

Hornsey Town Hall Project

**For Hornsey Town Hall
Community Partnership Board**

Executive Summary Report

22 06 06



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Introduction

DSDHA were appointed in September 2005 by Hornsey Town Hall Community Partnership Board to carry out a costed proposal for redevelopment of Hornsey Town Hall and Ancillary Buildings. This report summarises work carried out by the design team, the working group and the consultants.

Please note this is a summary of the document 'Costed Proposals for Redevelopment of Hornsey Town Hall and Ancillary Buildings 31 01 06'

The content of this document focuses on illustrating a phased approach to the development of the site in order to realise a sustainable future for the Town Hall and its associated sites.

The design work has been carried out in collaboration with Davis Langdon, Quantity Surveyor, Cushman & Wakefield, Development Consultant, Energy for Sustainable Development, Sustainability Consultant and Prof. Andrew Saint, Historical Consultant to provide coordinated proposals for the Town Hall, associated land and the boundary of the site.

All drawings in this document are based on information obtained by DSDHA on behalf of the Community Partnership Board. No detailed surveys were obtained or carried out as part of the study.

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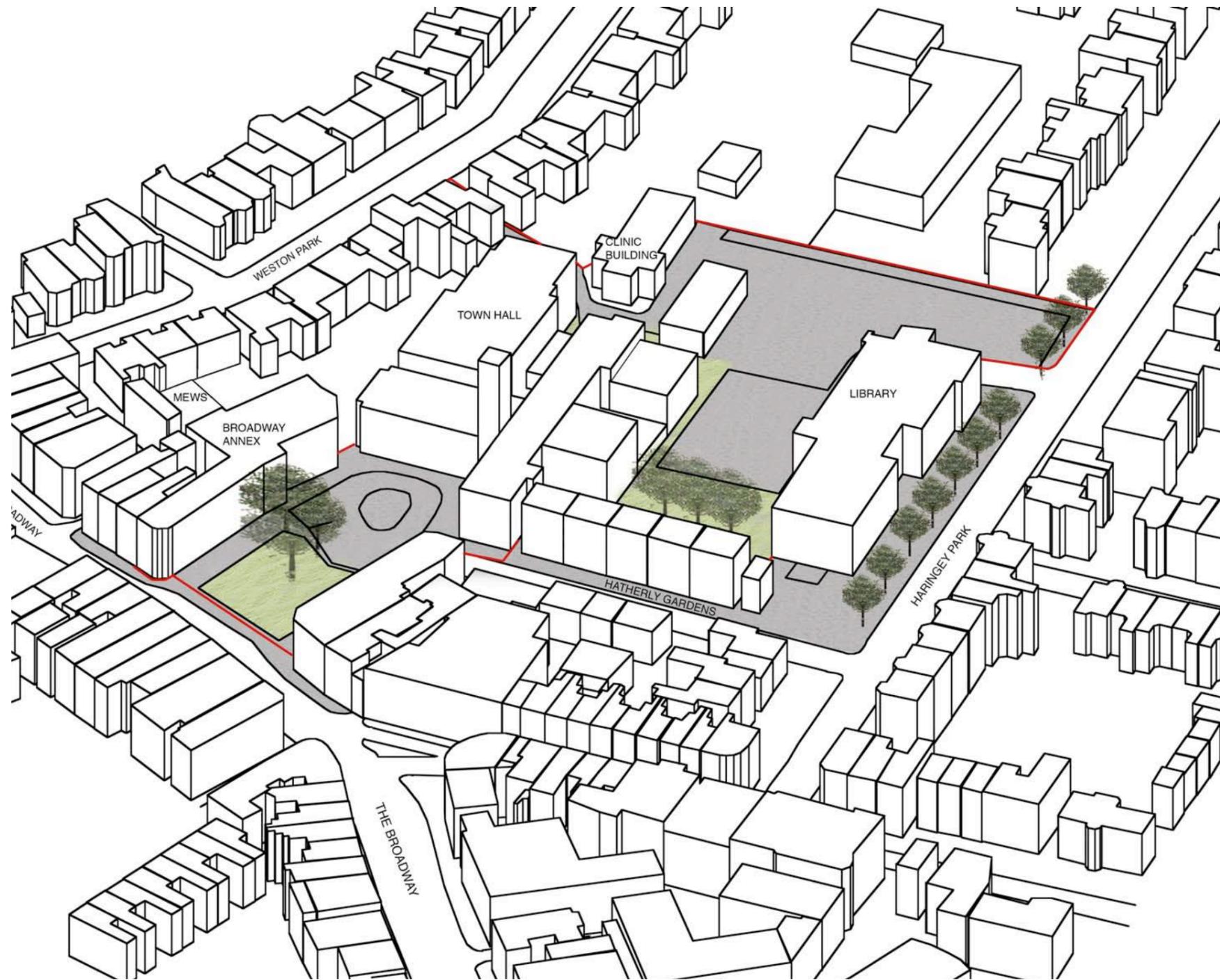
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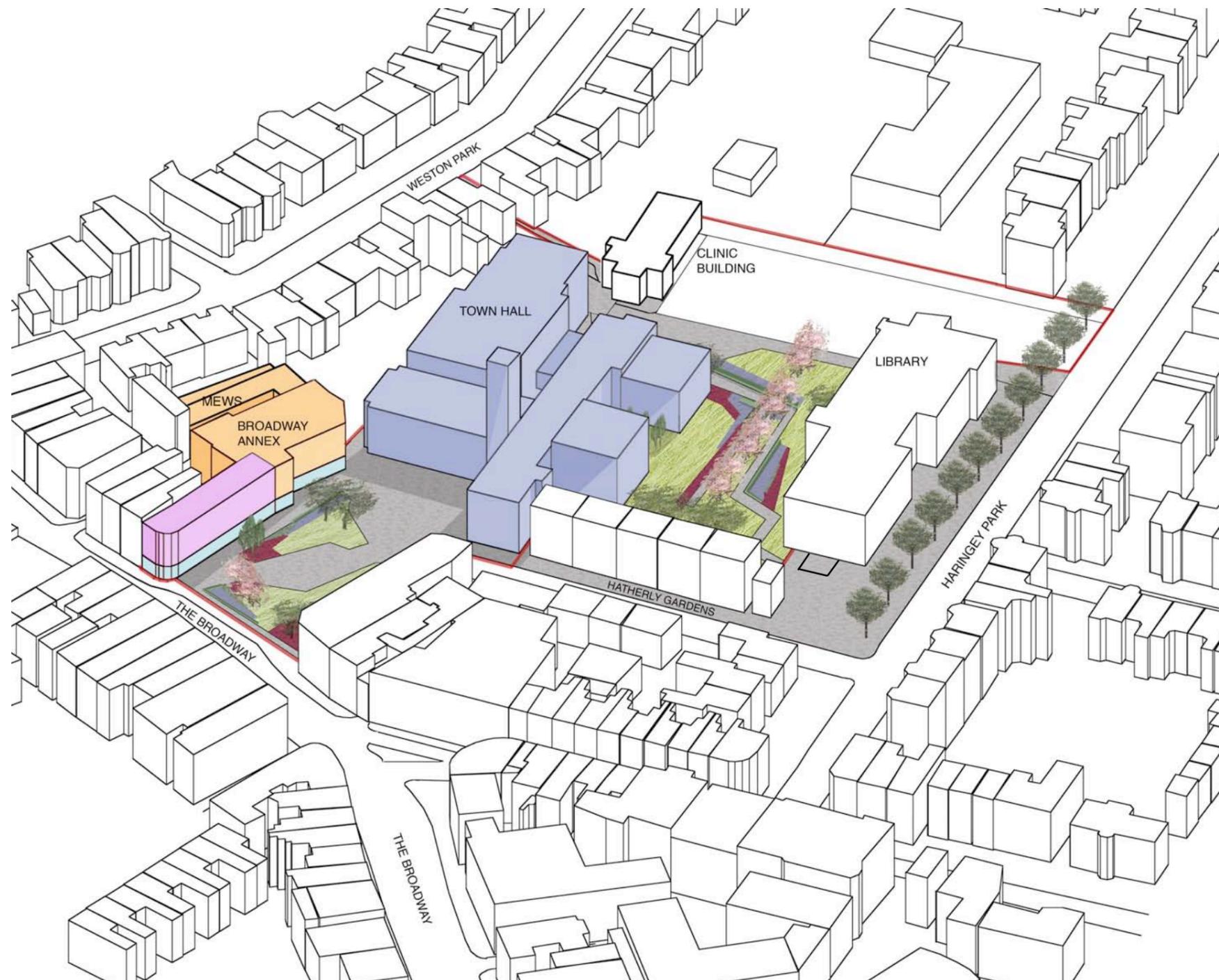
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KEY:

- | | | | | |
|---|--|---|--|---|
|  Arts/Community |  Retail |  Essential Works |  Construction Of New External Landscape |  site boundary |
|  Enterprise / Business |  Residential Site |  Carpark |  Live/Work | |



PHASE 1

CONSTRUCTION COSTS

(1 - 3 essential)

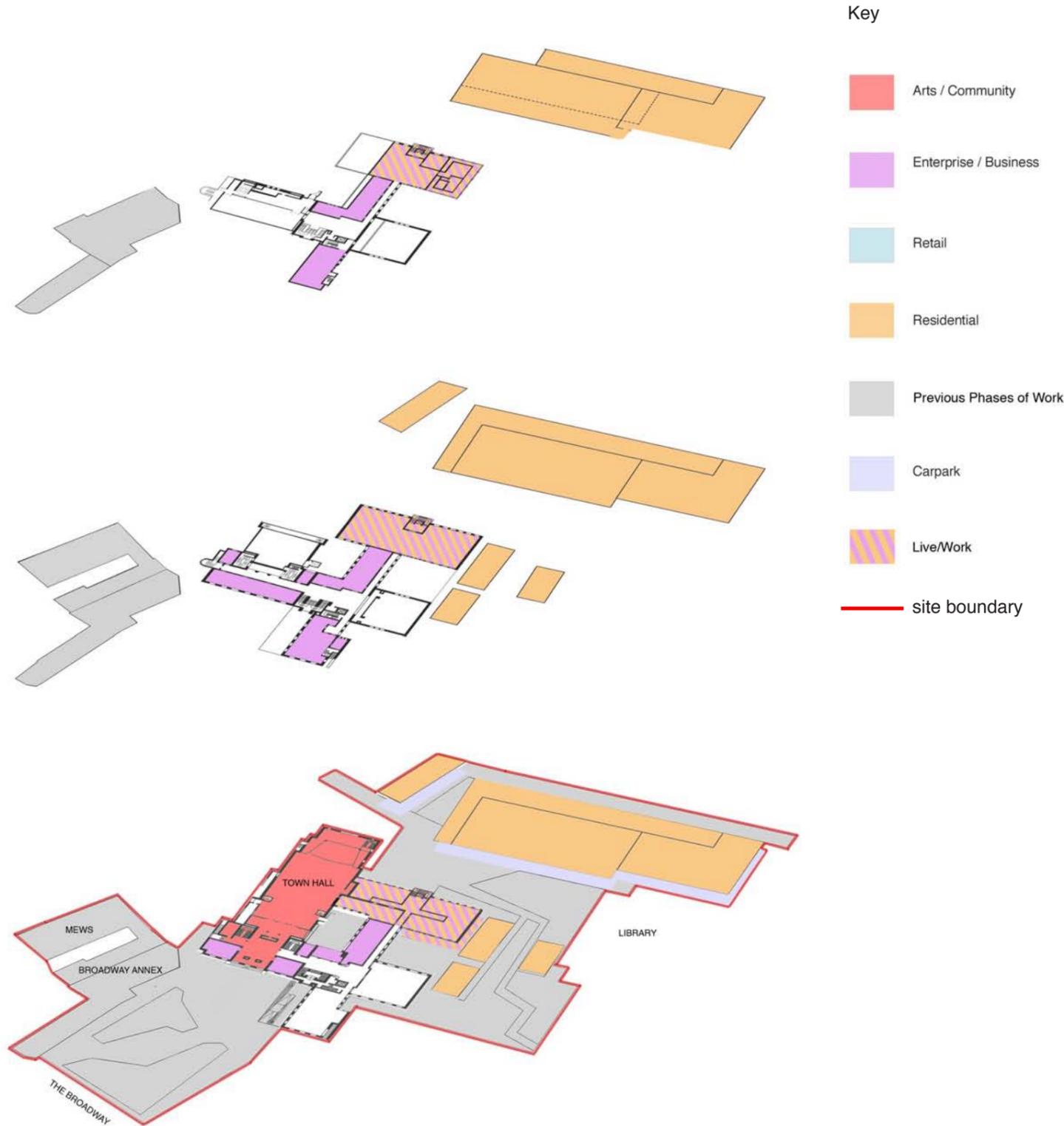
1. Essential Works to the Town Hall structure and exterior.	£1,610,000
2. External Landscaping (soft and hard)	£1,110,000
3. Client on costs (30%)	£816,000
Sub Total	£3,536,000

CAPITAL RECEIPTS

1. The Broadway Annex, East Wing and the Mews: ground floor retail units balance private residential	£2,351,000
2. The Broadway Annex West Wing, the "Deli" on the ground floor and two floors of offices over	£1,260,000
Sub Total excluding VAT	£3,611,000

KEY:

Arts/Community	Retail	Essential Works	Construction Of New External Landscape	site boundary
Enterprise / Business	Residential Site	Carpark	Live/Work	



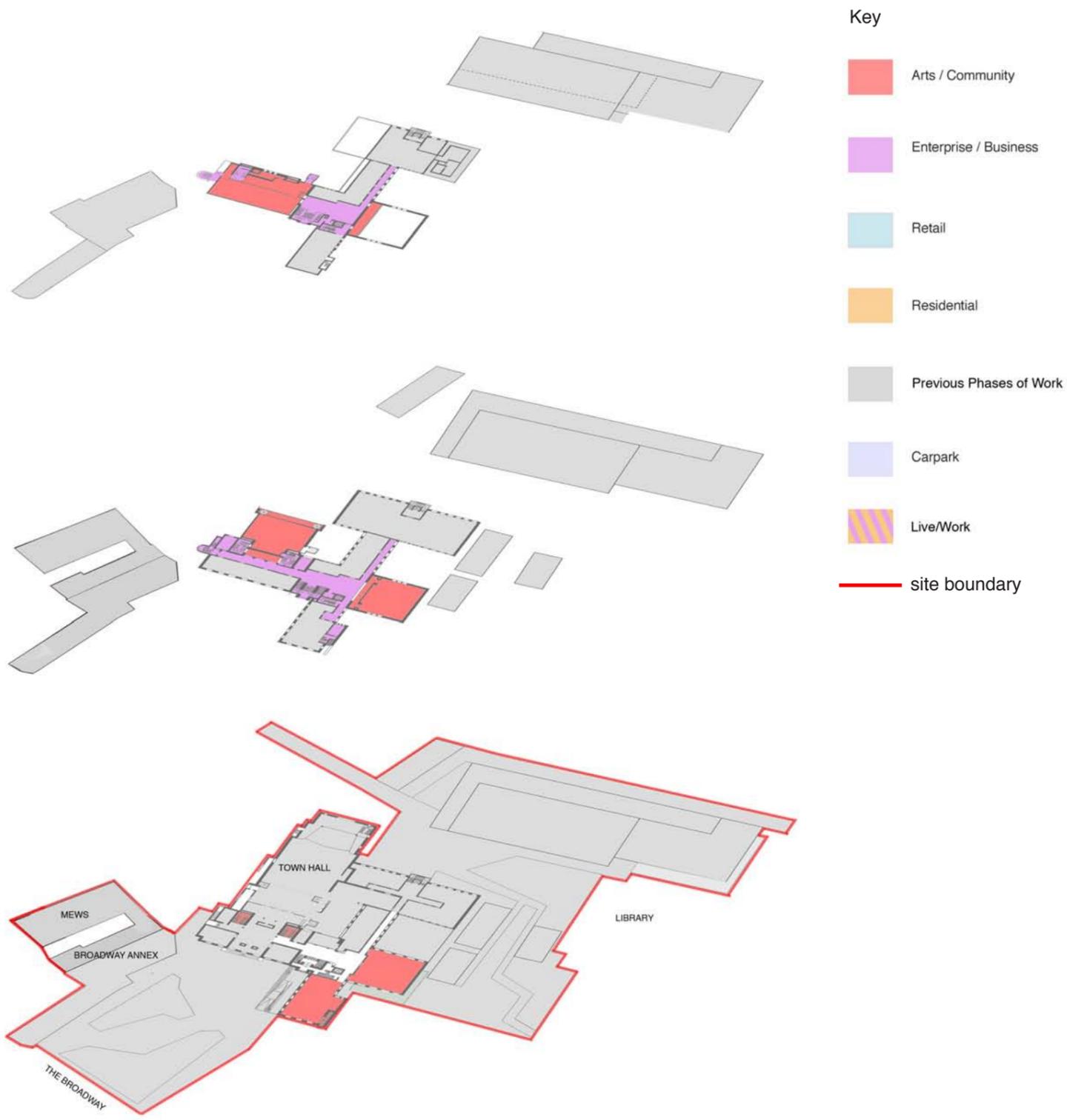
- Key
- Arts / Community
 - Enterprise / Business
 - Retail
 - Residential
 - Previous Phases of Work
 - Carpark
 - Live/Work
 - site boundary

PHASE 2

CONSTRUCTION COSTS	(4 - 7 optional)
4. Refurbishment of Assembly Hall and Foyer into flexible performance / rehearsal space 1013sq.mt	£3,040,000
5. Refurbishment of Town Hall spaces to multi purpose community / office space, to a basic specification 768sq.mt	£960,000
6. Refurbishment of lower ground floor of Assembly Hall for multi - functional use 333 sq.mt	£330,000
7. On costs estimate (30%)(30% of 4,5,6) covering professional fees	£1,299,000
Sub Total	£5,629,000
Total Phase 1 and 2 excluding VAT	£9,165,000

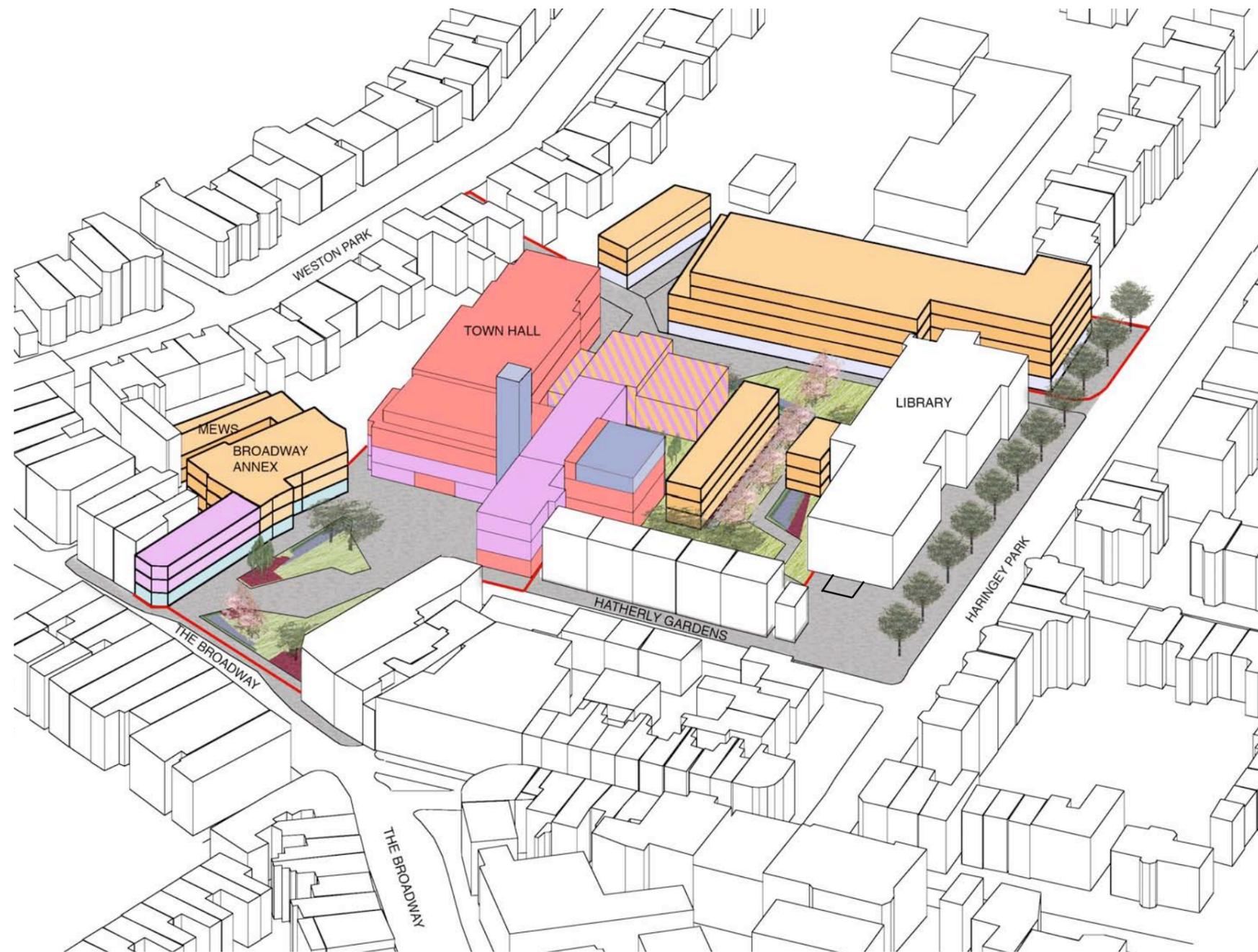
CAPITAL RECEIPTS

3. Land to the rear of the Town Hall: Up to a maximum of 4 storeys Maximum 50% affordable	£3,260,000
4. Long lease (125 years) for live work units 20 units	£2,160,000
5. Kiosk retail unit on Town Square	£75,000
6. Allocation by London Borough of Haringey for Assembly Hall roof	£650,000
7. Assumption for other Capital Funding: Contribution of 25% external funding for the landscaping. (including 30% on costs)	£360,750
Sub Total excluding VAT	£6,505,750
Total Phase 1 and 2 excluding VAT	£10,116,750



PHASE 3

CONSTRUCTION COSTS	(8-12 optional)
8. Refurbishment of Town Hall space for Studio Use eg Dance Rehearsal 656sq.mt	£1,310,000
9. Construction of Cinema shell on Assembly Hall Balcony	£270,000
10. Construction of new two screen Cinema on roof including new lift	£870,000
11. Refurbishment of Council Chamber, listed interiors and circulation areas	£2,170,000
12. On cost estimate (30% of 8,9,10 and 11) covering professional fees	£1,386,000
Total excluding VAT	£6,006,000
Grand Total Phases 1, 2 and 3	£15,171,000
 CAPITAL RECEIPTS	
8. Cinema Premium (based on 3 screen option using balcony and new roof extension)	£470,000
9. Assumptions for other Capital Funding: Resident Arts Companies bringing 50% own Capital (including 30% on costs)	£851,500
Total excluding VAT	£1,321,500
Grand Total Phase 1, 2 and 3	£11,438,250



KEY:

- | | | | | |
|---|--|---|--|---|
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Pedestrian Access

The new landscaping in the development is designed to significantly increase pedestrian connectivity within the site boundary itself and the local area.

New pedestrian entries to the development will be created at the junction of Hatherley Gardens and Haringey Park, and through the town hall itself via the central courtyard. The new connections will increase pedestrian movement and create improved levels of positive activity within the site.

Traffic activity (deliveries etc) could be programmed to minimise distraction to pedestrian flows.

Vehicular Access

Vehicular delivery and parking on the site is a key issue. This drawing demonstrates potential access for car parking (restricted to parking below residential block to East of site) and articulated lorries (largest potential vehicle to service the site).

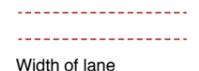
There are a number of ways in which the site could be serviced. In this proposal the following provisions could be made:

- Service access to site from public square in front of Town Hall for 'ceremonial' use, disabled drop-off and emergency vehicles.
- HGV access to East of site and Stage Door of Town Hall from Haringey Park.
- Pedestrian only access from Weston Park entrance.
- Service access to mews for Vans.

Key



Pedestrian Access to Site



Width of lane



Pedestrian Access Route



Radius of turning circle