

Orms

Project

Camden Town Hall Annexe

Status

Removal of Camden Centre entrance porch

Client

Crosstree

Date

19 December 2014



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1.0 Introduction

Purpose of Report

This report looks at the removal of the Camden Centre entrance porch attached to the Grade II listed 1930's Town Hall, and the covering of the void/courtyard with new pavement on Tonbridge Walk.

Overview

As part of the refurbishment proposals of Camden Town Hall Annexe, the external core on the western end of the site is to be removed, opening up the public realm at ground floor as well as architecturally and visually separating the Annexe from the Town Hall.

Subject to a separate application the existing core and link bridge of the Annexe are to be removed to extend and improve the public realm. This report looks at extending the improvement to the public realm, by removing the concrete addition of the Camden Centre entrance porch and covering the lightwell shared by the Annexe and the Town Hall, to further increase the width of the footway.

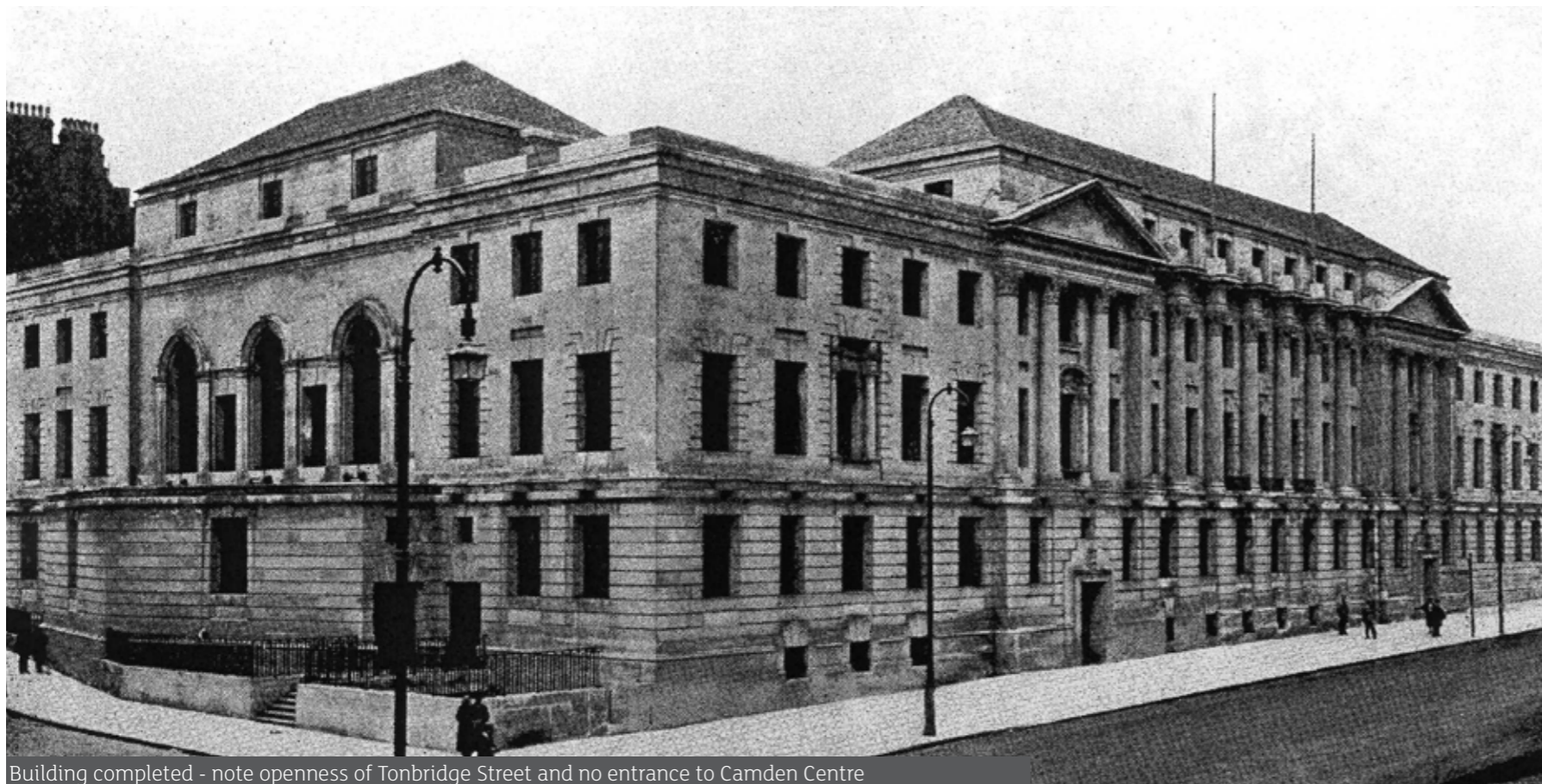
2.0 Building History

St Pancras Town Hall

The Original Town Hall (OTH) was built as 'St Pancras Town Hall' in 1934-37 by A J Thomas, in Neoclassical style. The building is built in steel framed construction, with concrete floor slabs and solid brick outer walls faced in ashlar Portland stone to all sides.



Building being completed in 1937



Building completed - note openness of Tonbridge Street and no entrance to Camden Centre



Image showing buildings steel frame

2.0 Building history

Annexe

In 1974-77 the Town Hall Annexe was designed & built by Camden Council's architects department. The building was built with a concrete frame and with structural precast concrete elevation panels. As part of the 1970s extension, the two buildings were connected at basement, ground and second/third floor levels.

Basement connection

The Town Hall is currently serviced at basement level via a connection with the Annexe basement. This makes use of the ramped access road from Argyle Street. Access between the buildings is possible by using steps or platform lift in the space under the annex escape stair.

Second/Third floor connection

There is also a link bridge between the second floor of the Town Hall and the third floor of the Annexe. This was made from reinforced concrete construction, with a stone cladding to both sides. The bridge link provides a stepped and ramped walkway between the two buildings. One of the Town Hall's second floor windows was remodelled into a door opening to create the bridge link, while two further windows - one internally and one externally - were replaced with louvres within retained openings.

Camden Centre entrance porch

A new porch was added to the Camden Centre to create a covered way into the Town Hall. It is our understanding that this is generally used out of hours.



View from Euston Road

3.0 Existing building

Exterior



3.1 Existing building

Camden Centre



4.0 Design Approach

As part of the proposals to Camden Town Hall Annexe the ground floor and public realm will have significant improvements. This will include the removal of the existing West core to the Annexe (which is subject to a separate application)

The result of removing the Annexe core is to open up the route from Euston Road to Tonbridge Walk. As a further iteration of this improvement of the public realm, this application looks at the removal of the Camden Centre entrance porch - further returning the Town Hall to its original design, and helping to open up the route from Euston Road through to Tonbridge Walk.

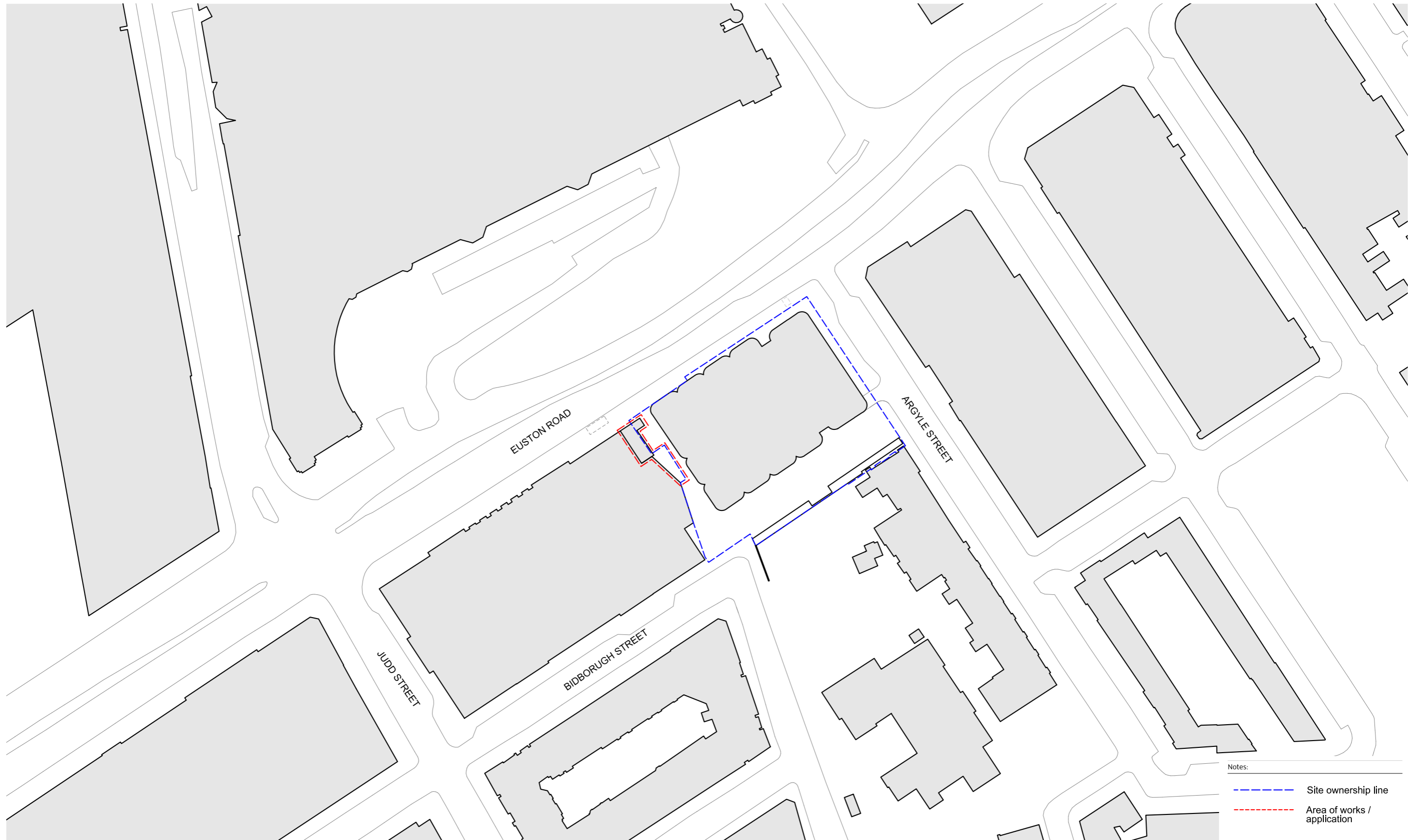
New external steps up to a plinth, will be provided - similar to the original design, and the Camden Centre entrance will be moved back to the existing door of the Town Hall.

The existing lightwell shared by the Annexe and Town Hall will be covered over with pavement lights to continue to allow light down, whilst extending the public realm. A small void will be left, to allow the existing windows at basement level to continue to extend above Ground level, where a new balustrade will be provided.



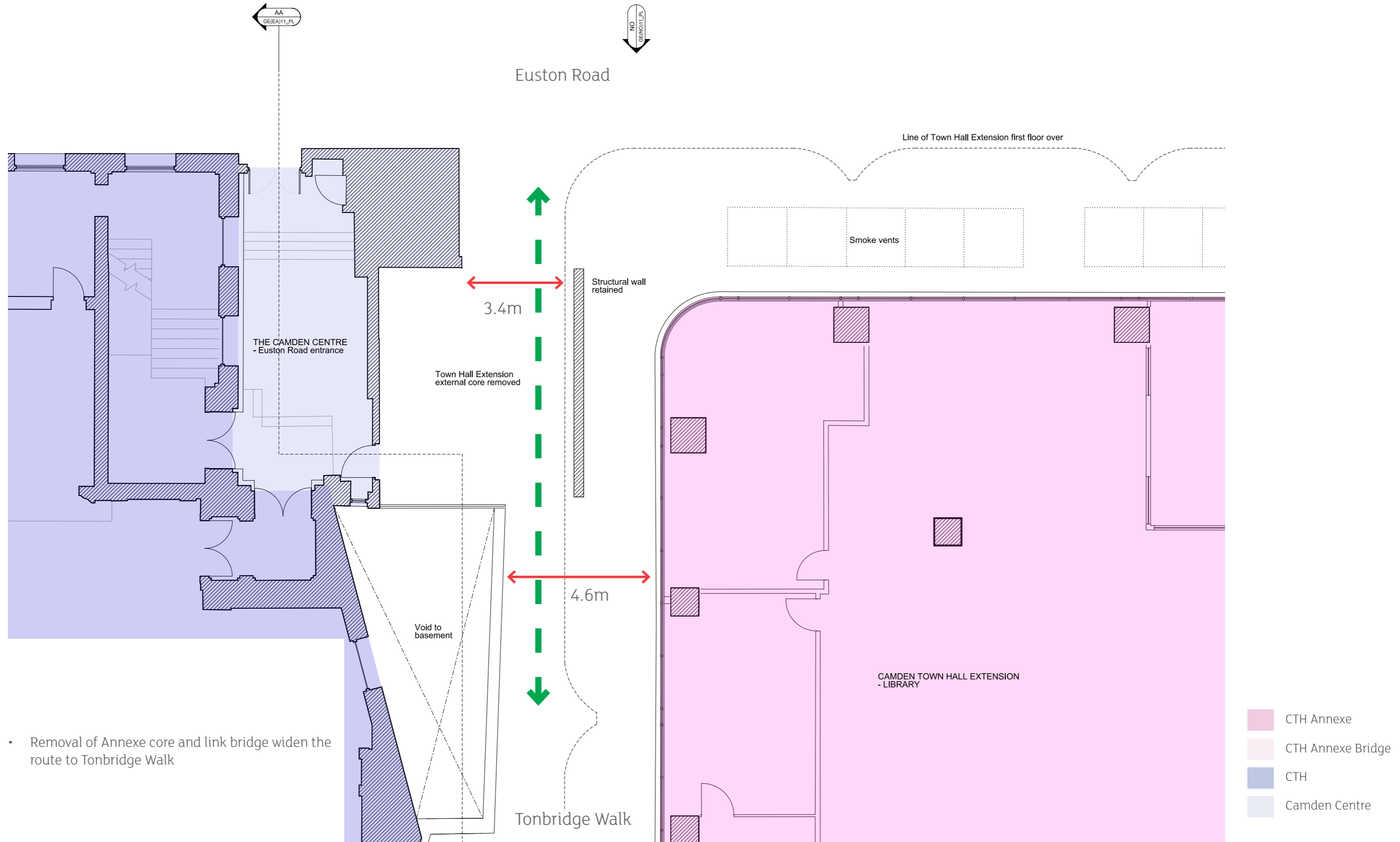
5.0 Existing building

Site Location



5.1 Ground Floor Plan

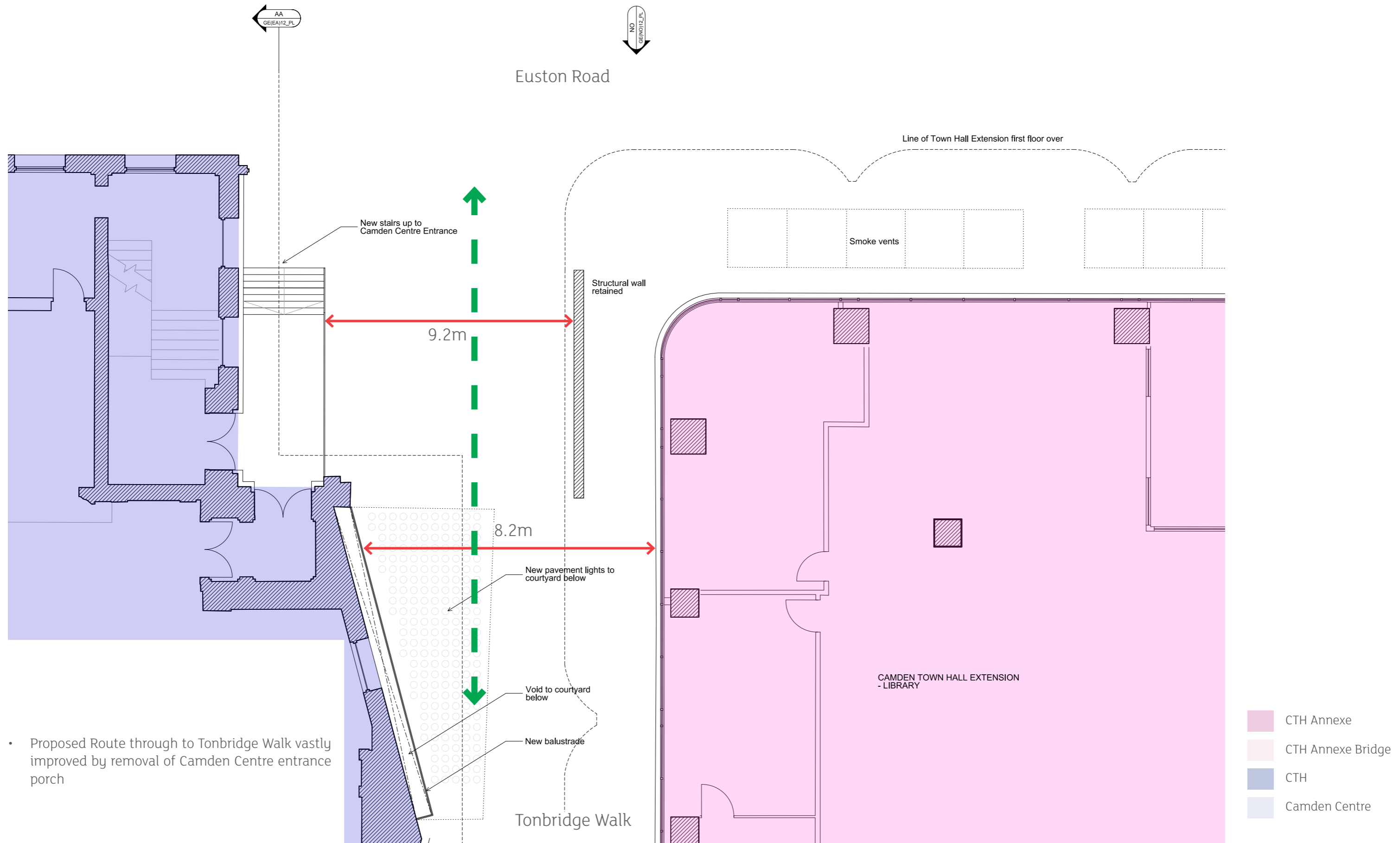
Existing - subject to separate application



- Removal of Annexe core and link bridge widen the route to Tonbridge Walk

5.1 Ground Floor Plan

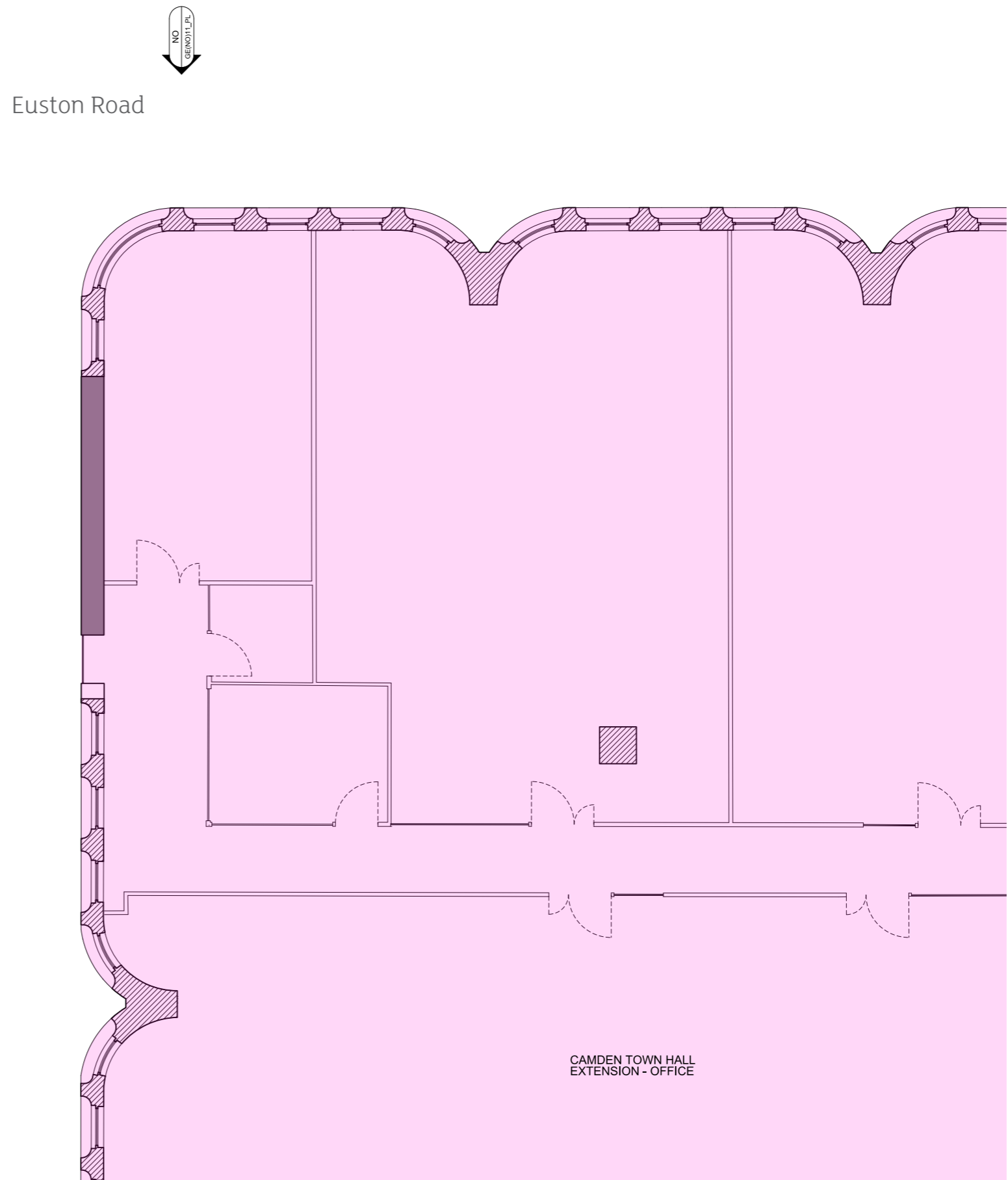
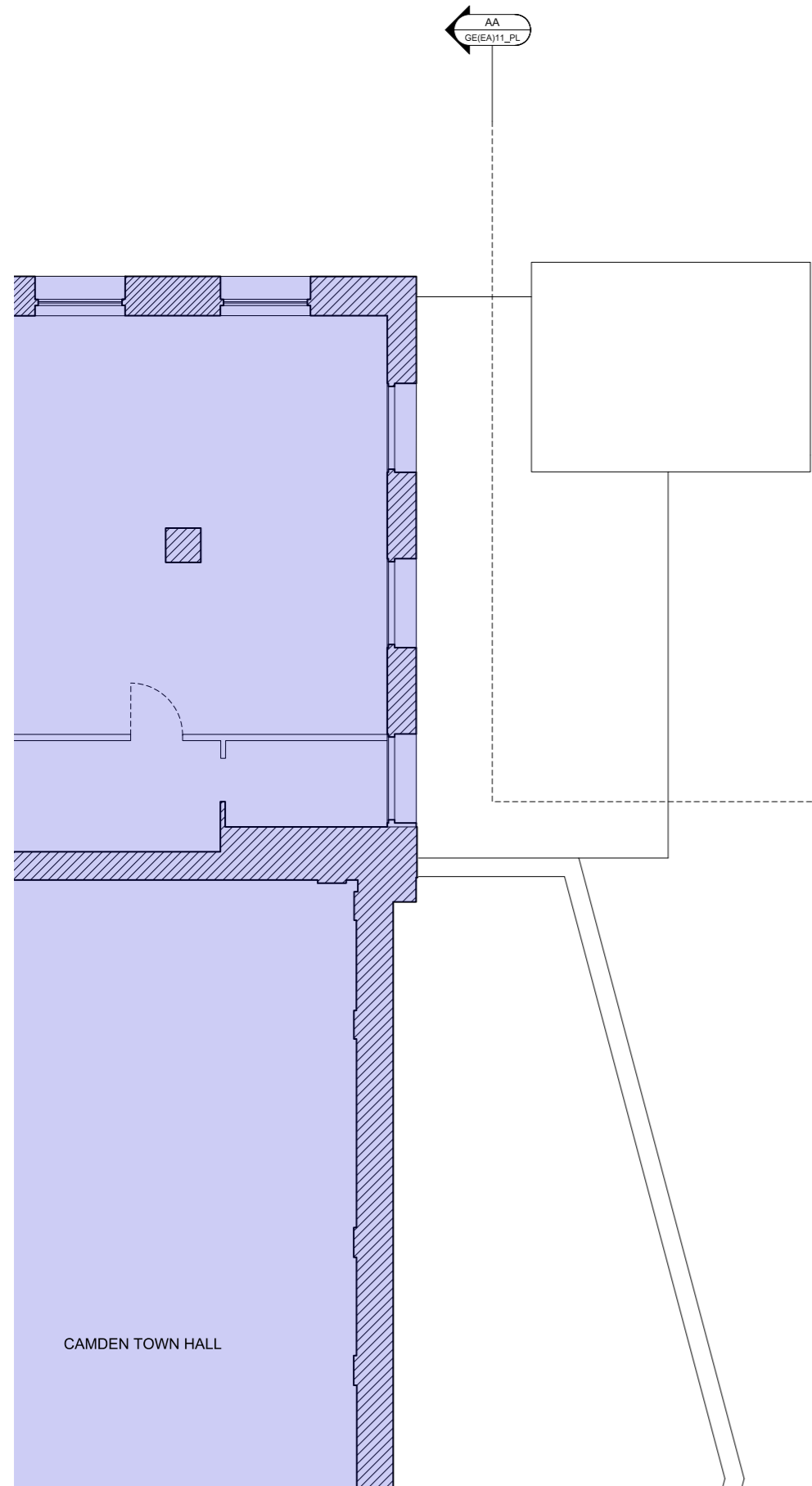
Proposed



- Proposed Route through to Tonbridge Walk vastly improved by removal of Camden Centre entrance porch

5.2 Third Floor Plan

Existing - subject to separate application



- CTH Annexe
- CTH Annexe Bridge
- CTH
- Camden Centre

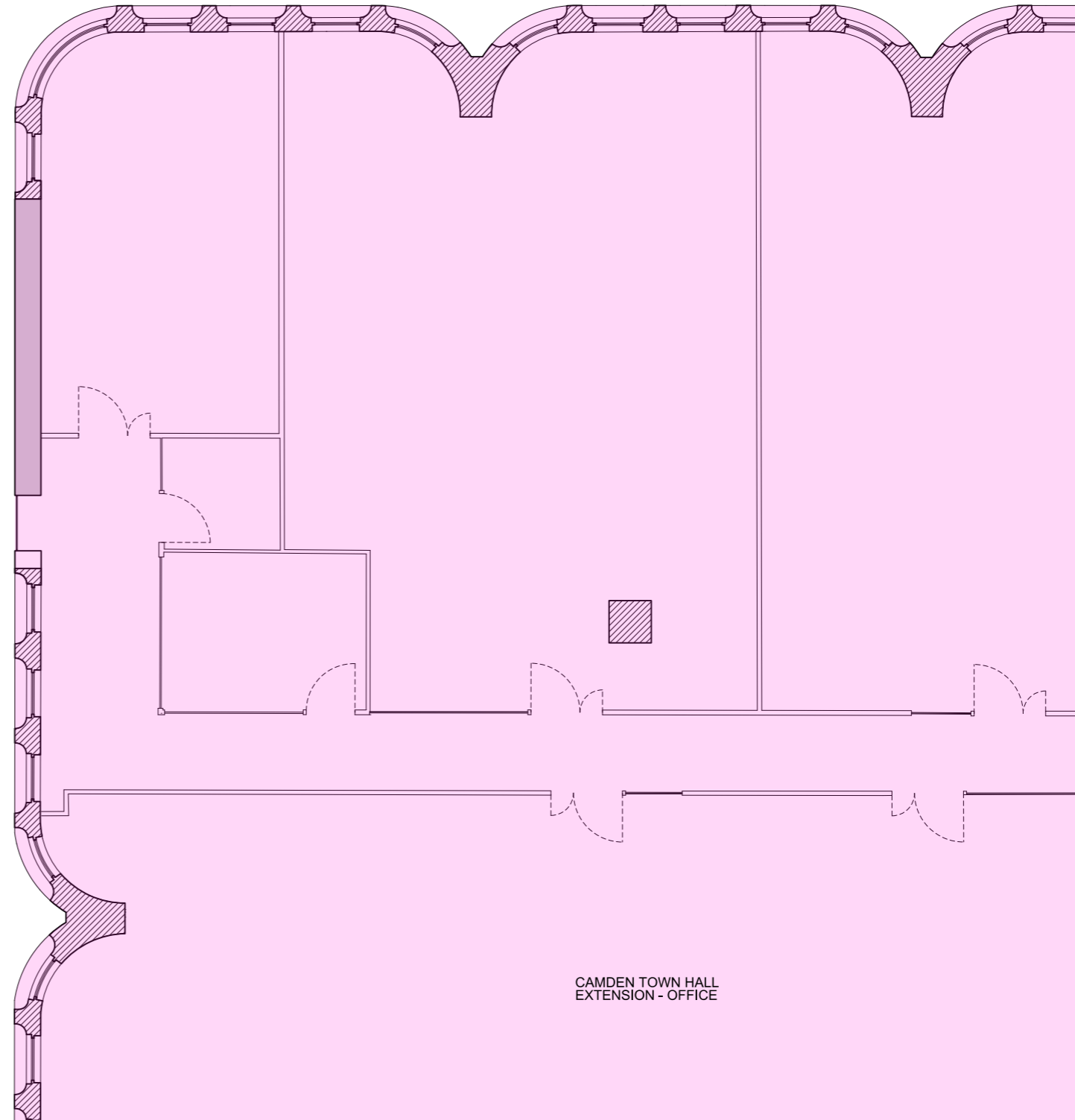
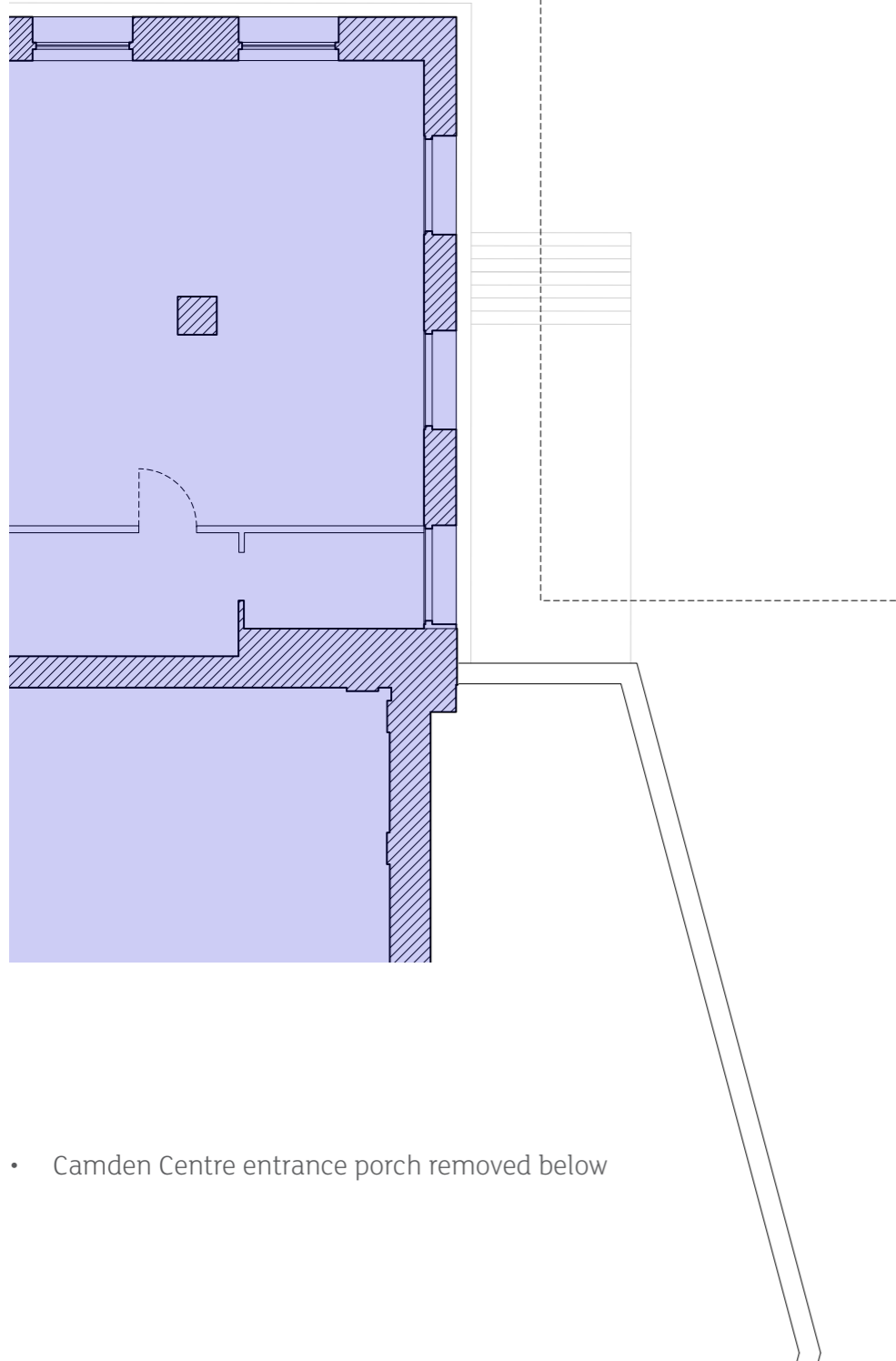
5.2 Third Floor Plan

Proposed

AA
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NO
GEIN012_PL

Euston Road

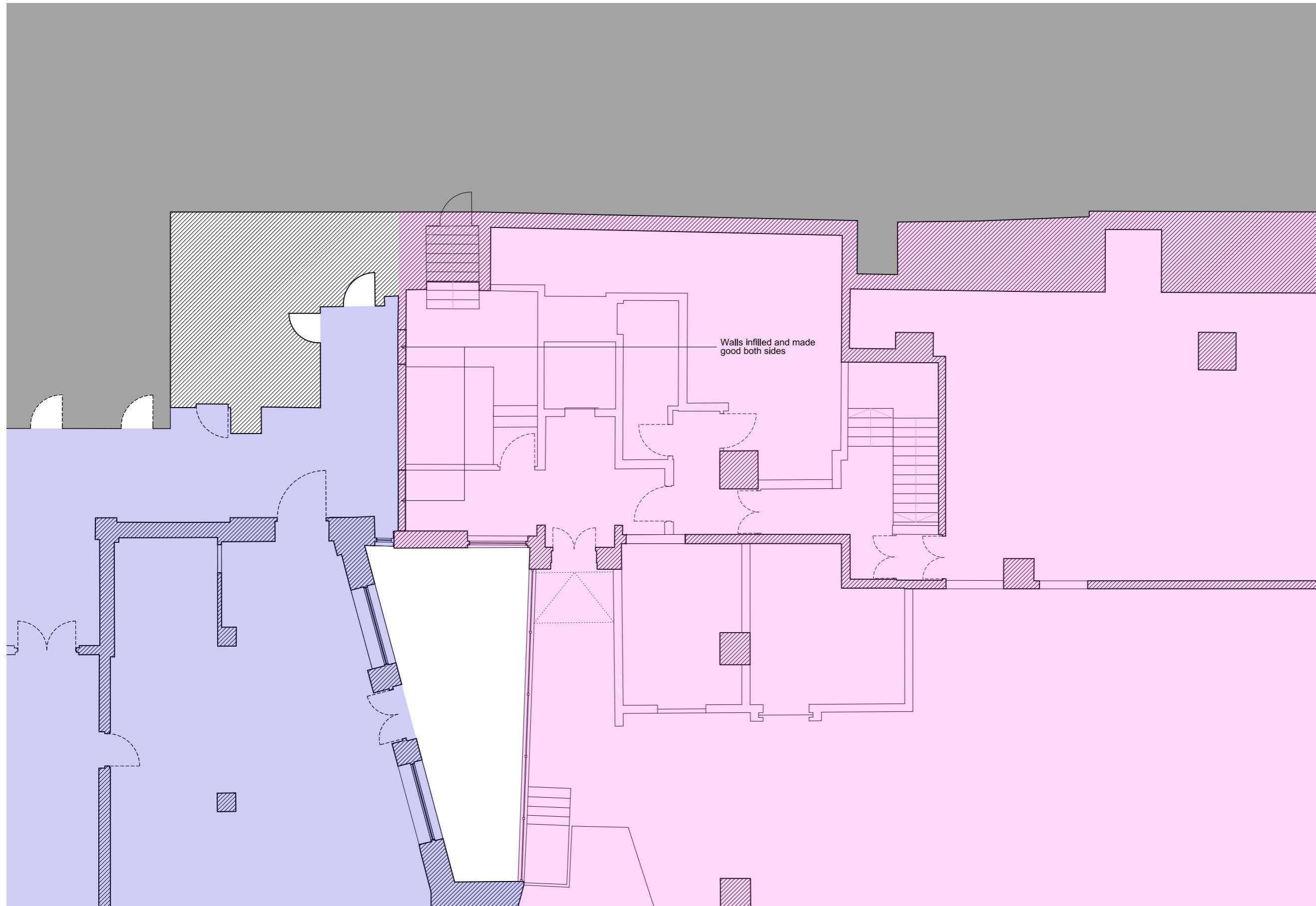


- CTH Annexe
- CTH Annexe Bridge
- CTH
- Camden Centre

- Camden Centre entrance porch removed below

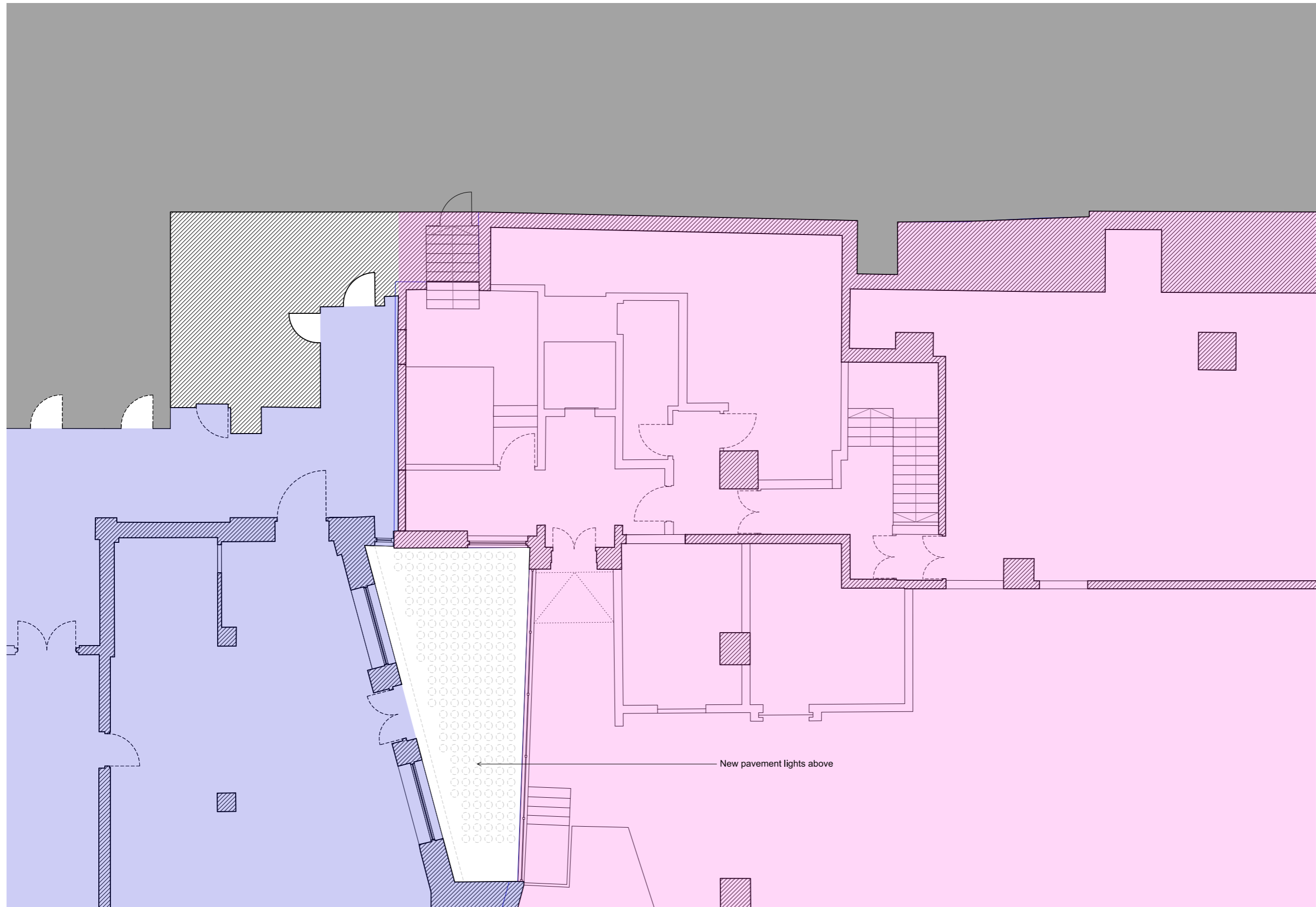
5.3 Basement Plan

Existing - subject to separate application



5.3 Basement Plan

Proposed



- CTH Annexe
- CTH Annexe Bridge
- CTH
- Camden Centre

5.4 Tonbridge Walk

Existing - subject to separate application



5.4 Tonbridge Walk

Proposed



- Removal of Camden Centre entrance porch improve the route from Euston Road
- View of St Pancras vastly improved

5.4 Euston Road

Existing - subject to separate application



5.5 Euston Road

Proposed



- Route through to Tonbridge Walk from Euston road vastly improved
- Camden Town Hall and the Annexe architecturally and visually separate