

ALDWYCH WORKSHOPS, CAMDEN

SALVAGE REPORT

23rd FEBRUARY 2016



RICHARD COLEMAN
CITYDESIGNER

14 LOWER GROSVENOR PLACE, LONDON SW1W 0EX
T +44 (0)20 7630 4880, F +44 (0)20 7630 4881

WWW.CITYDESIGNER.COM
R.COLEMAN@CITYDESIGNER.COM

CONTENTS

1.0	Introduction	1
2.0	Assessment and Significance of the Building.....	3
3.0	Salvage and Reuse of Materials.....	5
4.0	Conclusion	9

I.0 INTRODUCTION

1.1 Londonewcastle have appointed Citydesigner to assist with Condition 4 of approved planning application (2012/6123/P) for the redevelopment of the site [Parker House] to provide 43 residential units (40x private and 3x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3).

1.2 Condition 4 of the above planning application states:

Prior to the commencement of the development a detailed schedule and method statement of all materials to be salvaged and reused on the Aldwych Workshops shall submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Polices.

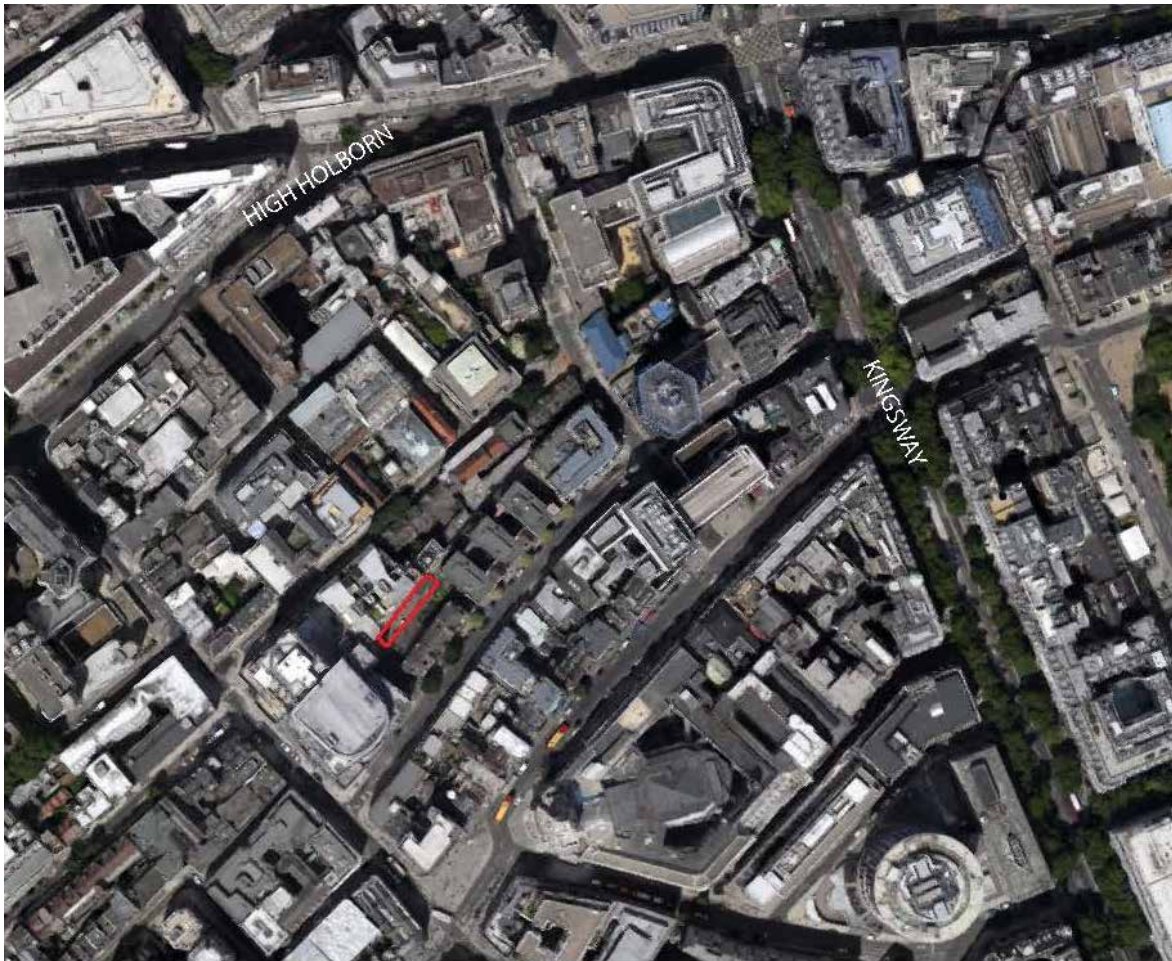


Fig. 1.1: Current aerial map showing the site (outlined in red).

2.0 ASSESSMENT & SIGNIFICANCE OF THE BUILDING

- 2.1 The Historic Buildings Report by Donald Insall Associates that accompanied the approved planning application (2012/6123/P) provides a thorough history and description of the buildings on the site and describes the Aldwych Workshops as:

Analysis and Description

This is a group of courtyard buildings to the rear of Aldwych Buildings. Its easternmost building is connected to Parker House via a single storey 19th century brick structure.

The easternmost building is two storeys tall, has a mono-pitched roof faced in modern slates and elevations faced in stock brick with red brick dressings. This building has the appearance of a dwellinghouse; it dates to the late 19th century and appears to survive with its exterior largely intact. The interior was inspected from the courtyard only – it houses modern office/storage spaces, with its ground floor level oddly lower than that of the courtyard.

Attached to it and to its west are the former workshops; those are single storey structure which are two or three bays wide and have flat roofs which are finished in modern tiles and used as a terrace, complete with metal railings (possibly original). The buildings have not been inspected internally but appear to be used as storage rooms. They have original casement windows and flush doors between piers of stock brick. The westernmost unit is used as a bin store and has no fenestration but is open between brick piers.

Assessment

The Aldwych Workshops is a group of secondary buildings in the courtyard of Aldwych Buildings which in turn is not part of the site. The former workshops are simple structures of the very late 19th century; they have been altered internally and to some extent on the exterior, and are publicly visible only obliquely from Parker Mews. The workshops, and more particularly the two storey house to their east, have some modest charm, and their elevations therefore make a limited positive contribution to the conservation area.

Proposals

The existing workshops would be rebuilt in a similar architectural style to their current form but using better quality stock bricks. The two storey 'house' would be extended by a bay to the north. The windows would all be double glazed casements to match the existing style, new doors of a more appropriate design would be installed and the pitch roof would be tiled in slate to match the existing. The flat roof above the workshops would be landscaped as a terrace with pavers and planters.

Justification

The Aldwych Workshops are of limited significance and make a very modest contribution to the conservation area. Internally, nothing of significance remains in either building [Aldwych Workshops and Parker House].

3.0 SALVAGE AND REUSE OF MATERIALS

3.1 The approved plans for the Aldwych Buildings are to extend the 'house' to the north to create a two bedroom residential unit and convert the single storey workshops to a one bedroom residential unit. The drawing details state:

- The structure would be rebuilt using quality yellow stock bricks to match the Aldwych Buildings & Parker House's front façade.
- New windows are proposed to be timber sash double glazed to match Aldwych Workshop window design.
- New doors with vision panel to the side and windows above.
- All drainpipes and hoppers to the front façade to be replaced with new cast iron to match heritage of the building.
- Dormer windows of house to match existing with double glazed sash windows
- Slate pitched roof to match existing
- Wrought iron railings to match existing
- Concrete stair rebuilt

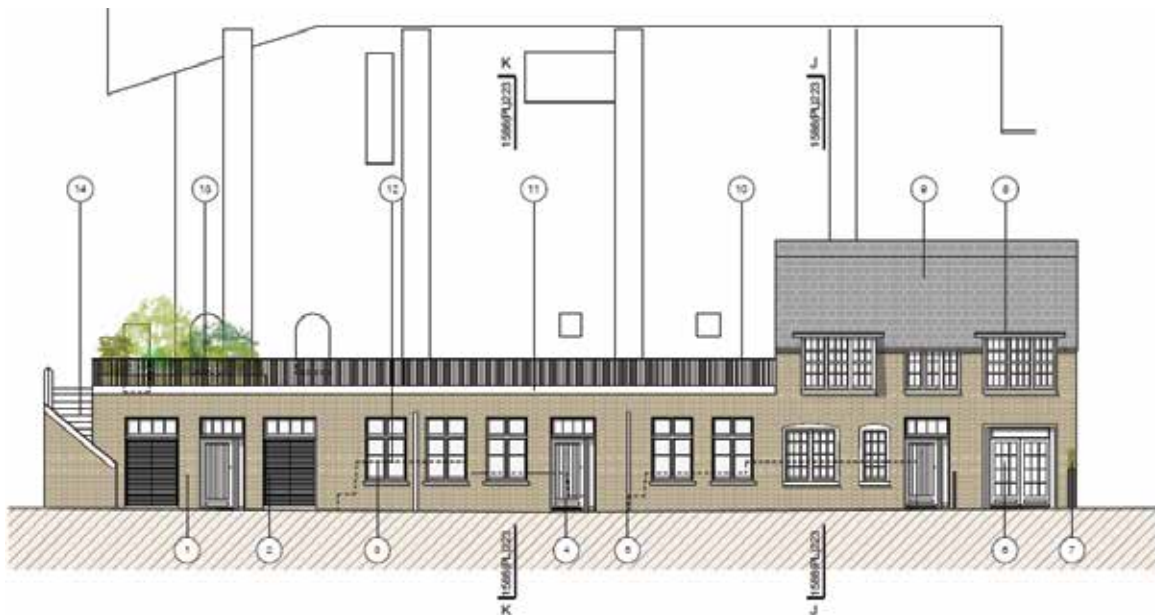


Fig. 3.1: Approved proposed elevation of Aldwych Workshops

3.0 SALVAGE AND REUSE OF MATERIALS (CONTD.)

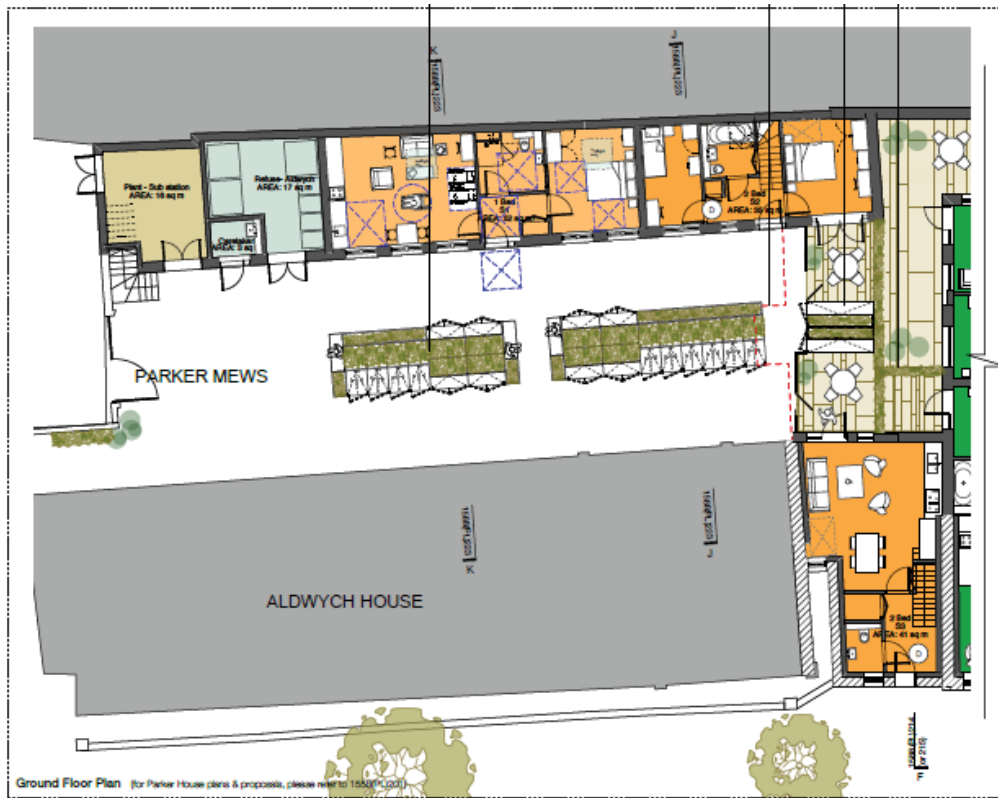


Fig. 3.2: Approved proposed ground floor plan of Aldwych Workshops



Fig. 3.3: Approved proposed ground floor plan of Aldwych Workshops

3.0 SALVAGE AND REUSE OF MATERIALS (CONTD.)

- 3.2 Citydesigner have undertaken an external inspection of the building with the architects, Robin Partridge & Partners, and have reviewed all existing information for the planning application in relation to Condition 4. That the building has permission to be rebuilt using similar materials to match the existing (fig. 3.1), with a condition to reuse salvaged elements where possible. From inspecting the building and with consideration of the Historic Buildings Report by Donald Insall Associates, it is considered that only the slate from the pitched roof of the 'house' and railings to the terrace of the workshops may be of heritage value and be salvaged and reused.
- 3.3 The slate from the pitched roof of the 'house' appears to be in a good condition, with few replacements. The removal of the slate is a simple process as long as it is handled sensitively. The salvaged slate will be stored and reused where possible, with additional new slate to match as necessary. This would create a unified aesthetic across the extended roof of the 'house'.
- 3.4 The railings to the flat roof 'terrace' of the workshops have been identified by Donald Insall Associates as possibly being an original feature of the building. The removal and reuse of this item would be simple with little damage occurring. However, the railings would need to meet building regulation requirements.
- 3.5 The brick work is found to be in a very poor condition owing to water ingress from the flat roof 'terrace' and climbing plants on the elevation. The elevation comprises regular brick piers supporting a concrete lintel and infill at lower levels to provide windows and sills. The brickwork itself is yellow stock bricks and is not a significant building material. In line with the permission this will be rebuilt with better quality stock bricks to match the original.
- 3.6 The fenestration appears to be in a fair condition. However, the single glazed units are proposed to be upgraded to double glazed units to match. This will improve heat retention within the properties. The replacement of the windows with double glazed units to match the existing is not a significant loss as the aesthetics of the windows will remain. The new doors and side panels will provide increased security to the buildings, replacing the poor quality doors which currently exist. The proposed fenestration has been approved.



Fig. 3.4: Aerial view of slate mono pitch roof to 'house'. It is proposed that the slate is salvaged and reused where possible in the development

3.0 SALVAGE AND REUSE OF MATERIALS (CONTD.)



Fig. 3.5: Aerial zoomed in view of the 'house'.



Fig. 3.6: View of the Aldwych Workshops elevation. It is proposed to salvage and reuse the iron railings, where possible.

4.0 CONCLUSION

- 4.1 Overall, the materials to be salvaged and reused on the Aldwych Workshops are the slate from the mono-pitched roof of the two storey 'house' and iron railings to the flat roof 'terrace'. The removal of these elements needs to be undertaken carefully to minimise damaging the materials. The salvaged elements would then need to be suitably stored until they are reused, where possible, in the reconstruction of the workshops for residential accommodation. All other materials are proposed to be new to match the existing in appearance and design.
- 4.2 The salvage work should be undertaken by a suitably qualified professional.