

Orms

Project

Camden Town Hall Annexe

Status

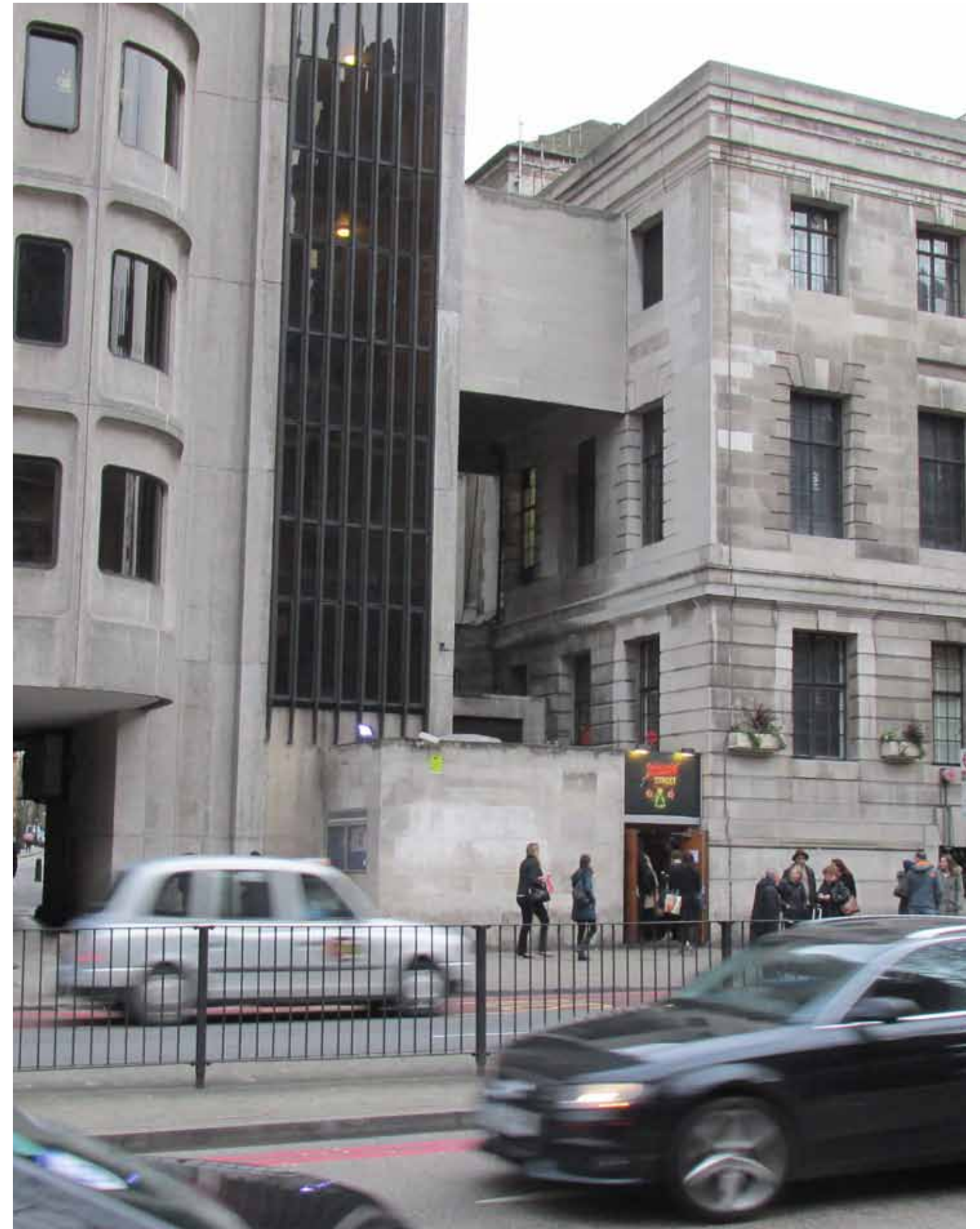
Removal of link bridge

Client

Crosstree

Date

19 December 2014



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1.0 Introduction

Purpose of Report

This report looks at the removal of the link bridge connecting the 1970’s Annexe building and the Grade II listed 1930’s Town Hall.

Overview

As part of the refurbishment 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.

As part of these proposals the connecting link bridge to the Town Hall will need to be removed and the resultant area left exposed on the Town Hall elevation made good.

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



View into lightwell



View from Tonbridge Walk



View from Euston Road



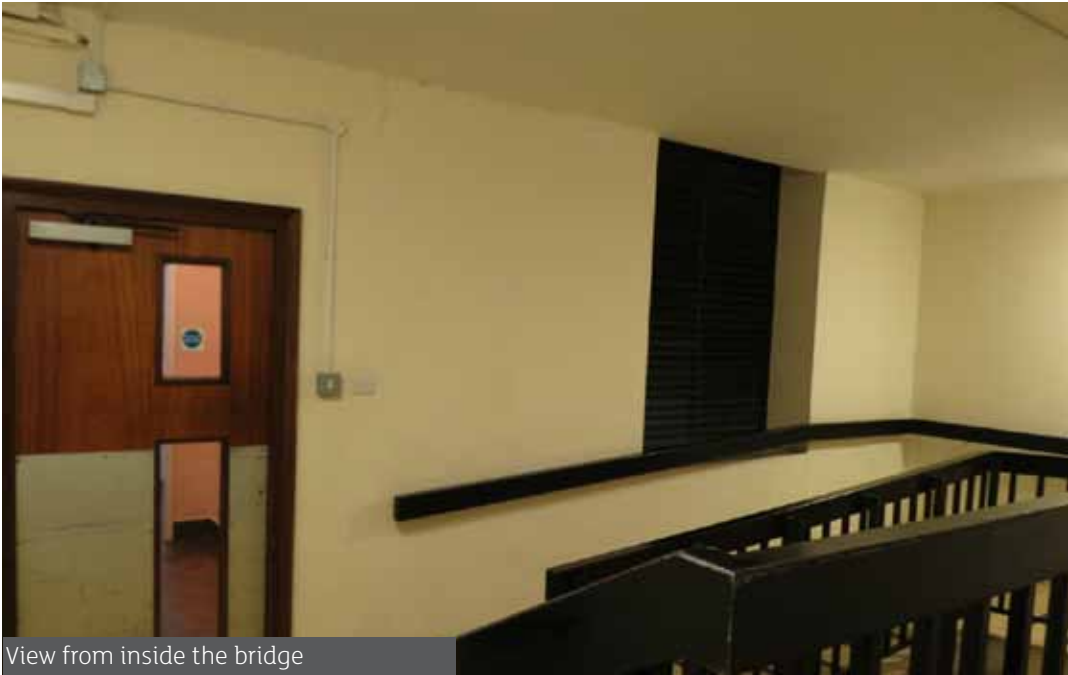
View from core to bridge roof



View from Euston Road

3.1 Existing building

Link Bridge



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 of the Annexe, thus opening up the passage from Euston road to Tonbridge Walk from a dark alley, into a more open public realm.

With the removal of the Annexe core, the bridge will have to be removed also, architecturally and visually separating the two buildings.

The current bridge provides a clumsy and bulky connection between the two buildings. It is not a refined architectural object and does not enhance either building in anyway.

The resultant area left on Camden Town Hall by the removal of the bridge will be restored to that of the original design - restoring and replacing the stonework where necessary to match the existing Portland Stone.

When the link bridge was added in 1977, one of the Town Hall's second floor windows was remodelled into a door opening, whilst two further windows - one internally and one externally - were replaced with louvres within retained openings.

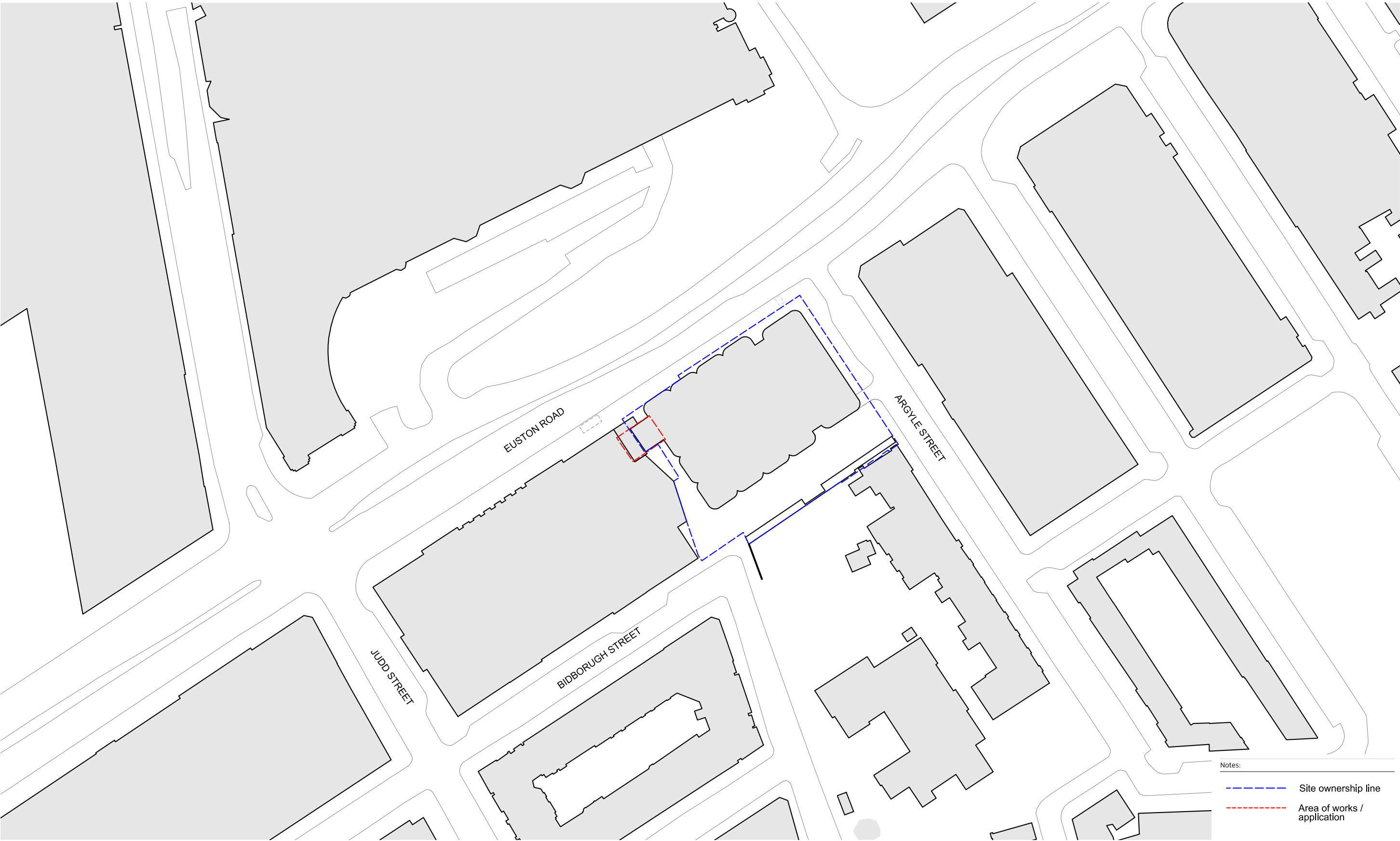
The door opening will be returned to use as a window, top match the other windows on the Town Hall at second floor, whilst the two remaining windows will be kept as louvred openings.

The detailing of both windows and stonework will be in keeping with that on the Town Hall.



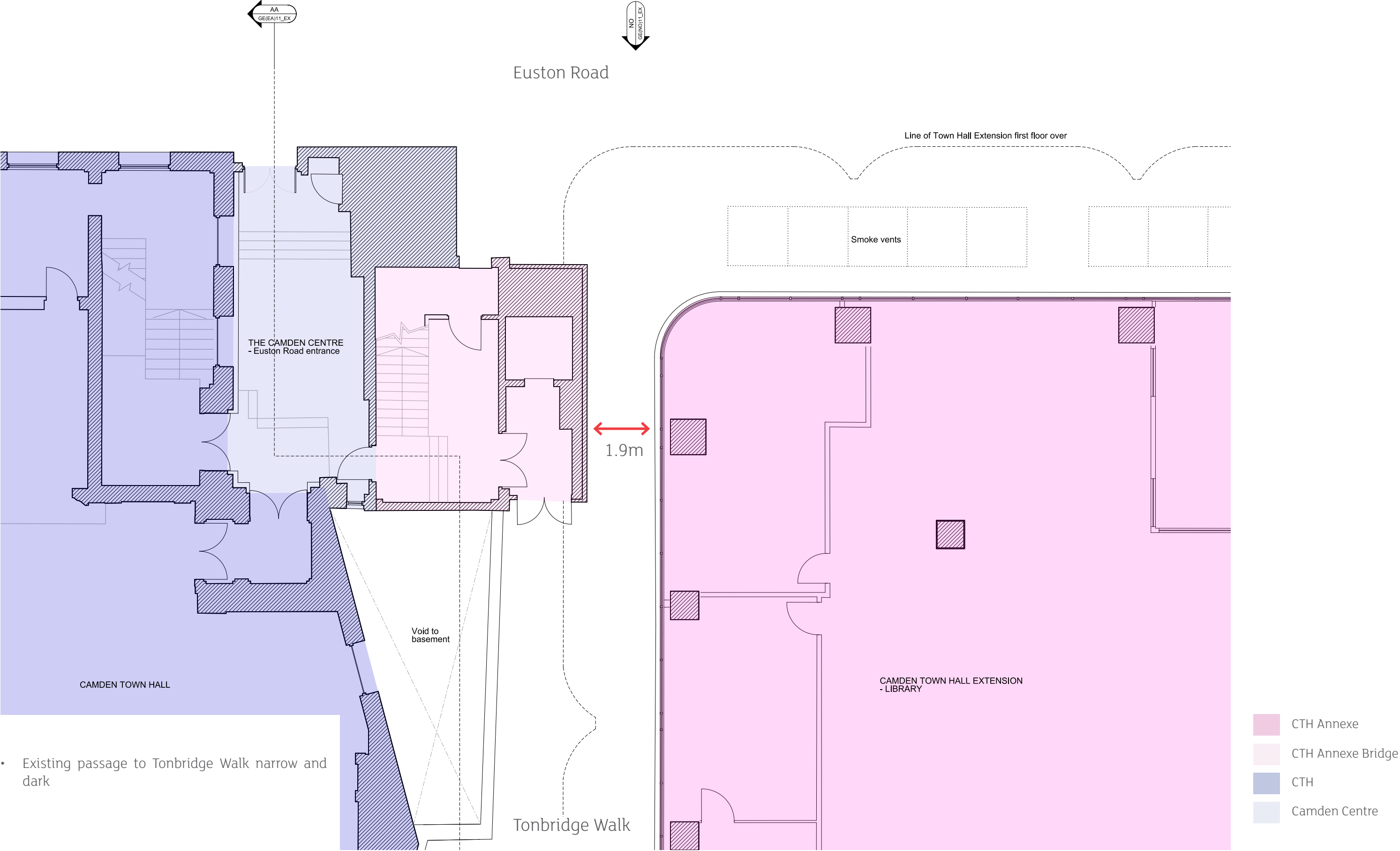
5.0 Existing building

Site Location



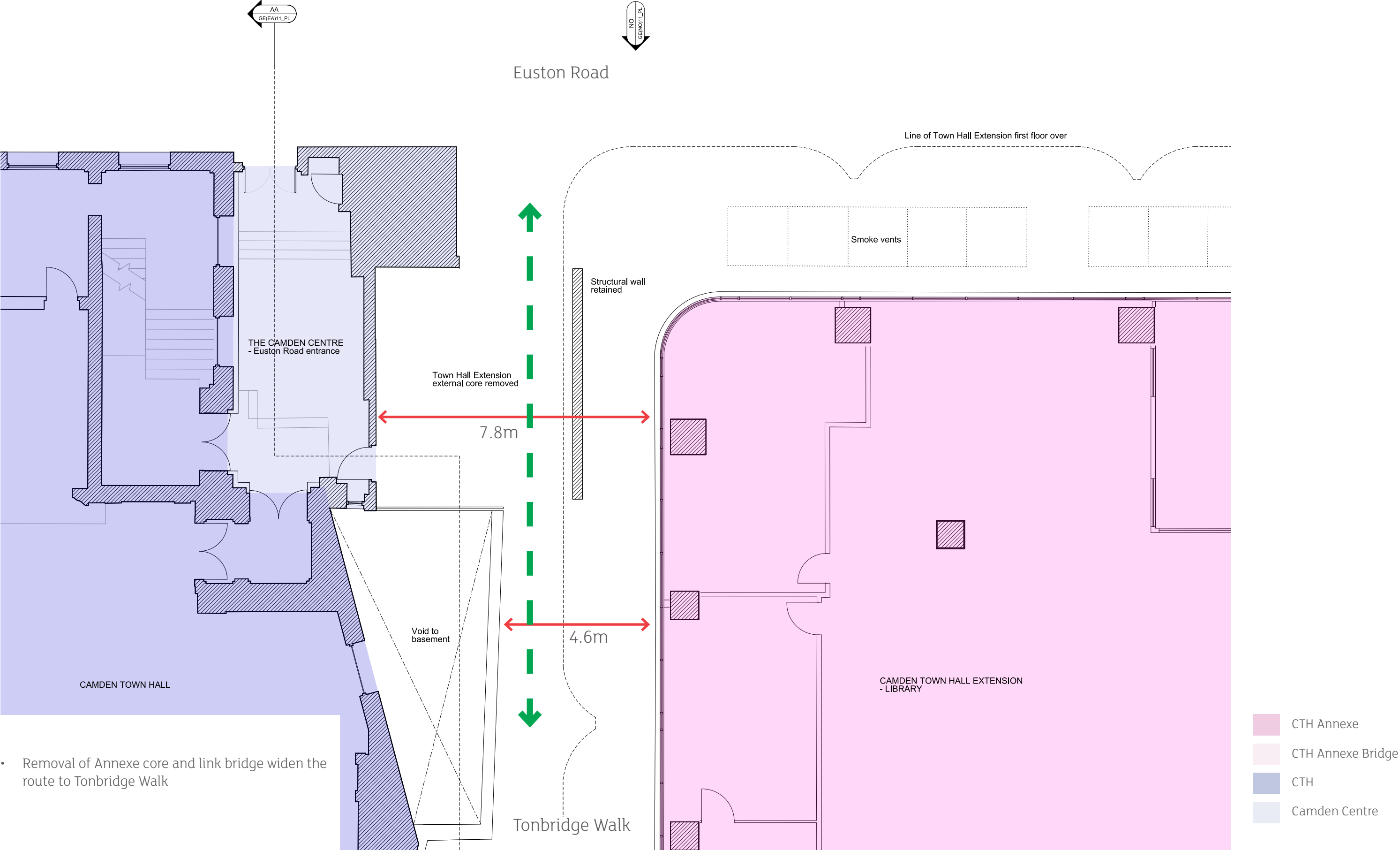
5.1 Ground Floor Plan

Existing

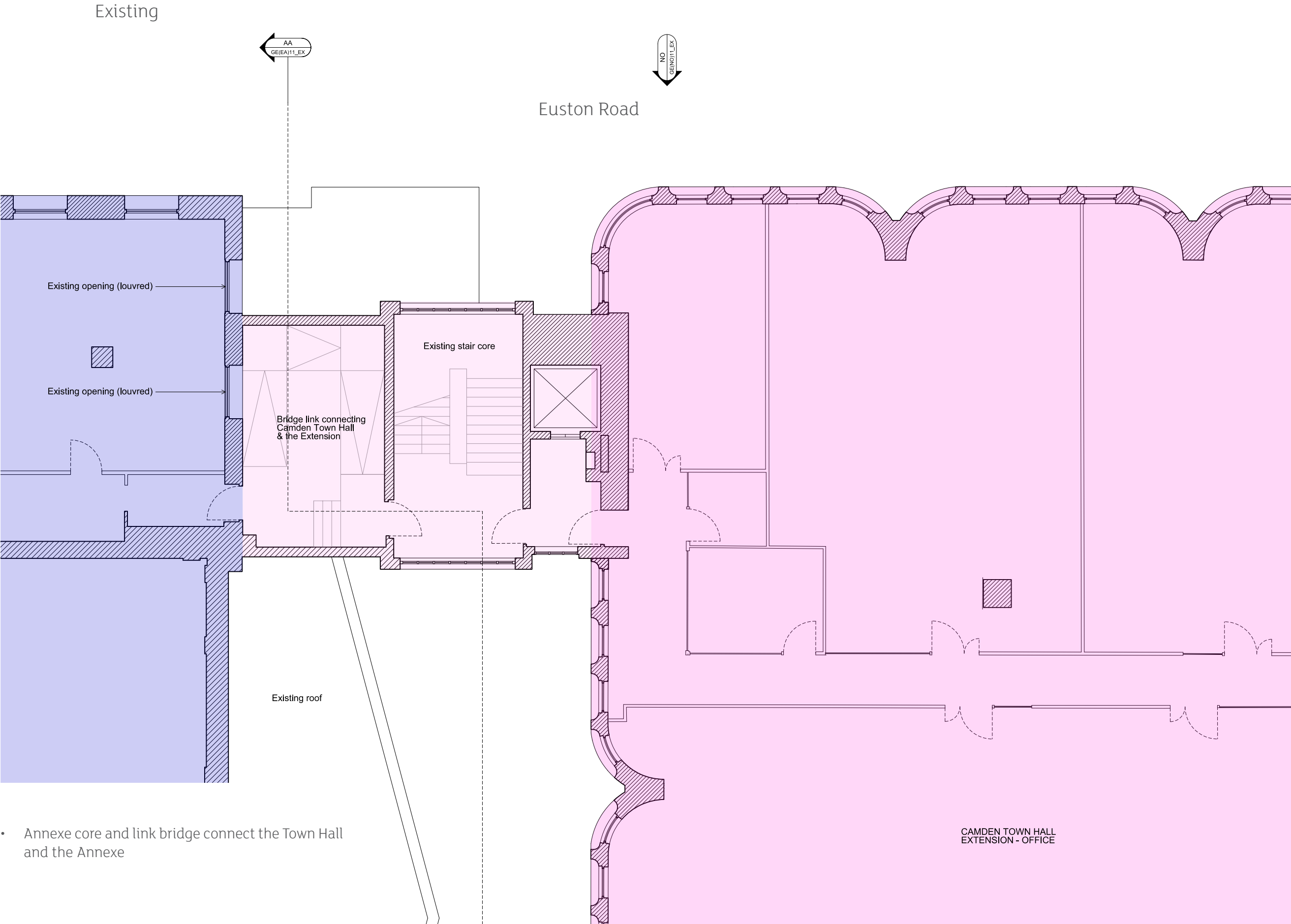


5.1 Ground Floor Plan

Proposed

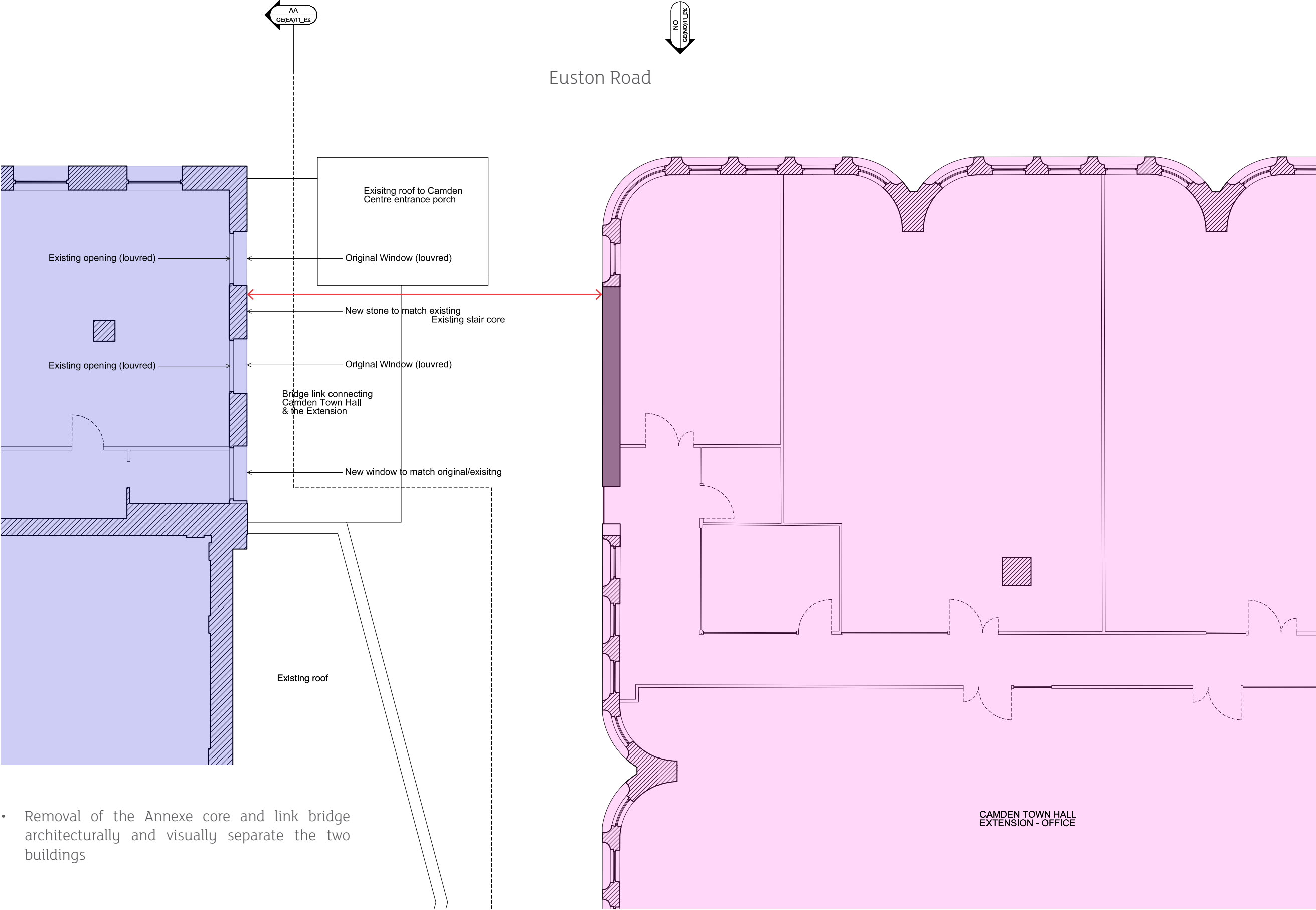


5.2 Third Floor Plan



5.2 Third Floor Plan

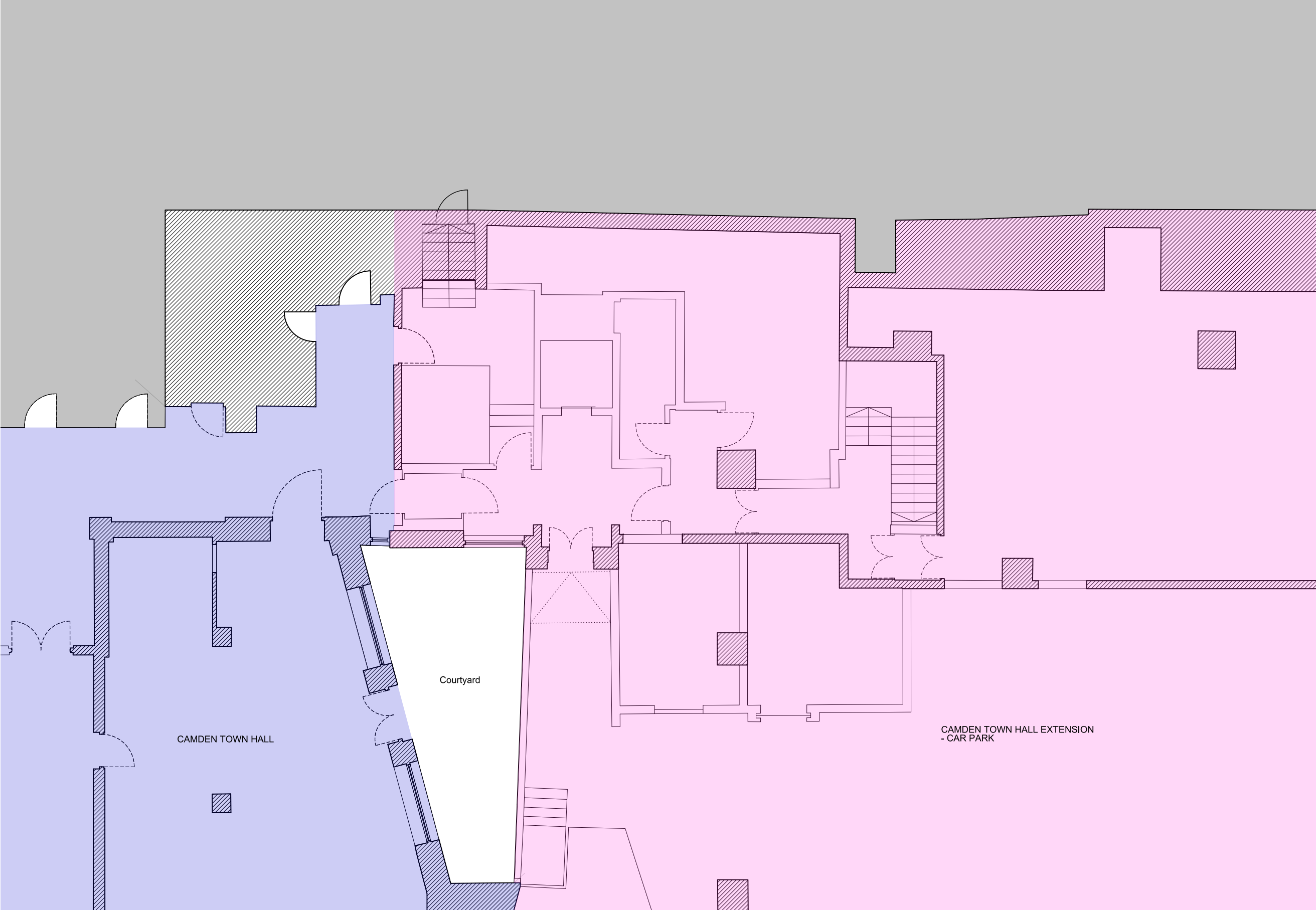
Proposed



- Removal of the Annexe core and link bridge architecturally and visually separate the two buildings

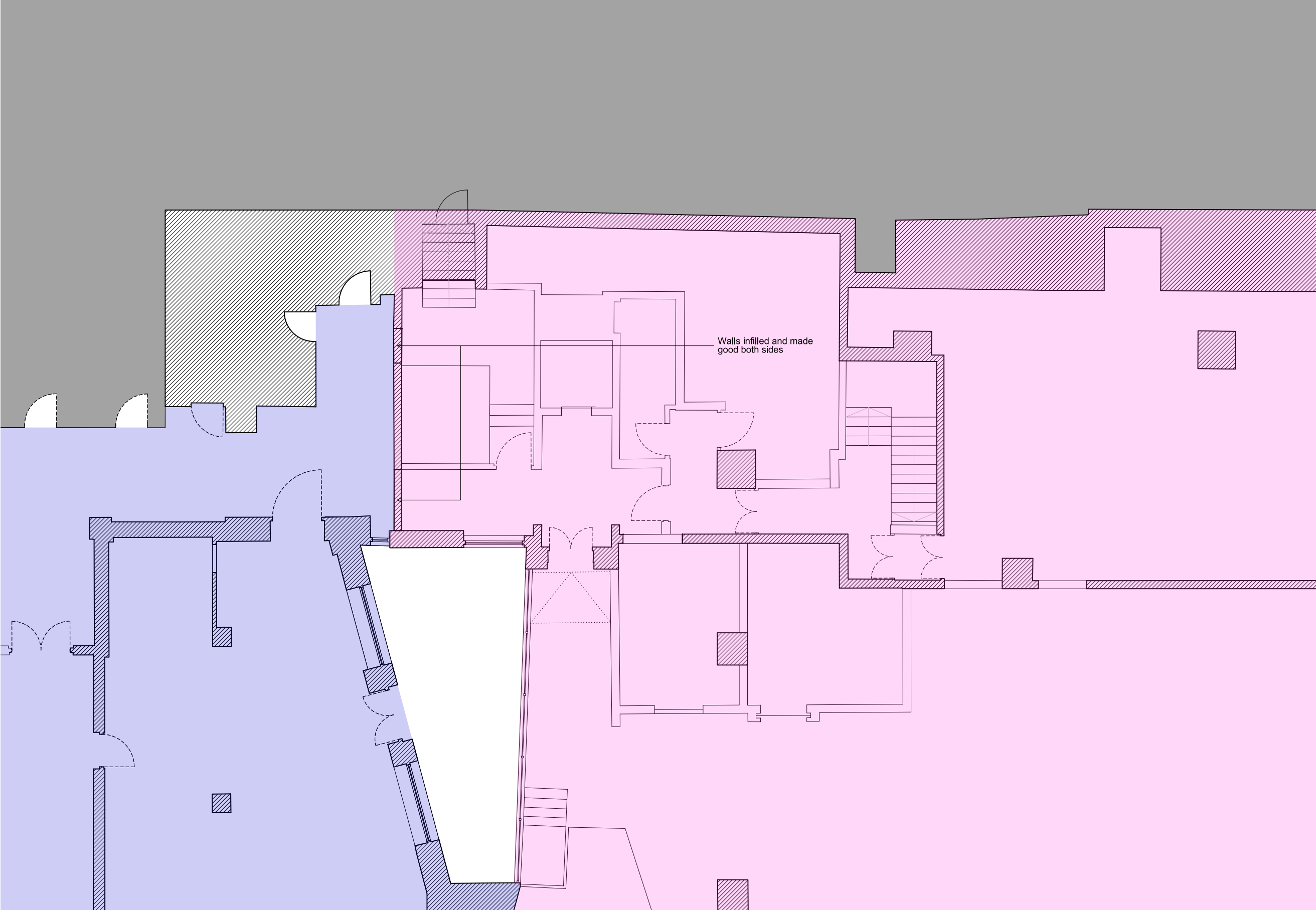
5.3 Basement Plan

Existing



5.3 Basement Plan

Proposed



5.4 Tonbridge Walk

Existing



5.4 Tonbridge Walk

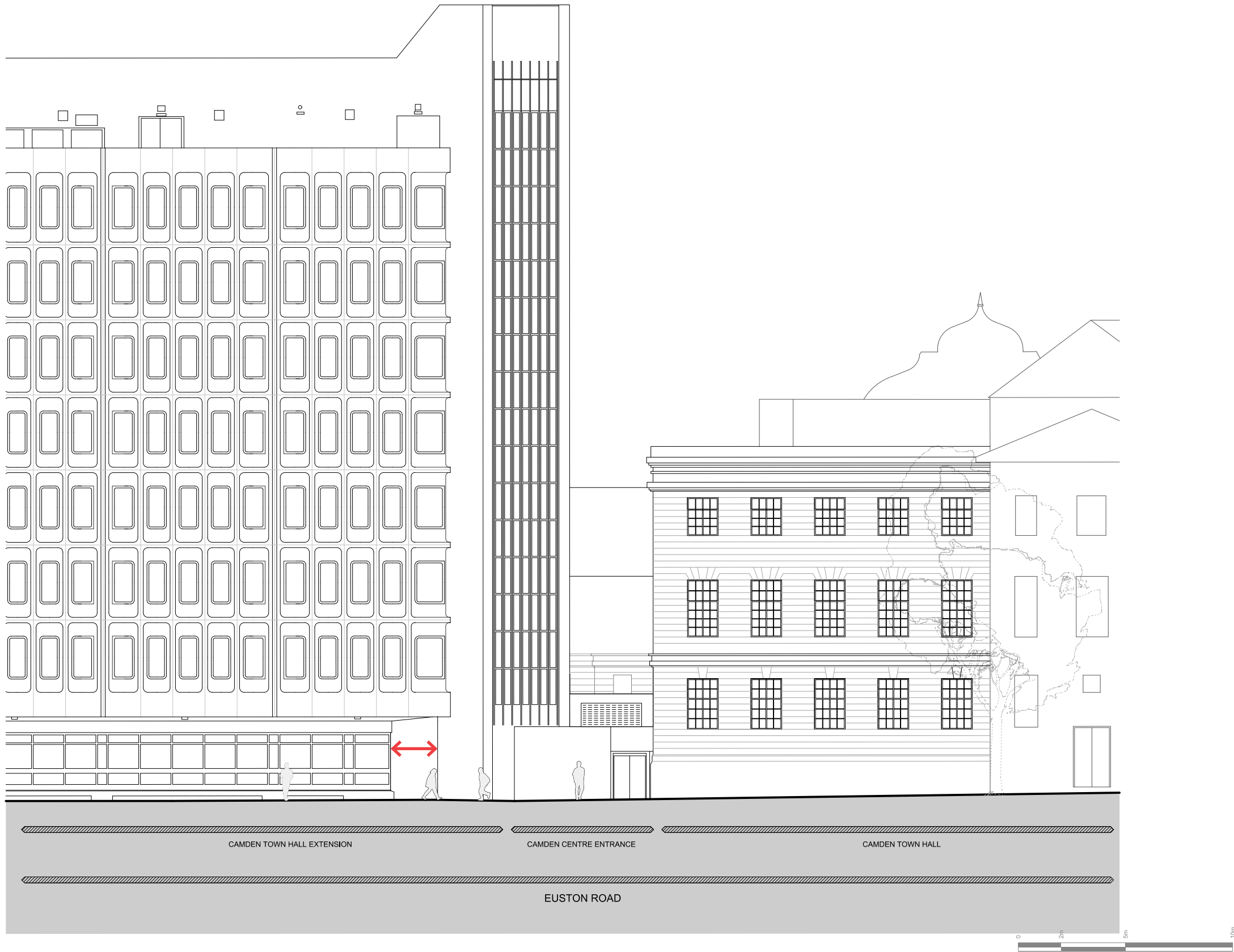
Proposed



- Removal of Annexe core and link bridge improve the route from Euston Road
- View of St Pancras vastly improved

5.5 Euston Road

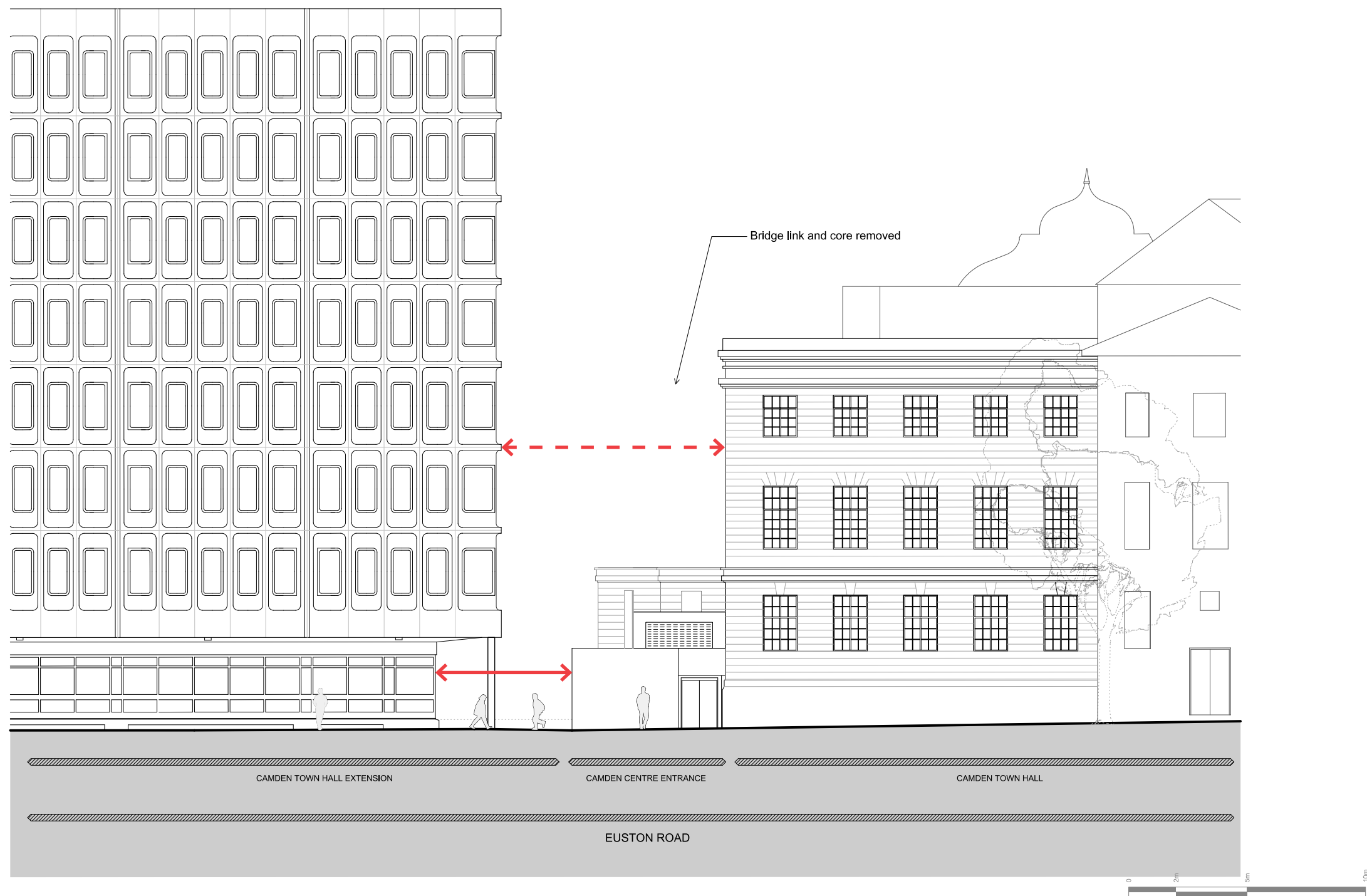
Existing



- Narrow passage through to Tonbridge Walk from Euston road

5.5 Euston Road

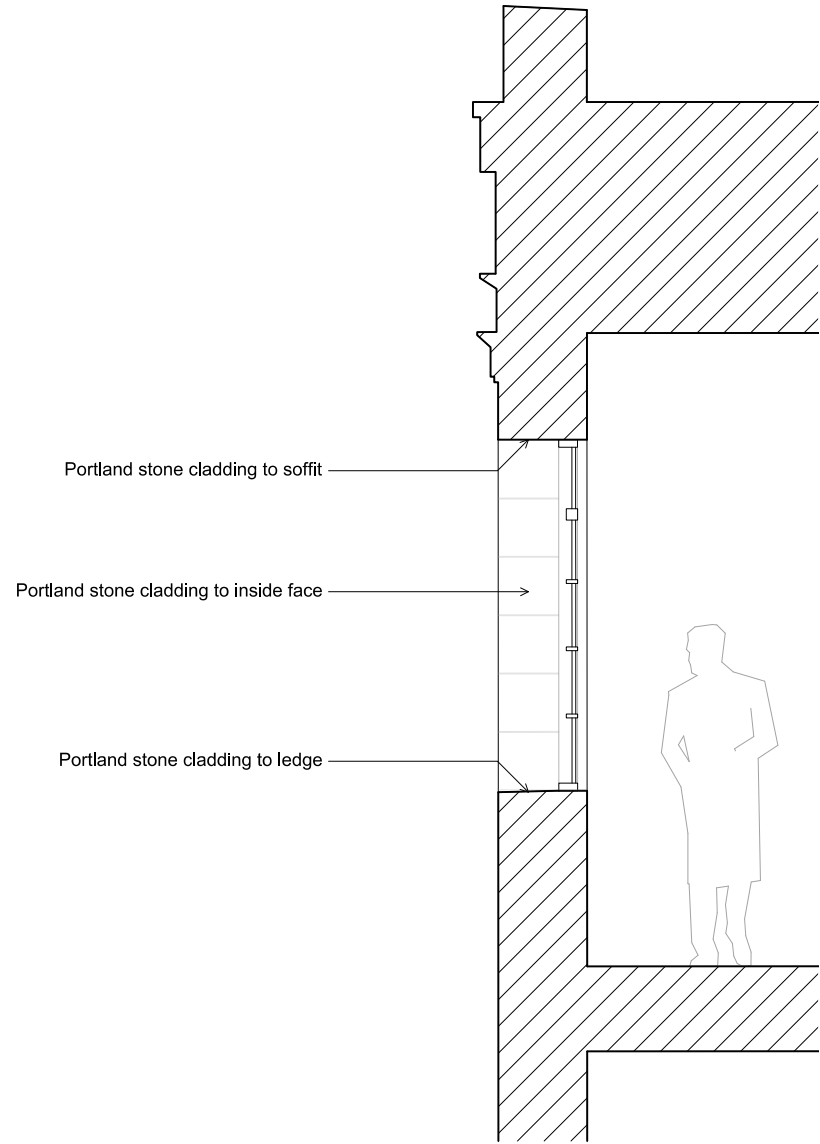
Proposed



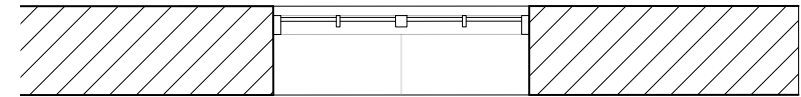
- Route through to Tonbridge Walk from Euston road vastly improved
- Buildings architecturally and visually separated

5.6 Window Detail

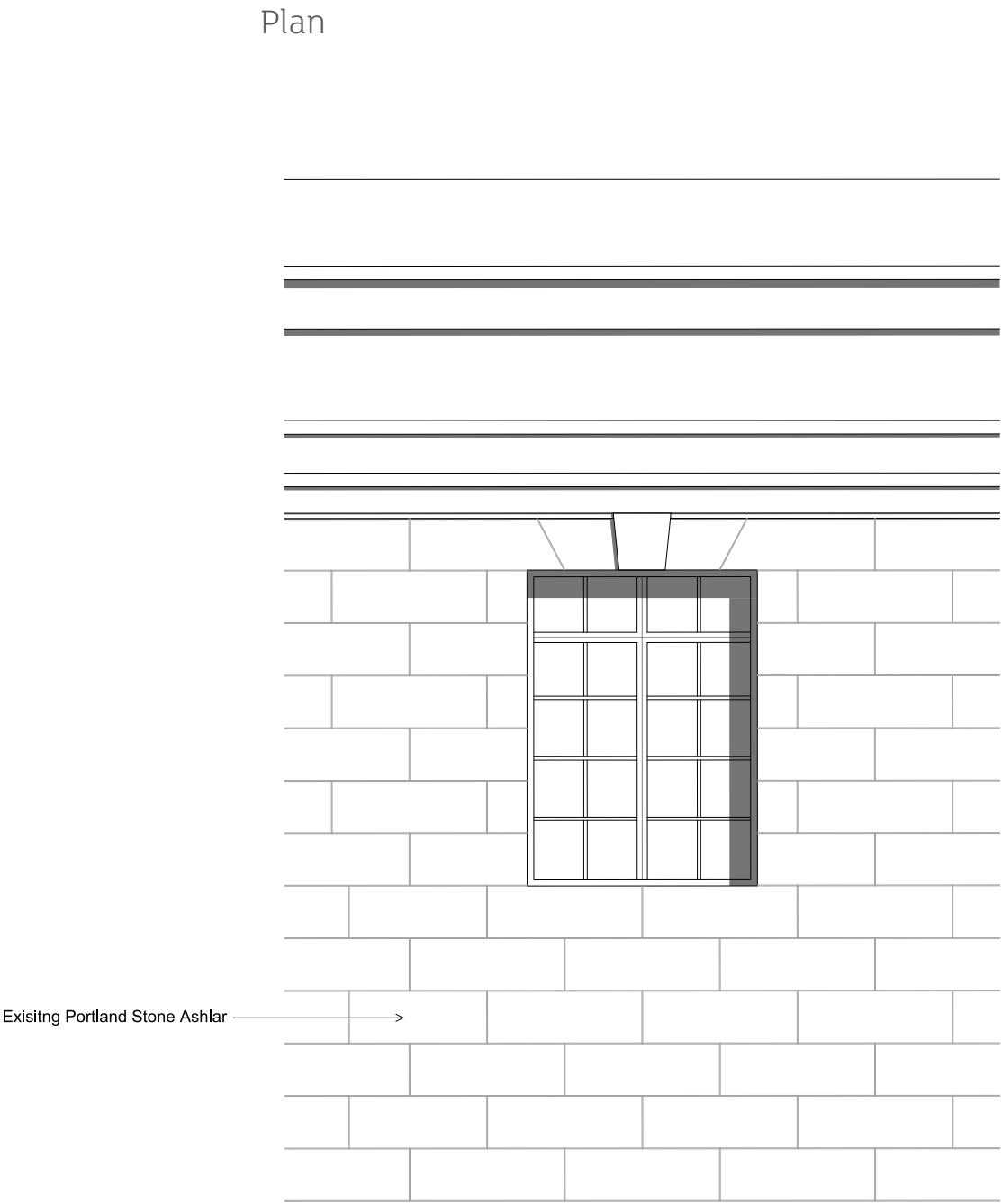
Proposed



Section



Plan



Elevation



View of existing window opening - with louvre infill