

HORNSEY  
TOWN HALL



# A NEW PLACE FOR LIVING, WORKING, VISITING AND CREATIVITY IN THE HEART OF CROUCH END.



#### IMAGERY

- 1 Hornsey Town Hall, arts centre, hotel, restaurant & co-working space
- 2 The Ayres new apartment block with landscaping
- 3 Town Hall roof top terrace and bar

Set around the restoration of the iconic Grade II\* listed Hornsey Town Hall, this vibrant new development brings together modern apartment living alongside leading entertainment, culture, renowned restaurants and first-class service – all while honouring the building's distinguished legacy.

The Town Hall will house a new arts centre, a co-working space and a hotel operated by Dorsett Hospitality International with a rooftop bar for all to enjoy. In the grounds, the landscaped Town Hall Square will host public cultural events, which can be enjoyed from the lively cafés and outdoor seating.

This collection of new residential buildings, designed by renowned and award winning Make Architects, takes inspiration from the original design of both the listed Town Hall and Hornsey Library buildings. This new design creates world-class architecture while complementing the historic surroundings.







A MODERNIST LANDMARK,  
METICULOUSLY RESTORED  
TO ITS FORMER GLORY.





The Hornsey Town Hall legacy extends beyond its leading design. As a home to the council, it included committee rooms, administrative offices, a council chamber and a multi-purpose hall with seating for around 800 people. It was in this hall that crowds witnessed a number of rock music's most legendary stars kickstart their

careers, from The Kinks' Ray Davies playing some of his earliest gigs, through to Queen making their first ever London performance in 1971.

This rich heritage lives on today as Hornsey Town Hall enters its next chapter as a cultural hub, hotel and co-working in the heart of Crouch End.

## A PRESTIGIOUS PAST

The Grade II\* listed building is steeped in history, with the Town Hall Square at Crouch End Broadway forming its grand front entrance. Its rich heritage stretches back more than 80 years.

The building was commissioned in the early 1930s and completed in 1935 to house Hornsey Borough Council, later known as Haringey Council. The chosen architect was the New Zealand-born Reginald Uren, who found inspiration in the form and functionality of modern Scandinavian architecture. As a result, Hornsey Town Hall became one of the earliest and most iconic examples of modernist architecture in Britain. This pioneering design would be recognised in 1981, when the Town Hall was granted Grade II\* listed status, making it one of the country's most culturally and architecturally significant buildings.

### IMAGERY

- 1 Hornsey Town Hall foyer in all its splendour
- 2 Assembly hall and entertainment space
- 3 Council chamber for civic meetings







**IMAGERY**

- 1 Committee room with retained and refurbished furniture
- 2 Staircase with original metal detailing and marble clad columns
- 3 Clock face, one of 73 synchronised Town Hall clocks
- 4 Gallery floor with distinctive lighting and skylight



## PRESERVING HISTORY



Honouring its rich heritage, the Town Hall will be lovingly restored and the iconic period features that are still found across the building will be refurbished and celebrated.

Across the Town Hall, timber panelling is being meticulously restored by hand, while the stonework and bronze balustrades in the main foyer are being repaired to their original prestige. In the council chamber, the unique leather seating will be retained and re-upholstered, while the original stage proscenium in the main hall is being refurbished, preserving the period grandeur.

Art Deco fixtures such as original parquet and terrazzo flooring, light fittings, signage, window frames, glazed panelled doors, original

ironmongery, metal detailing and balustrades will be cleaned and polished, while the original clock system is being restored, so that all of the building's 73 clocks will be returned to full working order.

Furthermore, some of the furniture originally designed for and used in the Town Hall, will be restored and reutilised within the building, including the grand piano.

Later modern additions will be carefully stripped away to reveal and celebrate the building's 1930s architecture and interiors. New, sensitive and complementary interventions will guarantee the Town Hall's future, giving this much loved building a longevity for all to enjoy.





# THE APARTMENTS







# INSPIRED BY HISTORY



## IMAGERY

- 1 Apartment entrance featuring carefully crafted metal detailing
- 2 Architectural detailing on the Uren building

The collection of studio, one, two and three bedroom apartments are spread across two newly built blocks, a mews building and a carefully restored Broadway annex in the Town Hall grounds. Make Architects has ensured that the new buildings capture the spirit and style of Hornsey Town Hall, with carefully thought out architectural influences and detail incorporated in both the exterior design and internal specification of the new build apartments.

This will be evident in the façades, where layered brickwork and carefully crafted geometric metal

balustrades come together to reflect the Town Hall's original Art Deco features and modernist aesthetic along with the distinctive concrete pattern from the Hornsey Library.

Inside, the apartments will be fitted in accordance to the original Art Deco detailing, including features such as replica door handles, chevron timber flooring, terrazzo-inspired surfaces, Art Deco style bathroom lighting, metal balustrade balcony detailing, referencing the distinctive 1930s décor present throughout the Town Hall.



## THE COURTYARDS

“THE VARIETY OF COURTYARDS,  
WALKWAYS AND GARDENS  
ENSURE GREENERY IS RARELY  
OUT OF SIGHT AT HORNSEY  
TOWN HALL”

In addition to Town Hall Square, the development includes a variety of gardens, courtyards and green walkways, each with its own distinct character and personality.

At the heart of the site, the charming residential east wing garden will comprise a large central lawn, surrounded by attractive planting which will bring people together to socialise in the warmer months. From planted walkways and outdoor play areas to formal lawns and carefully curated flowerbeds, the selection of courtyards and gardens ensure greenery is rarely out of sight at Hornsey Town Hall.







IMAGERY

- 1 Living area with terrace in the duplex apartments
- 2 Contemporary kitchen & dining area

## THE LIVING AREAS

Finished to the highest standards, the stylish apartments will include floor-to-ceiling windows in the open-plan living area, flooding the room with plenty of natural light. Referencing the original wood panelling and flooring in the Town Hall, chevron timber flooring will flow from the hallways through to the living spaces. In the kitchens, fully integrated appliances will provide state-of-the-art facilities for cooking and storage, while terrazzo inspired solid worktops will allow plenty of space for meal preparation.











## THE BEDROOMS & BATHROOMS

With tall windows and white walls, the light and airy bedrooms are the ideal place to wind down at the end of the day. The built-in wardrobes are set to provide plenty of concealed storage space, and many of the master bedrooms will benefit from ensuite bathrooms and direct access to balconies or terraces.

Lined with chevron porcelain wall and floor tiles, the sleek bathrooms will offer a contemporary take on Hornsey Town Hall's modernist aesthetic. The mirrored storage cabinet and vanity unit feature satin nickel framing and opal lighting, bringing an Art Deco touch to the room. The large walk-in showers have both wall mounted and hand-held showers. The ensuite to the duplex apartments feature large freestanding bathtubs.

### IMAGERY

- 1 Typical light filled bedroom with balcony
- 2 Art Deco inspired bathroom





## THE BALCONIES & TERRACES



The majority of apartments at Hornsey Town Hall will feature balconies, terraces or small gardens, with direct access from either the living areas or master bedrooms. The balconies will be lined with detailed metal balustrades, reflecting the Town Hall's distinctive exterior. The balconies will make for perfect spots to enjoy a morning coffee in the open air, while the terraces and gardens will be ideal for entertaining friends on balmy summer evenings.

### IMAGERY

- 1 Terrace with views of the Town Hall
- 2 Apartment with superb wraparound terrace

“THESE OUTDOOR SPACES ARE IDEAL SPOTS TO ENJOY A MORNING COFFEE OR ENTERTAIN FRIENDS IN THE OPEN AIR”









LIFE AT  
HORNSEY TOWN HALL





## TOWN HALL SQUARE

Town Hall Square has long been the heart of the Crouch End community. Over the years, the space has changed and evolved in use and appearance, reflecting the needs and tastes of the time.

In line with the wider restoration of the building, the Square will be rejuvenated to celebrate its original features, including the distinctive fountain and period street lighting. The central green space will still host

the existing shady mature trees and lawn garden, while integrated seating will border the area and soft planting is set to bring bursts of colour.

Lining the Square, cafés and restaurants will serve al fresco diners as seating spills outside, and local traders and stall owners will set up shop on market day. A variety of cultural and social events will create a vibrant, inclusive space for all to enjoy.



## THE HOTEL & CO-WORKING HUB

Opening up from the hotel reception, operated by Dorsett Hospitality International, you will find the main co-working hub. This open-plan space will unite entrepreneurs, freelancers, creatives and small business owners from the Crouch End community. A concierge will also be on hand 24/7 in the Town Hall building.

On the upper floors, further flexible workspaces will meet specific needs, from hot-desking areas to private offices designed for start-ups and growing companies. A selection of bespoke facilities are also being fitted across the building, with recording studios on the lower ground floor and rehearsal spaces in the assembly hall.

The welcoming break-out spaces will be furnished with a mixture of refurbished antique and modern furniture. The lounge areas will provide social space for everyone to engage in the building, from musicians and filmmakers to entrepreneurs, residents, visitors and business owners. On the top floor, the roof terrace and bar will be a great place to relax, taking in the ambience and the far-reaching views across Crouch End and beyond.

“OPERATED BY DORSETT HOSPITALITY INTERNATIONAL, THE HOTEL WILL SPAN FOUR FLOORS TO THE EAST WING OF HORNSEY TOWN HALL”







ARTS CENTRE

HTH

COFFEE	2.5
Espresso	2.5
Macchiato	2.5
Cappuccino	2.5
Latte	2.5
Hot Coffee	2.5
Fruit Juice	3.5
Tea	2.5

HTH ARTSCENTRE

RECEPTION

HTH



# THE ARTS CENTRE



“THE TOWN HALL WILL BE HOME TO A NEW ARTS CENTRE HOSTING A DIVERSE PROGRAMME OF HIGH QUALITY LIVE PERFORMANCES AND EVENTS”

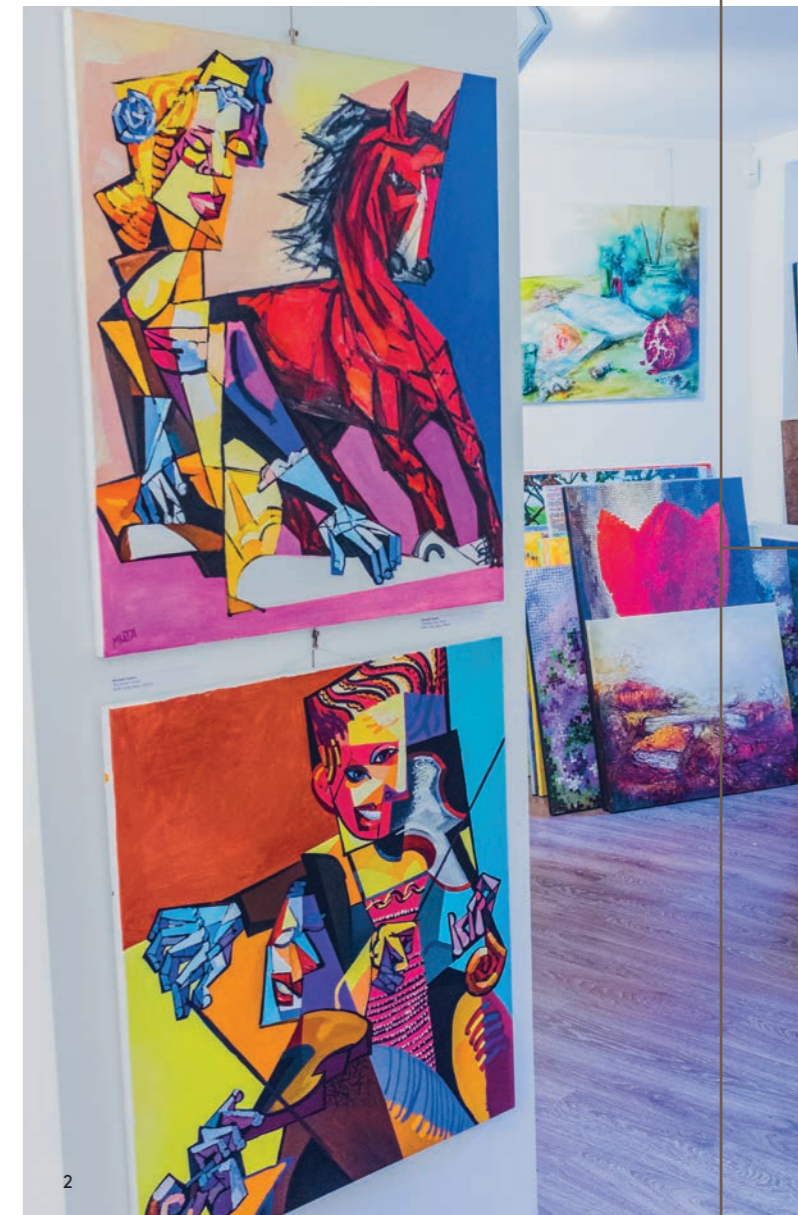


In addition to the creative and co-working spaces, the Town Hall will be home to a modern, new Arts Centre hosting a diverse programme of high quality performances and events, from theatre and film to music, dance, comedy and cabaret shows.

Run by cutting-edge arts and media specialists, Time + Space Co., the Arts Centre will push the boundaries of live entertainment, drawing on future-proofed technologies to host 3D hologram performances and live streams of international ballet, theatre and opera.

In the warmer months, activity will spill out onto Town Hall Square for summer fairs, exhibitions, local farmers’ markets and the annual Crouch End festival, which brings the whole community together for live music, food stalls and an open-air cinema.

The Arts Centre is being designed to ensure it paves the way for a cultural renaissance for Crouch End and for the borough and beyond. It will be a place to serve the needs of the local community and businesses and a visitor destination hosting world-class entertainment. The environment will promote productivity and creativity, all underpinned with a top class hospitality experience for people to work, socialise, relax and enjoy for generations to come.



**IMAGERY**  
 1 Live performances  
 2 A contemporary art gallery  
 3 Private workspace at Hornsey Town Hall Arts Centre





DISCOVER  
CROUCH END



**SCHOOLS**

- 1 Coleridge Primary School (Primary)
- 2 Ashmount Primary School (Primary)
- 3 St Peter-in-Chains RC Infant School (Primary)
- 4 Weston Park Primary School (Primary)
- 5 St Gilda's Catholic Junior School (Secondary)
- 6 Highgate Wood School (Secondary)
- 7 Highgate School (Independent ages 3-18)
- 8 Norfolk House School (Independent Prep. ages 4-11)
- 9 Channing School (Independent ages 4-18 girls)

**SPORTS**

- 10 Coolhurst Tennis and Squash Club
- 11 Highgate Cricket and Lawn Tennis Club
- 12 Virgin Active
- 13 Park Road Pools & Fitness

**CULTURE**

- 14 Alexandra Palace
- 15 ArtHouse Crouch End
- 16 Crouch End Picturehouse
- 17 Park Theatre
- 18 Jealous Gallery

**GREENERY**

- 19 Parkland Walk
- 20 Priory Park
- 21 Alexandra Park
- 22 Queen's Woods
- 23 Highgate Wood

**CAFÉS / RESTAURANT**

- 24 Dunns Bakers
- 25 Chicken Shop
- 26 Sable D'or
- 27 Banners
- 28 Beam
- 29 Melange
- 30 Heirloom
- 31 Tootoomoo
- 32 Gail's

**PUBS**

- 33 The Kings Head
- 34 The Queens
- 35 Harringay Arms
- 36 The Maynard Arms

**SUPERMARKETS**

- 37 Waitrose
- 38 Co-op





# GETTING AROUND

WITH A NUMBER OF BUSES AND TRAINS CLOSE AT HAND, CROUCH END IS WELL CONNECTED TO ALL OF LONDON AND BEYOND.



**UNDERGROUND  
VICTORIA &  
PICCADILLY LINE**

**KING'S CROSS  
ST. PANCRAS  
(16 MINS)**

**EUSTON  
(18 MINS)**

**OXFORD STREET  
(21 MINS)**

**GREEN PARK  
(23 MINS)**

**LEICESTER SQUARE  
(26 MINS)**

12 mins by W7 bus to Finsbury Park

Eurostar  
National Rail

British Library  
National Rail

West End  
Crossrail

Buckingham Palace  
Mayfair

Covent Garden  
Soho



**UNDERGROUND  
NORTHERN LINE**

**CAMDEN TOWN  
(18 MINS)**

**ANGEL  
(26 MINS)**

**BANK  
(32 MINS)**

**LONDON BRIDGE  
(33 MINS)**

13 mins by 41 bus to Archway Station

Camden Market

Sadlers Wells Theatre

Financial District

Borough Market  
The Shard



**OVERGROUND  
GREAT NORTHERN**

**ALEXANDRA PALACE  
(17 MINS)**

**OLD STREET  
(29 MINS)**

**MOORGATE  
(33 MINS)**

14 mins by 41 bus to Hornsey Station

Alexandra Palace

Shoreditch

Financial District  
Museum of London



**BY CAR**

**A1  
(5 MINS)**

**A406  
(10 MINS)**

**M1 MOTORWAY  
(15 MINS)**

**M25 MOTORWAY  
(30 MINS)**

1 mile

2.5 miles

5.5 miles

9.5 miles



**BY AIR**

**LONDON CITY  
AIRPORT**

**HEATHROW  
AIRPORT**

**LUTON  
AIRPORT**

**STANSTED  
AIRPORT**

12 miles

28 miles

30 miles

35 miles





If you're partial to an afternoon spent meandering through vintage boutiques, gift stores and market stalls, with a pause for coffee in between, Crouch End is the ideal destination.

Florists curate vibrant window displays, bringing bright flashes of colour to the streets, while weekends see locals and visitors browsing the interesting array of homeware stores and craft shops.

When it comes to eating out, the neighbourhood caters to every taste and occasion. Its streets are home to cuisines from all corners of the world, with Thai restaurants, Mediterranean cafés, steakhouses and pizzerias sitting side by side.



## ON THE HIGH STREET



For an after-dinner drink, head to one of Crouch End's many watering holes. The area is home to quirky cocktail bars, microbreweries and a variety of traditional pubs serving hearty food alongside a choice of local ales, speciality gins and expertly selected wines.

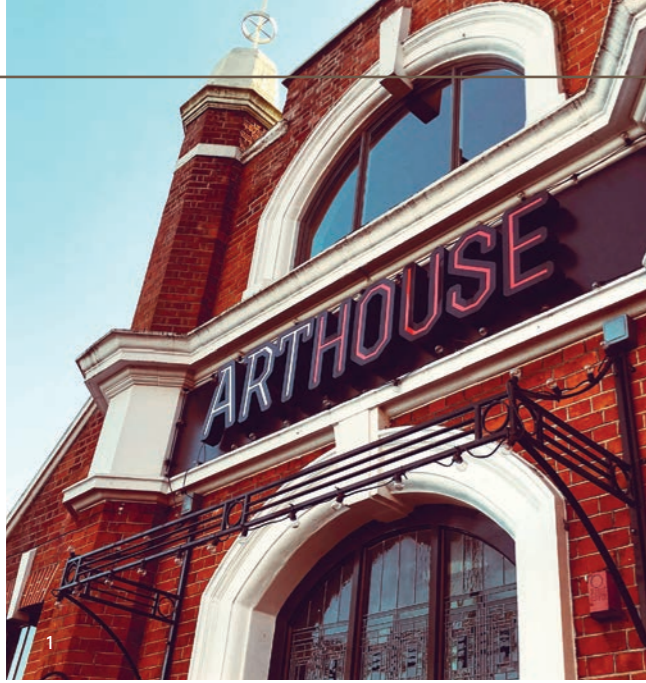


### IMAGERY

- 1 Cassius & Coco, sustainable lifestyle and design products
- 2 Urban Flower Co, an independent botanical florist
- 3 Dunn's Bakery's famous Crouch End Sourdough
- 4 The Haberdashery, a coffee shop with vintage crockery
- 5 King's Head Pub, famed for its comedy nights







IMAGERY

- 1 Crouch End ArtHouse, cinema, theatre, café/ bar and events.
- 2 Alexandra Palace, an iconic venue offering a host of events
- 3 Crouch End Picturehouse with café, bar and events

## A CULTURAL HOME

Since the likes of Ray Davies and Freddie Mercury graced the stage at Hornsey Town Hall, Crouch End has been a natural home for the arts. The local pubs and clubs welcome up-and-coming musicians, comedians and actors, who perform to crowds throughout the week.

On Tottenham Lane, the Crouch End ArtHouse puts on screenings, theatre and musical performances, while the neighbouring Picturehouse cinema attracts cinephiles with the latest film releases and exclusive talks and Q&As. Just ten minutes away by bus, Alexandra Palace hosts internationally acclaimed acts, who perform to thousands of fans in the historic concert hall.

Joining these cultural institutions, the Arts Centre at Hornsey Town Hall will continue to host a wide range of performances, exhibitions, gigs and concerts, as well as hosting the annual Crouch End festival, which brings live music, craft markets, an open-air cinema and much more to the heart of Crouch End.







IMAGERY

- 1 Views across London from Alexandra Park
- 2 Cricket at Highgate Wood
- 3 Cycling through the Parkland Walk Nature Reserve

OUT & ABOUT



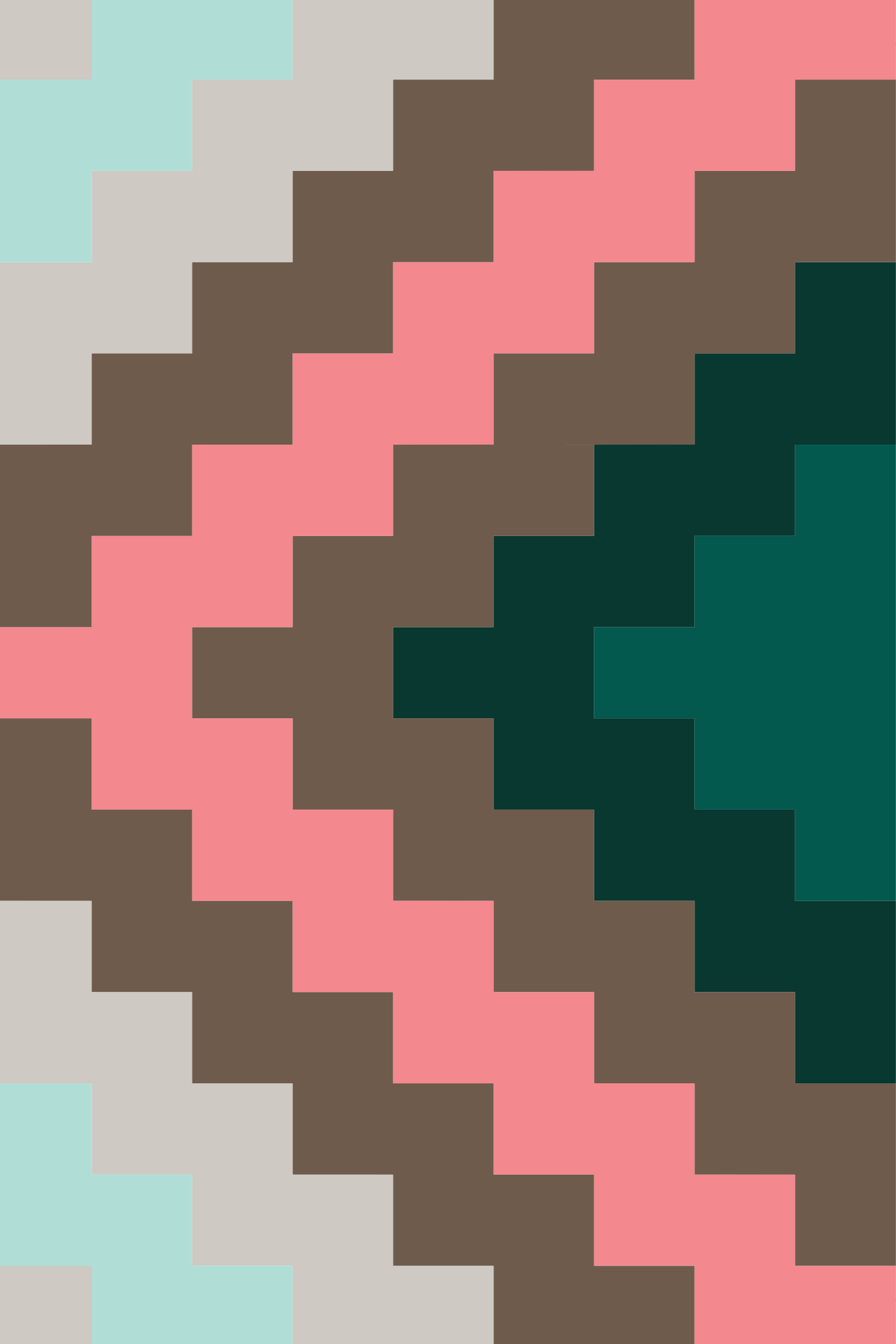
North London is blessed with an abundance of greenery. From the undulating sprawl of Hampstead Heath to the shady paths of Highgate Wood, these spaces form the heart and soul of the surrounding communities, uniting picnickers, runners, dog-walkers and cyclists alike.

With the Victorian grandeur of Alexandra Park to the north, and the landscaped gardens of Finsbury Park to the south, Crouch End sits in between some of the city's best-loved green spaces. A short walk up from the Broadway, the charming Priory Park draws locals for strolls among the mature silver birches, plane trees and well-maintained flowerbeds, with the opportunity to stop for coffee at the park's independently run café.

Nearby, Crouch End's lido on Park Road draws keen swimmers for a bracing dip out in the open air. At the height of the season, children splash around in the play pool, sunbathers set up for the day on the grassy slopes, and people glide up the lanes with the sun beating down on their backs.

The summer months also see the neighbouring Shepherd's Cot Trust playing fields spring to life, as crowds gather to sip cool drinks and cheer boundaries scored and aces hit at the Highgate Cricket and Lawn Tennis Club. When the weather isn't so fine, the indoor pool, gym and sports courts at the Park Road Leisure Centre attract people for group classes and personal workouts throughout the week.





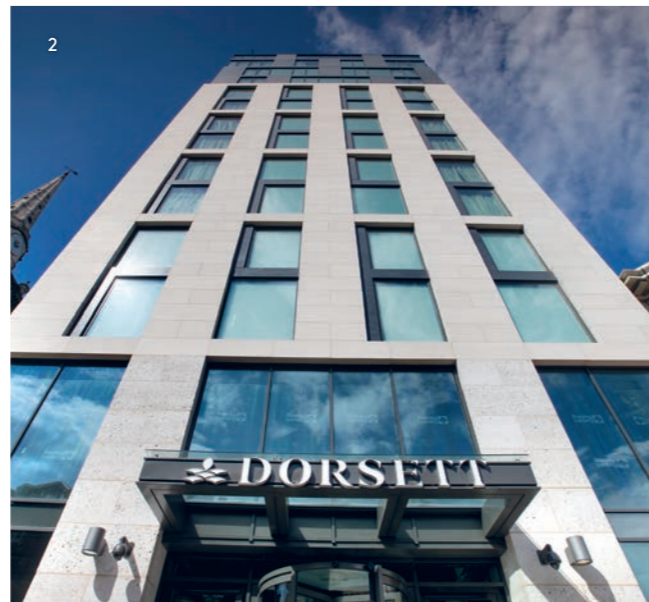
THE  
DEVELOPMENT  
TEAM





IMAGERY

- 1 West Side Place, Melbourne, Australia, approx. 2,800 units, under planning.
- 2 Dorsett City, London 267 hotel rooms and suites
- 3 Dorsett Shepherd's Bush, London 317 hotel rooms and suites
- 4 Angel Meadows & Northern Gateway, Manchester, regeneration over 15,000 homes



## FAR EAST CONSORTIUM & DORSETT HOSPITALITY INTERNATIONAL



Far East Consortium International Limited is a leading property conglomerate which specialises in property development, hospitality and car parking ventures across mainland China, Hong Kong, Singapore, Australia, New Zealand and the United Kingdom. Listed on the Hong Kong stock exchange since 1972, the company brings over forty years' experience operating in Asia Pacific region. Our highly skilled team brought its extensive expertise to the U.K. to create vibrant places for people to live work and play.

Far East Consortium opened its U.K. head office in London in 2011 and a regional office in Manchester in 2016. We have several mixed-use developments in the pipeline including Meadowside in Manchester, launched in 2017, Hornsey Town Hall

in Crouch End, launched in Spring 2018, Alpha Square in Canary Wharf, launching in Spring 2019 and we will play a key role in the regeneration of Manchester's Northern Gateway, which will see the construction of over 15,000 new homes over the next decade.

Dorsett Hospitality International, set up in January 2007, is a subsidiary of Far East Consortium International Limited and operates upscale 4 star hotels. The Grade II\* listed Dorsett Shepherds Bush Hotel, London, opened in 2011 and the second UK hotel, Dorsett City, London, opened in 2017. Our hotels can be found in Hong Kong, Shanghai, Wuhan, Chengdu, Kuala Lumpur, Johor Bahru, Labuan and Singapore. The Group owns and manages all of its hotels.





1

## MAKE ARCHITECTS

Make Architects is an award-winning international architectural practice with a reputation for challenging convention and pursuing a democratic design process. Since we opened our doors in 2004, we've worked on more than 1,500 projects worldwide covering a wide range of sectors. Today we have more than 150 people in London, Hong Kong and Sydney providing architecture, interior and urban design services from concept to completion.

Make is, and always has been, 100% employee-owned. Our non-hierarchical structure allows for the free flow of ideas and this is reflected in our friendly, collaborative culture. Make's work is inspired by a singular purpose: to design the best buildings, places and spaces in the world. That means exploring the unique potential of every brief to find the best solution for each individual project – one that's right for the people, the planet, the client and the local community.



2

## THE TIME + SPACE CO.

At the Time + Space Co. we are specialists in regenerating urban developments. We have provided creative solutions to designing innovative spaces since 1995 and have worked extensively on projects such as Wimbledon Film & TV Studios, Manchester's Old Granada Studios and Birmingham's Custard Factory. Our focus is on regenerating these places by bringing their cultural, educational and creative scenes to life. At the forefront of our approach, we work with the people who make these spaces unique. Our integrated approach unites the public and private sector by establishing long lasting relationships within the media, retail, leisure and creative industries. Our vision is your vision as we continue to create environments that people love to live, work and create in.

We bring ideas to life by bringing people and products together to create exceptional places.



3



4

### IMAGERY

- 1 Make Architects project - 10 Park Drive, London, UK – interior design for 345 apartments in Canary Wharf waterfront (completion 2019)
- 2 Make Architects project - Harrods, London, UK – a range of architecture and interiors projects within Harrods' Grade II\*-listed flagship store.
- 3 Time + Space Co. project - Wimbledon Film & TV Studios was home to class producers and a thriving creative hub
- 4 Time + Space Co. project - the regeneration of the Custard Factory in Birmingham is recognised as a shining beacon of creativity in the Midlands



## CREDITS

Architecture & Interior Design

Make Architects

Hard Landscaping

Make Architects

Soft Landscaping

OuterSpace

Branding & Sales Materials

Steve Edge Design

Arts Centre and Co-working

Time + Space Co.

### Hornsey Town Hall

The Broadway, Crouch End,

London, N8 9JJ

info@hornsey-townhall.co.uk

hornsey-townhall.co.uk

+44 (0)20 8341 4664

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## SAVILLS

33 Margaret Street  
London, W1G 0JD

Newhomes@savills.com

+44 (0)20 7409 8756



**Far East  
Consortium**

## FAR EAST CONSORTIUM

Ground Floor, 12 Stanhope Gate,  
London, England, W1K 1AW

fecil.com.hk

+44 (0)20 3370 6804



