

DESCRIPTION OF THE PROPOSALS

Broomfield House and Extension

Uses

The building will be converted and extended to accommodate the following uses:

Operation and Management

The building will be operated and managed by a Trust who will be responsible for all letting and franchise arrangements, but who will have within the building an office at first floor and the reception and shop at ground floor and various display areas around the building.

Community Rooms

These will be housed in seven different rooms divided between the ground and first floor and will be used for meetings and conferences as a community resource. The users of these rooms will have use of the pantry area at first floor level for the preparation of snacks and beverages.

Café

This will be located in the south and southeast corner of the original building and will spill onto terraces to the east and south and west of the building. The café will have a small dedicated kitchen which will be serviced, through the main body of the building, and a servery area. It is intended that the café will operate in a manner similar to that at Kenwood House with a self-service type arrangement.

Educational Facilities

It is a key element of the operation of the building to provide an educational resources room for schools and other institutions to use within the Park. This resource will help facilitate lifelong learning experiences and will additionally encourage learning about the Park, its ecology and history and, perhaps most pertinently, the House itself and its position in the history of Palmers Green. This room, and its associated office, are to be located at first floor level.

Functions

The proposed extension to the east of the house will include a room for dedicated functions. This room, which will accommodate up to 150 people sitting to eat, is intended to provide scope for a wide range of community activities which otherwise could not be accommodated within the original building and would provide a key element in the financial viability equation for the building. It is of a size which is rare in Palmers Green, outside of school halls, and it is expected it will provide a venue for activities such as: weddings; exercise classes; antique/collectors' fairs of different types etc, all of which would support the other community uses in the historic fabric. It is proposed to convert the former Garden Store building in the Stable Yard to

accommodate a catering kitchen to service the Function Room for commercial hire – see below.

Non Dedicated Use Space

A new conservatory extension will act as a utility space linking the house to the Function Room, but also providing a dry sheltered area for community uses and café/park users in inclement weather.

Ancillary Accommodation

Naturally, sufficient WCs to support the various uses of the building will be provided, along with supporting mechanical and electrical plant rooms.

Outline Description of the Proposals

Externally

It is proposed to restore the house generally to its appearance following the early 19th century works, but retaining the early 20th century bays where these survive. This will mean that the roof will be finished in blue slates with lead dressings, the walls plain lime stucco finished and painted, and the window and door joinery painted wood and external metalwork painted. Access to the building will be provided: a new entrance to the Café to the south from the drive and new terrace with a new portico sympathetic to the proposed period of restoration; the pre-fire entrance to the House via the portico from the west; to the Function Room through the existing arch in the wall southeast of the original building; and, through an open courtyard; the arch will be fitted with a wrought iron gate.

Internally

It is proposed to repair and restore the interior of the House where this is practical. Areas to the southeast at ground and first floor levels which are beyond repair/restoration will be re-built.

Alterations to the pre-fire layouts include: re-building of the northwest corner to incorporate a lift and new service staircase and a lowered ground floor level locally; the re-modelling of the southeast corner to include a secondary service staircase; the creation of a structural glass roofed two storey area to the east of the re-built 16th century gable to allow this to be viewed from both ground and first floor levels.

The Roof

The roof will be restored to its pre-fire appearance using modern construction techniques. To allow for plant to be accommodated, the central section of the roof over the north range will be reconstructed as a flat roof.

The Basement

Minimal repair works are intended in the basement other than the installation of boilers and other plant in the area below G3. This will involve the lowering of the basement floor level in this area and demolishing the existing basement steps and extending the area, installing new access steps and re-locating the door opening.

The New Extensions

These are proposed to be contemporary buildings which will provide a clear distinction between modern and original fabric.

The Function Room envelope is conceived as an extension to the 16th century walls, upon which is superimposed an umbrella pyramid roof suspended above clerestory glazing. The clerestory glazing, which links to the other elements of the extensions, will sit immediately above the top of the existing walls and will provide a fascia depth behind which the glass roof of the conservatory and the more traditional construction of the other roofs will be hidden. It is intended by this device to emphasise the original, while expressing the modern in a contrasting idiom. Low level windows in the Function Room will be designed as sliding doors on tracks to allow the room to relate to the Park more closely in better weather.

The conservatory is designed to have a minimal structure with structural glass roofing on lightweight columns etc. The glazing to the north wall is conceived as sliding folding doors which will allow the entire wall to be opened in better weather.

The materials of the new buildings will contrast with the original House, but the brick walls to the Function Room will match as closely as possible the original garden walls with black/red/purple stocks in English Garden Wall band. Otherwise, the roof of the Function Room will be clay tiled with a structural glass lantern and the conservatory and other glazing will be large paned glass in aluminium frames with polished stainless steel fittings. Internally the finishes will also be modern, the Function Room having wooden boarded roof soffits and exposed laminated beams with steel fittings and steel and wood structural frames. The walls here will be exposed 16th century brickwork and new matching bricks and a light polished wood floor.

The conservatory will have a flagged floor with painted stucco finished walls.

The Approach to Restoration

The approach to restoration will be on the basis of:

- **Equivalent Restoration** of the areas of the house where sufficient original material remains to act as a basis for restoration.
- **Re-building Utilising Existing Materials** in areas of the house where limited original material remains either as in situ structural elements or salvaged joinery but where some physical alteration is required.

Although the roof will be reconstructed with a new roof structure and finish certain pieces of the pre-fire cupola will be inserted into this re-built feature.

The external walls of the building will reincorporate all sound structural elements in the reconstruction and the pre-fire fenestration pattern will generally be reproduced utilising original window joinery where it survives and with new matching the pre-fire designs.

- **Reconstruction of the southeast areas.**
- **The Lanscroom Murals** - it is proposed that the reconstruction of the staircase well will be carried out to allow the Lanscroom Murals to be restored in the building in their original positions. The work will require a new support structure to be erected in the stairwell to which the panels of original lath and plaster will be re-fixed.

The Park

The Stable Yard

It is intended that this area will be used as a car park to service the uses in the restored and extended Broomfield House. This will involve removing all of the low quality and temporarily built fabric in the Stable Yard. In association with this proposal, it is intended to introduce a traffic management scheme which would allow access into the new car park from Broomfield Lane through the existing arched opening.

The construction of the car park will require the re-levelling of the area and paving with a sub-base and a sealed gravel asphalt finish, with the bays marked out in brick pavings. It will also require the reconstruction of the east entrance pier and its re-location to the east.

The car park will be landscaped with trees and shrubs.

The Greenhouse and Stable Block

Although not part of this project, these two buildings will be affected by them. The proposals allow for both buildings to be retained and in a manner, with good managed access, which will both allow their viable use and mean they will be less liable to vandalism. The removal of the shanty town of temporary and low quality buildings and re-surfacing and landscaping will also improve their setting.

The Garden Store Building

This building will be converted into a new catering kitchen to service Broomfield House and its new extension. It is proposed that the internal partitions in the building will, in large part, be removed, but the masonry partition will be removed at low level and the upper part retained supported on a beam. The remaining wooden floor will be replaced with concrete and the internal walls and ceiling will be lined out in modern materials in a manner that will be reversible.

On the north wall of the building the intention is to form a new opening directly onto a new path to link to the drive and provide convenient access to Broomfield House. This opening will be in an area of brickwork re-built in the 20th century.

Landscaping around the House

New paths and terraces around the house will be finished in asphalt with a sealed gravel finish. New steps to the east will be in York stone with a wrought iron handrail and the new retaining wall adjacent will be finished in brickwork to match the garden walls and the new extension, but will be capped with a York stone coping.

Archaeological Recording

It is proposed that the archaeological recording, both below ground and of the standing building, will be undertaken to an agreed programme to a brief agreed with English Heritage.