

CAMDEN TOWN HALL
LENDLEASE
DESIGN AND ACCESS STATEMENT
18 APRIL 2019

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CAMDEN TOWN HALL - DESIGN & ACCESS STATEMENT

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I.0 INTRODUCTION

I.1 INTRODUCTION

This Design and Access Statement (DAS) has been prepared by Purcell at the request of Lendlease on behalf of London Borough of Camden (LBC). The Statement describes the design proposals for securing the long-term future of the listed Grade II Camden Town Hall conserving and updating its principal Civic spaces and the Camden Centre. The proposals also include the creation of exciting new workplace facilities across floors previously used for LBC's executive functions with greatly improved access to the building to all areas at every level. The whole project presents an opportunity to clean and repair the building's envelope whilst renewing its mechanical and electrical services.

All these proposals for a newly repaired, refurbished and repurposed Town Hall will bring significant conservation, economic and social benefits to the Borough and surrounding areas.

Camden Town Hall was designed by AJ Thomas and built during the 1930s. It lies within the St Pancras and Kings Cross Conservation Area on the south side of Euston Road opposite St Pancras Chambers and Station. The British Library and Kings Cross Station are both nearby. The London Borough of Camden, for whom the Town Hall was originally constructed, have preserved the building largely in its original form, through good stewardship and continuous use. The Council's executive functions have recently moved to 5 Pancras Square, but its Civic functions remained within the Town Hall until 2018. These will return on completion of the project.

This DAS presents the design thinking behind the proposals in several sections including the Town Hall's site context, a description of the existing building, design objectives and the proposed scheme in all its aspects. Lastly the DAS includes executive summaries of its technical design and cross references to technical reports prepared by other consultants.

All these sections should be read in conjunction with the Heritage Statement, which includes a detailed understanding of the Town Hall and its respective significances and an impact assessment of the proposed changes on these significances.

I.2 PROJECT TEAM

Camden Council have appointed Lendlease as Construction Managers to manage the refurbishment of the Town Hall.

Lendlease have appointed a full design team to deliver the wholesale refurbishment of the Camden Town Hall development. The project team have undertaken a large amount of work to understand and assess the full potential and constraints of the building as well as its key requirements in terms of heritage and conservation.

The project team is outlined below:

- Client – London Borough of Camden
- Project Managers – Lendlease Consulting
- Principal Contractor – Lendlease Construction
- Architect – Purcell
- Heritage Consultants - Purcell
- Services Engineers – Arup
- Structural and Civil Engineers – AKT II
- AV/ IT/ Security – Hoare Lea
- Transportation Consultant – Tyrens
- Planning Consultant – The Planning Lab
- Cost Consultant – STACE
- Planning Communications – London Communications
- Access Consultant – Jane Toplis Associates
- Access and Maintenance – Engie
- TVIA – Richard Colman City Designer
- Waste Management Consultant – Odyssey
- Access and Maintenance – Engie



I.3 CLIENT ASPIRATIONS

As a building which is over 80 years-old, Camden Town Hall is in need of significant refurbishment to restore it to the standard Camden expects of its Civic heart, to make the building more efficient and to better use the space. The Client's aspiration is to improve and upgrade the Grade II listed building whilst finding new uses to operate alongside the remaining Town Hall functions. The refurbishment and repurposing of the Town Hall seeks to enable the following objectives;

- Restore and refurbish the public building to promote the long-term future of the historic asset
- Create new uses for the Town Hall following the decant of the council offices to 5 Pancras Square
- Provide new lettable space to enable a long-term income stream to support the council's investment
- Improve the Democratic spaces and processes – harnessing the potential of new technology to improve/increase access and match modern expectations.
- Provide SME workspace for new local business start-ups – providing opportunities for pioneering local businesses, supporting the Camden plan ambitions.

I.4 DESCRIPTION OF DEVELOPMENT

The proposals improve and upgrade the Grade II listed building, whilst finding new uses to operate alongside the remaining Town Hall functions. The application seeks a part change of use from Sui Generis Town Hall to B1 office space (Basement, Second, Third and part Fourth floor), retention of the Civic uses at Ground and First floors and the change of use of the Camden Centre from Sui Generis to D2 events space.

The proposals include works to improve the Judd Street entrance and reception, reorganisation of the registry and marriage suites, environmental and technological improvements to the Council Chamber alongside sensitive conservation repairs to the most historically significant spaces.

A new commercial office entrance is proposed on the Bidborough Street elevation to provide access to the Second and Third floors which will be converted to commercial office and the Basement which will be converted to an office space for small and medium sized companies. A new void is introduced between Ground and Basement with a connecting staircase, providing access to the SME workspace accommodation. A new lift core will be located in the south east lightwell to provide dedicated access to these floors.

The Camden Centre will be let commercially to a new events company who will operate the space, hosting a range of commercial events. Two new entrances are proposed on Tonbridge Walk, alongside internal alterations including a new lift and two dumbwaiters. The preferred new tenant, Il Bottaccio, has included in their offer measures to enable community groups to continue to use the space. Further details are included in the Planning Statement.

New plant is proposed across the building and the project is targeting BREEAM Excellent.

I.5 SUMMARY OF THE PLANNING STATEMENT

Please refer to the Planning Statement for full details of the proposals, the planning history, the relevant development plan and an assessment of the proposals against planning policy. This includes an assessment of:

- The change of use to include B1 floorspace in the basement, second and third floors
- The change of use of the Camden Centre to D2 events use
- The design of the proposals
- The environmental and amenity impacts

I.6 CONSULTATION TIMELINE



Please refer to the Statement of Community Involvement for full details of the consultations carried out for the project

2.0 SITE CONTEXT AND ANALYSIS

2.1 SITE LOCATION

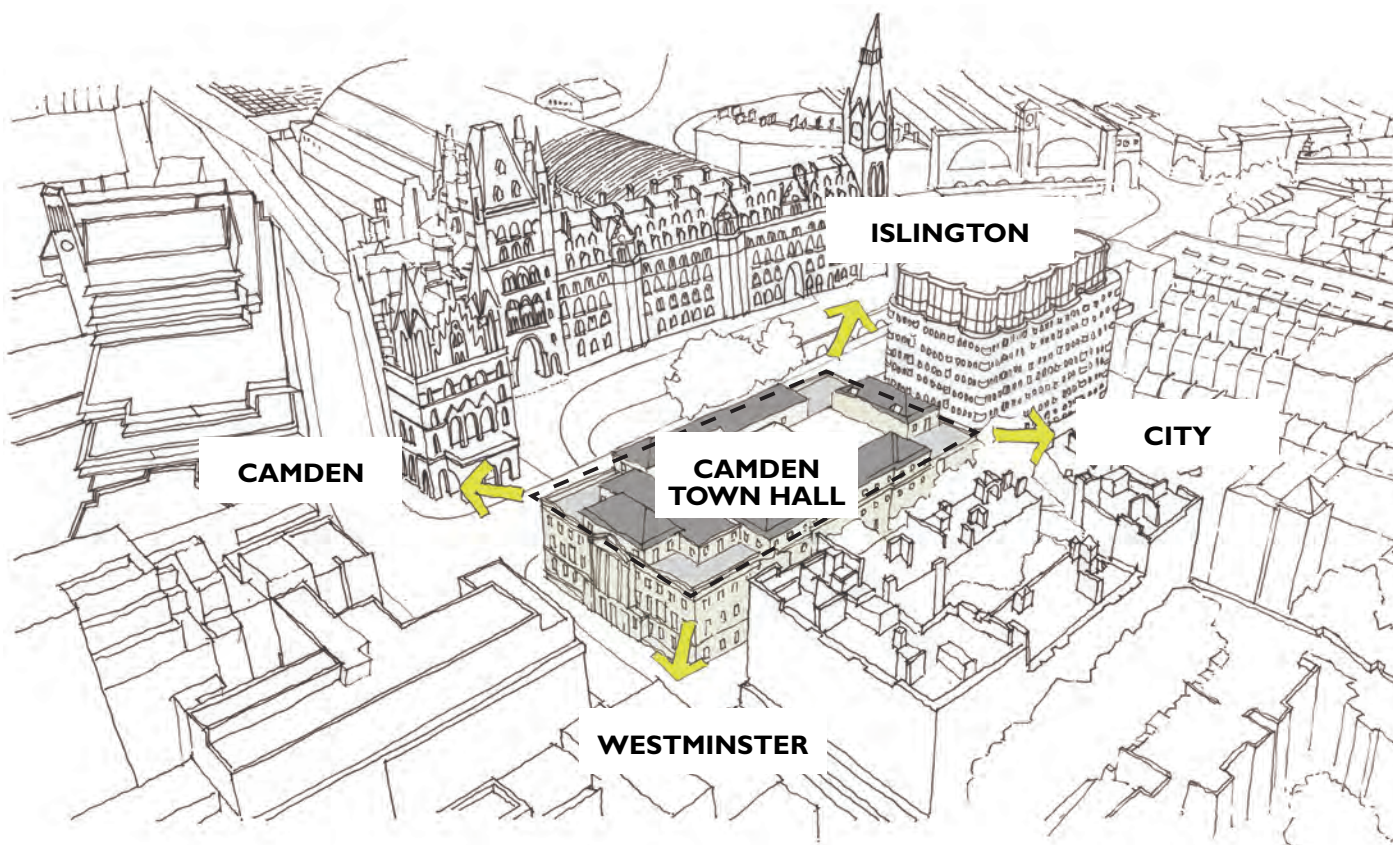
Camden Town Hall is located in the London Borough of Camden and is bound by Euston Road to the North, Bidborough Street to the South and Judd Street to the West. The site is surrounded by good local and community amenities, a main transport hub and a large amount of retail (including amongst others a public house, pharmacy, restaurants and news agents).

A large concentration of amenities are grouped and located to the south towards Euston Road, a major road with fast flowing traffic which is lined with important transport buildings and institutions. Directly to the north of the site is St Pancras Station and Chambers and the St Pancras Renaissance Hotel. Adjacent to this, on either side, are the Grade I listed British Library and Kings Cross Station.

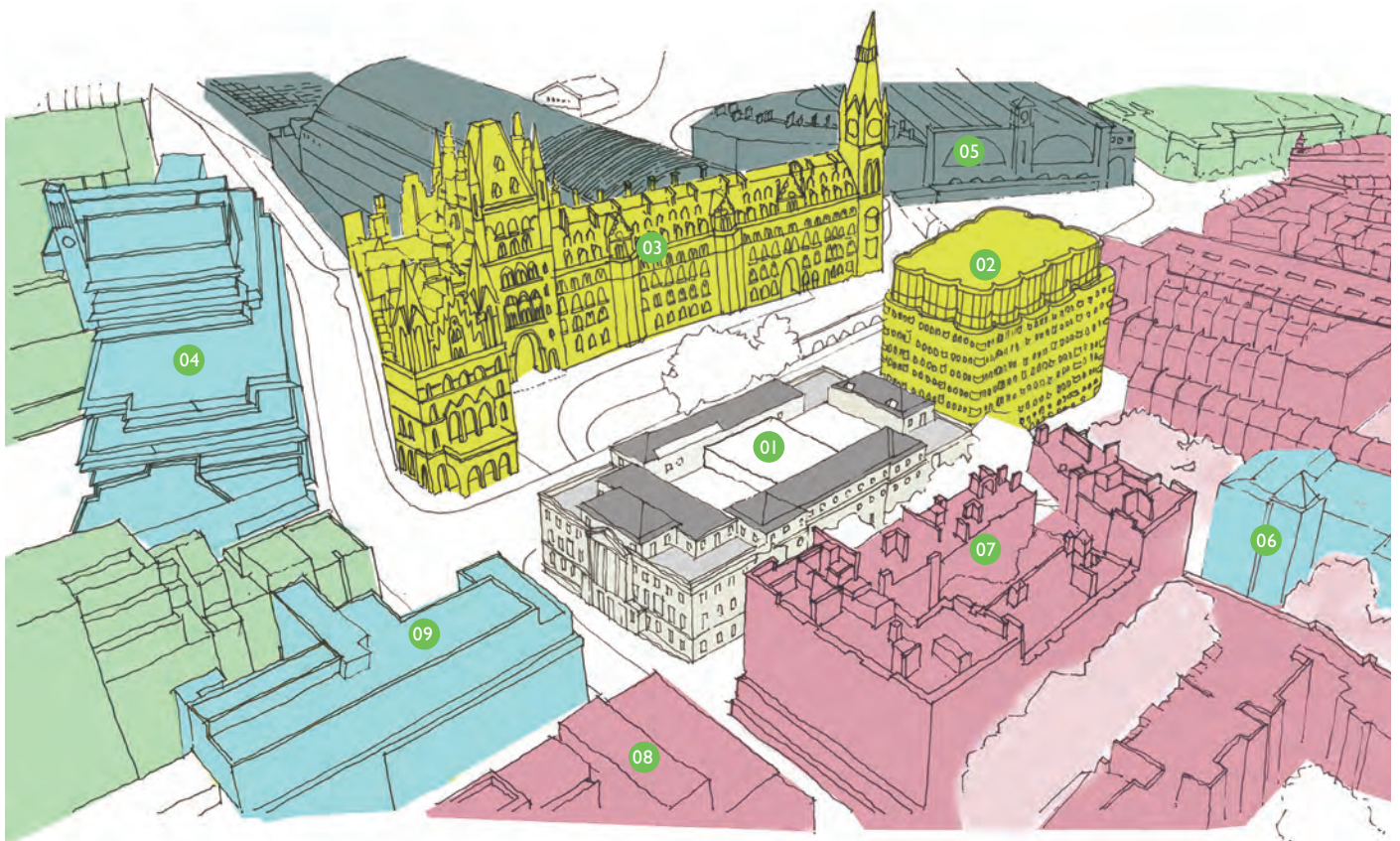
To the west of the site, on Judd Street, are office buildings and student accommodation, with the offices of the Royal National Institute for the Blind located to the south west of the site.

To the south of the site, the character is more residential. On Bidborough Street is the Queen Alexandra Mansion Block, a 5-7 storey residential block, with the Argyle Primary School at the end of Bidborough Street.

Immediately to the east of the site is the former Camden Town Hall Annex, which has been sold by the Council and is currently being converted into a hotel by a private developer. There was until recently a bridge linking the Annex to the Town Hall at second floor level.



- 01 Camden Town Hall
- 02 Camden Town Hall - Annex (Hotel)
- 03 St Pancras Chambers & Station and St Pancras Renaissance Hotel
- 04 British Library
- 05 King's Cross Station
- 06 Argyle Primary School
- 07 Queen Alexandra Mansions
- 08 BT Kelvin House
- 09 John Dodgson House - UCL



2.2 BRIEF HISTORY

The following timeline provides a brief summary of the historic development of the building and Civic administration within the area. A detailed narrative history can be found in the Heritage Statement.

Historic Development Timeline

- 1846**
St Pancras Vestry Hall built on Pancras Road to the north of St Pancras Station and the current Town Hall.
- 1875**
St Pancras Vestry Hall remodelled by H. H. Bridgman.
- July 1933**
Site acquired for new St Pancras Town Hall on the south side of Euston Road.
- December 1933**
Albert J. Thomas selected as architect for the new Town Hall.
- 1934–1937**
Construction of the Town Hall containing Civic functions and a public assembly hall.
- 1947**
New refreshment lounge proposed to assembly hall.
- June 1953**
St Pancras Town Hall decorated for Elizabeth II's Coronation.
- 1965**
The London Borough of Camden established from the former metropolitan boroughs of Hampstead, Holborn and St Pancras. St Pancras Town Hall became Camden Town Hall.
- 1977**
The extension to the Town Hall, known as the Annex, constructed adjacent to the existing building on Euston Road, with a connecting bridge link.
- 1996**
The Town Hall is Grade II listed.
- 2015**
Town Hall Annex is sold and planning permission granted for its conversion to a hotel with a roof extension. The bridge link is demolished.



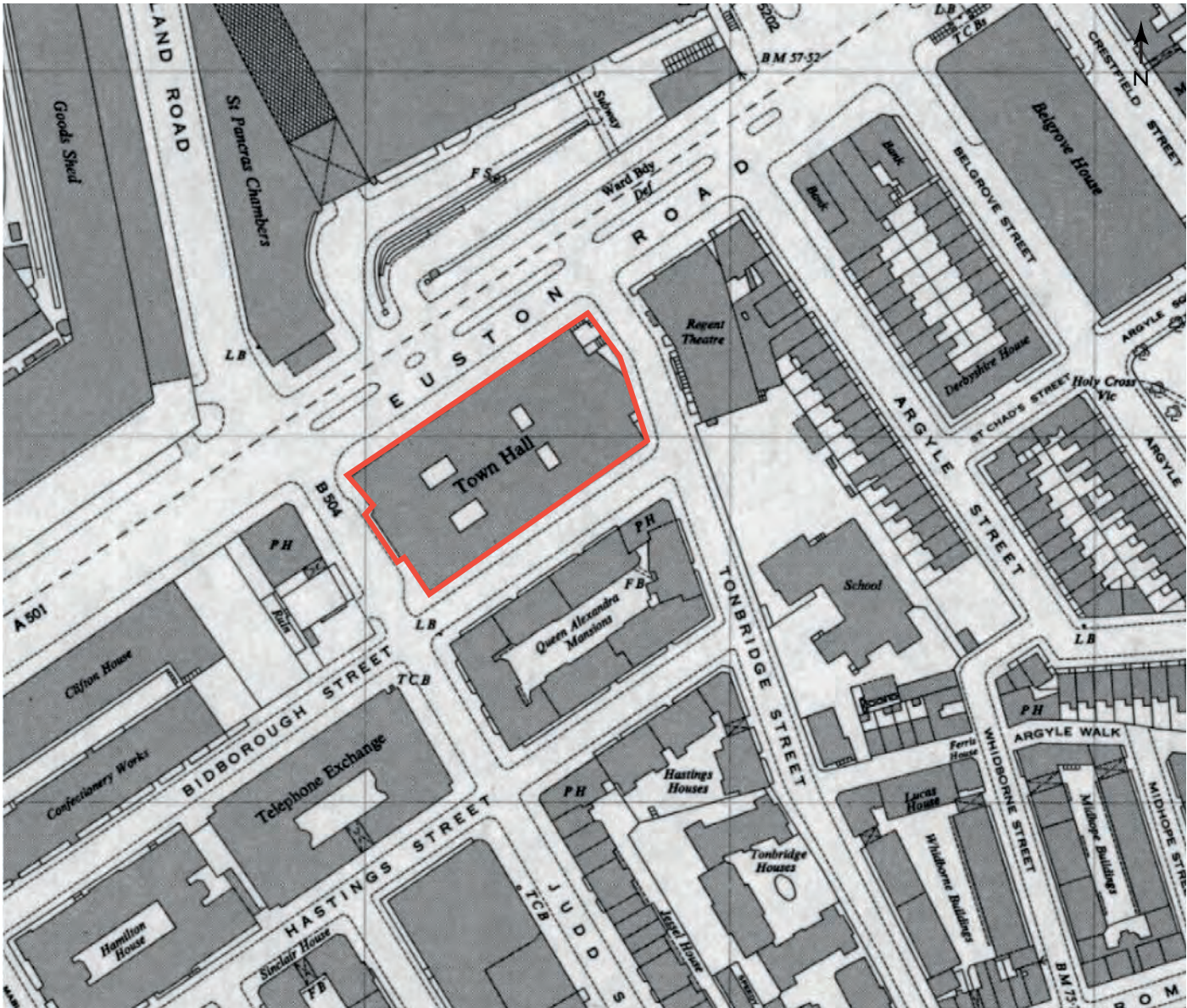
OS map of 1870–71, the site prior to the construction of the Town Hall



The Town Hall during construction in 1935



The principal staircase, shortly after completion in 1937



1951 OS map showing the Town Hall

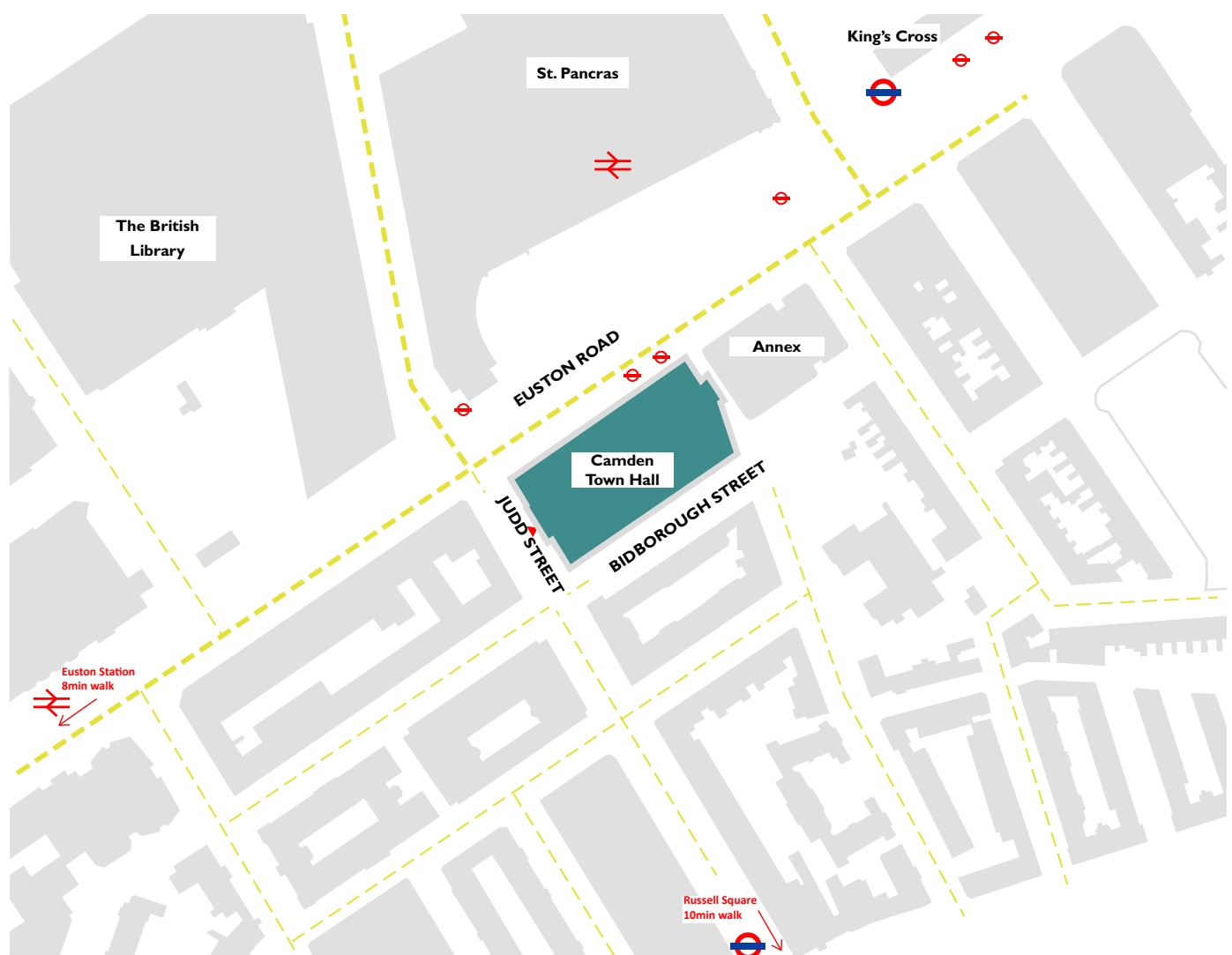
2.3 TRANSPORT

The site is bounded by the A501 Euston Road in the Northwest, Judd Street in the west, Bidborough Street in the southeast and Tonbridge Walk in the northeast.

The site has a PTAL rating of 6b (excellent) which is the highest level of public transport accessibility. The site is well located close to Kings Cross and St Pancras International railway stations, as well the underground and numerous bus routes.

The servicing, deliveries and refuse collection for Camden Town Hall used to take place at the Camden Town Hall Extension east of the site. The Camden Town Hall Extension was built and designed as council offices in 1970s through to 2014. The building has since been separated from the Town Hall and transformed into a hotel.

Refer to Section 5.4 for transport servicing and access as part of the proposals and to the Transport Statement/Assessment for full details.



2.4 LISTING DESCRIPTION

List Entry Number: 1379162

Location: CAMDEN TOWN HALL,
Judd St, London WC1H 9JE, GREATER LONDON

Date listed: 19 April 1996

Grade II

Includes: Camden Town Hall EUSTON ROAD. Town hall. 1934-7. By AJ Thomas. Exterior clad in Portland stone ashlar over a steel frame on all 4 fronts. EXTERIOR: 3 main storeys. Channelled base, with plinth. Keystones over entrances carved by WCH King. Judd Street front: wings of 5 windows width, each with central aedicule and windows with alternating rhythm of channelled and unchannelled surrounds on first floor; projecting centre over entrances of three windows width with giant Corinthian order consisting of outer pilasters and inner attached columns rising to a full pediment embedded in raised attic with pitched roof. Euston Road front: 23 windows width, with wings of 5 windows width as in Judd Street and centre on the model of the Place de la Concorde with projecting pedimented pavilions as in centre of Judd Street front over subsidiary entrances flanking seven bays with giant Corinthian columns, and raised attic with pitched roof over whole centre. Tonbridge Street front: 23 windows width, with slightly recessed centre and raised attic of 13 windows width with pitched roof. East front: with single-storey ground-floor projection including side entrances on flanks, 3 round-arched windows on

first floor in centre rising through second storey, and raised central attic of 3 windows width with pitched roof. INTERIOR: Judd Street entrance with black and white marble floor and deep-beamed ceiling. Main balustraded toplit staircase of white marble with dark marble pilasters and variegated marble panels on walls, branching and leading to Members' Lobby on first floor with polished marble Corinthian columns and variegated marble panels. First-floor corridors panelled throughout to impost level and plaster-vaulted in manner of London County Hall (qv Lambeth). Council Chamber in centre of building toplit, rectangular with side lobbies under galleries and giant Corinthian pilasters, oak-panelled to high level with plain frieze over and horseshoe arrangement of oak seating. Along Euston Road front at first-floor level, Mayor's Parlour oakpanelled to full height, lugged and pedimented doorcases and fine marble fireplace with burnished steel grate; Chief Executive's Room panelled to full height in Norfolk cedar with good fireplace; good panelled committee rooms. Assembly Hall on ground floor entered from Tonbridge Street, with foyer at south end, stage at north end with proscenium arch, deep south gallery and narrower west gallery communicating with Council Chamber. Light-fittings, fixtures and furniture throughout of a high standard, especially on first floor; and presumably largely designed by AJ Thomas. HISTORICAL NOTE: Camden Town Hall was designed as St Pancras Town Hall by AJ Thomas, a former assistant of EL Lutyens, the influence of whose Classical style pervades the building. Thomas designed several housing schemes for St Pancras Borough Council from 1924 onwards. (Architect and Building News: 25 June 1937: London; The Builder: 9 July 1937: London; The Building: July 1937).



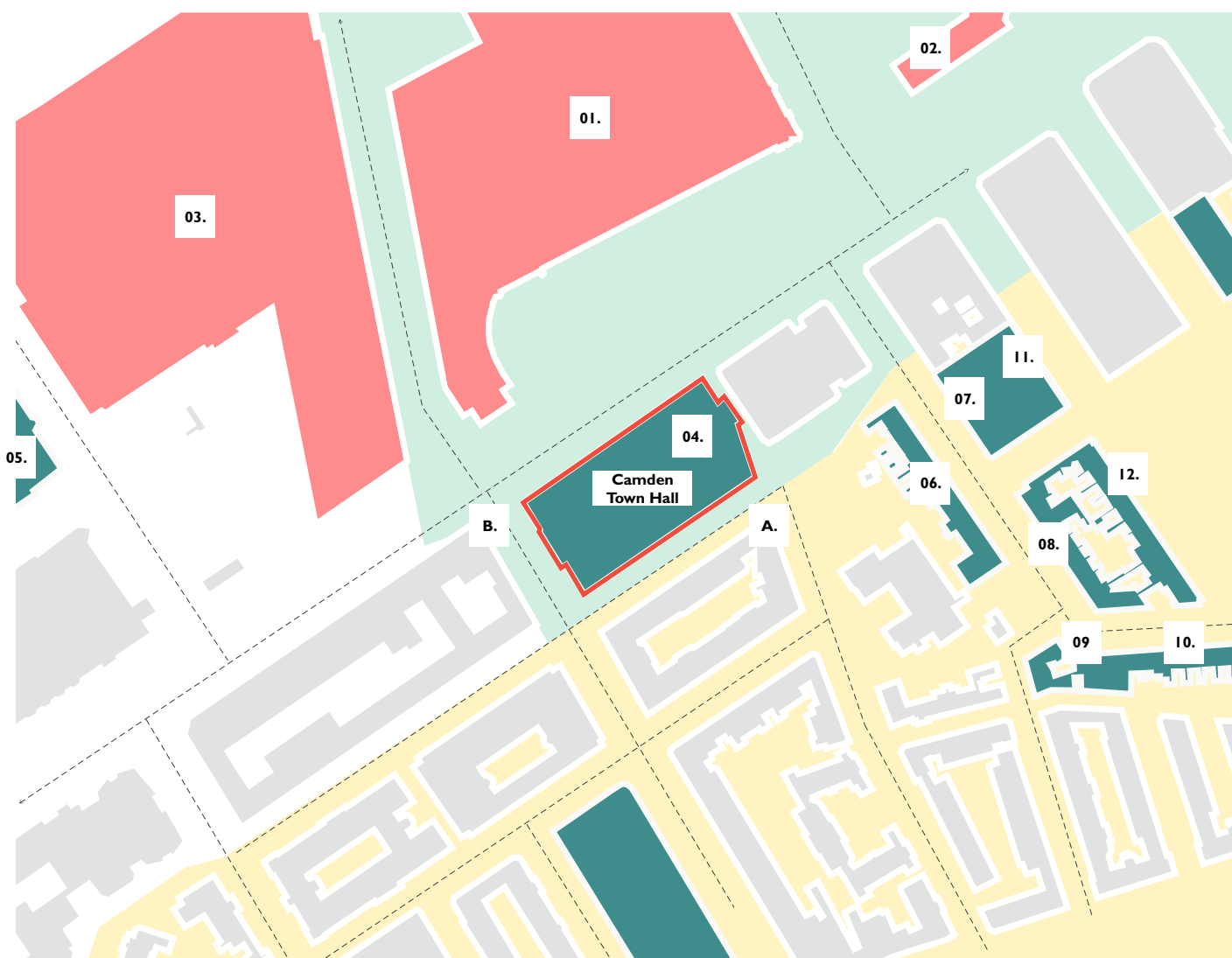
Main Entrance, View from Judd Street, photograph circa 2005

2.5 HERITAGE PARAMETERS

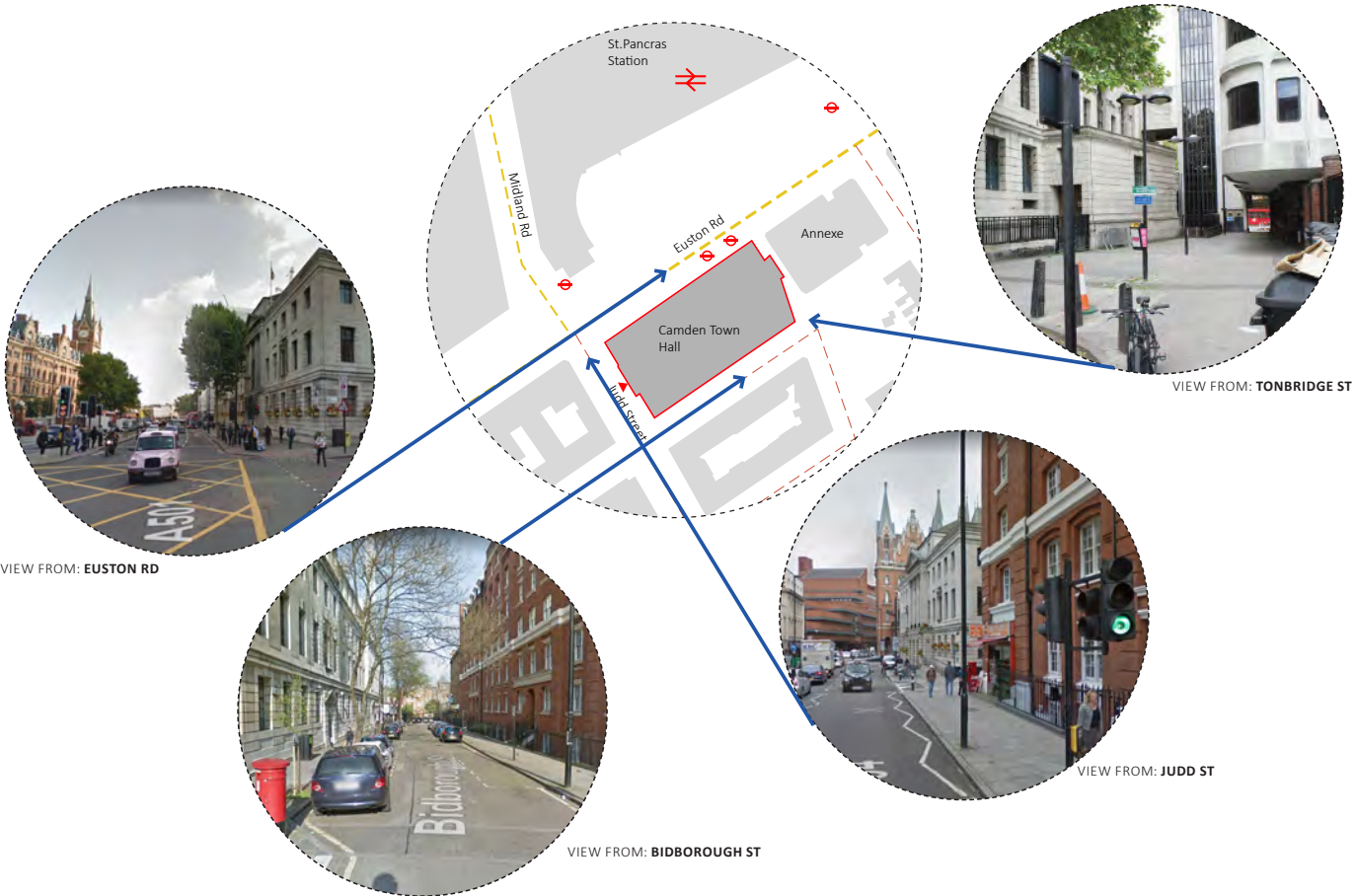
The site is subject to a number of heritage designations and also lies within the setting of many others. Camden Town Hall is itself a Grade II listed building, which means it is of national interest. There are also a large number of other listed buildings in close proximity to the Town Hall. The closest are St Pancras Chambers & Station and St Pancras Renaissance Hotel and the British Library, both Grade I listed and located on the north side of Euston Road opposite the site. The site lies at the southern edge of the Kings Cross St Pancras Conservation Area. The conservation area was first designated in March 1986, extended in 1991 to include the site. The site also lies adjacent to the northern edge of the Bloomsbury Conservation Area; this large conservation area was first designated in 1968. There are also two locally listed buildings within close proximity of the site; the Dolphin Pub and the Euston Road Tavern. All these heritage assets are identified on the adjacent designations map.

Further details of all these heritage designations can be found in the Heritage Statement.

- Site Boundary
- Grade I Listed Building
- Grade II Listed Building
- Bloomsbury Conservation Area
- Kings Cross St Pancras Conservation Area
- 01 St Pancras Chambers & Station and St Pancras Renaissance Hotel
- 02 Kings Cross Station
- 03 The British Library
- 04 Camden Town Hall
- 05 Levita House (including shops)
- 06 Nos. 22-36 Argyle Street
- 07 Nos. 7-19 Argyle Street
- 08 Nos. 27-43 Argyle Street
- 09 McGlynn's Pub and No. 1 Whidburne Street
- 10 Nos. 46-58 Argyle Square
- 11 Nos. 1-8 Belgrove Street
- 12 Nos. 36-47 Argyle Street



2.6 EXISTING SITE PHOTOGRAPHS



2.7 SITE APPRAISAL

The prominence of the Town Hall's location is characterised by its proximity to major transport hubs and the recent revival of the area as a centre for development in the commercial sector. The nearby St. Pancras International and Kings Cross stations generate huge footfall passing by the Town Hall at peak business hours and throughout the day/weekends as an arrival point for many tourists.

The excellent transport connections has made the area viable for major investment from large multi-national companies with many of the tech industries leaders choosing Kings Cross as the location for their future UK operations. This in turn has generated a large level of excitement about the area with new offices being constructed rapidly and the character of the area constantly developing. It is an excellent opportunity to generate a revenue from commercial tenants that in turn will help prolong the life of the building.

The immediate surroundings of the Town Hall are dominated with multiple significant London landmarks including The Renaissance Hotel, British Museum and more recently the renovated Town Hall Annex. The proximity to the first two buildings alone draws great attention to the Town Hall; which in its current state, sits in the background without celebrating its prominence. The views from the Northern range of rooms across to The Renaissance Hotel and British Library; particularly on the upper floors, are a major asset to the building. As such these upper floors have been earmarked for commercial office space.

Prior to the Crosstree development of the Annex building, Tonbridge Walk was a narrow, uninviting passage. The removal of the link structure will now redefine the Town Hall's situation and independence as a standalone building; encouraging a link to Bidborough Street, much quieter and more pedestrianised than the vehicle heavy Euston Road. The character of Bidborough Street is in great contrast to Euston Road with access for residents to Queen Alexandra Mansions defining its use.

3.0 EXISTING BUILDING

3.1 OVERVIEW

This section describes the existing building; illustrated by photos of existing areas, and include plans, sections and elevations together with a brief section on the opportunities and constraints of development.

3.2 DESCRIPTION OF EXISTING BUILDING (USES)

The site for a new Town Hall was acquired by the Council in 1933. They appointed AJ Thomas as architect who at one time was assistant to Edwin Lutyens and had worked on many of his buildings and monuments including the Cenotaph. Thomas designed the scheme in 1934 with construction completing in 1937. His contract drawings show that the functions and locations of key spaces within the building as originally conceived have changed little in the intervening years. Approximately a third of the volume of the building accommodated a new Assembly Hall, now called the Camden Centre, with direct access from the adjacent Council Chamber at First Floor level. This, together with its associated committee and members rooms and Mayor's parlour remain more or less intact and have been in continuous use since the building was first constructed. All these Civic rooms have been designed around a grand staircase in Carrara marble which descends to the principal entrance on Judd Street.

The remaining floors have always been occupied by various Council department offices while the basement contained supporting Council functions, plant rooms to the Camden Centre above, and in more recent years, archive rooms. The Camden Centre still retains a community use with its large foyer accessed from Bidborough Street. The principal entrance to the building remains off Judd Street providing access directly to the grand staircase. Remaining ground floor areas now incorporate registry and registrar's departments and Marriage Suites. The whole building is in Sui Generis Use.

The existing building is a stone clad steel framed construction. Its roof scape comprises four individual pavilions; again clad in stone, with Westmorland slate roofs laid to diminishing courses. The four pavilions are set within flat roof areas and joined by single storey corridor links.

Thomas created a well proportioned Neoclassical building; using a Corinthian order, with attached columns set on a podium comprising rusticated stonework. The whole echoes Lutyens's Neoclassical work of the period, but is less flamboyant.

Most of the windows are original - steel framed casements with some timber sashes. Internally the general finish remains painted plaster, polished hardwood and block flooring, with some panelling finished both in marble or oak in the finer rooms. A state-of-the-art heating and cooling system was originally installed, concealed behind panelling in committee and members rooms but this has long ceased functioning having been replaced by a radiator system.

3.3 EXISTING PHOTOS

3.3.1 Exterior



Fire escape on Euston Road elevation



Existing public realm and access arrangement to Camden Centre on Bidborough Street



Existing corner of Tonbridge Walk / Bidborough Street



Existing Camden Street entrance from Bidborough Street



Existing access ramp to Judd Street entrance



Existing view of Judd Street entrance



Existing view along Bidborough Street



Existing Euston Road elevation

3.3.2 Interior



Existing view of Camden Centre Assembly Hall



Existing Council Chamber



Existing grand stair between ground and first floor Civic and Democratic spaces



Back of House office space at ground floor



Existing timber panelling partitions at Second Floor



Existing circular reception desk in Judd Street entrance

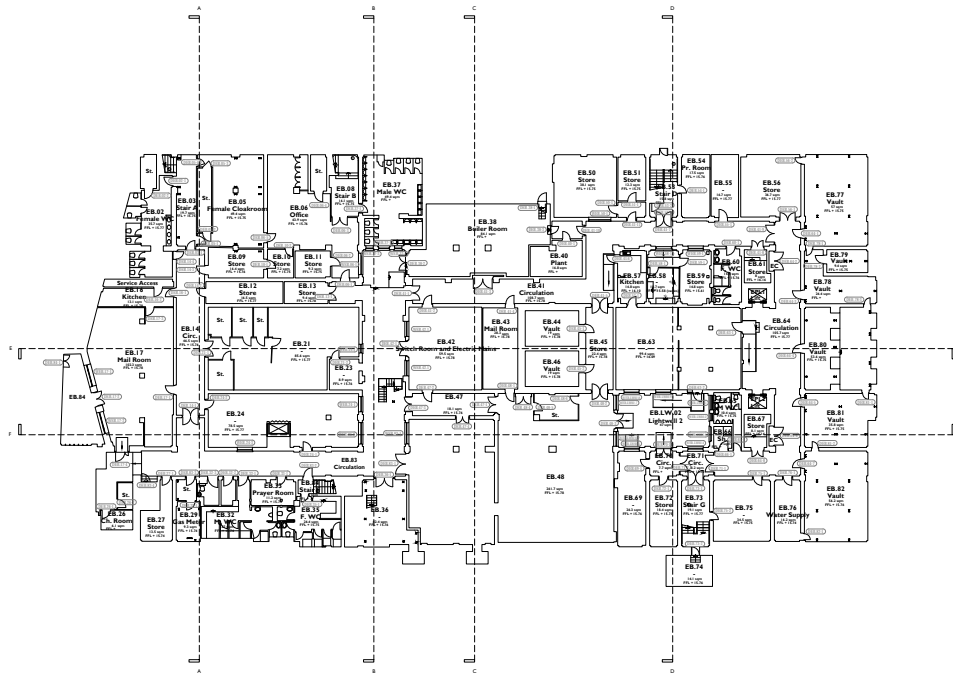


Existing corridor at ground floor

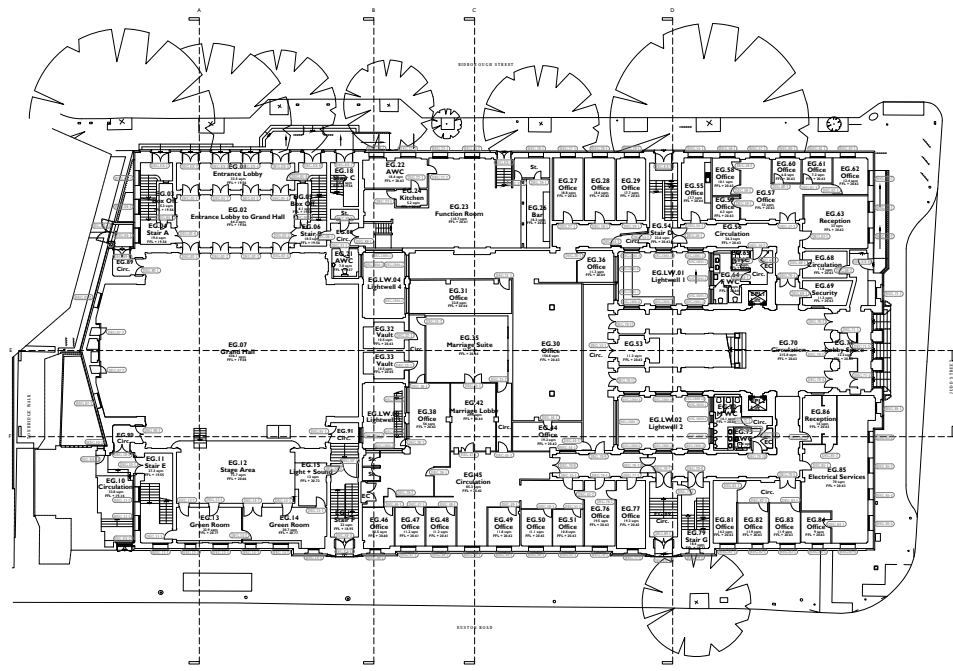


Existing office space at basement

3.4 EXISTING PLANS, SECTIONS, ELEVATIONS

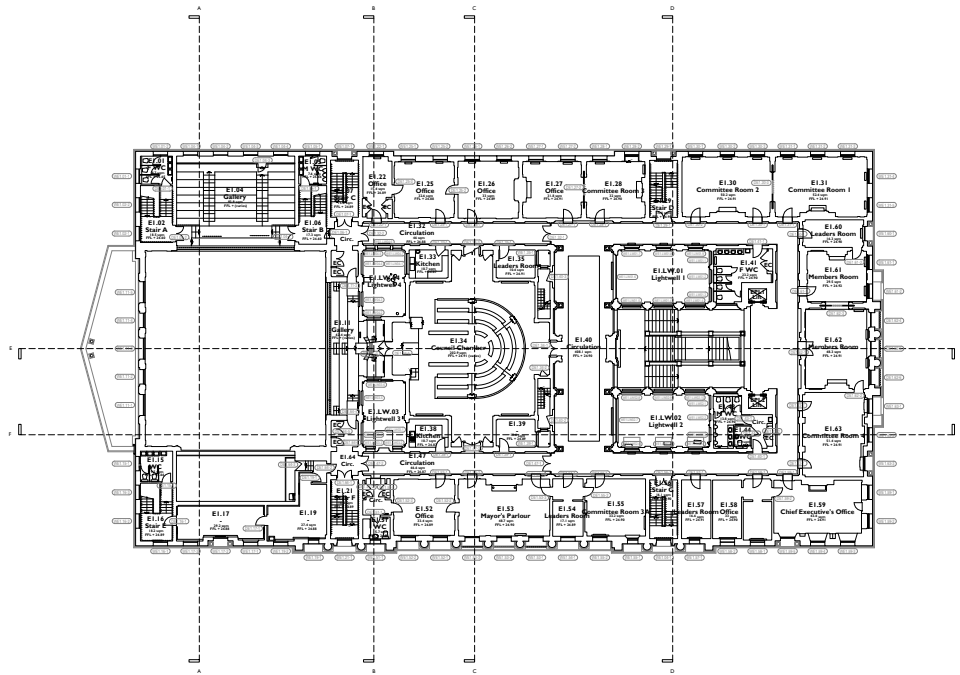


I **EXISTING BASEMENT FLOOR LEVEL PLAN**
90000 1:200 @ A1

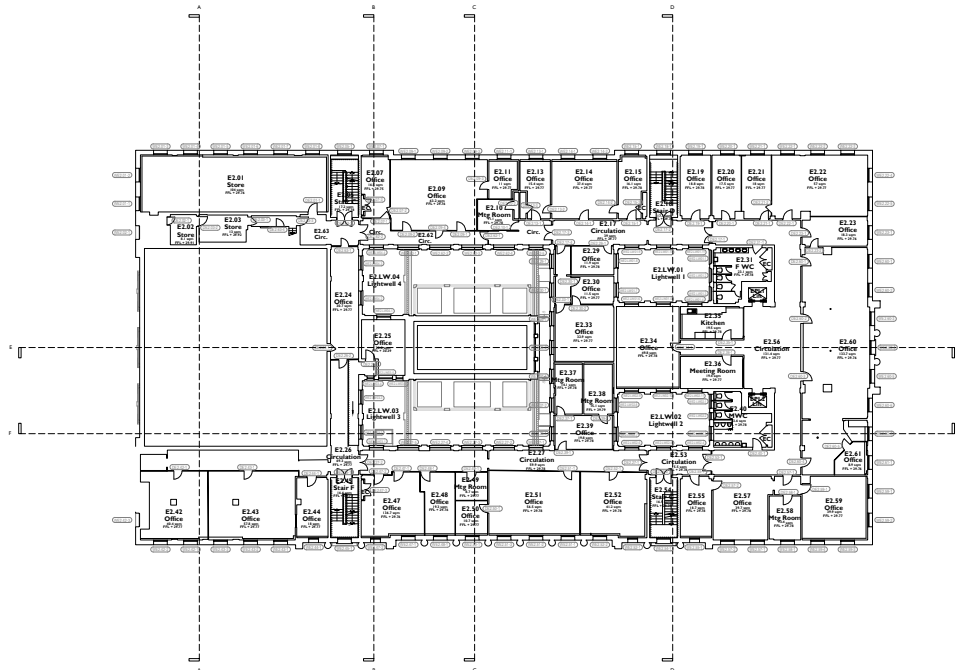


I **EXISTING GROUND FLOOR LEVEL PLAN**
90001 1:200 @ A1



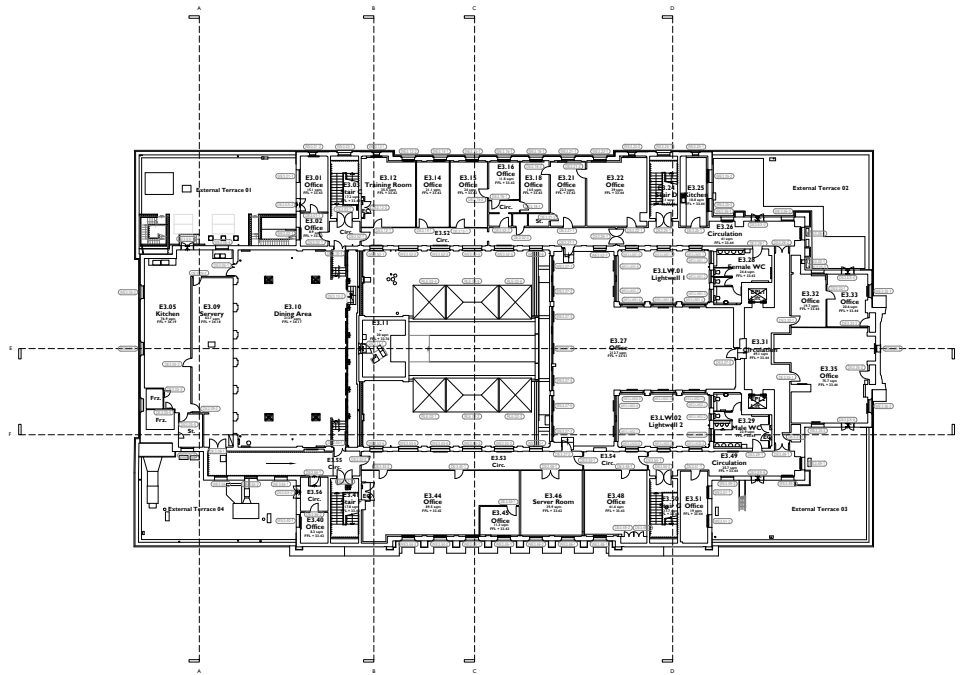


I
90002
EXISTING FIRST FLOOR LEVEL PLAN
1:200 @ A1

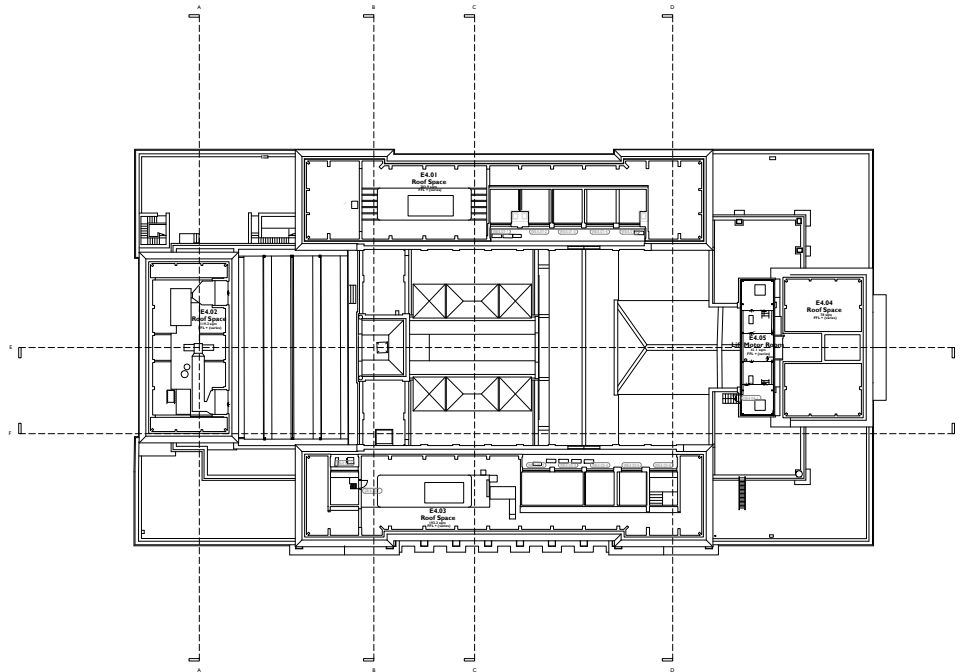


I
90004
EXISTING SECOND FLOOR LEVEL PLAN
1:200 @ A1

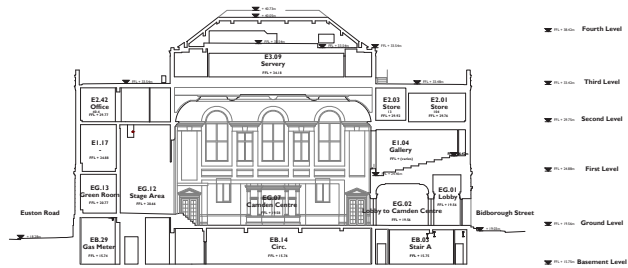




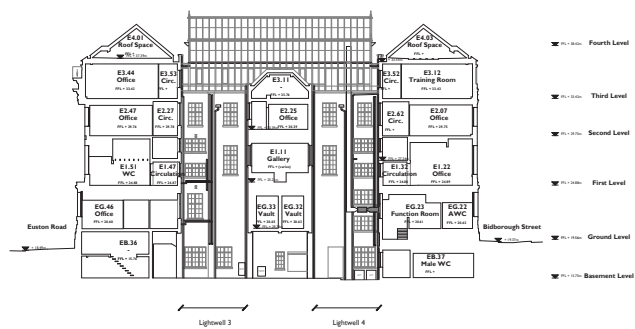
EXISTING THIRD FLOOR LEVEL PLAN
1:200 @ A1



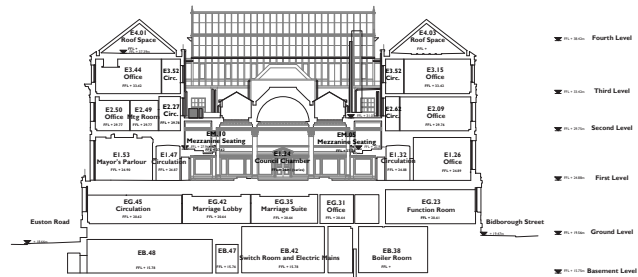
EXISTING FOURTH FLOOR LEVEL PLAN
1:200 @ A1



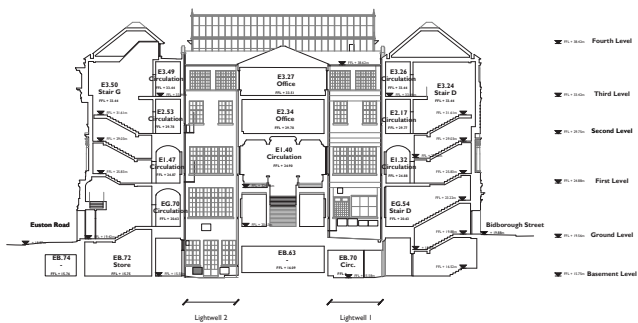
I
90200
EXISTING SECTION A-A
1:200 @ A1



I
90201
EXISTING SECTION B-B
1:200 @ A1

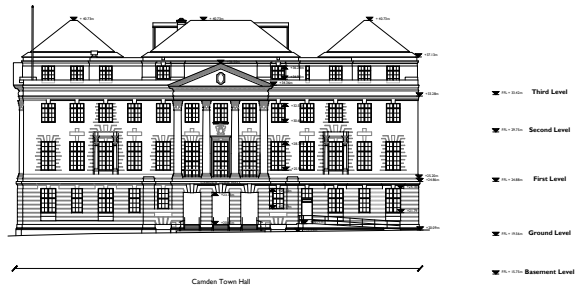


I
90202 **EXISTING SECTION C-C**
1:200 @ A1

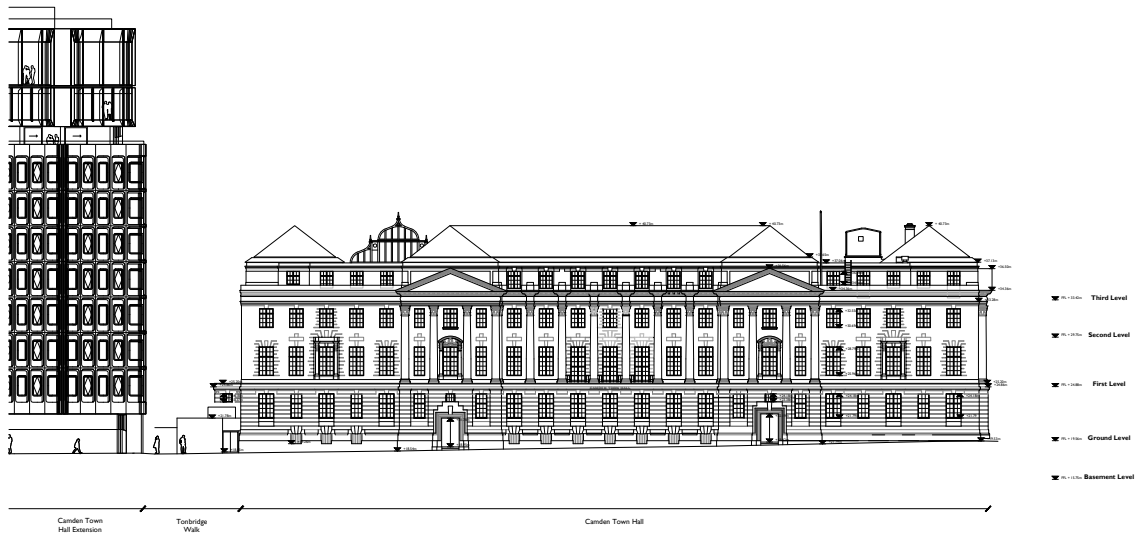


I
90203 **EXISTING SECTION D-D**
1:200 @ A1

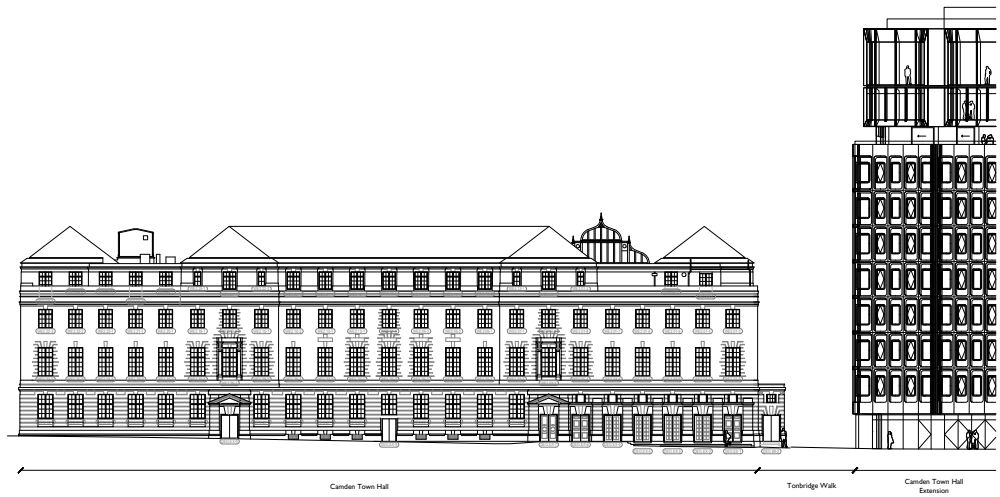




I
90100 **GA EXISTING JUDD STREET ELEVATION**
1:200 @ A1



I
90101 **GA EXISTING EUSTON ROAD ELEVATION**
1:200 @ A1



I
90102 **GA EXISTING BIDBOROUGH STREET ELEVATION**
1:200 @ A1



I
90103 **GA EXISTING TONBRIDGE WALK ELEVATION**
1:200 @ A1

3.5 OPPORTUNITIES AND CONSTRAINTS

Opportunities

Before even entering the Town Hall, the prominence of its location presents itself as a major opportunity to once again establish itself as a symbol for the community in an increasingly commercialised area. Despite seeking to attract commercial tenants, the building should be welcoming to those it was originally intended to serve – the local residents. They should take pride in knowing that their building has been carefully restored and is a beautiful venue to visit.

The prominent location also presents an opportunity to provide highly desirable office space that draws from many significant transport links and gives exceptional views of the neighbouring Renaissance Hotel and British Library. With these views presenting such an attraction, the floor areas identified as commercial office space should be developed to provide maximum flexibility in use to appeal to the widest range of tenants.

Looking back to the archive plans, there is great strength in the building's arrangement thanks to the four lightwells enforcing a strong symmetry. This; in conjunction with the classical referencing, provides a great starting point from which to set out the building and its ordering. The lightwells further provide opportunity to explore the verticality of the building and connect the various uses at each level either physically or visually as an aid to wayfinding.

The existing fabric to the Civic and Democratic spaces although needing much repair in places, provides a great basis in which to develop a scheme that celebrates the ceremony of community function and politics. Intricately detailed and decorated marble and timber to the floors and walls and vaulted and corniced ceilings can be referenced when designing new public facing spaces.

The current layout surrounding the Camden Centre allows for this to be developed to be operated as a separate standalone function within the envelope of the Town Hall.

Constraints

With the Town Hall being Grade II Listed, all works must carefully consider the impact on the existing historic fabric, use and status as a community building. It is important that the need to maximise commercial profitability doesn't come at the expense of its status as a public Town Hall. In terms of harm to the fabric, great care should be taken not to significantly alter the existing external appearance without offsetting any change with benefit to the usage and life of the building.

The current state of the building shows that much of the mechanical and electrical servicing has been added ad hoc throughout the Town Hall's history. This presents a challenge in re-servicing the building in order to chase or conceal new cabling and pipework into any historic fabric. In particular, the Democratic spaces at first floor level require servicing strategies that work to deliver minimal impact to the extensive timber panelling and plastered ceilings. The challenge is in modernising the performance of the building whilst respecting its historic fabric in terms of environmental upgrades, accessibility and regulatory requirements.

4.0 DESIGN OBJECTIVES AND EVOLUTION

4.1 DESIGN OBJECTIVES AND BRIEF

The Council's brief for the project team is to improve and upgrade the Grade II listed building while finding new uses to operate alongside the remaining Town Hall functions. The development, which will refurbish and re-purpose the Town Hall, has been designed to meet the following objectives:

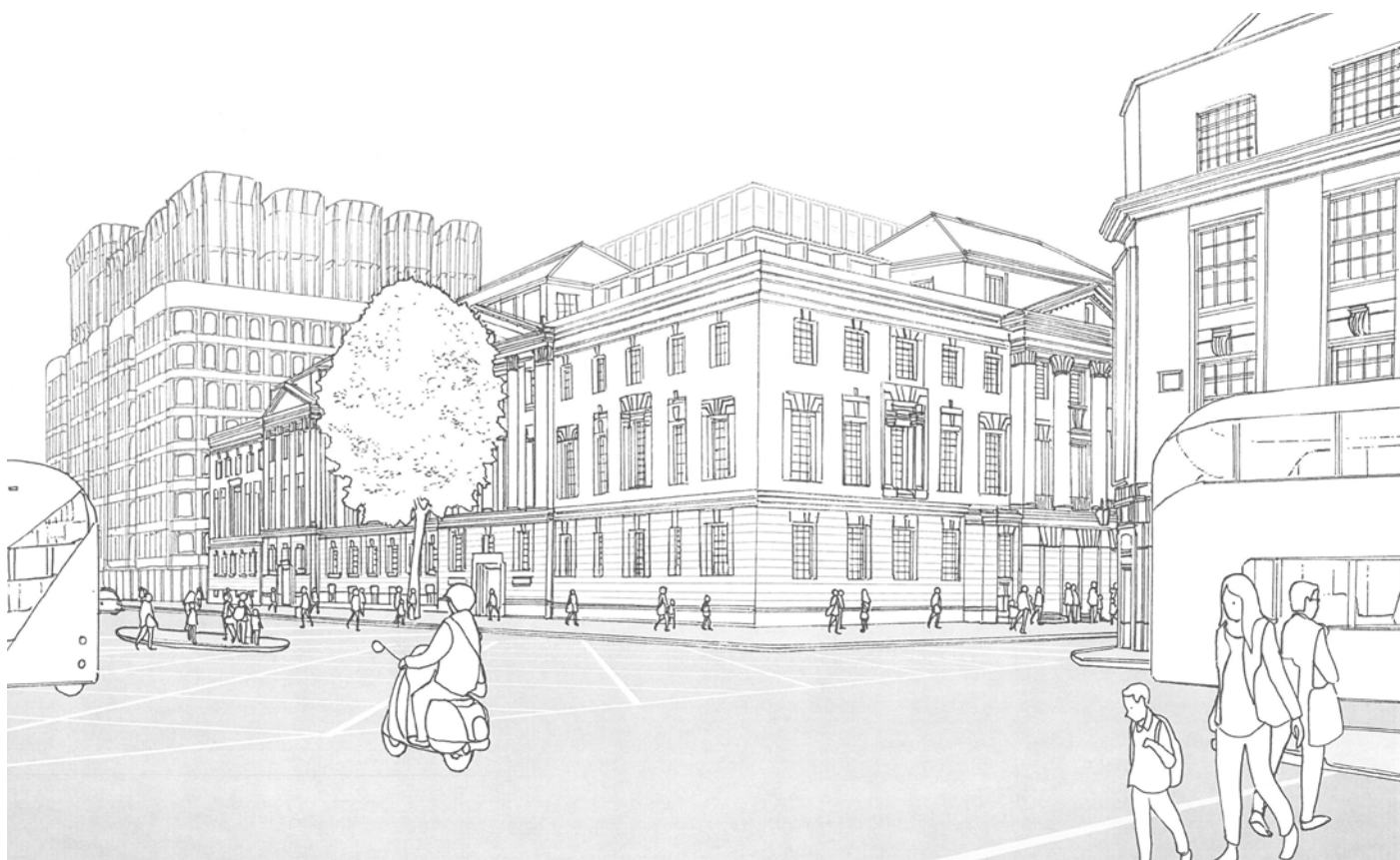
- Restore and refurbish the Grade II listed building to ensure its longevity as a historic asset
- Retain and modernise the civic and democratic function spaces to improve access to and running of public services
- Improvement of registrars' facilities, providing new and improved wedding suites and refurbished spaces for registering births, marriages and deaths
- Provide lettable commercial office space to unused areas at Second and Third Floor levels
- Refurbishment of the former Camden Centre to provide lettable event space
- Provide Incubator/SME office space at Basement to support new businesses and create employment opportunities
- Aim to meet BREEAM excellent target to improve the sustainability and energy efficiency of the building, reducing the long-term running costs of the building
- Upgrade of services to meet modern standards and support reuse of building
- Upgrade of facilities to meet the current London Plan such as bike and refuge storage.
- Improve security of the building, working to the principles of Secured by Design, with the aim to comply where possible - acknowledging that full certification will not be achievable due to the nature of the historic building.

4.2 EVOLUTION OF THE DESIGN PROPOSALS

4.2.1 Design Evolution

Design is a process. A process by which the functional and the creative aspirations of a project manifest in many forms to be interrogated with visual and verbal critique. This process of iteration seeks to test ideas through drawings, visuals and technical investigations to develop a solution that best aligns with the client and user aspirations.

The intricacy of Camden Town Hall is in its many stakeholder groups, each requiring careful consideration throughout the design process. A key challenge presented to the design team has been how best to balance the commercial targets for maximising space with attracting tenants in an area of notably high-quality commercial architecture and all whilst retaining the character and significance of the existing building. The process itself was formalised and punctuated by five pre-application presentations to local planners, conservation officer and Historic England, and a number of stakeholder engagement meetings (incl. public consultation) with public and local interest groups, encouraging a steady progression and refinement of the proposals.



Streetscape perspective showing fourth floor rooftop extension and third floor corner infill extensions

4.2.2 Pre-Applications

During the design evolution and scheme development, the team engaged in several Pre-Application consultations with the Planning and Conservation officer and Historic England. The Pre Application process was important to ensure that the planning officers and the project team were aligned in terms of design aspirations and the potential proposals for the existing historic building.

The following summarises the dates of Pre-Application meetings and the feedback received from both the Planning and Conservation officer along with Historic England.

Pre-Application 01 – 02.05.18

- Summary of scheme adopted from Tony Fretton
- Description of key moves
- Proposed structural strategy of installing steel towers within the existing lightwells and minimal impact to existing fabric
- Proposed services strategy to target BREEAM excellent

Feedback received – 02.05.18 (recorded in meeting note)

Pre-Application 02 – 04.07.18

- Further description of key moves incl. third floor infills
- Greater articulation in fourth floor design to reference the four existing lightwells and creation of openings for rooflights to bring light into third floor
- Further detail of strategy for reusing lightwells

Feedback received – 20.07.18

Pre-Application 03 – 24.08.18

- Greater explanation for defining the new entrances to Bidborough Street, Judd Street and Tonbridge Walk
- Proposed designs for Office reception and SME workspace showing new lift core in repurposed lightwell.
- Strategies for removal of fabric in open plan offices
- Design Development of fourth floor extension

Feedback received – 12.09.18

Pre-Application 04 – 19.12.18

- Overview of revised scheme following the removal of the Fourth Floor
- Camden Centre - overview of proposals and interventions incl. preferred tenant info
- Further detail and justification given for the Judd Street entrance revolving door and reception openings
- Option appraisal and further justification provided for the opening up of floor plate in Office / SME entrance lobby
- Strategy for services integration in the significant spaces in Civic and Democratic areas.

Feedback received – 07.01.19

Pre-Application 05 – 04.02.19

- Further information provided for the alterations at roof level including 3rd floor pavilion extension and proposed plant locations
- Further detail provided for the rooflights over lightwells and related fire strategy
- Camden Centre – overview of revised scope
- Further detail and justification for 2No. new doors in Tonbridge Walk elevation

Feedback received – 22.02.19

4.2.3 Public Consultation / Stakeholder Engagement

An inclusive and responsive approach to public consultation has been undertaken on the proposed scheme between May 2018 and April 2019.

Refer to the Statement of Community Involvement which outlines the full consultation approach, key findings and outcomes.

The objectives of the pre-application consultation process are set out below:

- To engage local residents and a wide range of stakeholders to discuss and secure comments on the evolving proposal;
- To explain the aims behind the proposals and how they would benefit the area, exhibiting as much detail as available at the time;
- To conduct a targeted consultation, engaging with local politicians, residents, businesses and other stakeholders;
- To provide opportunities for people to express their views through various communications channels, including meetings, comments cards, face-to-face discussions, email, online and phone;
- To understand the issues of importance to stakeholders and to seek to address these in the proposals ahead of submission of the application;
- To ensure the Applicant and consultant team engaged directly with the public, reflecting the commitment of the team to consult and understanding people's views; and
- To incorporate comments where possible into the proposals and to respond to all comments received.

Public Consultation

The Design team and the council consulted with the local community on the proposals. This included a public exhibition in September where the local community was able to meet the project team, ask questions and provide feedback on the scheme. The public exhibition was held on the following dates:

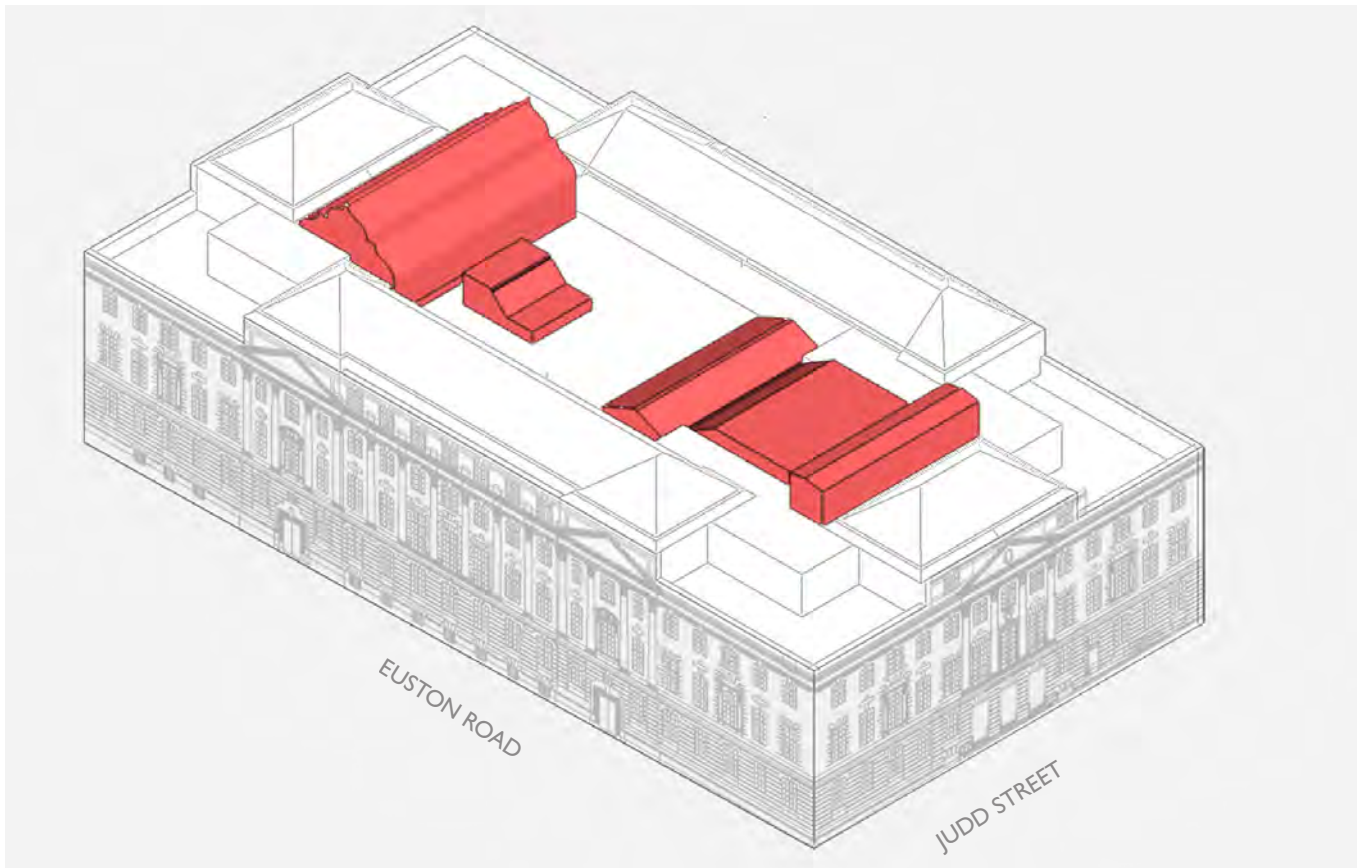
- 19th September 2018
- 20th September 2018
- 22nd September 2018

Stakeholder engagement

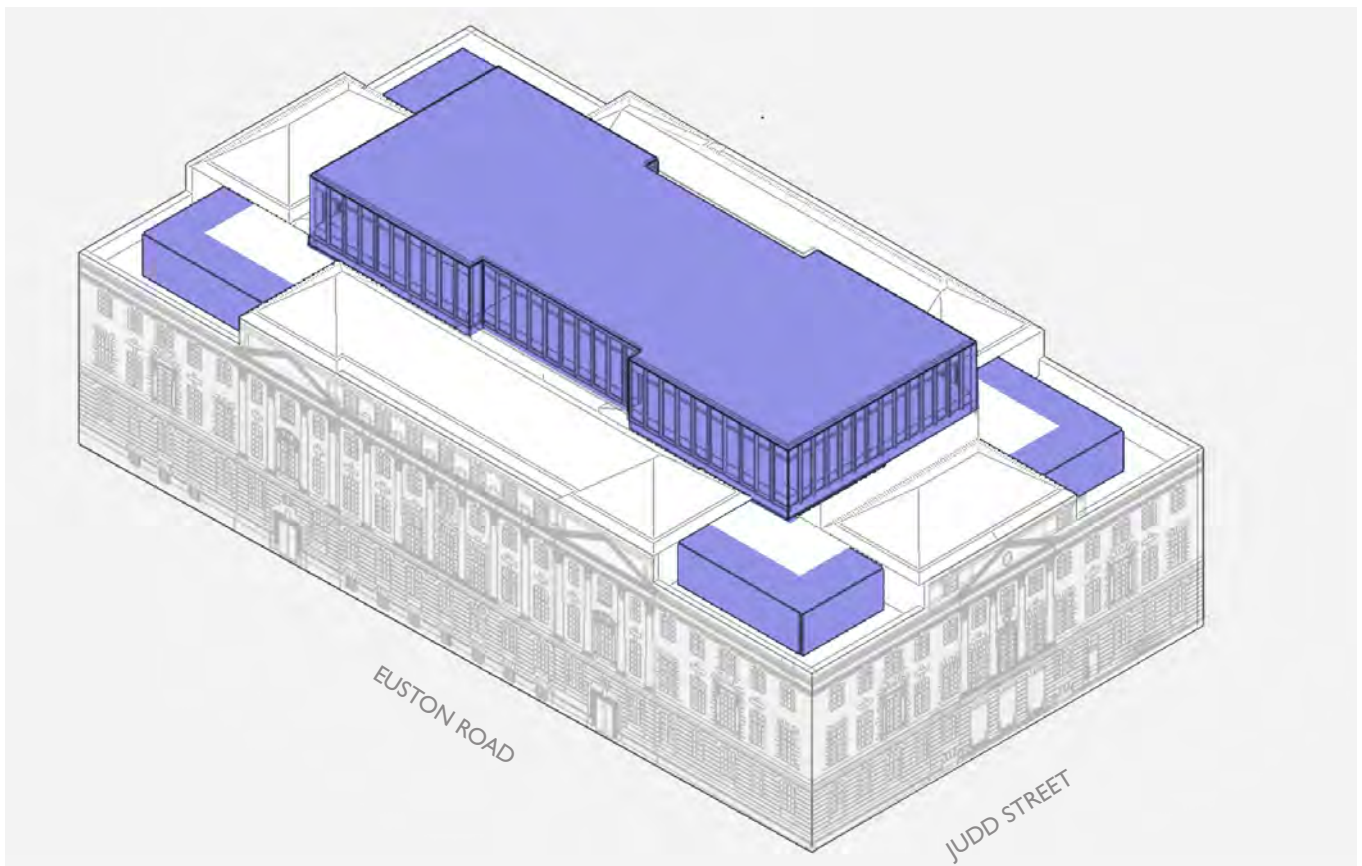
Stakeholder engagement meetings were arranged with a number of local interest groups in order to present the proposals and receive feedback during the design development process. The key groups below had meetings with the project team:

- Camden Cyclists
- Bloomsbury Conservation Area Advisory Committee
- RNIB
- British Library
- Urban Partners
- Queen Alexandra Mansions Residents
- Argyle Primary School

Refer to the Statement of Community Involvement for full details of consultations carried out.



Existing massing



Previous proposed massing showing 4th floor rooftop extension and third floor corner infill extensions

KEY:

- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED ADDITIONS

4.2.4 Design Development throughout Consultation Process

Fourth Floor

With early Client aspirations looking to maximise lettable floor area in the Town Hall, a fourth floor extension and corner infills to the third floor terraces were proposed to create additional commercial office space.

The raised vantage from the new fourth floor would provide exceptional views of St. Pancras International, The Renaissance Hotel and British Library opposite; a major draw for potential tenants. The new corner infills at third floor were rejected at the second pre-application presentation under the advice of LBC for their damaging impact on the existing building as viewed from street level.

Structure

In order to maximise the profitability of the fourth floor extension, the proposed floor plate extended over the existing lightwells. A new steel tower structure would span from within each lightwell from basement to the new roof level, from which the fourth floor extension would be suspended. This would avoid intrusive work in bearing onto the existing structure. Where natural light would have been lost, artificial lighting rafts were proposed and cutaways in the new floorplate created for rooflights to third floor.

Removal of Fourth Floor

Through stakeholder meeting and public consultation, it was understood that the overall view of any rooftop extension would be too harmful to the existing building, the character of the locale and detrimental for those living nearby in obstructing their views. When assessed against the potential benefits of commercial profitability, the harm was greater than the possible benefits and the decision was made by the client to remove the fourth floor extension.

5.0 PROPOSED SCHEME

5.1 KEY PROJECT OBJECTIVES

The proposals seek to improve and upgrade the Grade II listed building, while providing new uses to operate alongside the remaining Town Hall functions. The project will be to refurbish and re-purpose the Town Hall building, and will involve works in connection with the renewal and adaptation of the structure and building services to all existing floor levels. The key project objectives include:

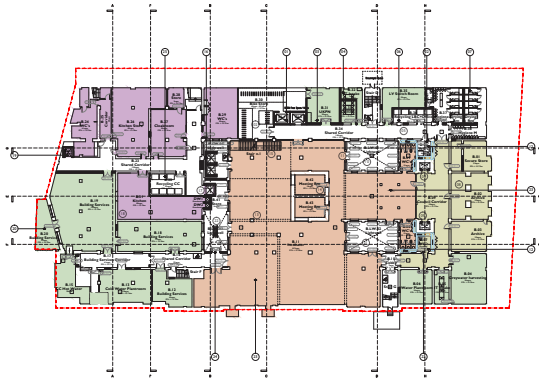
- Providing LBC a business case for new long-term viable use of the listed building
- Providing alternative uses for the building following the Council's decant of Town Hall offices to 5 Pancras Square
- Retention and upgrade of the Civic and Democratic functions within the Town Hall
- Restoration of the Grade II listed building
- Upgrade and replacement of services and plant
- Achieve a target of BREEAM 'Excellent'

5.2 PROPOSED USES

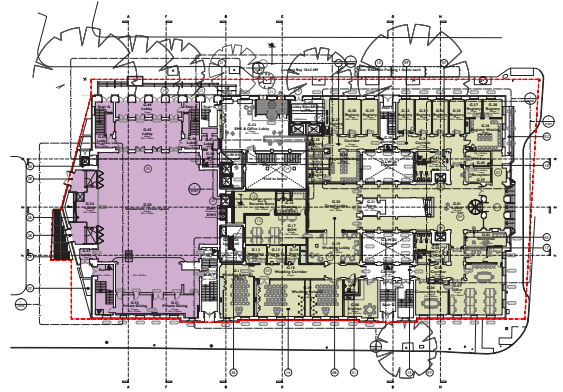
The application seeks a part change of use from Sui Generis Town Hall to B1 office space, retention of the Civic and Democratic uses and the change of use of the Camden Centre from Sui Generis to D2 events space.

The breakdown of proposed uses are as follows:

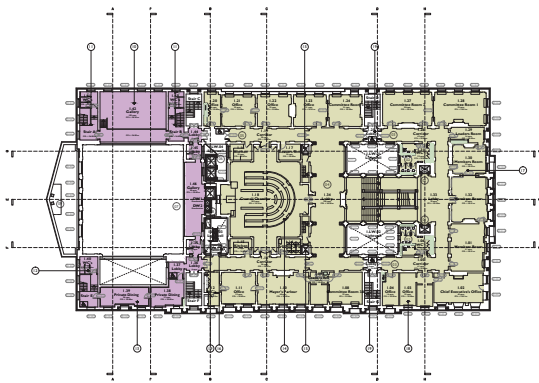
- New SME co-working space provided at Basement level
- Refurbishment of the Camden Centre into a tenant operated events venue
- Retention of Camden Council Civic and Democratic functions on Ground Floor, First Floor and Basement
- Commercial office accommodation on Second [refurbishment] and Third [refurbishment and new infill extension]



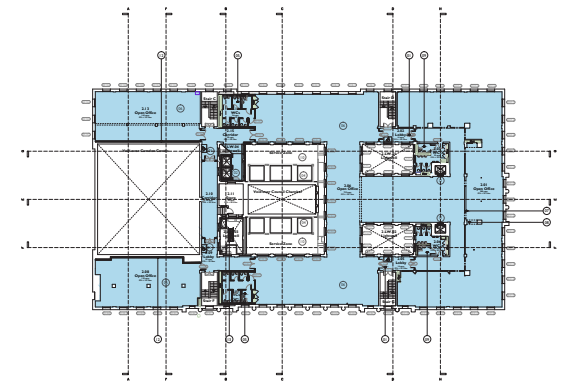
Basement



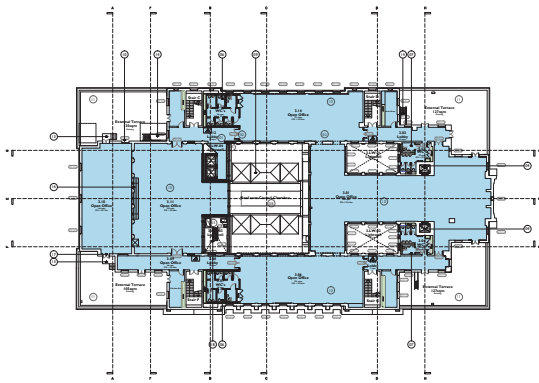
Ground



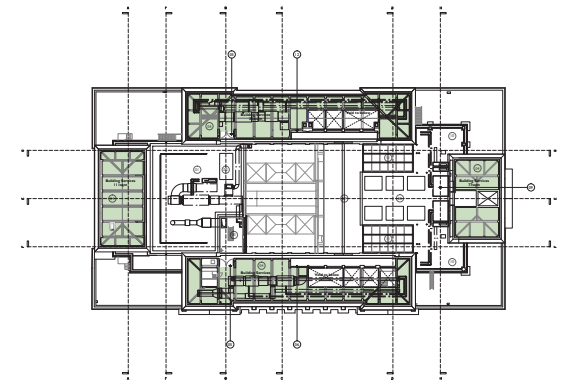
First



Second



Third



Fourth

- Usage - Camden Centre
- Usage - Commercial Office Space
- Usage - Incubator / SME Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas

5.3 KEY MOVES

The proposals include works to improve the Judd Street entrance and reception, reorganisation of the registry and marriage suites, technological improvements to the Council Chamber on First floor, alongside sensitive conservation repairs to the most historically significant spaces.

A new commercial office entrance is proposed on the Bidborough Street elevation to provide access to the Second and Third floors which will be converted to commercial office space and the Basement which will be converted to an SME workspace for small and medium sized companies. A new lift core will be located in the south east lightwell to provide dedicated access to these floors.

The Camden Centre will be let commercially to a new events company who will continue to operate the space operating a range of commercial events. New entrances are proposed on Tonbridge Walk, alongside new lift and new stairs. The new tenant has proposed a package of measures to enable community groups to continue to use the space, further details are included in the Planning Statement.

To summarise the key moves:

- Civic and democratic functions at Ground and First floors reordered and upgraded including the conservation repair of significant interiors and sensitively designed interiors for new spaces such as wedding suites;
- New, combined entrance on Bidborough Street for commercial office at Second and Third floors and office space for Small and Medium-sized Enterprises (SME) at Basement, which requires localised lowering of the floor to facilitate level access and a void to improve light levels to Basement accommodation;
- Conservation repairs to significant interior features at Basement, Second and Third floors;
- Improved vertical circulation, consisting of upgrade to existing lifts, which will provide access between Ground and First civic functions, installation of two new passenger lifts in south-east lightwell and a new staircase to the Basement SME office space;
- Re-servicing the building, which includes removal of redundant services and plant and installation of new services to improve the environmental attributes of the building;
- Improvements to the appearance of the lightwells through removal of services and conservation repairs and cleaning;
- Removal of the Late-20th century rooftop conservatory and a new sensitively-designed Third floor infill pavilion;
- Provision of a new entrance to the Camden Centre from Tonbridge Walk, which requires the localised lowering of the floor, new stairs and platform lift and draft lobby screening;
- Installation of new lift in the Camden Centre and removal of the raked seating to its galleries to facilitate accessibility;
- Conservation repairs to significant interior of Camden Centre; and
- Repair and upgrading of the existing windows and installation of a sensitively-designed bespoke secondary glazing system.

5.4 TRANSPORT SERVICING AND ACCESS

The Camden Town Hall site is bound by Euston Road to the Northwest, Judd Street in the west, Bidborough Street to the southeast and Tonbridge Walk to the northeast. There is limited existing public realm due to the fact that the site is bound by main access roads and had previously connected to the adjacent Annex building.

5.4.1 Vehicle Access

The site is located in an area with excellent public transport provisions, Public Transport Accessibility Level (PTAL) 6b, and therefore, the building will remain a car free development. The vehicle access strategy is largely unchanged with the existing provision of a minimum of two accessible bays and one business permit holder bay on Bidborough Street. Three resident parking bays on Bidborough Street will be relocated to Tonbridge Street to accommodate a new loading bay in lieu of the former servicing, deliveries and refuse collection area at the Town Hall Annex extension. The motorcycle parking area on Bidborough Street will be transformed into a footway to allow for alterations to the stepped/ ramped access to the Camden Centre. No replacement is required of the motorcycle parking bay as there are excess provisions in the surrounding area.

5.4.2 Cycle / Pedestrian Access

No change of public rights of way in the surrounding network are

proposed for the development. Adequate number of long stay cycle parking storage will be provided within the basement of the building and short stay cycle parking bays will be located on Bidborough Street and Judd Street.

5.4.3 Entrances and Service Access Points

The primary entrances to proposed uses are as follows:

- Judd Street entrance to LBC Civic and Democratic Areas
- Bidborough Street entrance to the Office/SME Lobby
- Tonbridge Walk to be the main entrance/egress to the Camden Centre
- Bidborough Street to be retained as the original entry/egress to the Camden Centre
- All Primary entrances allow for ramped or level access

The secondary entrances/exits to proposed uses are as follows:

- Fire escape exit points via 7No. existing stair cores onto Euston Road and Bidborough Street

The services access points are as follows:

- Refuse collection for LBC and Office uses via refuse lift onto Bidborough Street
- Refuse collection for Camden Centre via refuse lift onto Tonbridge Walk
- Access to bike store at Basement via bike lift from Bidborough Street

Refer to the Transport Statement/ Assessment for further details.

