

# HILL HOUSE

## Archway, N19

### 01 INTRODUCTION

Welcome to our first public consultation event.

As the new owners of Hill House we would like to understand what you think about the area and your ideas for its redevelopment. We have lots of ideas and will be developing these over the coming months in consultation with the local community. This first event will provide an opportunity for you to meet the Hill House team and talk with us about the local area.

We would like to find out your views on:

- Hill House / the mall, shops and open spaces
- Access to Archway station / library / leisure centre
- What would help Archway businesses
- What is missing from other regeneration proposals

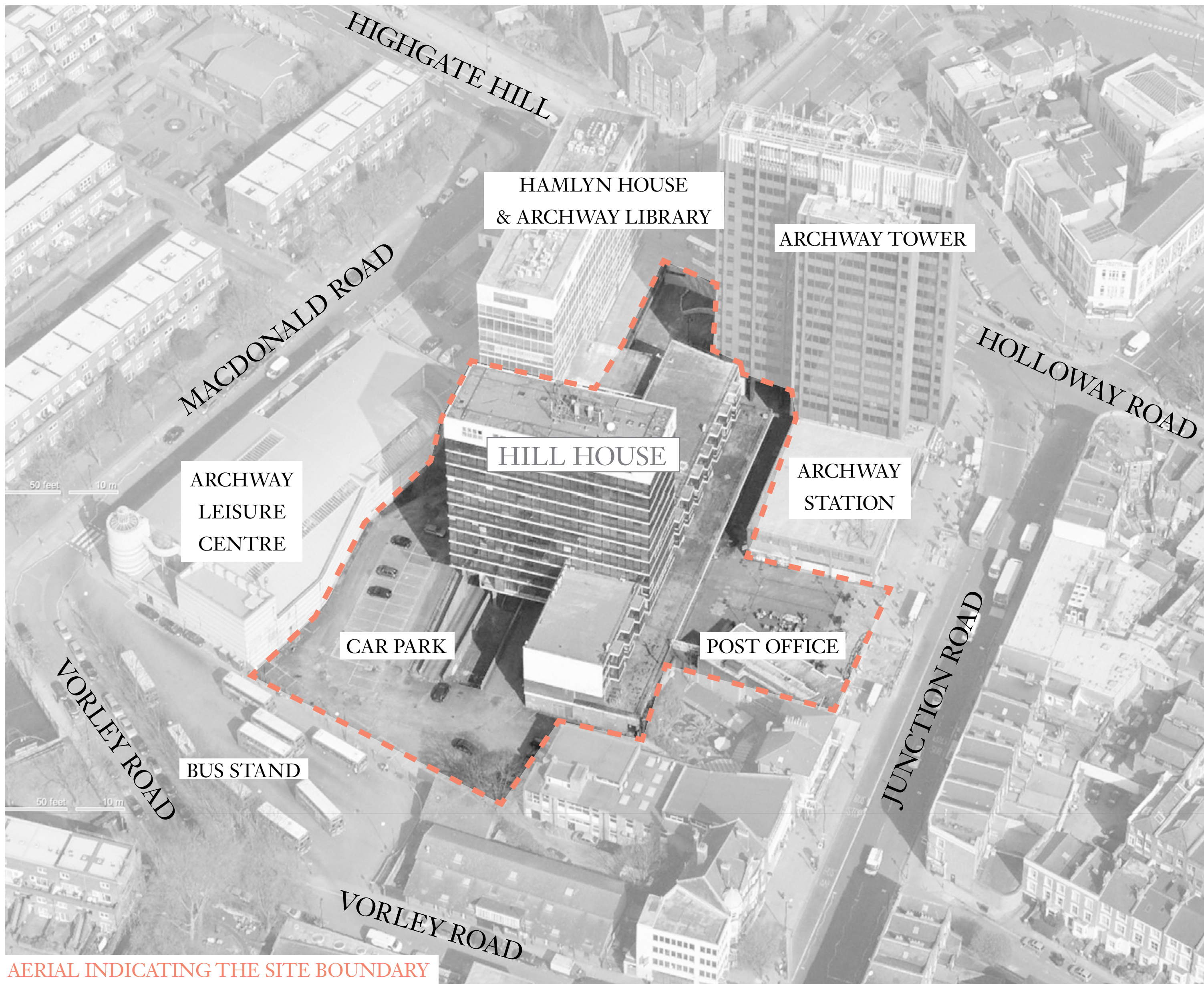
Two of the neighbouring buildings will also be undergoing change in the near future.

- Hamlyn House is being converted to a hotel
- Archway Tower is being converted to residential

We are keen that our proposals take account of this changing context. Our site boundary includes much of the land amongst which these buildings sit and as such gives us the opportunity the wider regeneration of the area by re-configuring the ground floor uses and re-invigorating the public realm.

Please take a couple of minutes to go through the following boards and leave your comments and ideas.

#### SITE OUTLINE



#### SITE TODAY & EMERGING CONTEXT

##### AERIAL INDICATING THE SITE BOUNDARY



EXISTING HILL HOUSE



EXISTING OPEN SPACE



EXISTING SITE



HAMLYN HOUSE EXISTING



HAMLYN HOUSE PROPOSAL



ARCHWAY TOWER PROPOSAL





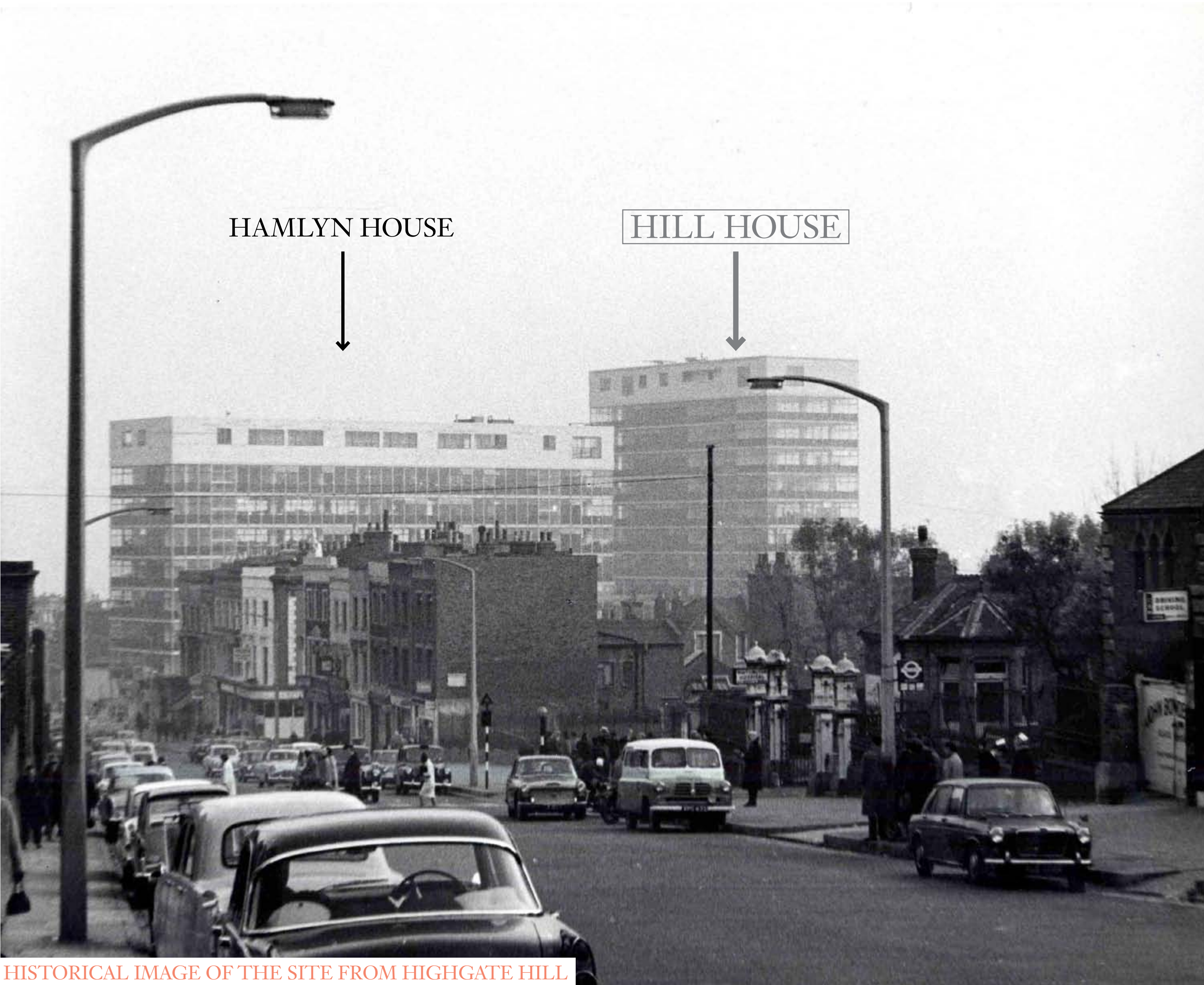
# HILL HOUSE

## Archway, N19

### 02 HISTORIC MAPS, RESEARCH AND ARCHIVE MATERIAL

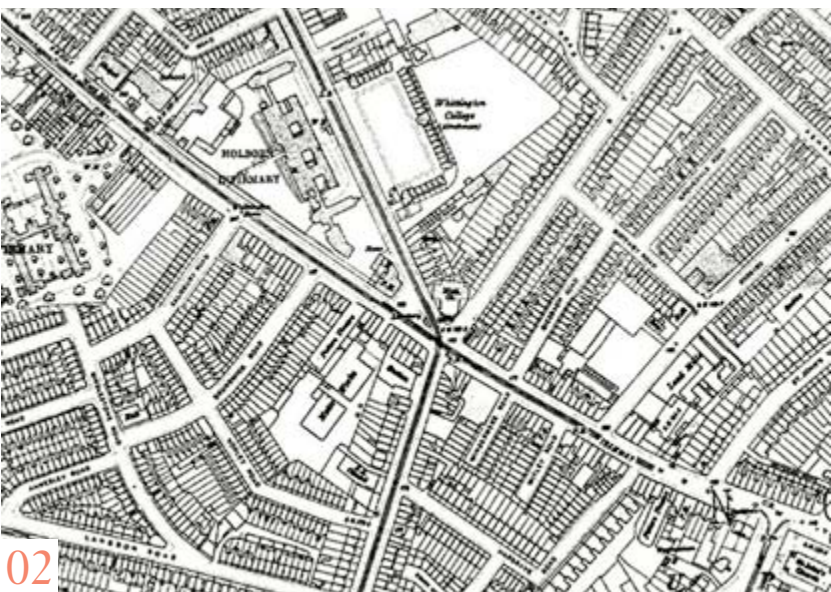
‘Hill House is situated in the urban context and development bounded by the Archway Gyratory in Highgate Hill, Junction Road, Vorley Road, and MacDonald Road. The full site is occupied by a number of late 1960s’ and early 1970s’ tower blocks, including Hill House, Hamlyn House, and the Archway Tower. Previous to this development (see OS images below) the early 20th century configurations survived largely intact, although some major rebuilding occurred, such as reconstruction of the underground station in 1930-32 and the rebuilding of the Central Methodist Church on the east side of Archway Road. Accessibility increased in the late 1860s and early 1870s when tolls were removed from Archway Road and the horse-drawn tramway was extended from Angel to the Archway Tavern and Finsbury Park. By this date housing development in the district was well underway, and was followed in the later years of the century by rebuilding and expansion – the two-storey Archway Tavern was rebuilt as a four-storey landmark building; the smallpox hospital was closed in 1896 and extended to house the Islington workhouse infirmary (which opened in 1900); and in 1896-1900 John Nash’s archway viaduct was replaced by the existing structure spanning Archway Road. Throughout this period, however, the centre of the block at the corner of Highgate Hill and Junction Road retained a remnant of the area’s rural past by accommodating a nursery garden.’

Source: Hill House Historical Briefing Notes by Harvey Van Sickle

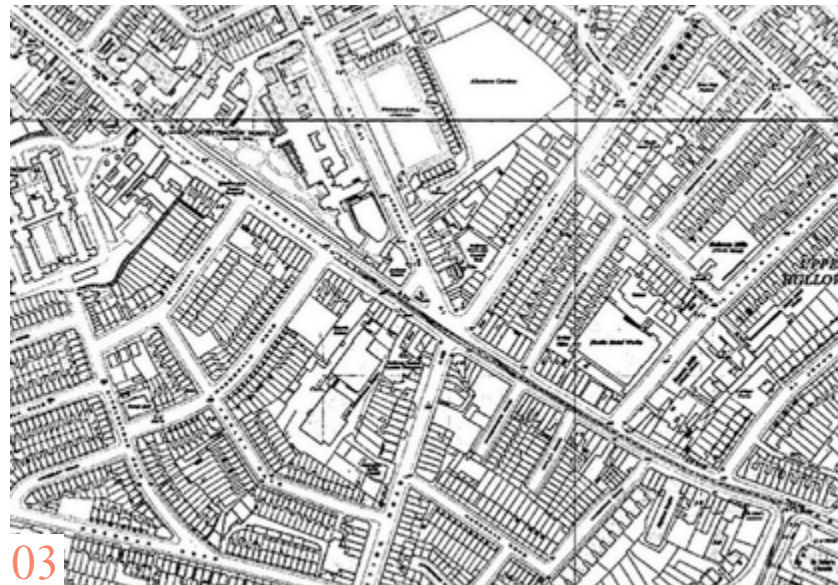


HISTORICAL IMAGE OF THE SITE FROM HIGHGATE HILL

01, 02, 03, 04 Historical Ordnance Survey images of the site; 1873, 1915, 1953, 1970



01, Historic image of the site; Mixed Scheme proposal by Oscar Garry and Partners, Architectural Journal March 1962



01, 02, Historic images of the site; 1880s&1900s Archway Road/Junction



01, 02, 03, 04, Historical images of the site; Archway Tavern 1870, The Electric Palace Highgate Hill 1922, Building News 1960, Architectural Review January 1961





Please tick the corresponding boxes to record your view about positive or negative aspects in the local area.

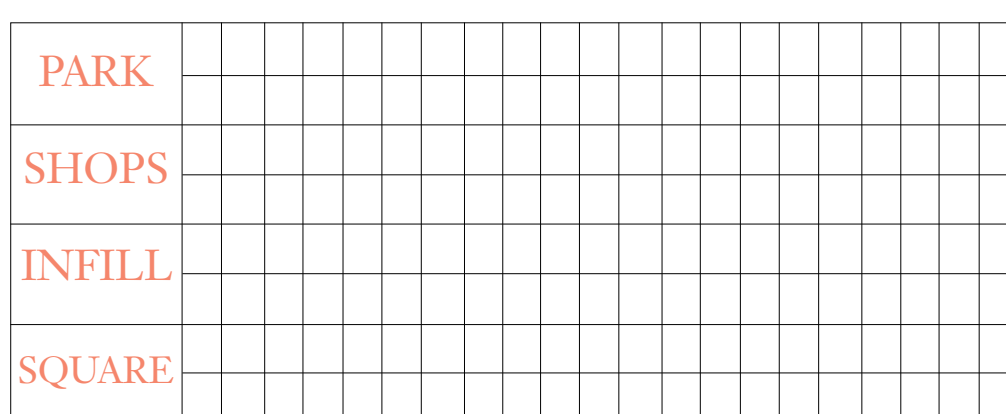
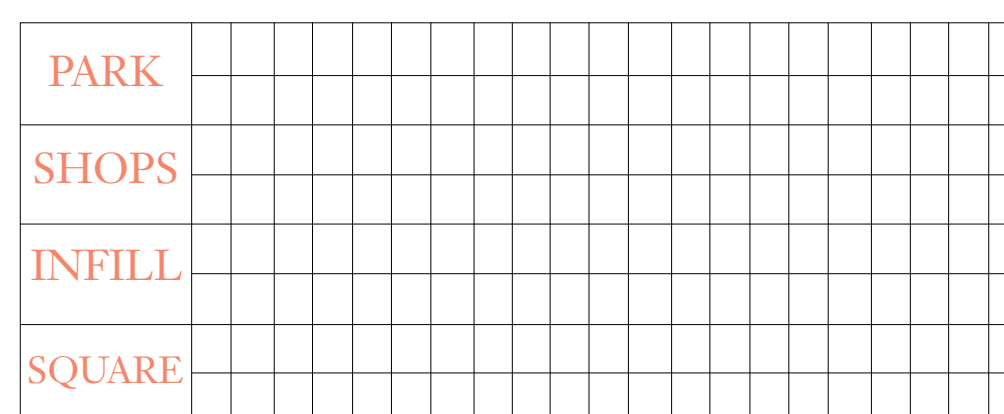
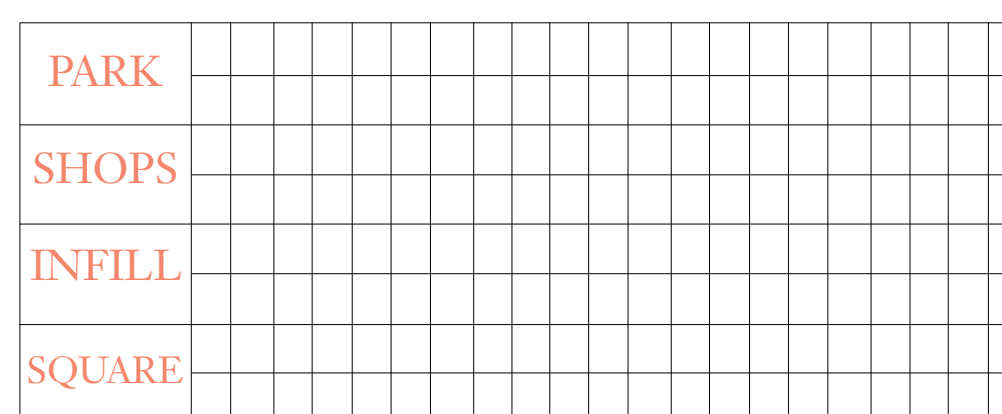
ARE THESE POSITIVE OR NEGATIVE FEATURES OF THE LOCAL AREA?

[illegible][illegible][illegible][illegible][illegible][illegible]

## SERVICE ROAD

[illegible][illegible][illegible][illegible]

## UNDERGROUND CAR PARK

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]



04

WHERE DO YOU  
LIVE WORK AND PLAY



Please use the following dot coloured stickers to mark on the maps the following;

- BLUE

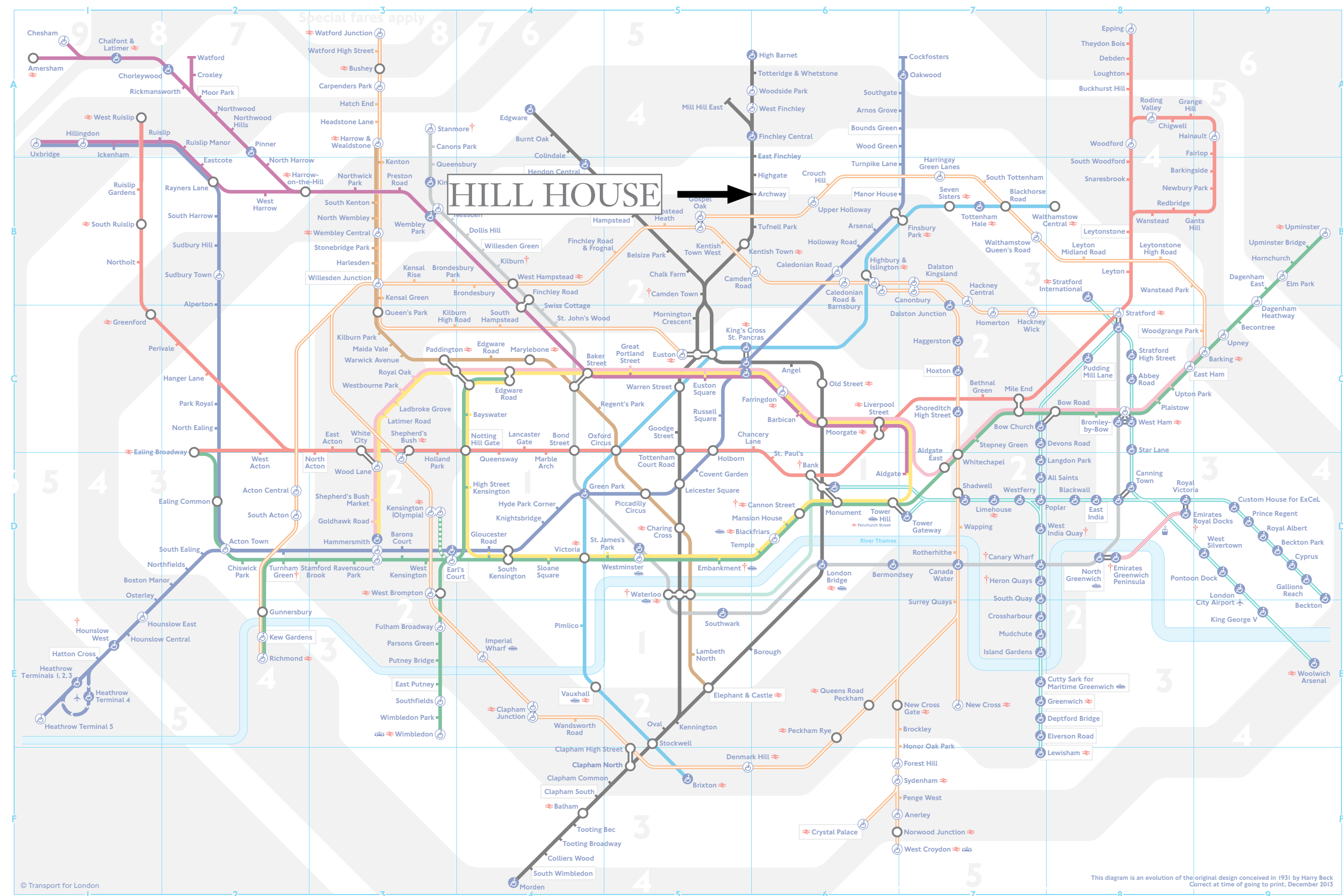
-for where you live
- RED

-for where you work
- GREEN

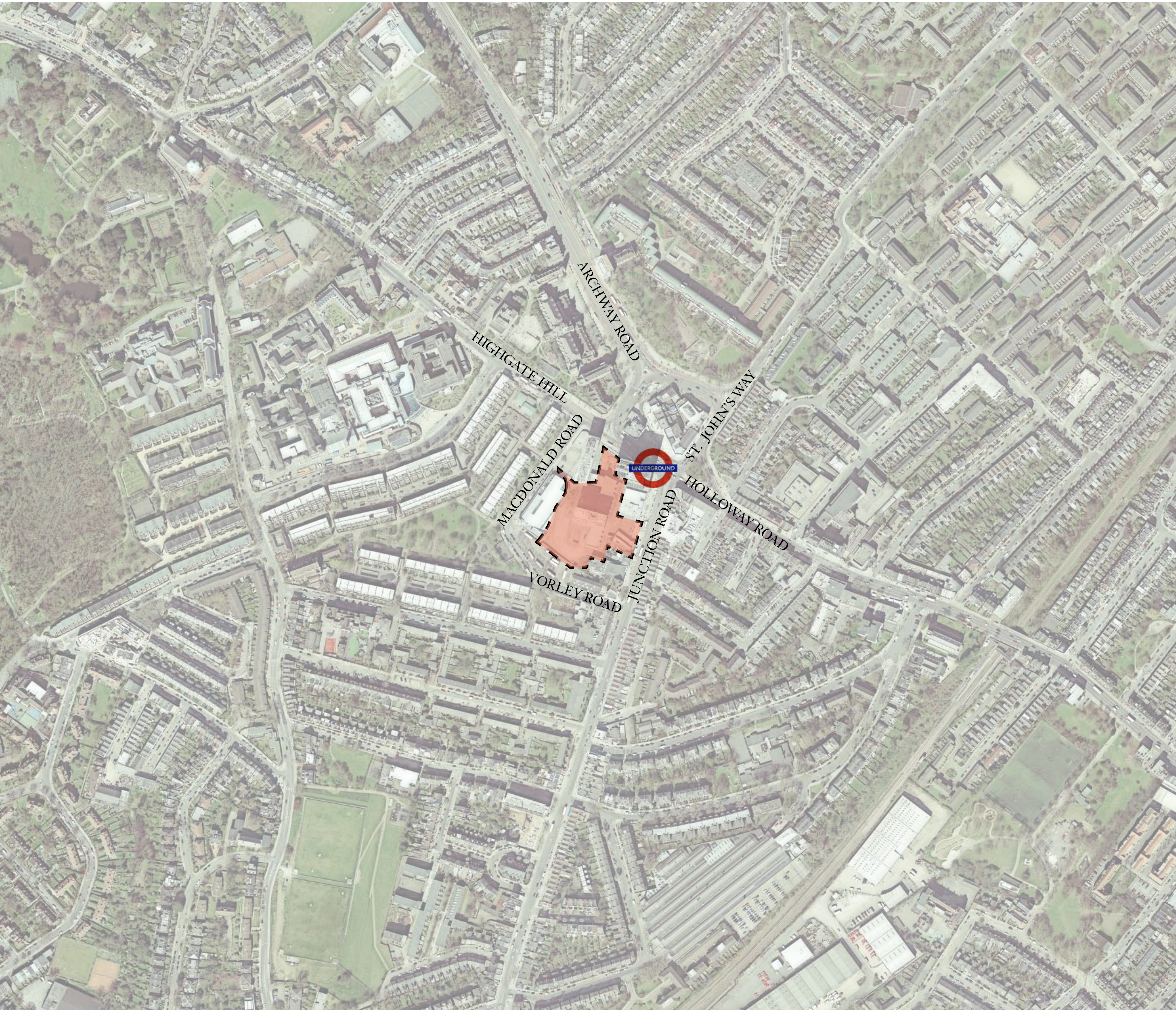
-for where you shop
- YELLOW

-for where you play

THE SITE IN THE LONDON CONTEXT

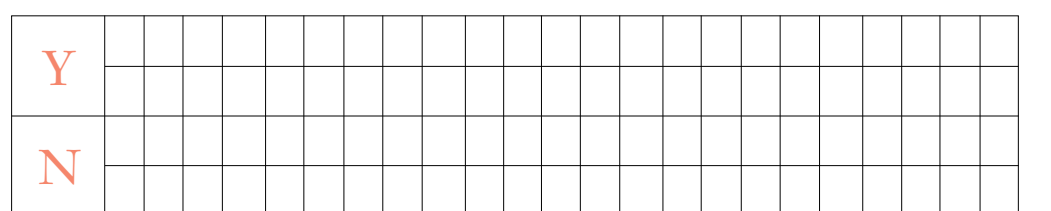
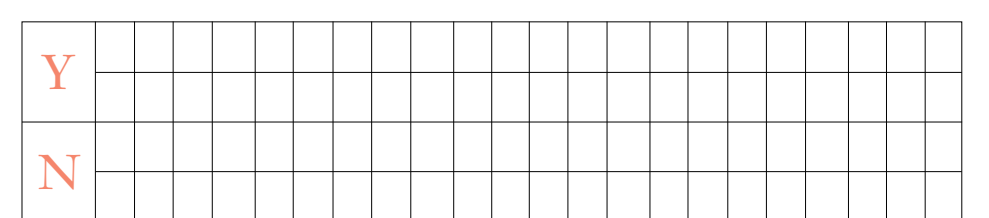
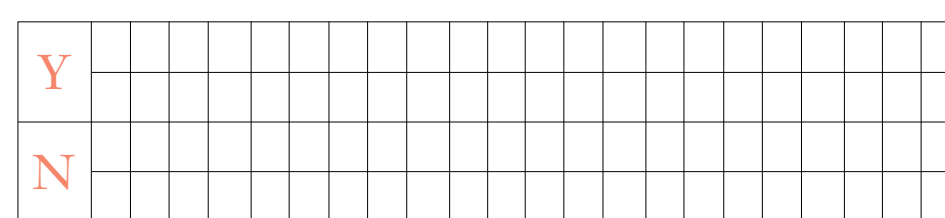
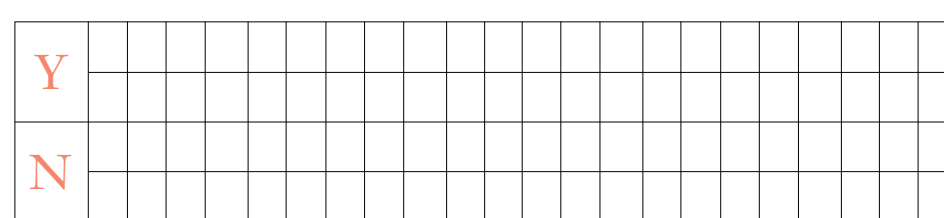


AERIAL OF THE LOCAL AREA





## 05 WHERE DO YOU LIVE WORK AND PLAY





If there are any additional ideas or spaces that you think would improve the local area please use a form to leave a comment.

## PUBLIC/OPEN SPACES

[illegible][illegible][illegible]

## SHOPPING AND ENTERTAINMENT

[illegible][illegible][illegible][illegible]

## COMMUNITY USES

[illegible][illegible][illegible][illegible]

## RESIDENTIAL

## TEMPORARY USES

[illegible][illegible][illegible][illegible]



HILL HOUSE TEAM

07 THE PROJECT GOING FORWARD

The conversion of Hill House from offices to residential will take place under the permitted developments rights secured prior to us acquiring the site.

Currently on site we are beginning to soft strip the building and make arrangements for new residential flats in an initial conversion to provide units by July 2014.

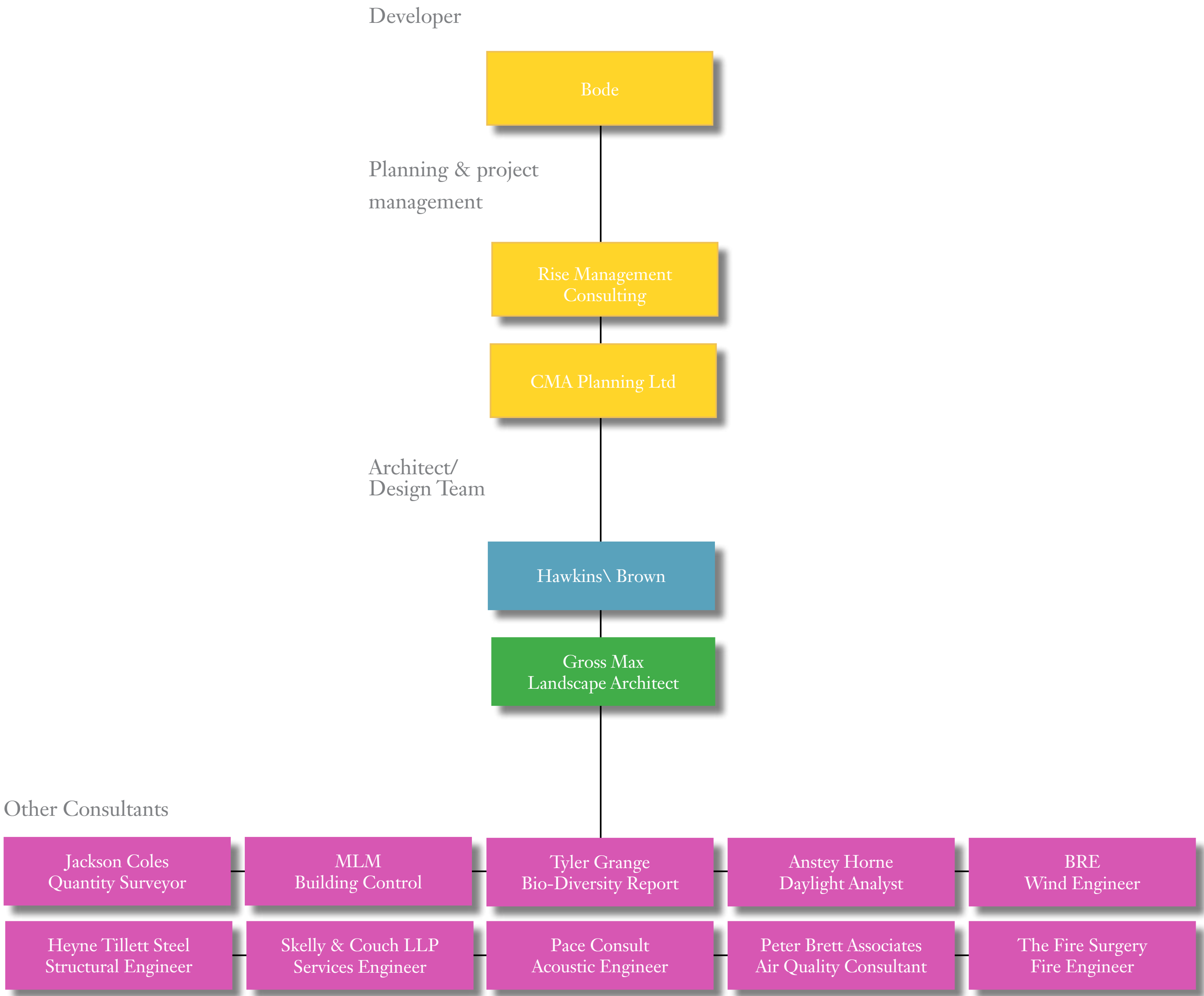
Design development and consultation workshops will be held in parallel to inform the long term design of the whole site.

We have arrangements in place for a series of consultation workshops to show you the progress of the ideas for the facade of Hill House and the surrounding open space.

Planning applications for the redevelopment of the rest of the site including the Mall, public spaces and the re-cladding of Hill House will following this consultation process.

Your views will go on to inform our plans and there will be consultation events later in the year to see how your views and ideas have been taken on board and to provide further feedback.

We look forward to seeing and hearing from you again there.



TEAM DETAILS

**BODE** Bode is a new company specifically to redevelop the site. Although Bode is a new company, it brings together a team with a very strong track record of delivering high quality and well-designed residential and mixed development. The team have significant experience in property development, construction and project management specialising in urban regeneration in London.

**Hawkins\Brown** Hawkins\Brown are an award-winning architectural practice with extensive experience of urban regeneration. The practice was short-listed for the 2013 Stirling Prize for their sensitive re-imagination of the Park Hill Estate in Sheffield. They have been at the forefront of British architecture for over a decade, producing buildings of a consistent high quality for a wide variety of clients. The practice’s approach to architecture is about finding a solution which is appropriate to the task, to the client, and to the site. They were carefully selected for the Hill House project due to their commitment to placing consultation at the heart of the design process.

**GROSS. MAX.** GROSS. MAX. has been widely regarded as one of the few U.K based exponents of a new generation of contemporary European landscape architecture. The practice has won numerous competitions and awards for public space and has an international portfolio of exciting and challenging projects. The practice has a strong international outlook both in terms of our nationalities and the locations of our commissions. The practice has been recognised for its contextual approach with a contemporary idiom towards urban space.

CONTACT DETAILS

For more information on the progress of Hill House or on giving your views please contact Charles Moran or Adam Brockley via [consult@hillhouse-archway.com](mailto:consult@hillhouse-archway.com) // 07508358236 or visit [www.hillhouse-archway.com](http://www.hillhouse-archway.com)

THANK YOU FOR COMING!