

CAMDEN TOWN HALL – CAMDEN CENTRE
DESIGN STATEMENT
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CAMDEN TOWN HALL – CAMDEN CENTRE

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SECTION 1.0: INTRODUCTION

1.1 Overview

The following Design Statement provides the background and design rationale for the proposed ventilation inserts to the G.45 Ticket Offices' East and West elevations.

A strategy to achieve the ventilation requirements while considering the ticket booths' historic significance, has been carefully considered and is reflected in this document.

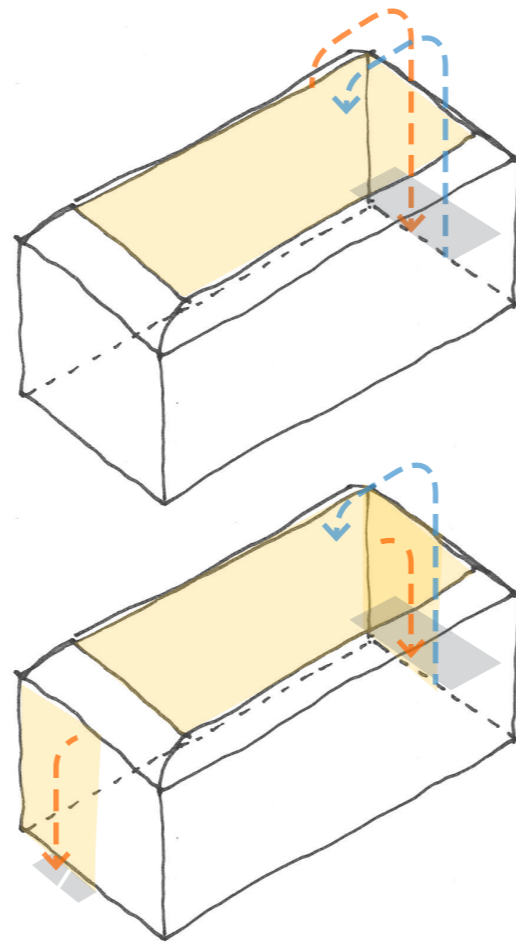
The lobby and gallery spaces will be densely occupied for extended periods of time during events. As such, the ventilation system is essential to maintain good air quality in both the lobby and gallery spaces, whilst also conditioning the rooms to maintain a comfortable temperature and fabric protection through heating. Note that the provision fresh air into both of these spaces is also required to meet Part F of the building regulations.

1.2 Journey of Investigation

Initially, both the supply and extraction ventilation strategy was to be done from above through the ceiling voids of Room G-45 (Camden Centre Events Space). However, during the enabling works on site, the contractor identified unforeseen structural elements within the ceiling void. Specifically, the downstand structure from the slab to the gallery above was discovered to include additional structural ribs that were not previously accounted for in the design - *photographed on the right*.

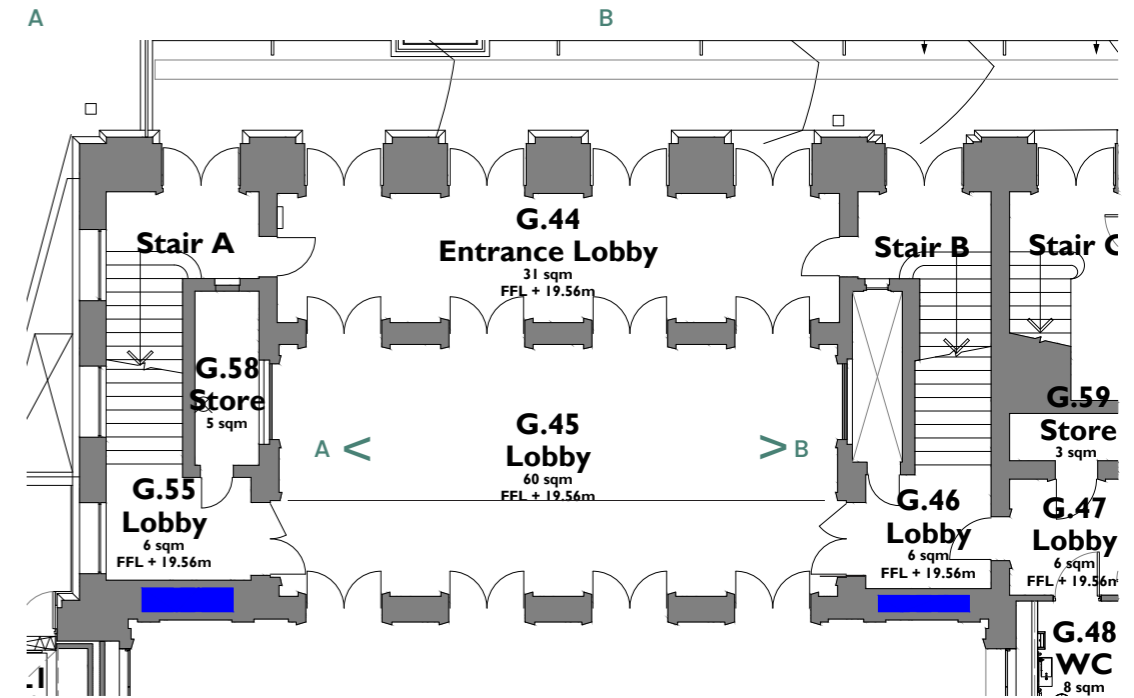
This discovery has revealed that the available ceiling void space is insufficient to accommodate both the extraction and supply ducts. In order to address this constraint, alternative ventilation routes and configurations have been reviewed and assessed to ensure compliance with the required performance standards while working within the spatial limitations. For this, it was decided for the extraction to be done sideways, rather than from above in the ceiling void.

Following further investigations, it was found that two existing risers are located between stair core A and B, as well as the main events spaces (*in blue in the diagram to the right*). These risers offer additional opportunities for routing services, which may help to alleviate the spatial challenges posed by the ceiling void restrictions.



Diagrams illustrating the change in ventilation strategy in G.45 due to the beams found on-site during enabling works.
Drawing not to scale

(above) Initial strategy for supply (blue) and extract (orange) to be done within ceiling.
(below) Revised strategy for supply (blue) to be done within ceiling, and extract (orange) to be done sideways via ticket booths.



Photographs of ceiling void of Room G-45 (top)
Existing risers (below)
Drawing not to scale

SECTION 2.0: PROPOSALS

2.1 Options Studies and worst-case scenarios

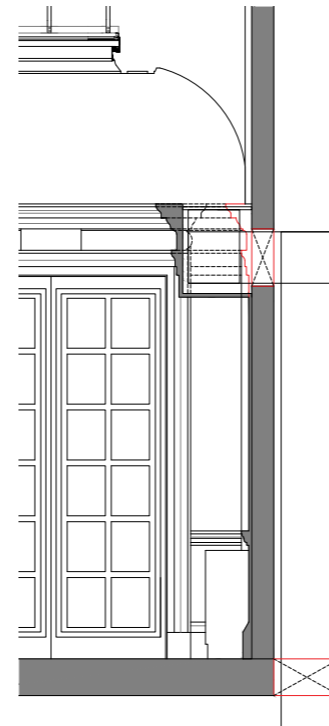
Before reaching the preferred proposal, studies were done to test options of how the ventilation could be integrated with the existing timber panelling. These are explored and illustrated here, highlighting their disadvantages:

Option 1: Connecting to the ceiling void by creating a bulkhead

This option involves running the extract duct to a shadow gap above the architrave by creating a local bulkhead above the ticket office. This bulkhead would accommodate the duct as it transfers out of the riser above the ticket office, into the lobby.

Disadvantages:

- The option was discounted due to its impact on the ticket office itself, as a portion of the timber would need to be removed to accommodate the duct as it exits the riser.
- It would have a further impact to the architrave and vaulted ceiling, so was considered to have the greatest heritage impact, and be the most visually intrusive.



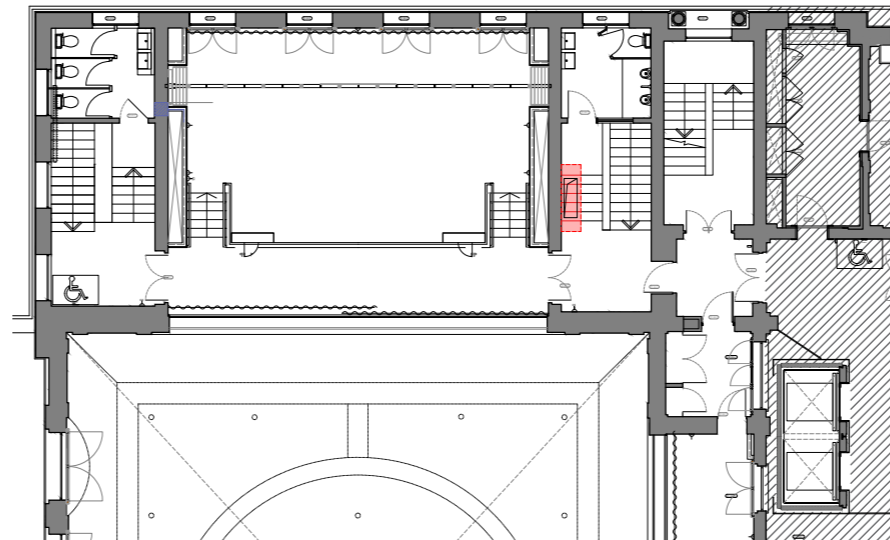
The red dotted line highlights the portion of existing timber joinery which would have to be re-adapted to create the bulkhead required for the large ventilation duct. This bulkhead would protrude within the space (as seen in the section to the left) and would also impact the architrave geometries to the adjacent walls.

Option 2: Creating a new riser from Ground Level to Level 1

This option involves making a new structural opening in the stair above the ticket office. The extract duct would run through this new opening and into the ceiling of the reception via builders work openings in the stair wall.

Disadvantages:

- The option was discounted due to the significant structural impact on the stairs, the impact on the existing building fabric and the reduction of clear width.
- These stairs are a means of escape from level 1, so this approach would also impact the fire strategy.



SECTION 2.0: PROPOSALS

2.2 Proposals (Preferred option)

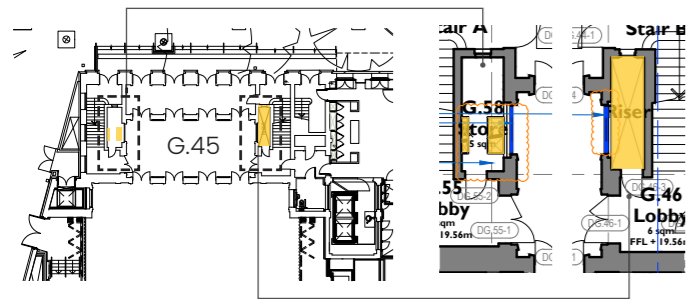
Having the above in mind, the preferred solution reorganizes the ventilation strategy as follows:

Use the existing risers found between the stair core and the event space to run the air supply ductwork to the 1st-floor level. At this level, the ductwork will be connected to the previously proposed arrangement and will serve Room G-45 from above through the consented riser.

The air extraction strategy will remain unchanged, with supply from the basement level through the ticket office.

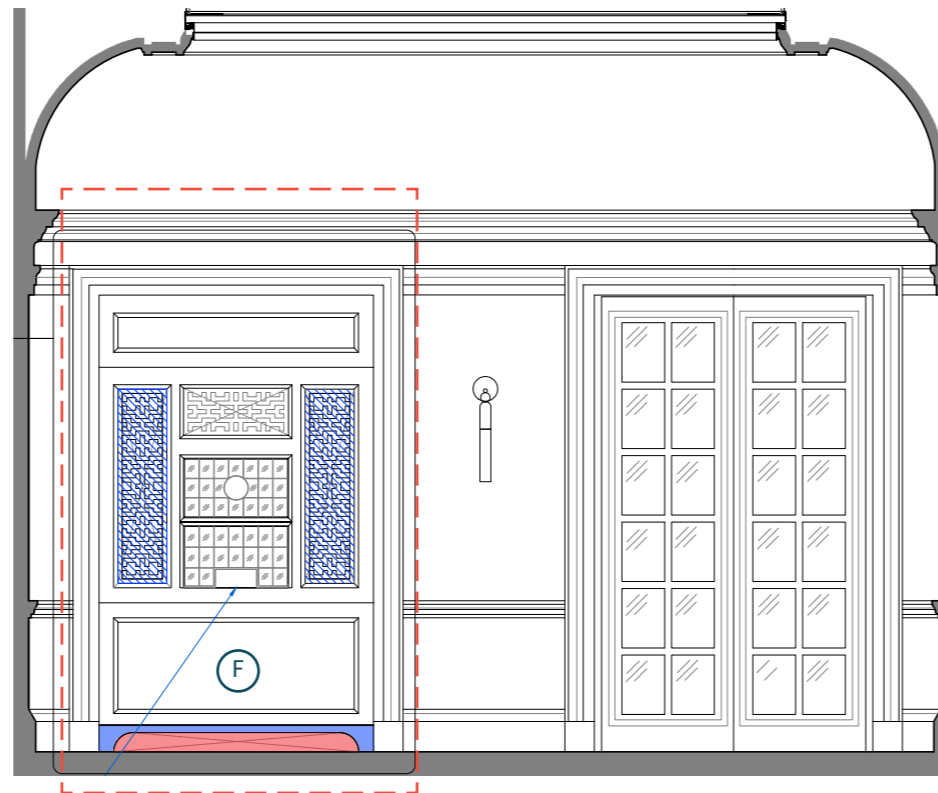
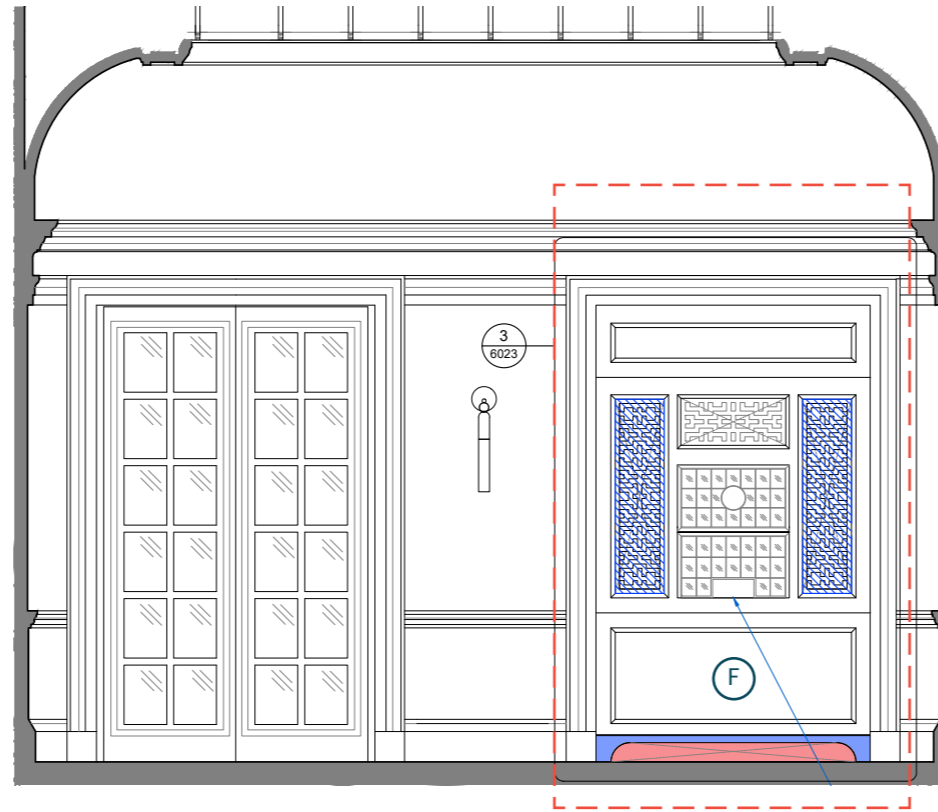
Additionally, we propose to introduce new timber louvres to match the existing ones within the recessed timber panelling, as identified on the adjacent drawings. To minimize the amount of panelling required, we suggest applying this strategy to both ticket offices, helping to maintain the spatial symmetry of the area. These are summarised here:

- (A)** Carefully remove existing timber panels and carefully store for future reinstatement if required.
- (B)** Install new timber panels to match patterning of existing central panel* to allow for ventilation. New panel to match existing timber species/finish and tone.
- (C)** Existing timber skirting to be carefully removed and routed with opening to allow for ventilation. Skirting to then be carefully reinstated in position.
- (D)** Existing inner timber panel to be retained. Careful repairs to timber panelling, including the reinstatement of the small portion which appears to be missing.
- (E)** Careful repairs to existing ticket booths glazing panels
- (F)** New services risers to be installed within previous ticket offices. Original features within G.45 to be retained. Careful repairs to existing ticket booths, timber and glazing panels

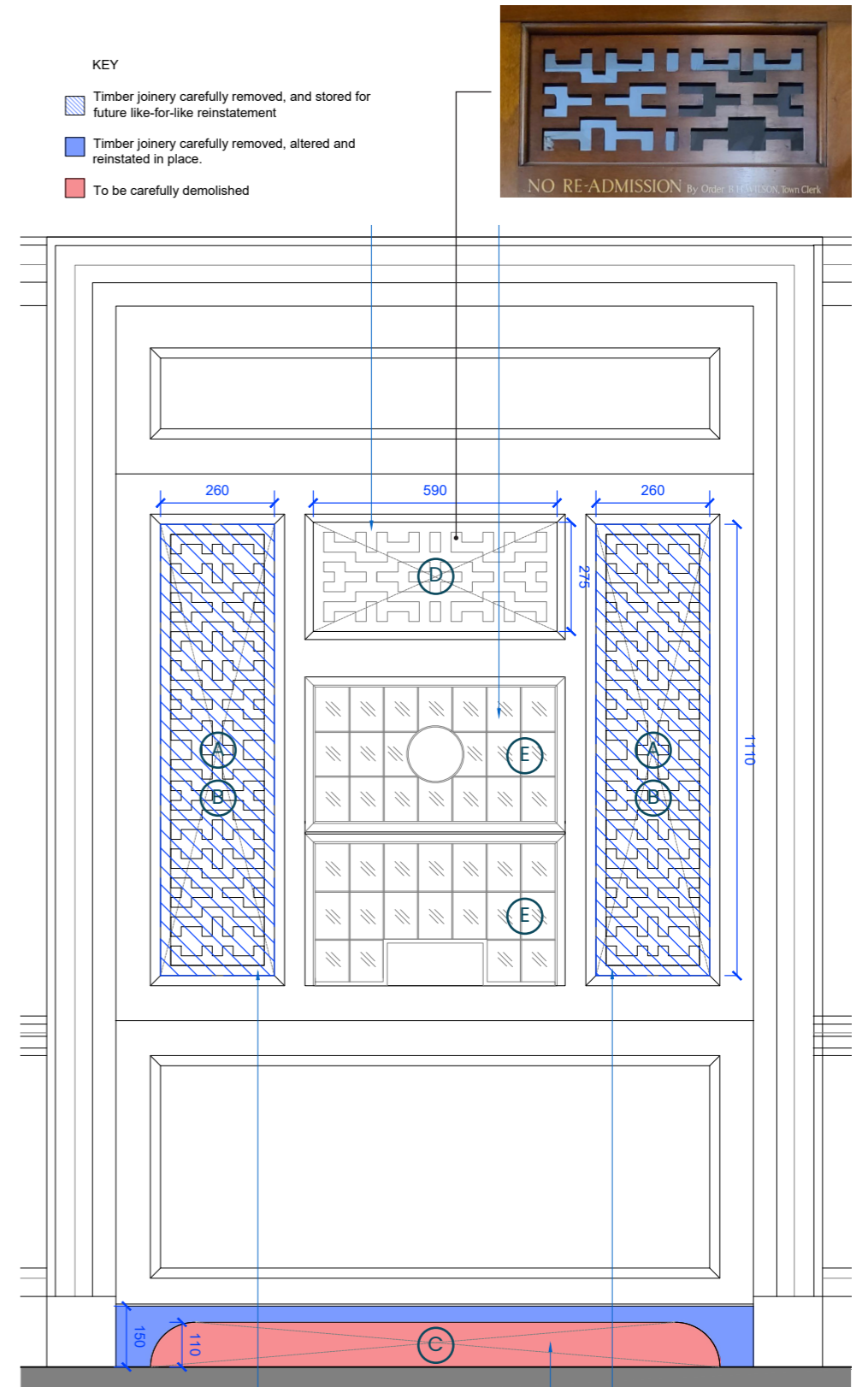


Ground Floor Plan showing location of elevations
Plan not to scale

Locations of Risers/slab openings (yellow) relative to ticket offices.
Plan not to scale



East elevation of G.45 (top)
West elevation of G.45 (below)
Drawings not to scale



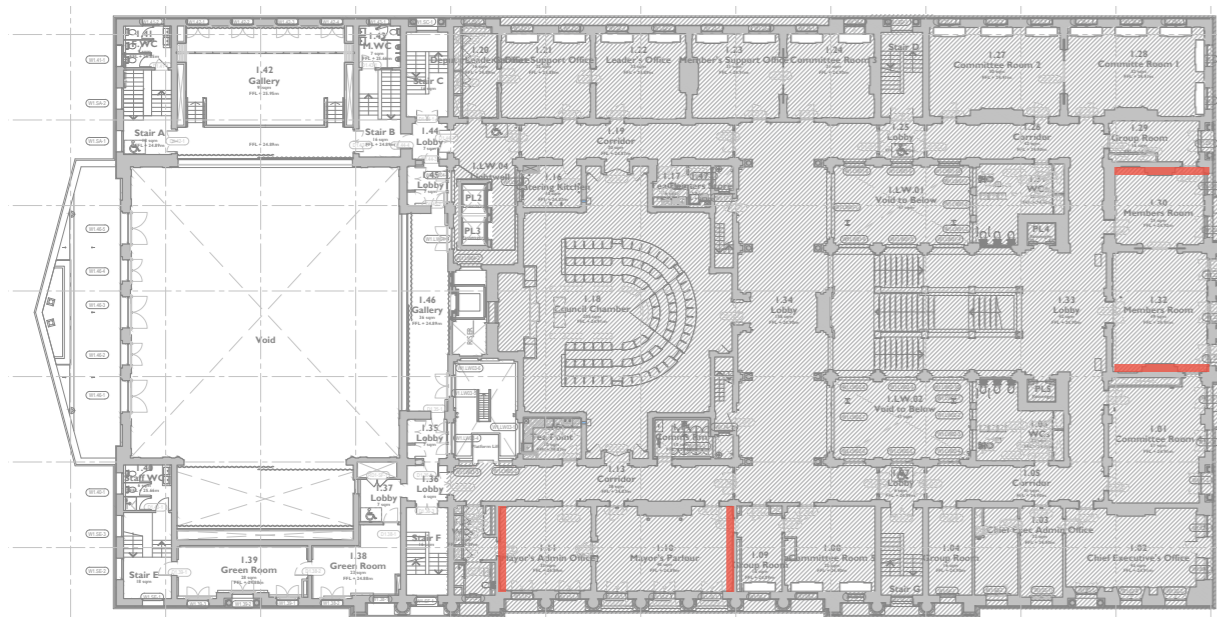
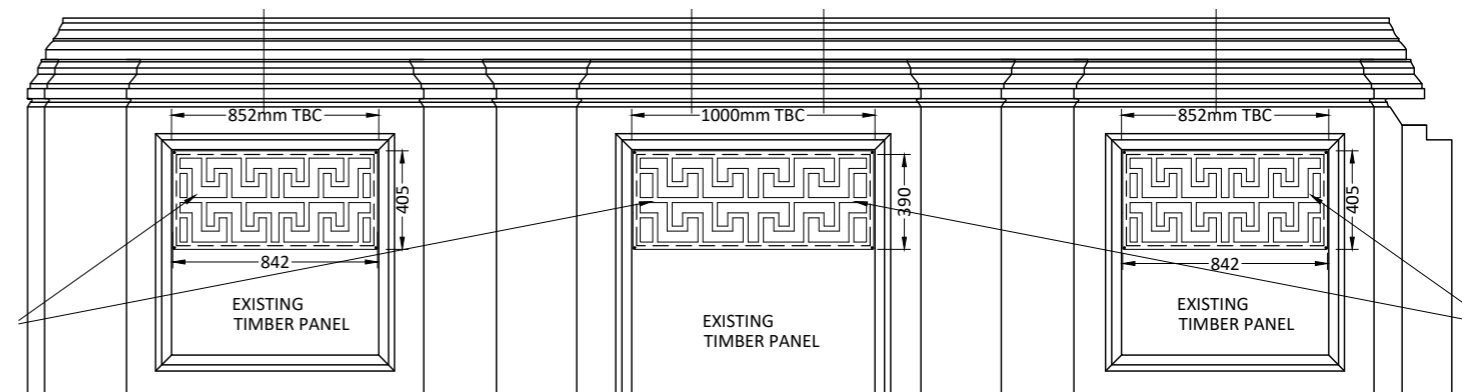
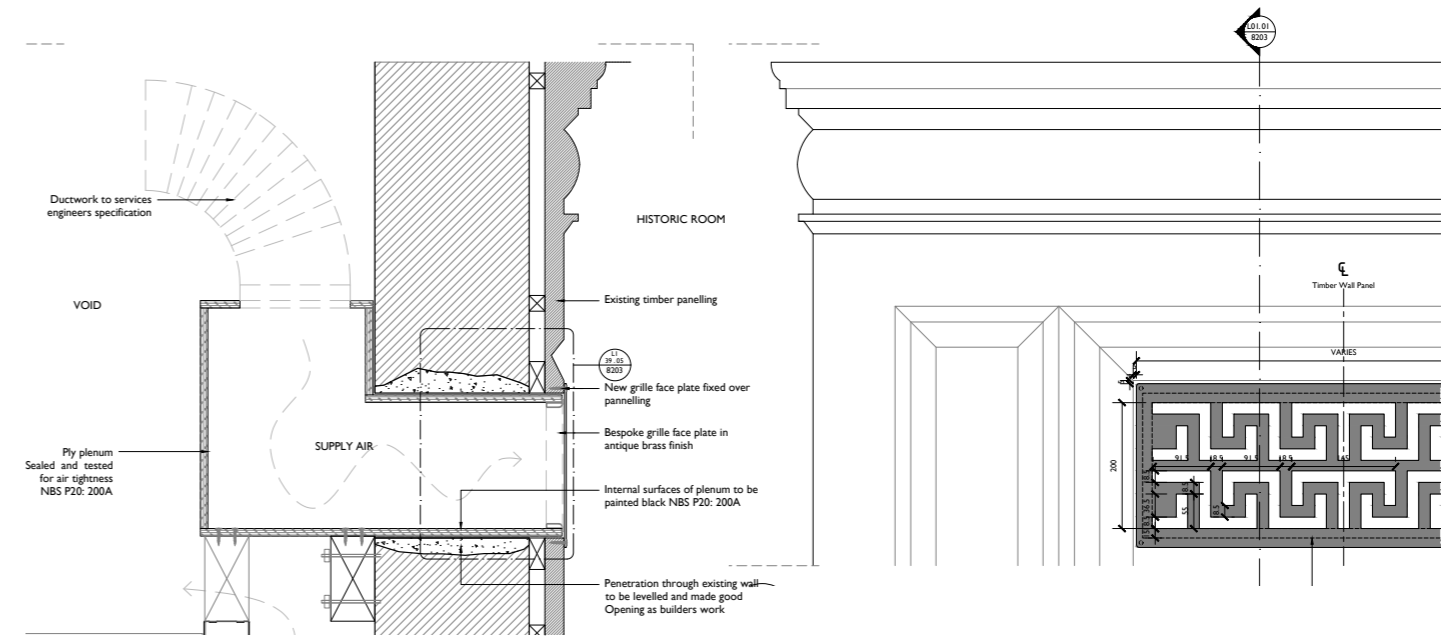
Photograph of existing central panel (top)
Typical elevation of Ticket Booth proposals (below)
Drawing not to scale

SECTION 2.0: PROPOSALS

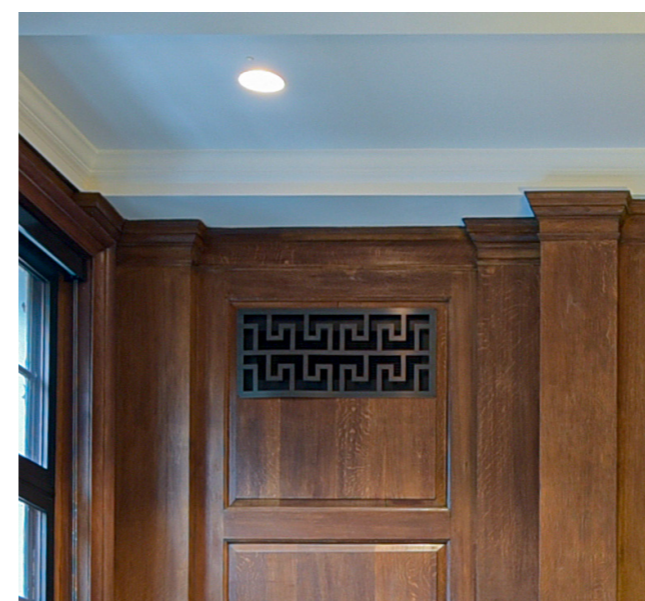
2.3 Precedents within the project

The sensitive and thoughtful integration of new grilles within existing historictimber fabric has already been successfully implemented in the project.

Built examples of these can be found on the first floor, in areas such as in 1.10 Mayor's Parlour, 1.11 Mayor's Admin Office, 1.30 Members Room and 1.32 Members Room.



Areas on 1F where new grilles have been integrated within existing timber panelling
Drawing not to scale



Details of new grilles sensitively integrated within existing timber panelling (above)
Drawing not to scale



Photographs and elevation example of new grilles sensitively integrated within existing timber panelling in 1.30 Member's Room (below)
Drawing not to scale

SECTION 3.0: CONCLUSION

3.1 Summary

In summary, the preferred proposal integrates the ventilation strategy in a way which remains sensitive to the historic fabric of the ticket offices, all while achieving the necessary service requirements.

Furthermore, while offering the ability to restore the existing side panels in their place, the new side panels with the geometric pattern remain in-keeping with the overall aesthetic of the existing condition.

The precedents which were already installed within the project on the first floor, are a testament to the seamless integration, which will also be possible for the ticket offices elevations.

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