

CAMDEN CENTRE LISTED BUILDING CONSENT
DESIGN AND ACCESS STATEMENT

12/12/2024

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1.1 INTRODUCTION

This application seeks Listed Building Consent for:

- 1.11) The retaining of existing timber wall poster boxes and installing new freestanding digital wayfinding screens fixed to floor to Lobby G.45.
- 1.12) The lifting and removal of existing timber parquet flooring and installing new marble flooring to lobby G.45.
- 1.13) The installation of an accessible wheelchair platform lift to the stair in G.49 Lobby and the existing handrail to move to the opposite wall
- 1.14) The removal of G.45 Lobby internal timber glazed doors to be replaced with new acoustic (35dB) solid timber panelled internal doors to reflect the existing door aesthetic.

All the above are part of Camden Town Hall within the demise of the Camden Centre. The proposals are associated with works granted under approval of LBC application reference 2024/0464/L dated 21.05.24.

1.2 STATEMENT OF NEED

Under the approved scheme, the Camden Centre is being refurbished and upgraded to become a world class events venue.

1.21 – Relation to 1.11) The lobby G.45 will provide the following functions:

- A primary entrance with wayfinding for staff and visitors to the Camden Centre directly from Bidborough street

Through design development, we have indicated locations where existing timber wall poster boxes are present and the locations for new freestanding digital screens fixed to the floor. Digital screens allow rapid change of event material in line with modern standards. Electrical supply will use the existing cabling routes to leave intact existing fabric. The addition of new sockets will be placed within the skirting below each new screen as there are already existing signs of this in the lobby as seen in existing condition photos in this DAS.

1.22 – Relation to 1.12) The lobby G.45 will provide the same function as 1.11.

Through design development, we have reviewed the flooring across the ground floor entrances and have concluded that this entrance should be upgraded to improve the durability given the footfall passing through this space. The change of material from parquet to stone reflects the sequence of spaces through Judd Street with stone and matwells transitioning to a more decorative marble.

1.23 – Relation to 1.13) The lobby G.49 will provide the following functions:

- A new accessible wheelchair platform lift will provide a greater public benefit for visitors and staff by providing permanent wheelchair access from event space up to stage level.

Through design development, we have reviewed the design options of:

- The previous strategy was a portable timer ramp which was far too steep for unassisted use.
- The first option was for a permanent ramp within the events hall. The length of this ramp to get to stage level requires the full length of the event space and is not compliant with falls to meet building regulations. It will also not be practical for the function proposed.
- The introduction of temporary platform lifts directly in front of the stage. This will not be practical for the function proposed as it will interrupt events, and the use of temporary measures provides risk of damage and failure on deployment.
- The proposed strategy in this application. A wheelchair stair lift in Stair F has the least harmful impact on the character of the space and minimises the impact on the flexible use of the hall.

1.24 – Relation to 1.14) The lobby G.45 will provide the same function as 1.11.

- An Acoustic Engineer assessed the existing performance of the Camden Centre and highlighted significant noise bleed through the lobby doors to the neighbouring properties. The consented scheme allows for upgrades only which have minimal improvement over the existing and still poses an issue with noise bleed. Through design development, we have reviewed a suitable solid timber panelled acoustic door detail from Longdens which will reflect the existing door design to respect the original building. To match the approved upgraded acoustic doors in the previous phase of development of Camden Town Hall internal doors.

1.3 EXISTING CONDITION

1.31 – Relation to 1.11)

G.45 North elevation has existing timber wall boxes for displaying messages and later fitted with mirrors.



1.31 – Relation to 1.11)

G.45 South elevation has existing timber wall boxes used for displaying messages and later fitted with mirrors.

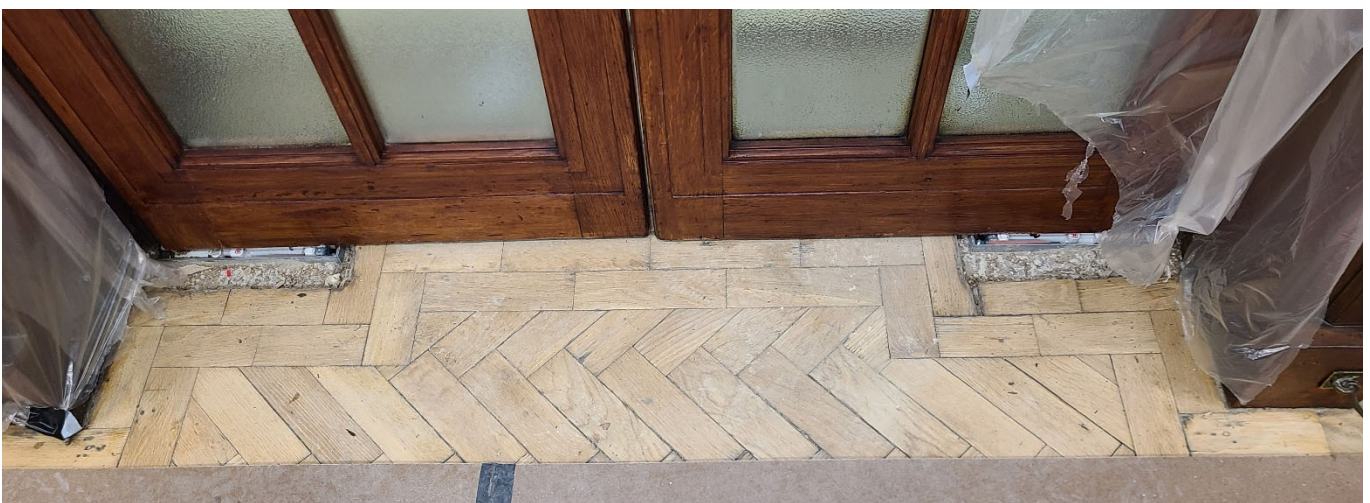


1.31 - Relation to 1.11)

G.45 Zoom in of existing timber wall boxes for displaying messages and later fitted with mirrors.



1.32 - Relation to 1.12) G.45 Lobby existing timber parquet flooring



1.33 - Relation to 1.13) G.49 Lobby existing condition



1.34 - Relation to 1.14)

G.45 Lobby existing internal door condition – Previously covered with leather panels as a makeshift acoustic and privacy upgrade



G.45 Lobby existing North elevation



G.44 Entrance lobby South elevation



G.45 Lobby existing South elevation



G.50 Event Space North elevation



G.50 Event Space – DG.50-6



G.50 Event Space – DG.50-5



G.49 Lobby – DG.SF-1



Stair F – DG.SF-2

1.4 PROPOSALS

The proposals are described in the following drawings:

1.41 – Relation to 1.11 / 1.21 / 1.31)

- Existing G.45 Entrance Lobby
 - o 242931-PUR-01-GF-DR-A-6060
- Proposed G.45 Entrance Lobby
 - o 242931-PUR-01-GF-DR-A-6061

1.42 – Relation to 1.12 / 1.22 / 1.32)

- G.45 Lobby – Existing Parquet Floor Replacement
 - o 242931-PUR-01-GF-DR-A-6210

1.43 – Relation to 1.13 / 1.23 / 1.33)

- G.49 Lobby – Addition of accessible wheelchair platform lift and new handrail to opposite wall.
 - o 242931-PUR-01-GF-DR-A-6410

1.44 – Relation to 1.14 / 1.24 / 1.34)

- G.45 Lobby – Replacement of existing timber glazed internal doors with new solid timber panelled acoustic (35dB) internal doors to reflect the existing aesthetic.
 - o 242931-PUR-01-GF-DR-A-6062
 - o 242931-PUR-01-GF-DR-A-6063
 - o 242931-PUR-01-GF-DR-A-6064
 - o 242931-PUR-01-GF-DR-A-6065