

WORKING MEN'S COLLEGE

44 CROWDALE ROAD, LONDON NW1 1TR

Design & Access and Heritage Statement

January 2024

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SUMMARY

Silva Architecture Ltd. Are seeking Planning Permission and Listed Building Consent on behalf of Working Men's College, for the installation of 2No. Rooflights at:

Working Men's College
44 Crowndale Road,
London
NW1 1TR

This Design and Access statement has been produced by Silva Architecture Ltd and is to be read in conjunction with the supporting drawings.

1. Introduction
2. Site Analysis
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1. INTRODUCTION

The following Design and Access Statement has been prepared on behalf of our applicant, who is looking to install 2No. new rooflights within an existing flat roof to facilitate the daylight required for a working environment.

The proposal seeks to retain the overall appearance of the listed building, whilst installing 2 rooflights behind a tall parapet wall at the rear of the property.

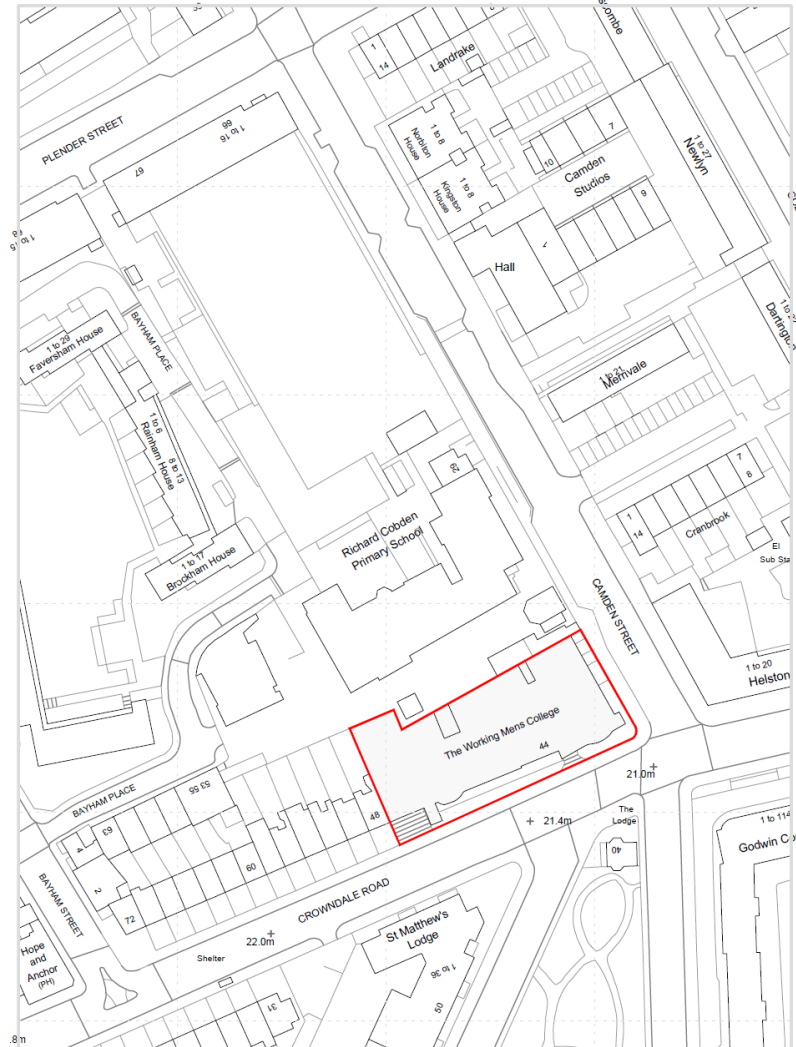


Fig. 1 - Site Plan

2. SITE ANALYSIS

LOCATION

The site is located on the corner of Crowndale Road and Camden Street, as seen on Fig. 2 Aerial Plan.

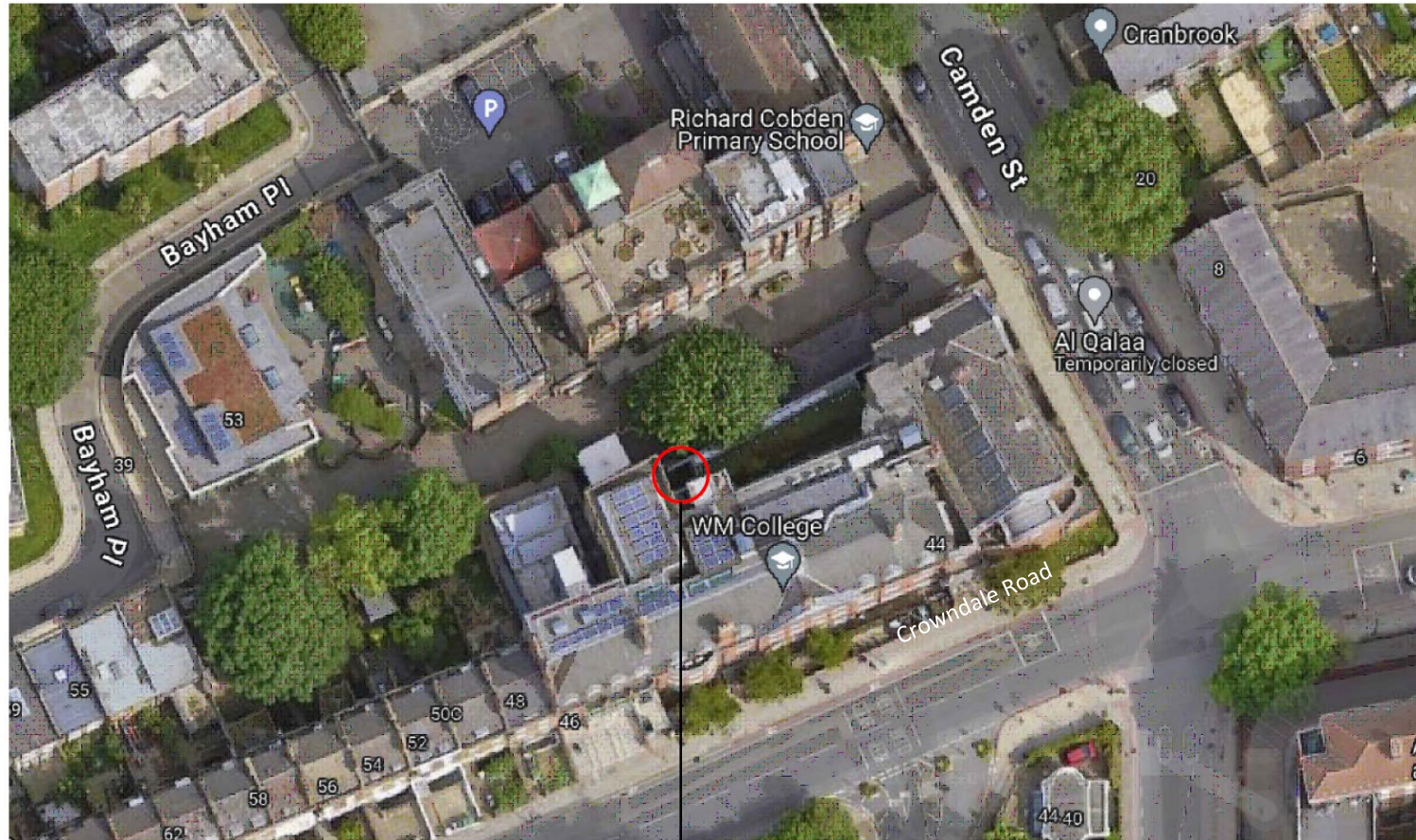


Fig. 2 - Aerial Plan

RED CIRCLE SHOWS THE LOCATION OF THE EXISTING FLAT ROOF WHERE THE PROPOSED ROOFLIGHTS WILL BE LOCATED.

4. HERITAGE STATEMENT

CONTEXT

The site of WMC is in the Camden Town Conservation Area (See Fig. 1).

The College was founded in 1854 and was listed Grade II in May 1974. English Heritage Building ID: 477030.

Entry Name: Working men's college and attached railings, wall and piers

Listing Date: 14 May 1974

Grade: II

Source: Historic England

Source ID: 1067378

English Heritage Legacy ID: 477030

Location: Camden Town, Camden, London, NW1



Fig. 3 – Map of Camden Town Conservation Area. Blue circle shows location of WMC.

4. HERITAGE STATEMENT

LISTING STATEMENT

College. 1904-1906. By W.D Carøe. Red brick with stone dressings. Slate mansard roof with dormers. Tall brick chimney with louvred lantern (fume extract from chemistry laboratory). Asymmetrical facade in British Free Style.

EXTERIOR: two storeys, attic storey and semi-basement. Sixteen windows and eight window return to Camden Street. Main entrance to right with stone portico having Ionic half columns carrying entablature and segmental pediment with enriched tympanum. All windows with fine gauged brick arches to flush sashes with keystones, glazing bars giving impression of transoms and mullions. Semi-basement, segmental-arched; ground and first floor, mostly flat arched. Plain brick band at ground floor level. Asymmetrically set feature of four windows flanked by brick Doric pilasters carrying entablature (with words 'WORKING MEN'S COLLEGE' in frieze) and pediment with large lunette in the tympanum. To left, bowed bay of three windows rising from semi-basement to eaves and terminating in cornice and parapet. Dormers with alternating segmental and triangular pediments. Gable end of right hand return with Free Style segmental-arched projection having round-arched windows with margin glazing on three sides being a recess to the library. Letters in tympanum read 'FOUNDED 1854'. Return with entrance having moulded stone surround and keystone. Similar sashes to main front; top storey with round-arched windows and large lunette to right hand gabled bay, indicating the library on this floor.

INTERIOR: entrance hall with staircase beyond and corridor to right leading to large Common Room; this with panelled dado and moulded plaster ceilings including national emblems. Two eighteenth-century marble fire surrounds from Great Ormond Street where Working Men's College founded: at west end of yellow and white marble with Ionic columns supporting entablature having central plaque with carved marble flowers; at east end a simple white marble surround with coloured marble inlay.

Camden Street wing, ground floor, has main hall with stage, proscenium and panelling. First floor Library has barrel vaulted ceiling with glazed panel top lighting; five arcaded bays with arch at south end into recess; oak panelling and bookcases. Oak mantelpiece above marble fire surround. Bronze plaque above to Robert Henry Marks 1912. Marble head in recessed roundel by Alexander Munro to right of fireplace. Top storey: art studio with portrait of Lionel Jacob, 1910, set in oak panelling; shallow vaulted ceiling. Science laboratory with original fitted benches. In the basement the gymnasium, originally for boxing.

SUBSIDIARY FEATURES: attached cast-iron railings on brick sleeper wall with brick piers.

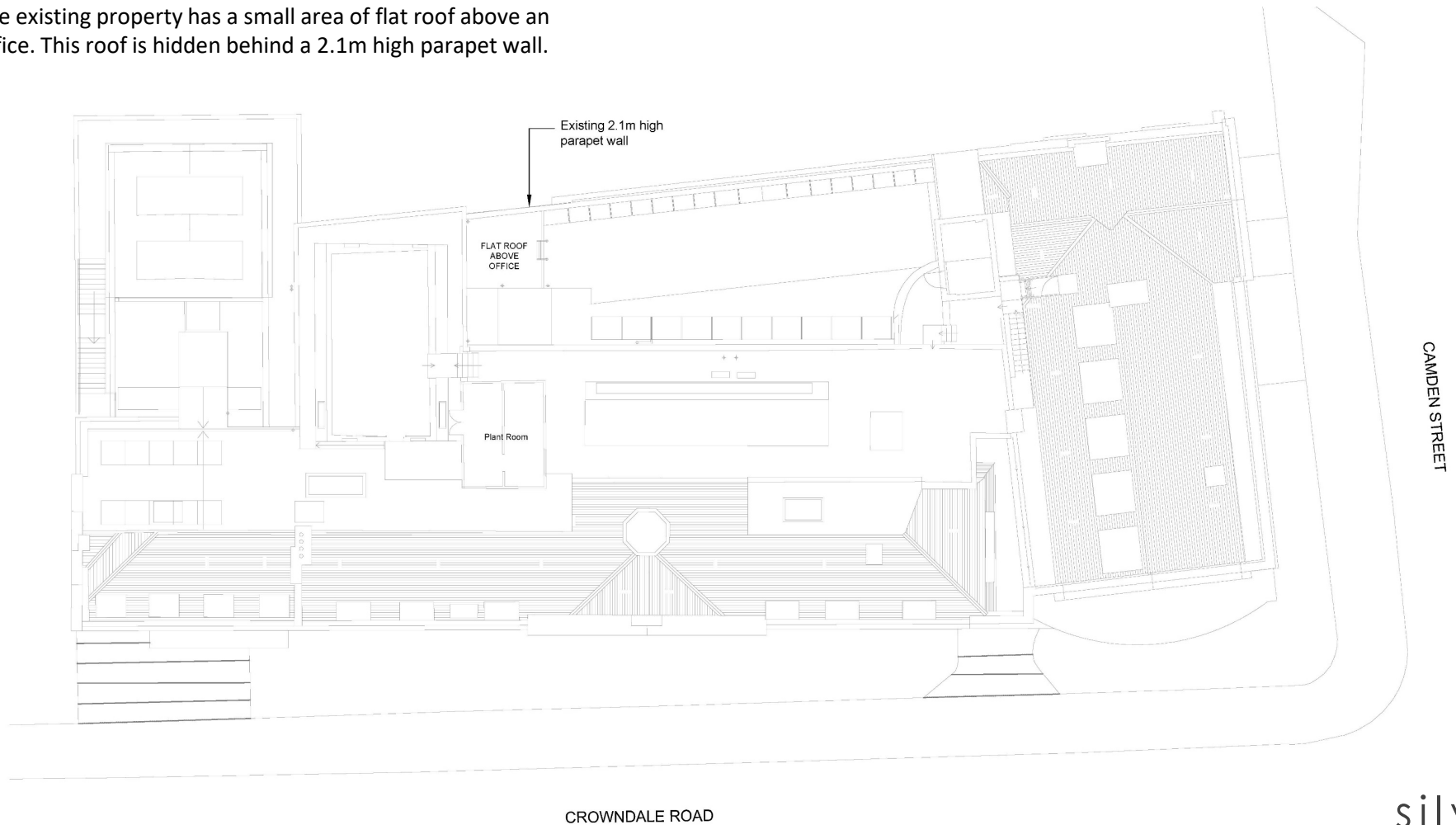
HISTORICAL NOTE: the Working Men's College was founded 1854 in Great Ormond Street by Rev. F D Maurice, John Ruskin and others to offer non-vocational studies in humanities, history, theology and natural sciences within a collegiate community. Social facilities and gymnasium were key features of its accommodation as much as classrooms, laboratory and library. Art, taught by Ruskin, Rossetti and others was important in the early years and has remained a strong tradition.

Fig. 6 – Map of Camden Town Conservation Area.
Blue circle shows location of WMC.

5. EXISTING PROPERTY

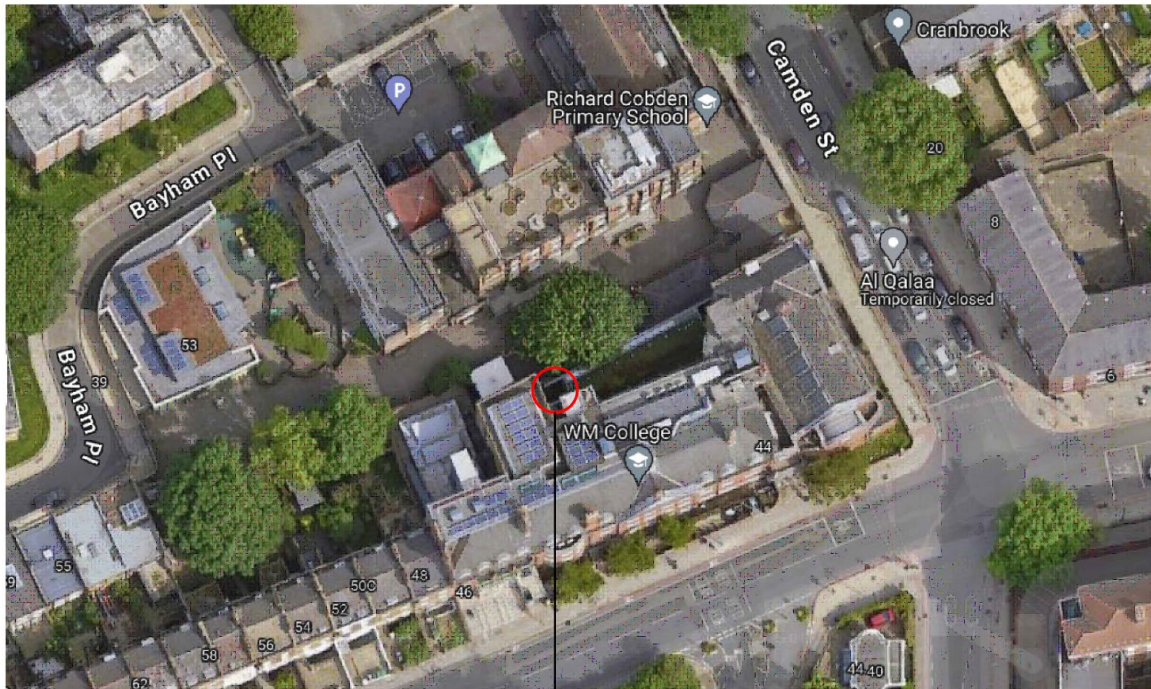
ROOF PLAN

The existing property has a small area of flat roof above an office. This roof is hidden behind a 2.1m high parapet wall.



5. EXISTING PROPERTY

PHOTOGRAPH OF EXISTING FLAT ROOF
AND AERIAL VIEW SHOWING LOCATION



AERIAL VIEW
Not to Scale

RED CIRCLE SHOWS LOCATION OF
EXISTING FLAT ROOF WHERE PROPOSED
ROOFLIGHT WILL BE LOCATED



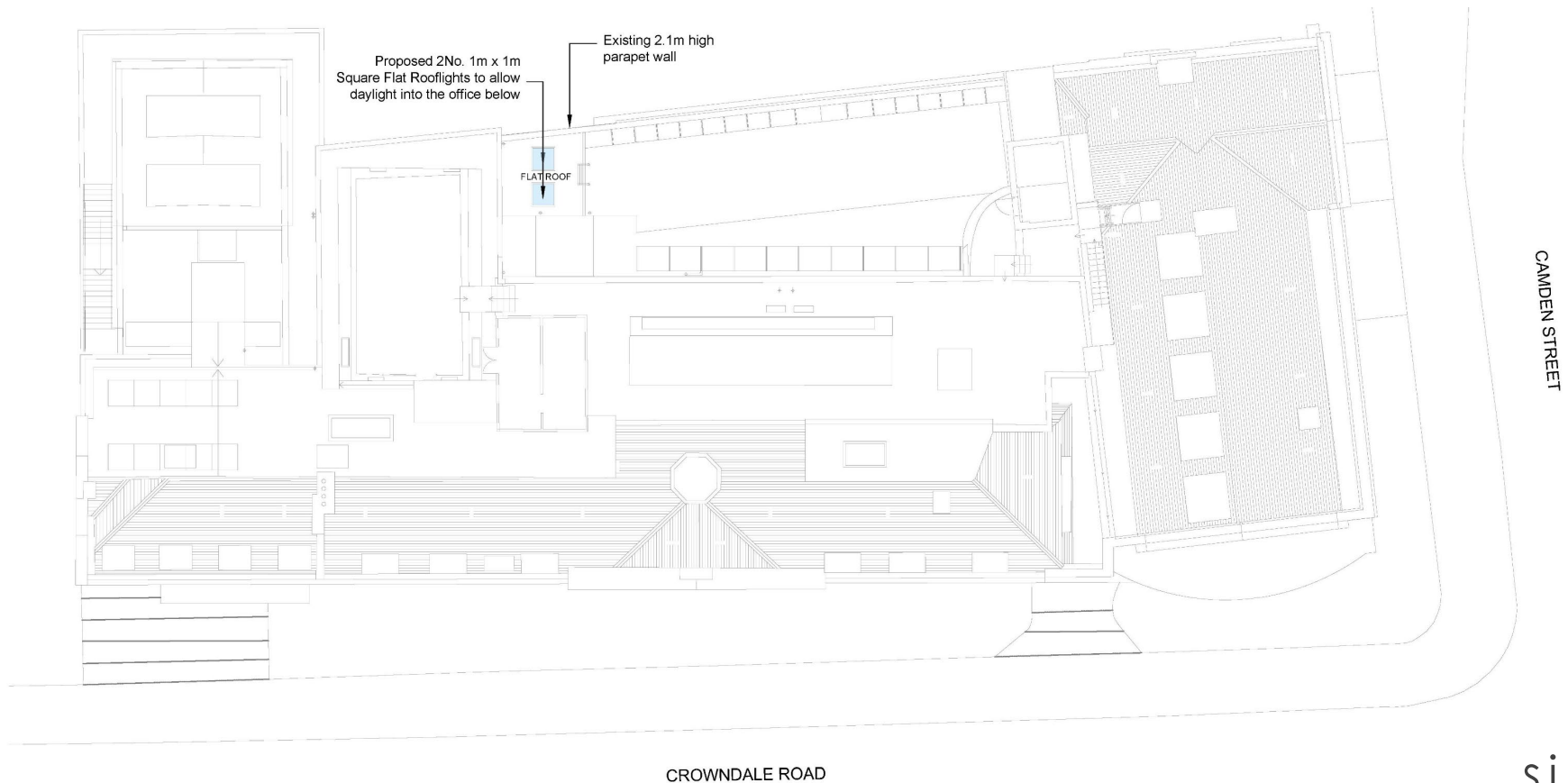
6. DESIGN APPROACH

ROOF PLAN WITH PROPOSED ROOFLIGHTS

The proposed rooflights will be located on the flat roof, behind the 2.1m high parapet wall.

Due to the location, the proposed rooflights would not impact on the character and protected features of the Grade II listed property.

The improvement of the quality of daylight and ventilation as a result of installing the rooflights will have positive impact on the functioning of this space.



7. MATERIALS

ROOFLIGHT Aluminium triple glazed, operable rooflight

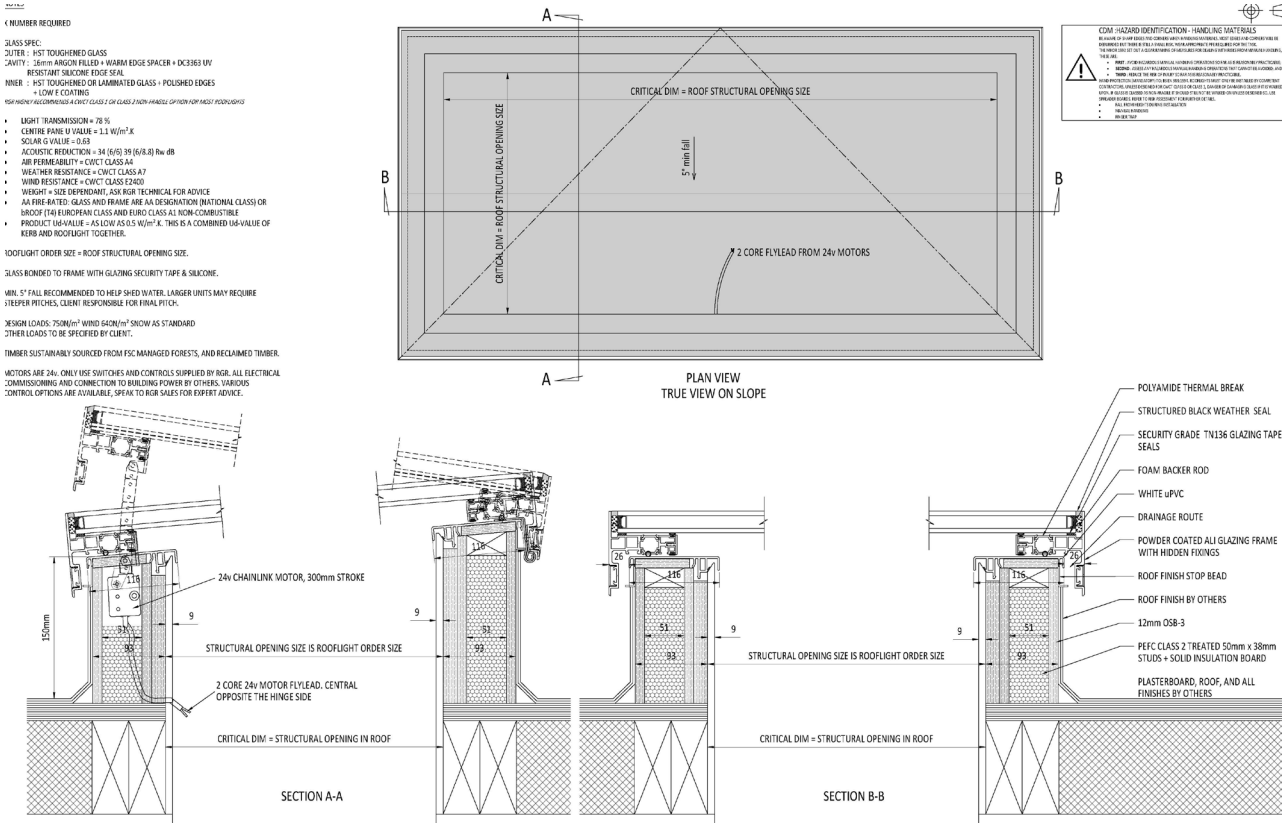


Fig. 4 – Rooflight details



Fig. 5 – Flat Roof where rooflights will be located



Fig. 6 – image of operable rooflight