

**WALKER HOUSE, COURTYARD; PLANNING STATEMENT. K99/140**  
Application No LSX 0104731

Walker House and the enclosed courtyard, were constructed at the end of the 1920's beginning of the 1930's as part of a much larger development situated between Ossulston Street and Chalton Street. The complex comprise blocks of flats configured around the courtyard which was intending to provide amenity space for the residence. As can be identified by the photocopy of a photograph the courtyard originally had very regular/formal soft landscaped/grassed areas. Many blocks forming the original development have been listed as being of Architectural and Historic Interest.

With the growth of the motor car during the twentieth century these courtyards have come to be somewhat dominate by the car and the expanse of hard surfacing the car demands. In many cases the soft landscaped areas have been concreted or tarmacadamed over. These courtyards are no longer attractive amenity spaces for residents but may be described as inhospitable places.

The concept of the Walker House courtyard improvements being to retain the essential element of the original 1930's design as far as possible given the changes that have taken place over the last 70 years. Public consultation evenings were held allowing residents to voice their opinions and ideas for the improvements.

The aim of these proposals being to improve the environmental quality of the courtyards in a manner reflecting and complementing the street improvement works carried out along the length of Chalton Street during the year 2000. The proposals intend to keep to a minimum any work to the existing buildings which are listed. Such works that are indicated are firstly for reasons of improving security and secondly for appearance.

The provision of car parking will be reduced and rationalized, space's remaining being for the use of residence only. The level of provision being based upon guidance from the District Housing Office. Walker house currently has 59 designated car parking spaces. The improvement scheme results in the provision of 50 car parking spaces reflecting the numbers that are rented out to residents plus visitors spaces with the remaining spaces being vacant. See facsimile of 5 July 1999, by Shirley Hynes, which provides guidance from the District Housing Office upon parking requirements.

The central soft landscaped area does reflect the original courtyard concept in size and shape as can be seen by the photograph. Within the central soft landscaped amenity space further existing hard surfaced areas will be removed to allow more shrub/tree planting to be undertaken. The existing central gazebo will remain in place with repairs carried out as necessary, additional seating is to be included within this area. Seating will be the wave type to match those installed in Chalton Street. Car parking will be arranged around the central landscaped area. Conservation kerbstones will be installed 800mm away from the existing railings (which will be repaired) to help prevent future damage by the close parking of cars.

Existing refuse chutes, part of the original construction, are problematic in their effectiveness frequently blocking and becoming inoperable. Collection bins are left standing, both empty and full, outside the collection store as can be seen by existing photographs see drg No K99/140/24. To improve this situation four new separate bin stores are proposed, these will be integrated within the parking system in a symmetrical manner. The construction of the bin store will be brickwork to match the

existing brick built residential blocks and will have zinc pitched roofs to keep off both sun and rain. Refuse will be deposited by residents within bins within the new bin stores. See internal memo dated 14 July from the District Housing Office regarding the number of bins in the courtyard.

The redundant chute's will have a dry riser installed within the vertical shaft, this will assist fire fighting in an emergency. The space within the collection chamber, at the bottom of the chute, will then be used by the caretaker for bulk storage of redundant white goods and old furniture prior to collection and disposal. The collection chambers will have zinc pitched roofs constructed above the existing concrete flat roof both to prevent climbing up and the gaining of illegal access to the balconies above and to improve the appearance.

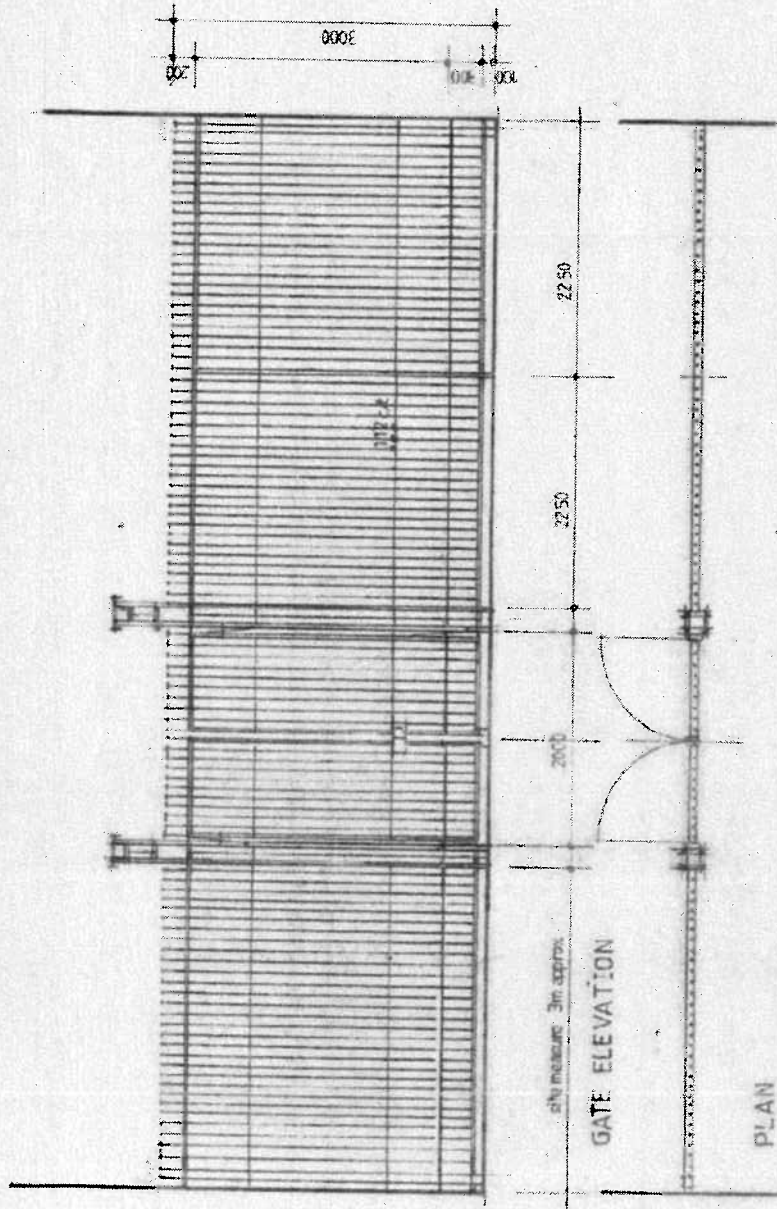
To the south eastern end of the courtyard entrance doors to ground floor flats currently open directly on to the public space of the courtyard. In an effort to provide some defensible space to these dwellings, railings are to be erected forming a private amenity space with gate associated to the flat concerned. Brick planters are also proposed to this area of the courtyard to confine vehicles and parking and maintain separation between entrance doors and cars. Brick planters and free standing hardwood planters are being introduced to break up the large hard surfaced areas. The hardwood planters are to have a stain natural color finish. Planters of brick are to match existing bricks to Walker House.

The courtyard is currently an area offering easy access and indeed is used in an unrestricted manner by members of the public both on foot and for the illegal parking of vehicles. To promote privacy and deter use by non residents, gate and railings are proposed to the two main entrance's in an attempt to reduce unwelcome use of the courtyard. Gates and railings to a height of 3metres, the design of which is to reflect the new gates and railing installed to Levita House courtyard on the boundary of Chalton Street. The gates will be manually operated, however, ducts will be provided underground to the position of the locks which will enable a higher level of controlled electronic entry system to be provided at a latter date should the need arise.

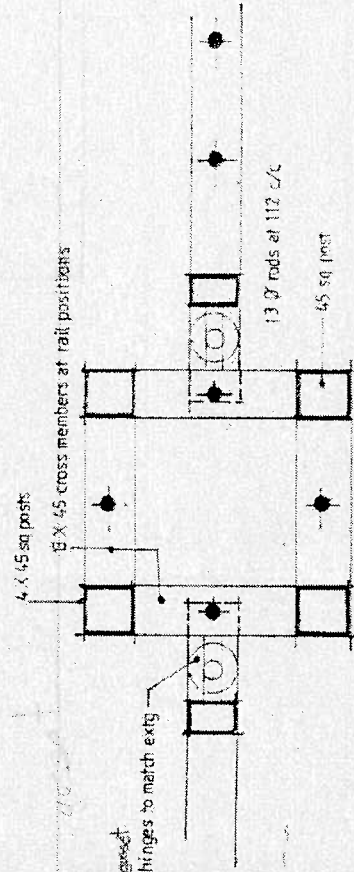
External lighting is currently at a very low standard many areas within the courtyard are totally unlit. The proposals include new free standing lighting columns at a height of 6 metres to provide a good level of continues down lighting throughout the courtyard eliminating dark hiding places and corners and promoting a greater level of security.

Cycle parking is provided within the covered northwest underpass. This space is currently secured by the means of railings and a gate opening into the courtyard.

Within the courtyard exists an electrical sub station constructed of brickwork with a flat concrete roof. As part of the environmental improvements a new zinc pitched roof is proposed in an effort to raise the condition and appearance of this building in line with improvements to the courtyard as a whole.

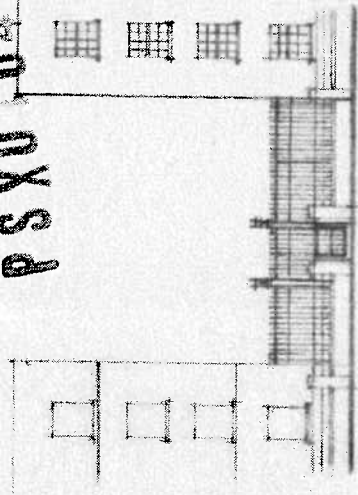


Hot dip galvanized black powder coated steel 4 X 45sq fabricated corner gate posts 25 X 45 steel gate frame & 13 X 45 rails 13 Ø rods gusset hinges rod bolts & lugs to match extg materials to LEVITA HOUSE foundations to suit engs design & detail



4 POST GATE POST scale 1:5

OSULSTON ST ELEVATION



Rev Description Date Auth Check

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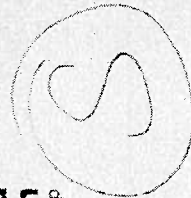
Client  
**CAMDEN**

Project  
**OSULSTON STREET COURTYARDS**

Task  
**WALKER HOUSE ENTRANCE GATE  
DETAILS  
FROM OSULSTON STREET**

Scale  
1:50 A 20 09/04/01  
Checked  
DC

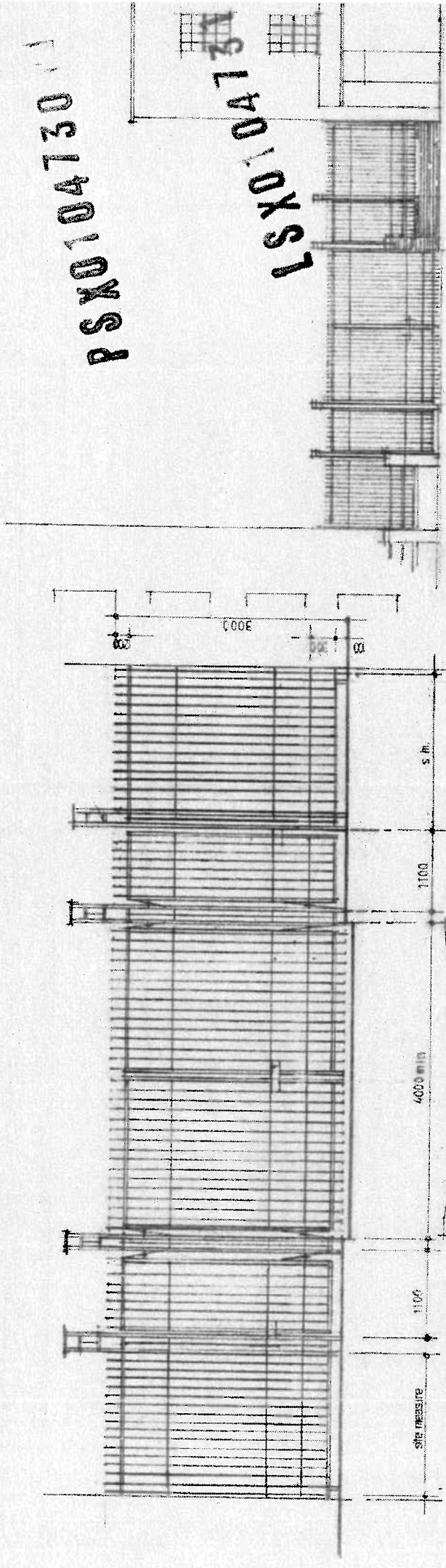
Project No  
K38140  
Drawing No  
21





PSX0104730

LSX0104730



CHALTON ST. ELEVATION

Hot dip galvanized black powder coated steel 4 X 4 sq fabricated on  
gate posts 25 X 45 steel gate frame & 13 X 45 rails  
13 Ø rods gusset hinges and bolts 2  
locks to match existing margins to LEVITA HOUSE  
foundations to start ends design & detail  
gate construction sizes may vary to gate  
manufacturer design detail

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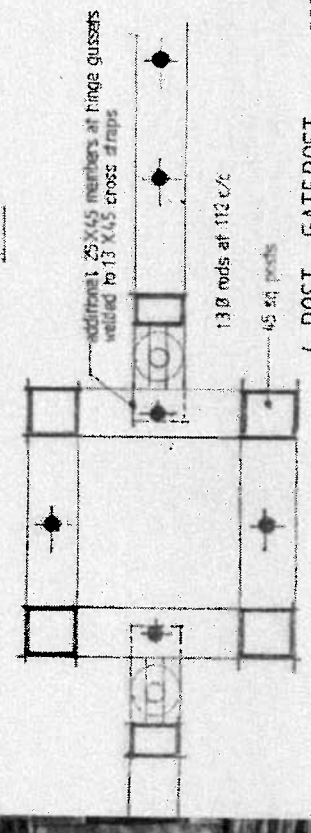


Client  
**CAMDEN**

Project  
**OSSULSTON STREET COURTYARDS**

Title  
**WALKER HOUSE ENTRANCE GATE  
DETAILS**

Scale  
1:50 & 1:10  
New  
Old  
RPA  
DC  
Drawing No  
K99140  
Drawing Date  
20



4 POST GATEPOST scale 1:5

