

WORKING MEN'S COLLEGE

44 CROWNDAL ROAD, LONDON NW1 1TR

Design & Access and Heritage Statement

May 2025

silva
architecture

CONTENTS

SUMMARY

Silva Architecture Ltd. are seeking Planning Permission and Listed Building Consent on behalf of Working Men's College, for the replacement of existing Grade II Listed Windows 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
3. Heritage Statement
4. Existing Windows and Proposed Alterations
6. Conclusion

1. INTRODUCTION

The following Design and Access Statement has been prepared on behalf of our applicant, who is seeking Listed Building Consent to replace several of the original windows.

The windows have deteriorated over time, and in addition the single glazing will be replaced with double glazing to improve the U-Values and thermal performance of the windows.

The proposal is to replace these windows “like for like”. The material, colour, design and detailing will match the original windows to maintain the character and appearance of the listed building.

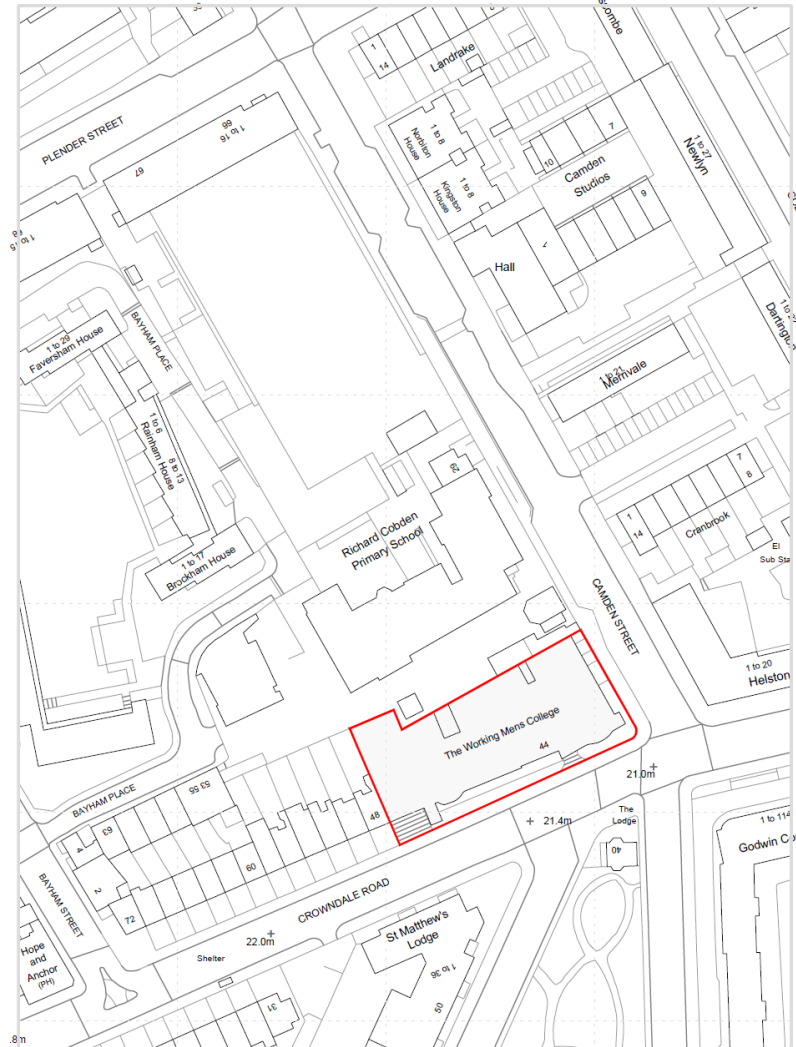


Fig. 1 - Site Plan

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

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 Caröe. 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 WINDOWS AND PROPOSED ALTERATIONS

The majority of the windows will be replaced to match the original windows.

However, several of the existing windows at the rear (Elevation 5), have been updated in the past and are not the same design as the original windows. They are aluminium sliding sash windows.

The proposed design changes these windows to match the original design to maintain the character of the Listed Building.

Please refer to drawing numbers:
25 / 01 PL-08 and 25-01_PL-13



EXISTING ELEVATION



PHOTO OF REAR VIEW – (Elevation 5)



PROPOSED ELEVATION



PROPOSED WINDOW DESIGN

To be timber windows painted white
to match the original windows.

6. CONCLUSION

1. The Working Men's College is maintained as a facility for educating adults and has been doing so for over 160 years.
2. Maintenance is necessary to ensure safety, and security as well as a healthy environment for all occupants.
3. Regular assessments are taken to review damage and deterioration of the structural elements and listed components, to not only ensure they are fit for purpose, but also that they are compliant with the current building regulations. i.e. ventilation, thermal performance, energy efficiency etc.
4. Several of the original windows have deteriorated over time, and they are not designed to take on the current requirements for building regulations; however, they can be upgraded, whilst maintaining the original design.
5. In addition to the overall design, the of the timber sash windows, the glazing will also be upgraded to double glazed windows to improve the thermal performance of the windows.
6. The significance of the Listed Building is the overall design of the brickwork, arches to windows and the detailed window design, as clearly identified in the Listing. The applicant will maintain this appearance, whilst improving the functionality of the windows.

PLEASE REFER TO THE DRAWINGS SUBMITTED WITH THIS APPLICATION FOR DETAILS OF THE SPECIFIC WINDOWS THAT WILL BE REPLACED AS DESCRIBED ABOVE.