

Hackney Town Hall - Programme of Works

OSBORNE



Overview

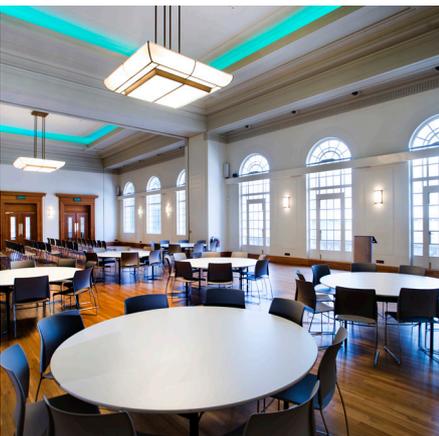
Since it was built in 1930, the Art-Deco style Hackney Town Hall had been maintained in an unsympathetic fashion. Consequently, the Mayor of Hackney had a vision to restore the building to its former glory, whilst ensuring the Town Hall's continued use and viability for the future. Working closely alongside the London Borough of Hackney to realise this vision, we have overseen the restoration of the Grade II listed building over a series of phases, bringing its facilities up to modern day standards.



A Phased Approach

Our work over the past five years has included major upgrades to the IT and building management systems, external facade repairs and overall refurbishment works to provide a new entrance and lobby, offices, council chambers and assembly rooms.

Of fundamental importance throughout has been to ensure that the building could remain operational throughout the works, as it is regularly used for large scale community events and wedding ceremonies. A close relationship with the Council has been established to minimise any disruption and noisy works are structured around the existing events calendar. In addition, all future work is discussed at a dedicated weekly meeting with both Council and Osborne staff to allow effective planning discussions and minimised disruption.



Disruption is further reduced by agreeing a shared 'goods in' entrance, centrally split corridors for segregated contractor access and where required, the specification of hoardings has been uplifted to incorporate sound proofing. Temporary sound proofing measures have also been extended to existing windows and additional (temporary) acoustic doors have been added.

In restoring the building to its former glory, our team have sought to re-use existing fittings and where possible, such as the steel windows and ironmongery. In the process, they also recovered several 'lost' fittings that were previously unknown to the Council. Where items have not been available we have used our supply chain to source and identify items coming up for auction in the Heritage trade. In adopting this approach, approximately 97% of waste has been diverted from landfill.



The eco-friendly nature of this project has been further enhanced by adapting existing features. Throughout the phases we have had regular liaison with English Heritage and given a presentation of sample restoration work to the Preservation Officer to ensure that the work complies with Planning Conditions and Listed Building Consent.