

The Design & Access Statement for Coroners Court, Camley St, NW1



View of Court from St Pancras Gardens

Property Address: Coroners Court
Camley Street
London
NW1 0PS
Date: 10th August 2010
Produced By: Harry Hamberger
Dwg No: SK 19

1.0 INTRODUCTION

This statement has been prepared as part of an application for Planning Permission and Listed Building Consent.

The standards that are being used are:

- Building Regulations 2000, Part M: Approved Document 2004
- Buildings for all to use – CIRIA Special Publications No127, 1996
- Disability Discrimination Act 1995

The applicant and their designers are conversant with their responsibility to provide a fully inclusive environment.

2.0 BACKGROUND

The Coroners Court is a Grade 2 listed building – see Appendix 1, the first purpose built coroner's court in the country. It was constructed in the late 1880's of red brick with stone dressings and tiled roofs with Gothic detailing. Internally the timber joinery is well preserved. Connected to this building is a 1950/ 60s addition which contains the main entrance, public areas and offices. Adjacent to this and separated by a combined external entrance area is the mortuary, which is part of the Dennis Geffen annex. The external area is unattractive and of poor quality. Air handling plant to the roof of the single storey mortuary block is clearly visible and unattractive. Both the buildings have stepped accesses which are not DDA compliant. The internal public areas to the Coroners court are unattractive, without DDA compliant toilets and have a poor arrangement.

3.0 THE DEVELOPMENT

The proposed works comprise:

- A new external area between the two buildings with quality materials, a new seating area and planting areas to integrate the buildings into the parkland setting –see Fig 1.
- New trellises to the blank mortuary court elevations which are extended above the roof line to screen the existing air handling plant.
- Rebuilding of one brick pier and stone repairs to Grade 2 listed low level boundary garden wall – see fig 2.
- A new access ramp from the St Pancras Gardens side to serve the Coroners Court and Mortuary entrances.
- New internal arrangement of the public area of the 1950/60s additions to create more inviting and attractive public areas. This will be enhanced by the creation of a new window opening on the Camley Street elevation – see fig 3.
- A new wheelchair toilet and reception desk to Part M standards to serve the public areas of the Coroner's Court.

4.0 LISTED BUILDING

It is proposed to rebuild an existing brick garden wall pier, using bricks and mortar to match existing. Stone repairs are proposed to the wall stone coping details. No other external changes to the listed building are proposed.

It is proposed to make mechanical fixings for a panel system to screen existing services into the plaster finished internal side elevation of the existing court – see fig 4.

5.0 CAR PARKING

The proposed works do not affect or alter existing car parking provision on the site.

6.0 ACCESSIBILITY

The proposed works include for a new disabled ramp, reception desk and wc toilet all to meet Part M of the Building Regulations. This will increase the usability of the building for wheelchair users to the public areas.

7.0 INTERNAL AREAS

The proposals create more generous circulation areas for wheelchair access with a DDA compliant reception desk and toilet. A new timber faced panel system is proposed to screen existing services. A large new window to the Camley Street elevation will provide better daylight levels, visual amenity and ventilation.

8.0 USE OF MATERIALS

Proposed new materials and constructions have been chosen to compliment or replicate those of the existing or to improve their thermal performance of the building fabric. These are:

- Bound gravel hard landscaping
- Stainless steel trellises
- Granite retaining wall with Iroko timber benching and stainless steel details
- New high performance timber windows with high build stain, with one low level coloured glass infill to compliment existing ceramic tiling.

Coroners Court, External works and remodelling - D&A Statement
August 2010



Fig 1 - View of external area between Court and Mortuary



Fig 2 - Proposed Garden wall pier to be rebuilt



Fig 3 - View from Camley Street of 1950/60s addition



Fig 4 - Proposed Internal wall to be panelled to cover services

Appendix 1 – Listed Building Details



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Listed building details

Location: (East, off) Court Building, St Pancras Coroner's Court

Street: Camley Street

Grade: II

Reference No: 798-1-102710

Date of listing: Sep 5 2003 12:00AM



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Description:

Coroner's Court. Dated 1886 on foundation stone and in gable, and opened in 1888. Designed by Mr Eggar of London. Red brick with stone dressings, tile roofs with crestings, elaborate stacks. Rectangular building with apsed end. Inside, a single main court room, with ancillary offices to west and east. Main elevation a tripartite composition these elements, denoted by breaks in the roofline, stacks and buttresses. Further buttresses flank central projecting window, which has the quality of a transept. This has three-light window with c. 1400 style tracery. To either side are two-light windows with pointed mouldings under square heads. Triangular gables with finials in high roof. Interior has open timber-lined roof behind wrought-iron trusses and with ashlaring. Boarded doors and bench seating form a well-preserved ensemble. In 1885 the Vestry of St Pancras decided to build for meetings of its coroner's court, after complaints were made by the Coroner that existing rented premises were unhygienic for the delicate work of post-mortems. The building has a Gothic character appropriate to its historic location adjoining St Pancras Burial Ground. C20 addition to north east, through which the court is entered, is not of special interest.