

# Community Newsletter

ISSUE 02 SUMMER 2020



## Restoration and construction continues at Hornsey Town Hall

Welcome to the Summer 2020 edition of the Hornsey Town Hall Community Newsletter, giving you an insight into what's happening on and around the site as restoration and construction continues. During this difficult time, we are thinking of the whole community, in particular those individuals and businesses directly impacted by COVID-19.



CGI OF THE TOWN SQUARE

### CHANGES TO SITE OPERATION HOURS

Residents may be aware that the Hornsey Town Hall site underwent a brief period of closure, from 24th March 2020, as a result of COVID-19. However, following updated guidance from the Government on safe operation of construction sites and having undertaken detailed risk assessments, the site was able to safely re-open on Monday 27th April 2020.

In line with guidance in the Written Ministerial Statement of 13th May 2020 (HCWS234) and within the Government's 'Our plan to rebuild: The UK Government's COVID-19 recovery strategy', a request was made by Ardmore Construction to extend working hours on the site, which was subsequently approved by Haringey Council.

**The new extended hours of operation, agreed until 13th May 2021, are between 08.00-21.00 Monday to Saturday, and not at all on Sundays or Bank Holidays.**

In order to minimise impact on neighbouring residents, the use of pneumatic tools and piling works will only in exceptional circumstances be permitted after 18.00.

Extended hours of work will enable Ardmore to facilitate the safe operation of the site, implement staggered working hours for staff, and to proceed with work otherwise delayed as a result of COVID-19. We apologise for any inconvenience caused and thank you for your patience during this unprecedented time.

### TRANSFORMATION OF TOWN HALL SQUARE TO BEGIN

Works on the Town Hall Square are set to commence shortly, as part of exciting plans to transform the public realm around Hornsey Town Hall.

Planning permission secured for the restoration and redevelopment of Hornsey Town Hall in 2017 will see enhancements made to the Town Hall Square to make it a more welcoming and vibrant space for residents and visitors, with a heritage design being introduced as a result of consultation with the community at the pre-application stage.

As part of this vision, original design features first set out by Reginald Uren will be reinstated, such as lighting and paving. In addition, much of the current planting - including the two silver birches - will be incorporated, and the Town Hall fountain lovingly restored to create a welcoming drop-off area at the front of the building.

**Importantly, in order to enable Ardmore to carry out these works safely and considerably, the Hornsey Town Hall green will be closed from the first week of September 2020 until Autumn 2021.** The site hoarding will be extended to include this area, although the shop frontages either side of the green and the Hornsey Town Hall Marketing Suite will remain accessible.

We thank the community for your patience during this time and look forward to welcoming you back next year to enjoy the fantastic new space being delivered.

### CONSTRUCTION ENQUIRIES

If you have any construction enquiries between the hours of 08.00-21.00, please contact Eillish Kwai at Ardmore on [ekwai@ardmoregroup.co.uk](mailto: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**.



### 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 to receive project updates by emailing [hthconstruction@newingtoncomms.co.uk](mailto:hthconstruction@newingtoncomms.co.uk) and indicating your interest in registering. We are also available for general enquiries via telephone on **020 7234 3334**.

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HORNSEY  
TOWN HALL

## REINSTATING THE COUNCIL CHAMBER'S TAPESTRY



COUNCIL CHAMBER 1935 (RIBA ARCHIVES)

Hornsey Town Hall's Council Chamber is one of the many principal spaces of the building steeped in history. In the past, council chambers in many Town Halls were important spaces in the buildings' interiors. This photograph from 1935 shows a number

of original details, including panelling, pendant lighting, and a patterned ceiling laylight. Another key feature is the tall windows, which are complimented by decorative wall tapestries dressing the room either side and emphasising its grand scale. It is also possible that the tapestries served a secondary purpose of softening the space and providing sound insulation.

During an initial condition survey of the room, asbestos was found behind the tapestries and modern panelling was installed to prevent the fabric from being touched. This was a temporary measure to contain the asbestos from becoming airborne. Make Architects has also worked closely with weave specialists, Gainsborough, to compare the existing fabric with the original and found the tapestry had been replaced with another of a different pattern.

Following this, we worked with Hines of Oxford to develop a replica of the original tapestry using archival information. The fabric proposed is a chenille cotton that could be dyed to suit the required colour. Make has selected a fawn colour, not only because it is in keeping with the palette of the room, but also because there was

evidence of this colour being used for carpeting and upholstery elsewhere in the Town Hall. We have also selected a metallic-type threading, which would give the same subtle sparkle evident on the replacement tapestry and likely used on the original as well. The colour chosen was akin to a nickel bronze colour, which is seen in the majority of the metalwork in the Town Hall. The weave materials were selected for their quality, durability and ease of maintenance, to guarantee the longevity of the tapestry.

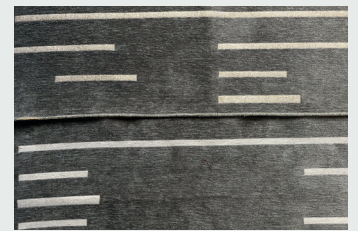
Make's proposal also incorporates sound insulation behind the tapestry, as the council chamber will be used as an events space. The insulation will occupy the same depth as the original framework which supported the former tapestry, and the tapestry will replace its predecessor in its exact location and arrangement. The original tapestry was made in a tripartite arrangement, with the pattern continuous across the seam, and so will the new tapestry.

Upon the removal of asbestos in the space, the protective panelling has been removed and survey work is now able to commence. Exact measurements can now be taken to recreate the tapestry and with the samples reviewed and approved, works are underway.

Regine Kandan Make Architects



THE TAPESTRY AS FOUND IN 2017



SAMPLES OF THE STRIP DETAIL



MARKETING SUITE

## MARKETING SUITE REOPENS FOR VIEWINGS

As work progresses on site, FEC is delighted to be welcoming visitors back to Hornsey Town Hall, with the marketing suite having now reopened for viewings. The suite will continue to be open by appointment only and all viewings

will be conducted in line with government guidelines on COVID-19, to provide a safe environment for customers and staff.

Safety measures introduced include the use of hand sanitiser and gloves on arrival, as well as provision of masks for those who wish to use them. Signage is also in place to remind customers and staff to comply with the 2-metre social distancing rule, and no more than two persons (over 18 years) will be able to attend an appointment in the suite at any one time.

In the meantime, virtual viewings also remain available. For more information, or to book a viewing, please get in touch via [info@hornsey-townhall.co.uk](mailto:info@hornsey-townhall.co.uk) or call Patrizia on **07972 000253**.



## THE ARTS CENTRE

The HTH Arts Centre reception remains closed at this time. However, the Time + Space Co. team look forward to welcoming visitors back later in the summer, when it will re-open by appointment only and with social distancing guidelines in place.

In the meantime, if you have any queries relating to events, hires or workspace at the Arts Centre, please email [hello@thartscentre.com](mailto:hello@thartscentre.com).

## OUR TEAM



DEVELOPER



CONSTRUCTION



ARCHITECTS

The TIME + SPACE Co.

THE ARTS CENTRE



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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 **020 7234 3334** or email [hthconstruction@newingtoncomms.co.uk](mailto:hthconstruction@newingtoncomms.co.uk).