green, to allow for further works to the Town Hall entrance and fountain area to take place safely, ready for the opening of the wider development in 2022.

We are also pleased to share an update on the horse chestnut tree on the green*. Ardmore, together with FEC, has taken all steps to carefully consider its ecological and amenity value and can confirm that their proposal to fell the tree has been withdrawn in favour of short-to-medium term retention.

The previous application was in line with two assessments by independent arboriculturists, Phlorum (January 2019 and February 2021), which recommended felling and replacing it with a new tree of greater longevity, removing potential risk of future branch failure and ensuring the safety of Town Hall Square users.

We have since reviewed this with the council's arboriculturist and agreed to submit an alternative proposal to retain the tree and prolong its life. The diseased area will be removed, to minimise risk to the public and monitored. Further pruning is also likely to be required due to the tree's condition. This will impact both its visual appearance and environmental benefit, however, if well maintained, it could survive a further ten years. We will update the community on further news when available.

*story updated 30.06.21



FIRST PHASE OF WORKS TO TOWN HALL SQUARE

JOIN OUR MAILING LIST

Want to keep informed about what's going on at Hornsey Town Hall? You can now join our community mailing list by emailing hthconstruction@secnewgate.co.uk and indicating your interest. We are also available for general enquiries via telephone at **07718 489 698**.

Community Newsletter

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HORNSEY
TOWN HALL



TOWN HALL BRONZE GATES

PRESERVING THE TOWN HALL: METALWORK RESTORATION

The refurbishment of the building's many intricate metal features has been the recent focus for Make Architects. It was well documented back in 1935 that the use of such metalwork was a keen addition by the Town Hall's architect Reginald Uren, who was inspired by the developing modernist style from Scandinavia.

Investigations with specialist metalworkers found that many of the bronze window frames have been painted over with red oxide paint. This was unexpected, as red oxide is more often used as a rust-inhibitor for metals like steel. It was therefore an interesting discovery to find the original bronze beneath this layer.

Conservation and restoration plans were subsequently agreed with Historic England and the London Borough of Haringey, to ensure all metalworks resonated with Reginald Uren's original design intent, including the Town Hall's ornate bronze gates, window frames, exterior awning and the balustrades of the principal staircase.

The metalwork refurbishment follows the conservation principles on this project, which refers to the original intent for the Town Hall acknowledging that it is a building of its time. A great deal of care and attention is given to ensure that when the Town Hall reopens, visitors can once again marvel at its features.

VISIT OUR MARKETING SUITE

FEC continues to welcome visitors to the Hornsey Town Hall Marketing Suite by appointment, in line with Government guidelines on COVID-19 and what better time to do so, as we will shortly be announcing the first **Help to Buy properties** at Hornsey Town Hall.

In the next few months, there will also be some exciting changes to our Marketing Suite and show home set-up. This summer, we will be opening a brand-new show home in the Uren building and the Marketing Suite will also move to a new unit at the corner of the site and The Broadway (formerly Pera Kitchen).

To register your interest, or to arrange a visit, please contact Patrizia Coro at the Marketing Suite on **07972 000 253** or email info@hornsey-townhall.com.



MARKETING SUITE

OUR TEAM



DEVELOPER



CONSTRUCTION



ARCHITECTS

The TIME + SPACE Co.

THE ARTS CENTRE



COMMUNITY ENGAGEMENT

GET IN TOUCH

Our newsletters will provide an update on what's happening at Hornsey Town Hall on a quarterly basis. In the meantime, if you have any comments or feedback, please call **07718 489 698** or email hthconstruction@secnewgate.co.uk. Likewise, please email us if you wish to join our mailing list.