

## 5.0 THE EXISTING BUILDING

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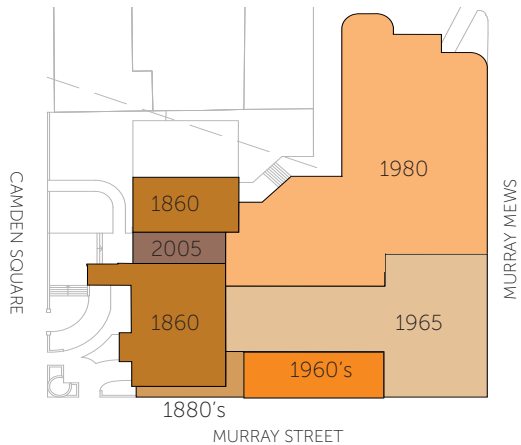


# 5.0 THE EXISTING BUILDING

## 5.1 HISTORIC DEVELOPMENT

The Villa's at No's 50-52 were built in the mid- 19th century, and since then have been altered and extended multiple times as required by the change of use from residential property to community Centre. Image 01 on the right illustrates how much of ornament that is evident today on No's 51&52 has been added over time. Notably, the external stairs leading to No.52 was removed when No's 51&52 were merged into one property. Since then the southern white rendered bay has been removed, leaving the attractive bay window alongside it. Since the 1960's the 2 storey Kennedy Hall & the McNamara Hall function space was constructed, with the space between in-filled with WC's & kitchen facilities.

For an in depth analysis of the site and its history refer to RPS Groups Heritage Report as part of this planning application.



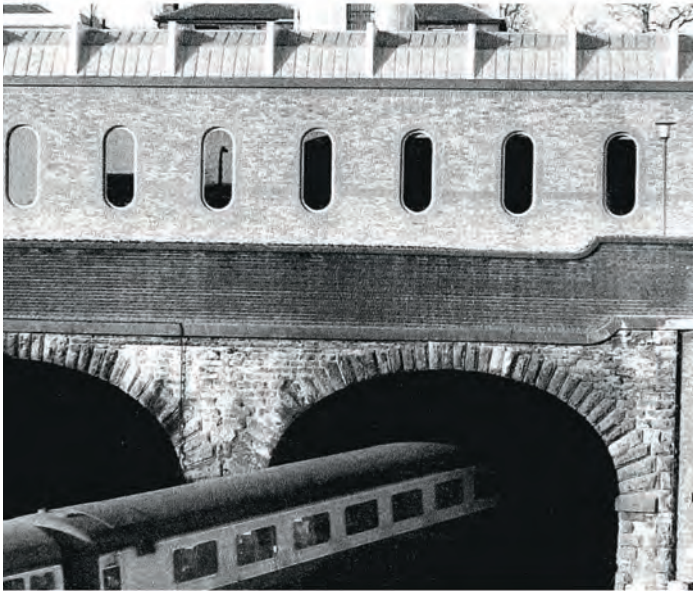
Murray Street with brick Coach House- 1950's



Construction of the Kennedy Hall - 1964



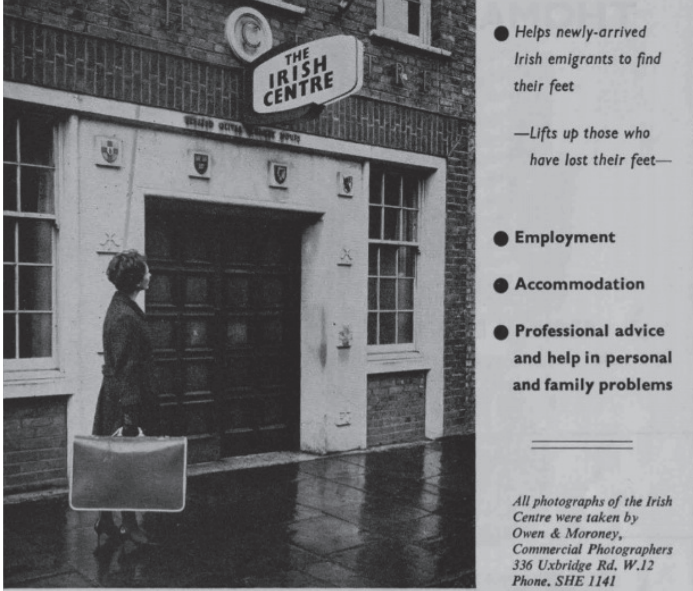
Villas prior to restoration works- 1975



McNamara Hall finished - 1980



Irish Apprentices building new walls in front of No.51/52 - 1987



Historic main entrance to the LIC on Murray Street



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## 5.2 EXTERNAL ENVELOPE

The external façades that make up the LIC vary in style, quality and material. The existing Villas along Camden Square are loosely based on the grand double Villas on the opposite side of the Square, but have had ornament applied over the years. The narrow 2 storey extension that adjoins the brick pitched roof extension of the late 19th century has been rendered and absorbed into the composition of the Villas, although it was initially exposed brick to match the Murray Street building.

The extensions along Murray Street present 3 separate buildings with punch hole windows set into brick or rendered façades.

The McNamara Hall is constructed from red brick with a metal standing seam roof that adjoins the white rendered building along Murray Mews.

The condition of the façades vary, with much work needed to the Villas and the white rendered extension along Murray St/ Murray Mews. The roofs above the WC/Kitchen infill are in need of repair, with much of the plant equipment now redundant.

The roofs to No's 51&52 are in poor condition and require replacement in many locations. Much of the timber flashing around the glazed extension & Villa need replacement, as well as the majority of the downpipe & gutters throughout.



View of No's 51 & 52 from Murray Street



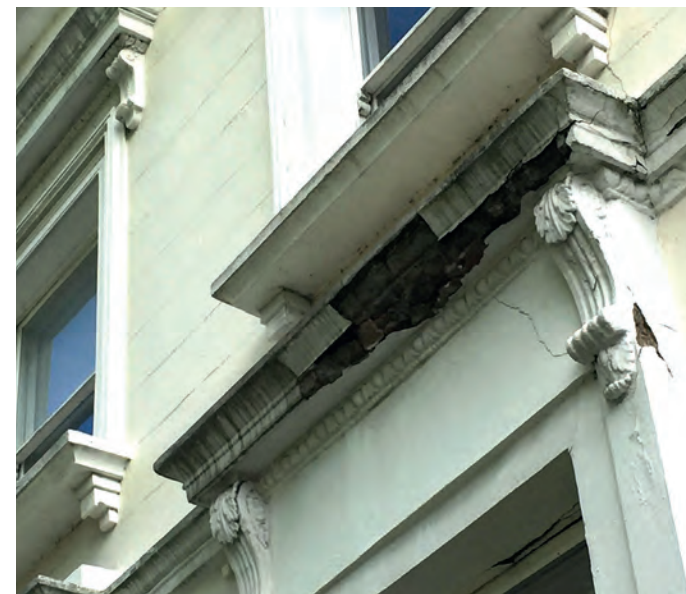
View of rendered side extension to No.52 on Murray Street



View up Murray Mews with LIC on the left



View from roof looking at rear of glass extension & No. 50



Detail view of the Villa facade in very poor condition



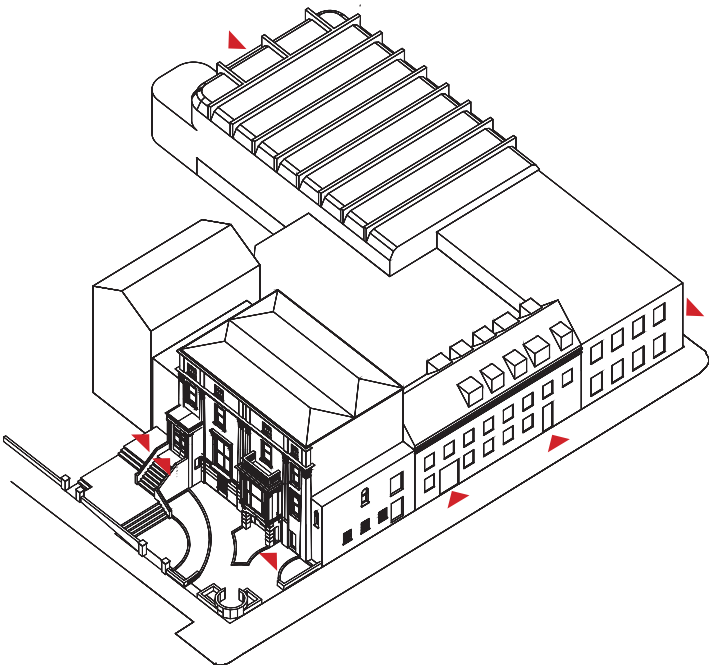
View of McNamara Hall along Murray Mews



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## 5.3 ENTRANCES

The existing building currently has 6 operational points of entrance, used for the different user groups within the charity. Having multiple entrances causes a variety of issues for a community Centre, from security and safeguarding problems, to segregating the community groups so that there is little opportunity for the full community to come together in the building. It also causes confusion for visitors on which entrance is the main entrance, a big issue in the current layout.



Entrance to LIC charity reception



Entrance to Hub cafe/bar - main entrance



Murray Street entrance - historic main entrance to



Entrance to Library



Entrance to Kennedy Hall on Murray Mews



Service/ Delivery entrance along Murray Mews



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## 5.4 CIRCULATION

The connection between the main entrance within No.51 and the primary function rooms is too narrow to handle the larger quantities of people, in particular when exiting the building after an event from the McNamara Hall.

The current configuration causes a bottleneck around the main corridor and bar area, which results in many of the building users exiting at once. This results in concentrated periods of noise onto Camden Square, and the surrounding residential areas.

We propose to make a sequence of spaces that vary in size to guide the flow of people after events to gently move them through the building, to avoid the issues noted above.



Hub cafe/bar within the main entrance to the LIC



Narrow corridor leading to the McNamara Hall



McNamara Hall prepared for large event

The diagrams below outline the main public routes on the primary floor of the Centre. The image on the right illustrates the issue with the current routes and how this affects how people leave the building.

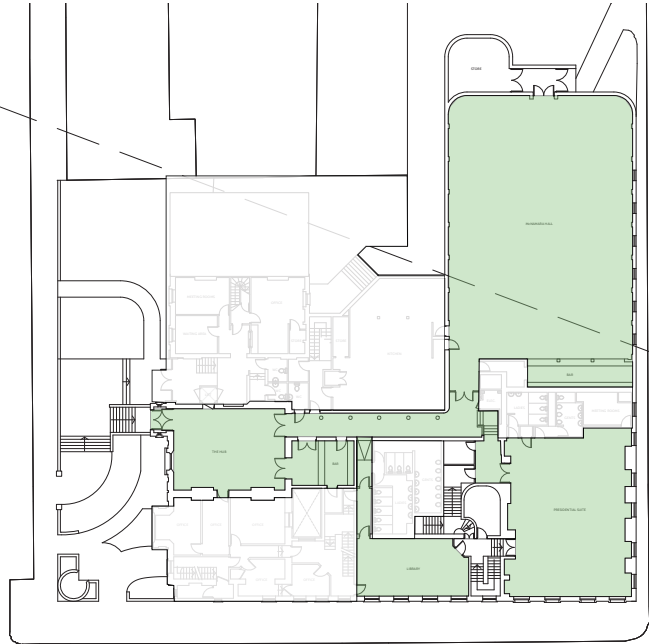


Diagram - main public spaces on first floor

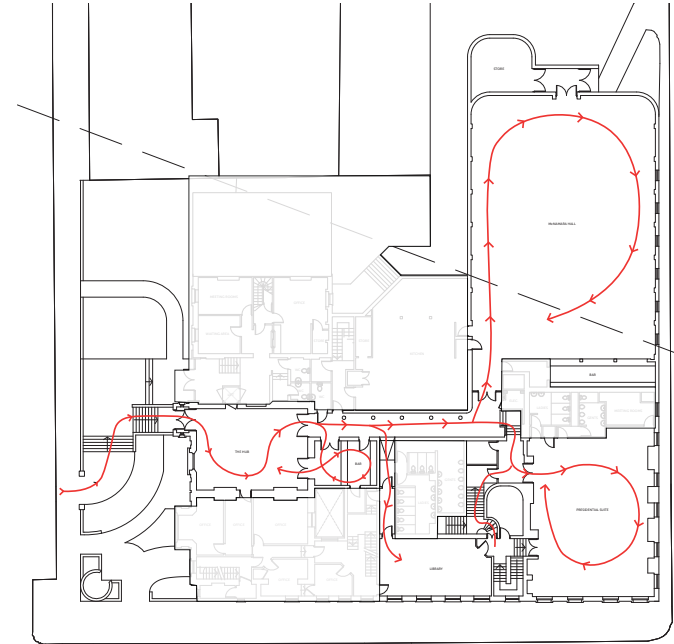


Diagram - route taken between main public spaces

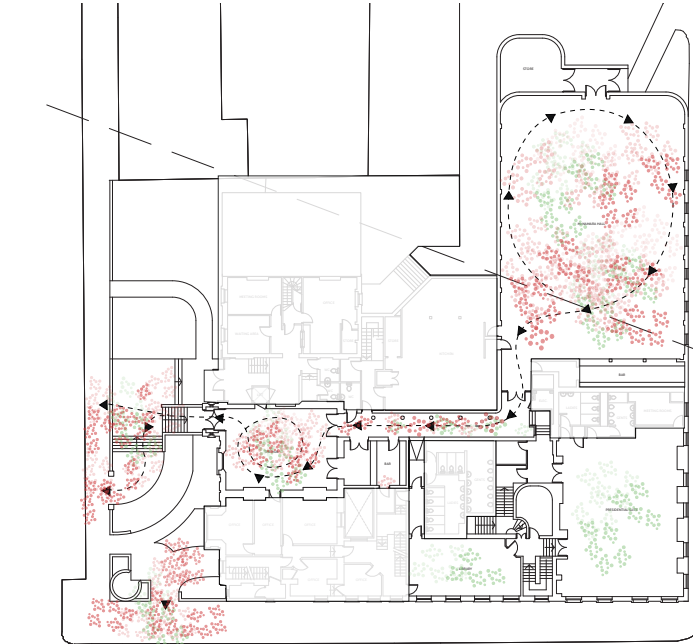


Diagram - congestion and bottleneck after an event on the street



# 5.0 THE EXISTING BUILDING

## 5.5 ACCESSIBILITY

The current access & circulation within the community Centre gives rise to a number of issues for the different user groups, mainly those needing the use of a wheelchair or with a lack of mobility.

The ambition is to make the redevelopment fully accessible to staff & the public by rationalising the current circulation and removing the numerous changes in level that currently provide barriers to a large proportion of the community.

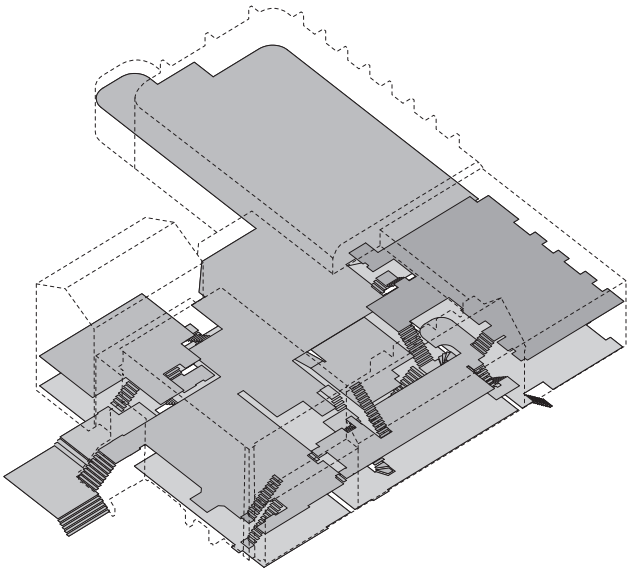


Diagram highlighting multiple changes of level on site



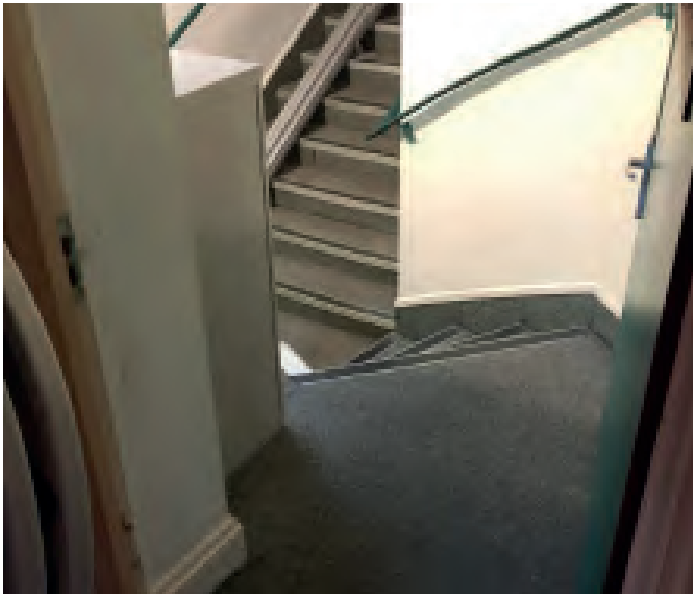
Steps to glazed link building



Internal stairs between areas



Rear step access to BOH areas



Internal multiple changes in level



Internal multiple changes in level



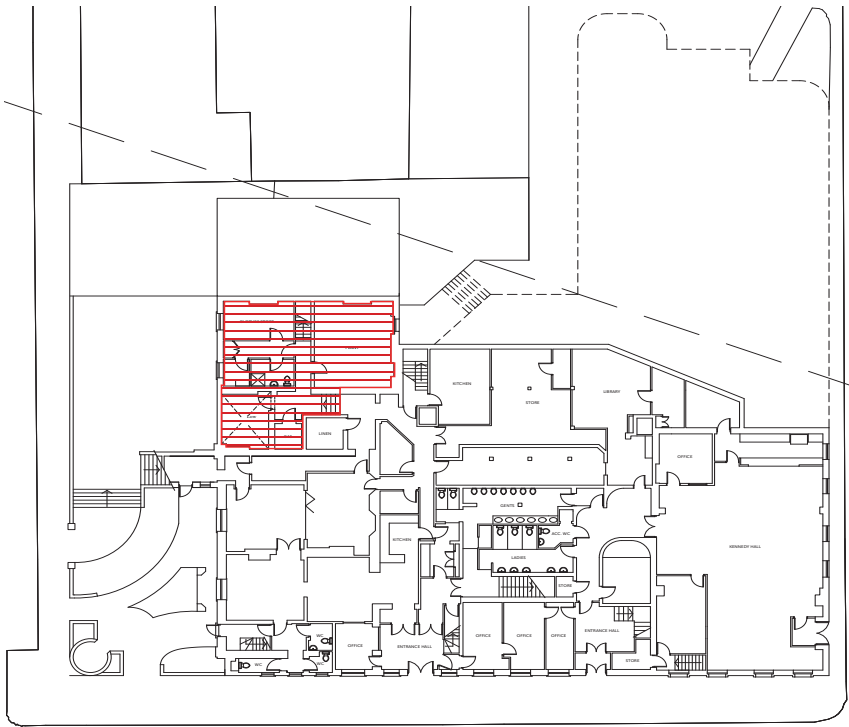
Stairs to main building entrance



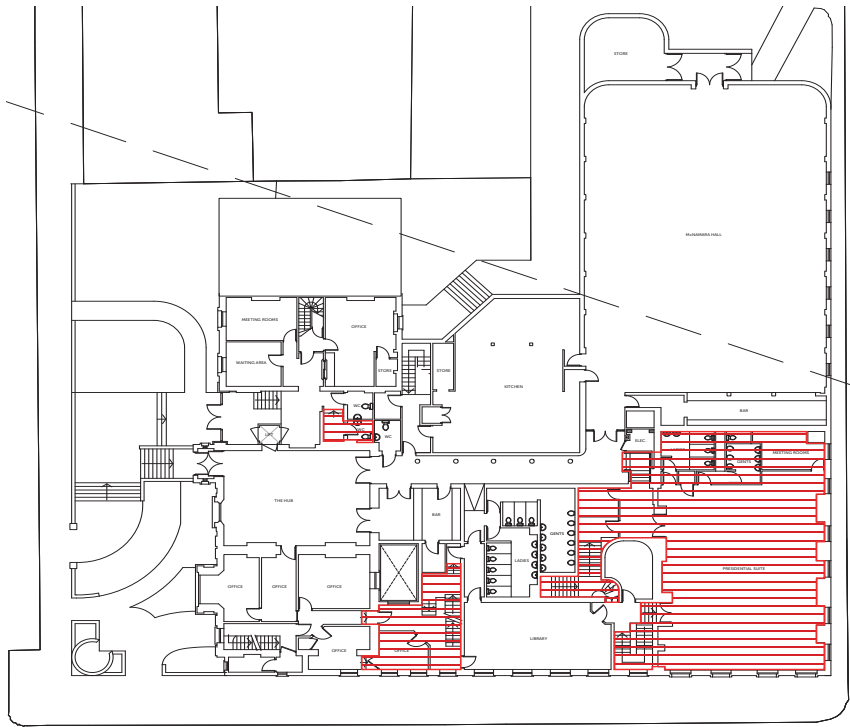
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## 5.5 ACCESSIBILITY

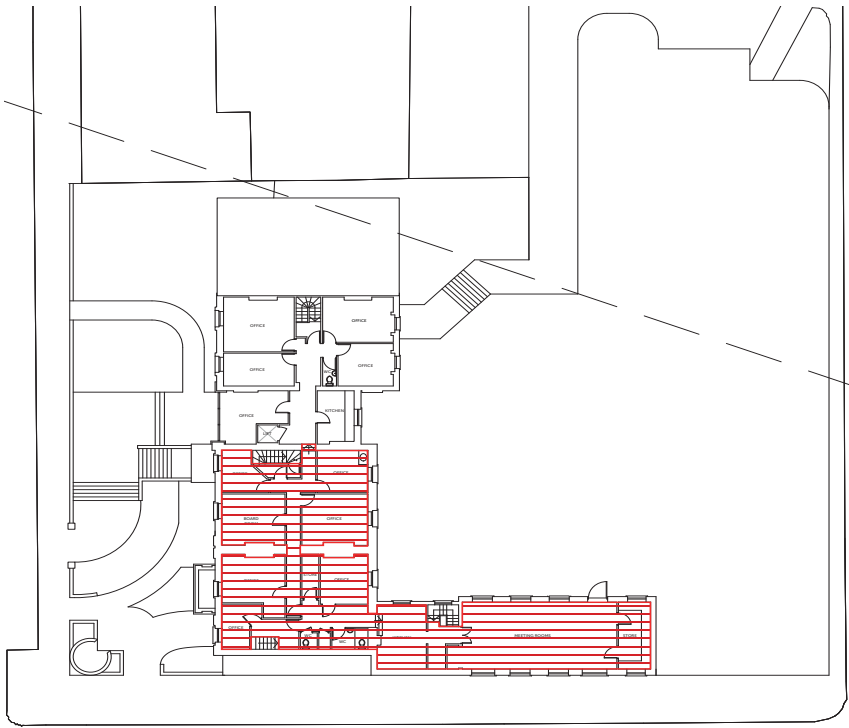
The multiple changes of level throughout the building produce many obstacles for wheelchair users and people with reduced mobility. The first, second & third floors highlighted on the right show that a large proportion of the building is inaccessible to wheelchair users.



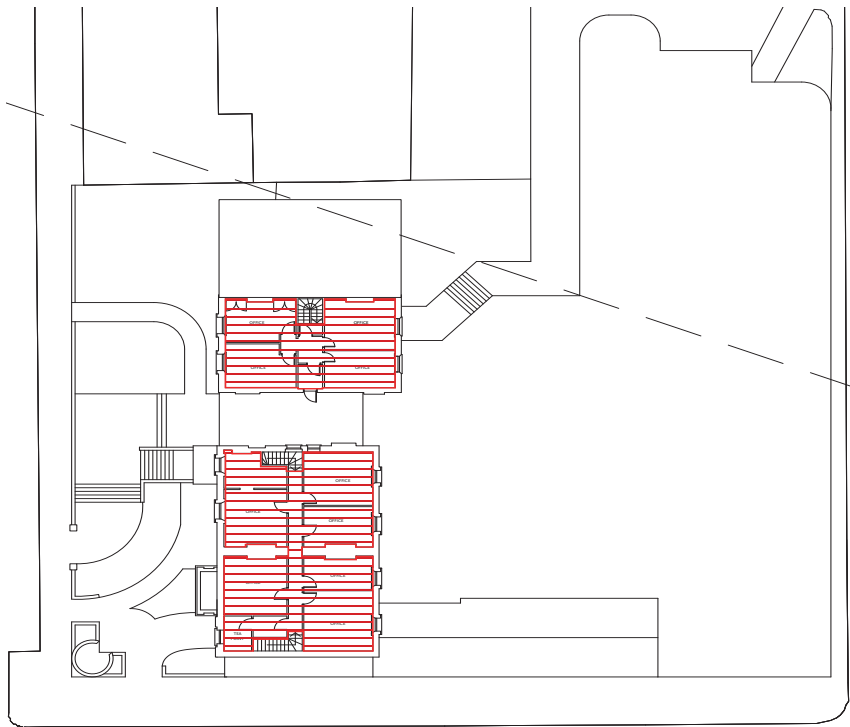
Existing ground floor plan




Existing first floor plan



Existing second floor plan



Existing third floor plan

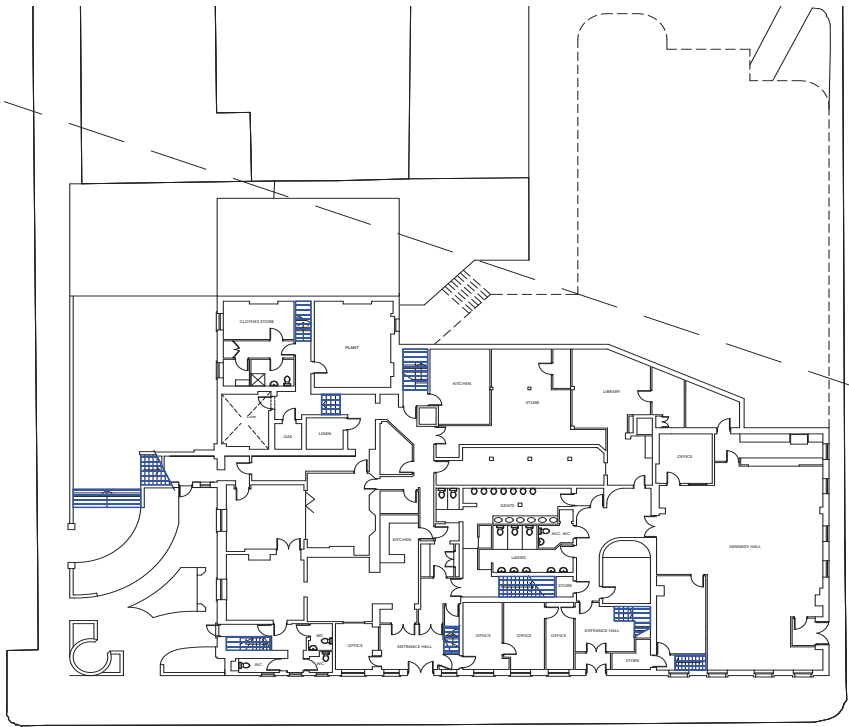
 Zones currently inaccessible to wheelchair users



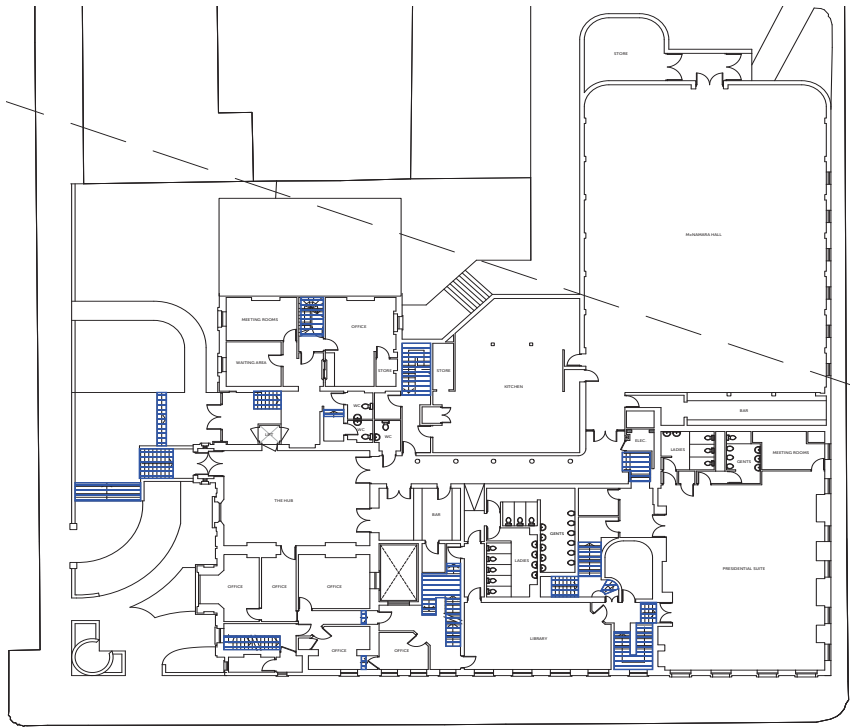
# 5.0 THE EXISTING BUILDING

## 5.5 ACCESSIBILITY

The diagrams on the right note the excessive amount of stairs throughout the existing building. The first floor demonstrates the worst case, with up to 15 sets of steps spread around the building as a result of decades of additions to the existing building.



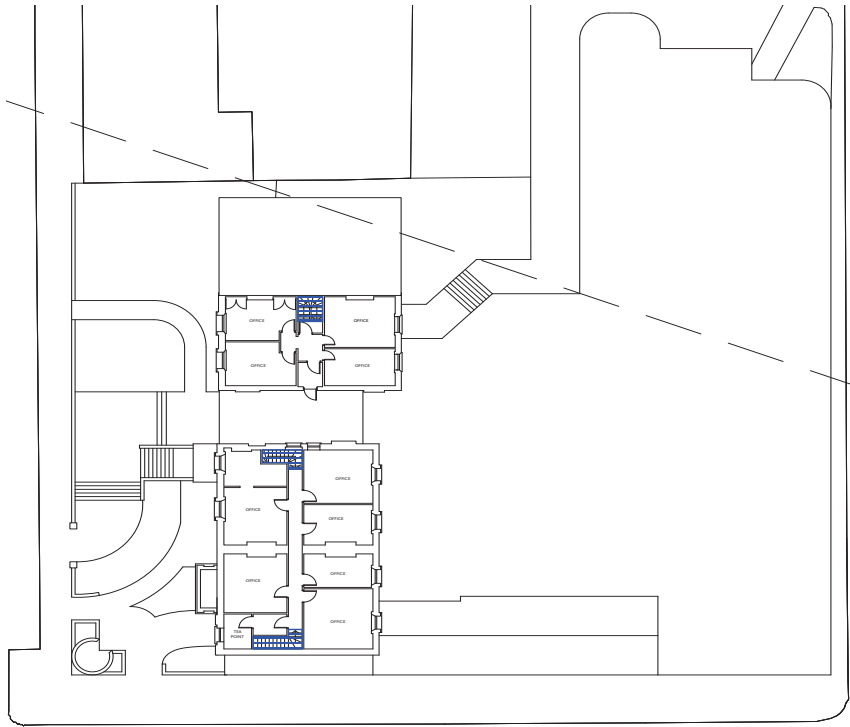
Existing ground floor plan




Existing first floor plan



Existing second floor plan



Existing third floor plan

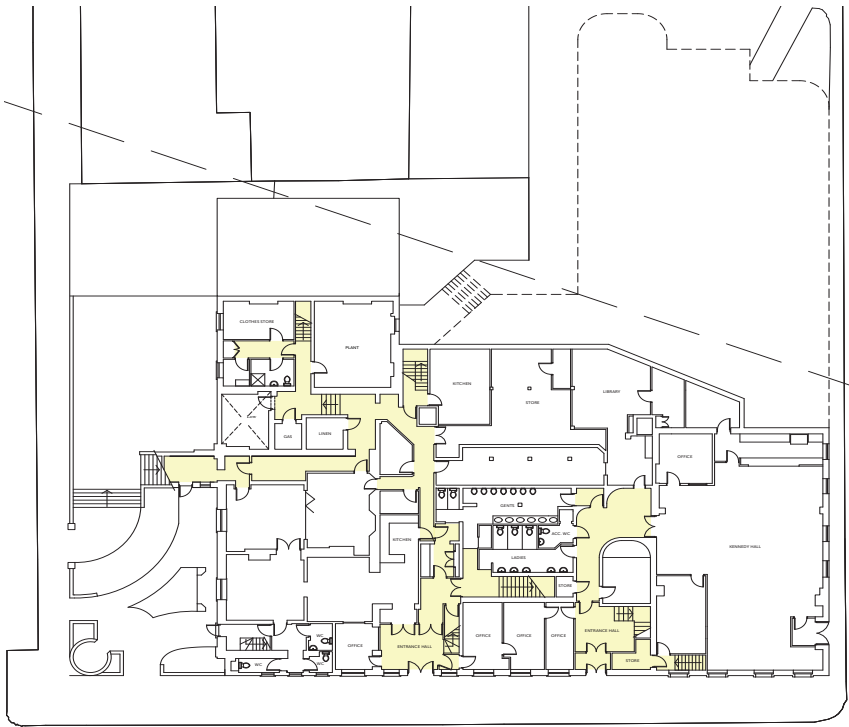
 Highlighted excessive amount of stairs



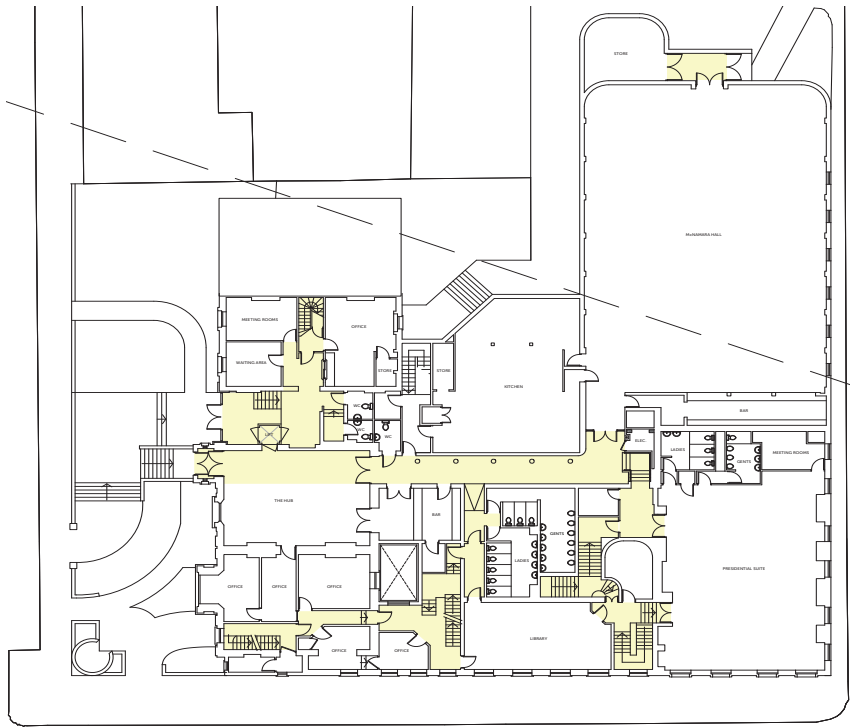
# 5.0 THE EXISTING BUILDING

## 5.5 ACCESSIBILITY

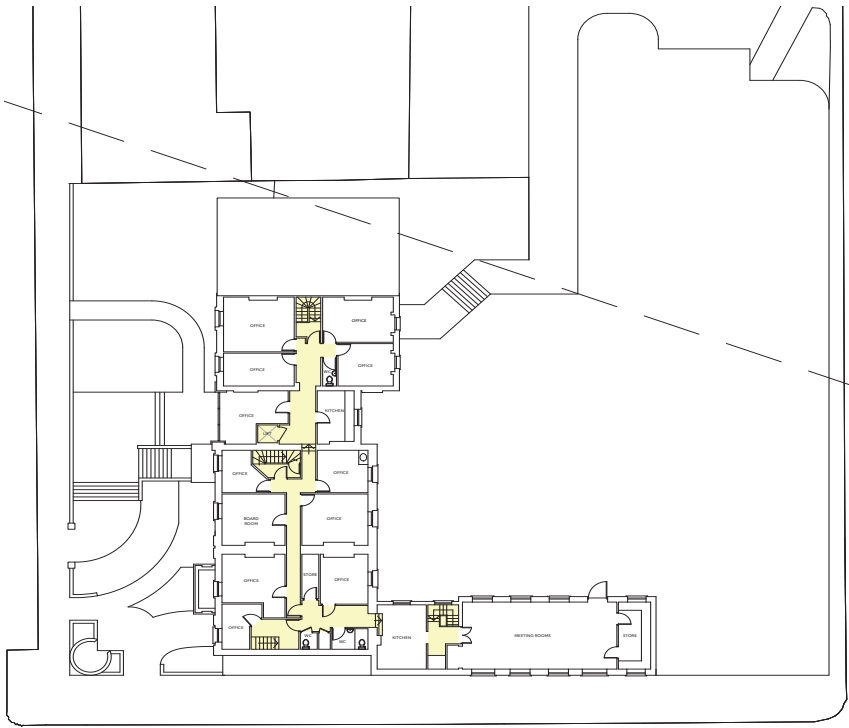
The result of excessive corridors, changes in level and numerous stairs result in highly inefficient internal layouts that reduces the amount of usable space for community & care functions. The ground floor in particular has areas that are inaccessible without the need to exit the building and go back in from the outside.



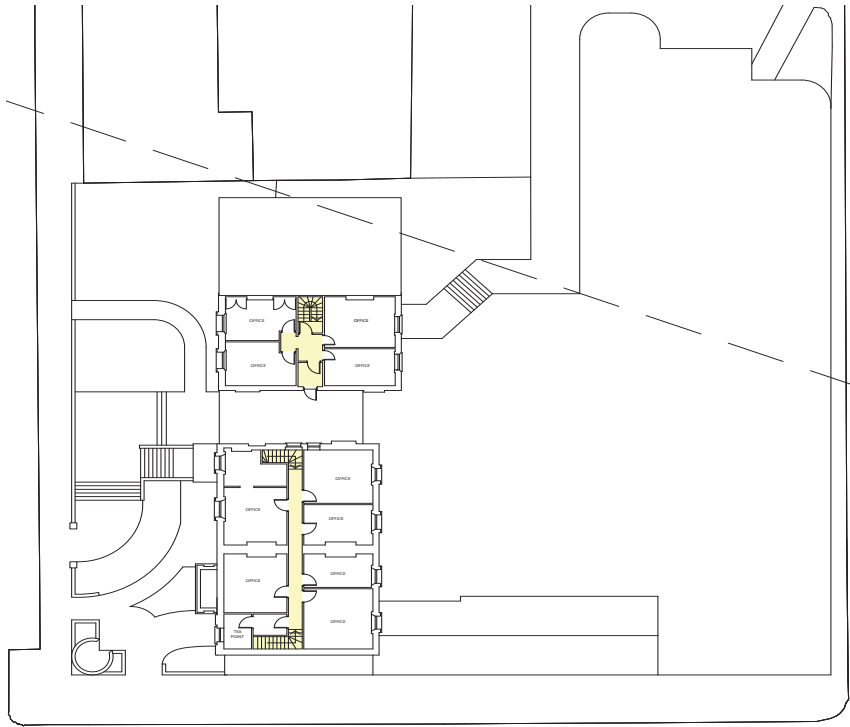
Existing ground floor plan



Existing first floor plan



Existing second floor plan



Existing third floor plan

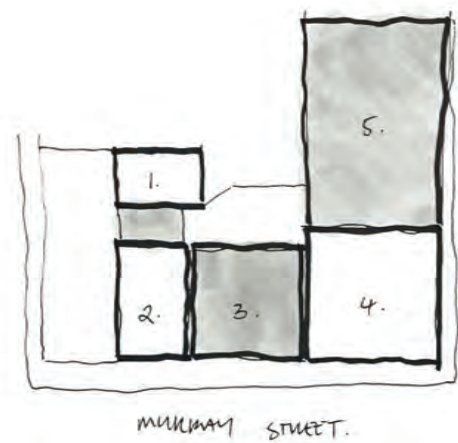
Excessive amount of circulation resulting in an inefficient use net internal areas



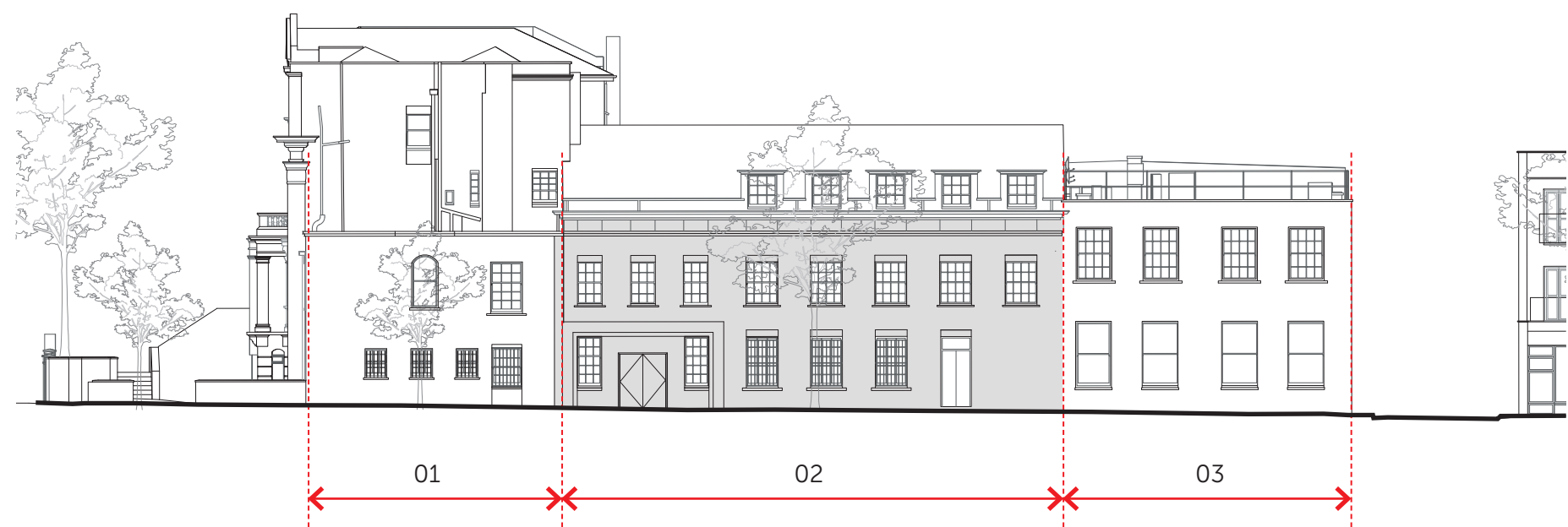
# 5.0 THE EXISTING BUILDING

## 5.6 COLLAGE OF ELEMENTS

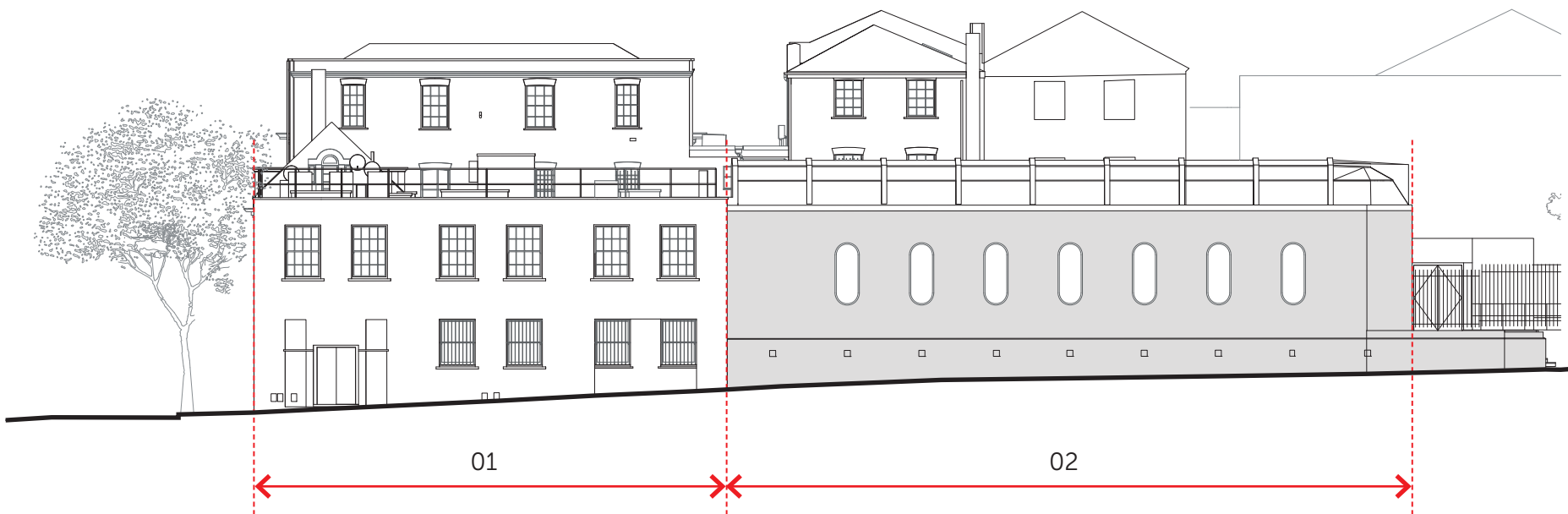
The definition of the existing 3 façades along Murray Street adds to the character of the townscape. The LIC as a whole is broken into 5 primary elements, as outlined in the sketch below, with differing design, proportion & materials dependant on their orientation to either Camden Square, Murray Street or Murray Mews. This variety creates a collage of building types to break down the scale of the buildings into a more domestic scale.



Sketch showing the collage of building elements



Existing Murray Street composition



Existing Murray Street composition



# 5.0 THE EXISTING BUILDING

## 5.7 CONTRASTING COLOURS & TONE

As highlighted in the appraisal of the Square within section 3.0, the collection of buildings that house the London Irish Centre carry on the theme of light & dark toned elements.

The development of extensions during the 20th century along Murray Street and up Murray Mews followed the sequence, which allowed the grand white Villa on the corner to be read as an important contributor.

The glazed link building between No.50/51 is of poor quality and is incongruent with the thematic development of the Square and the site at large.



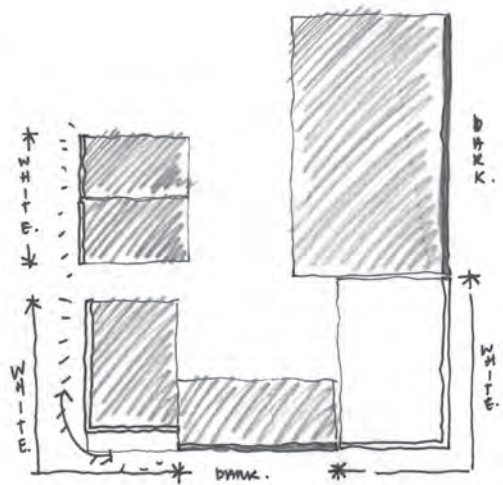
No.50 rendered front contrasting with earthy brick sides



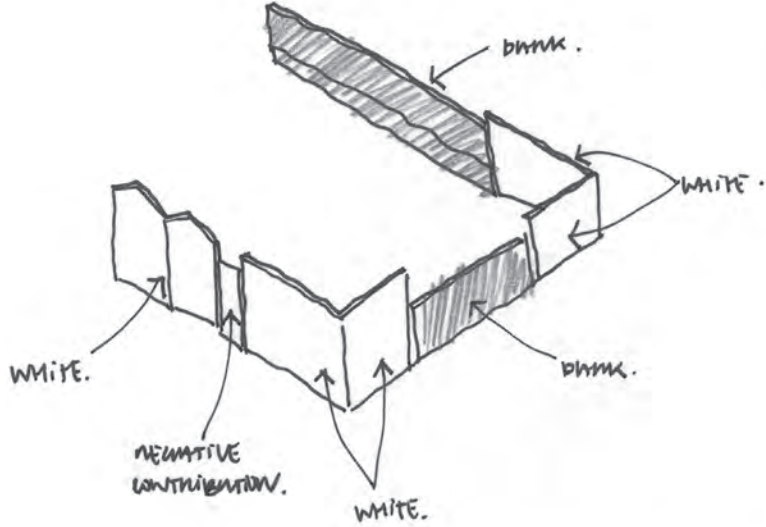
Collage of light & earth toned elements on Murray Street



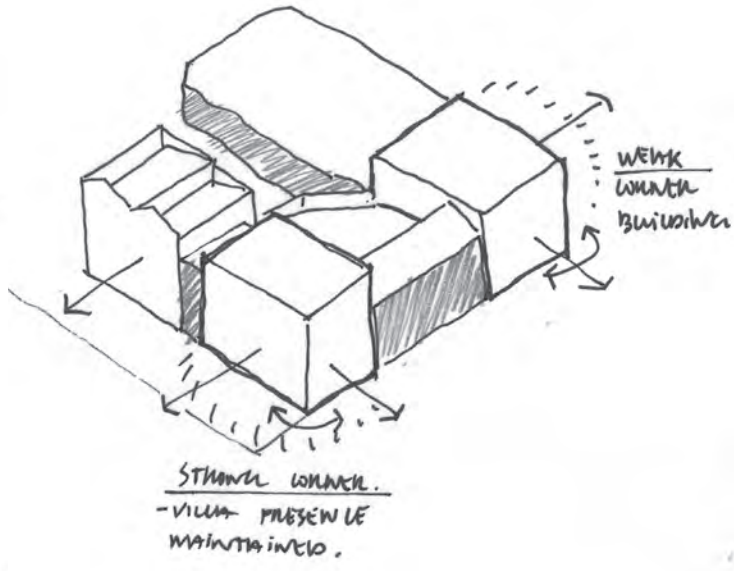
White Mews corner building leading to Murray Mews



Analysis sketch of fronts & backs on site



Sketch of light/dark/light/dark order of buildings



Sketch of defining volumes currently on site



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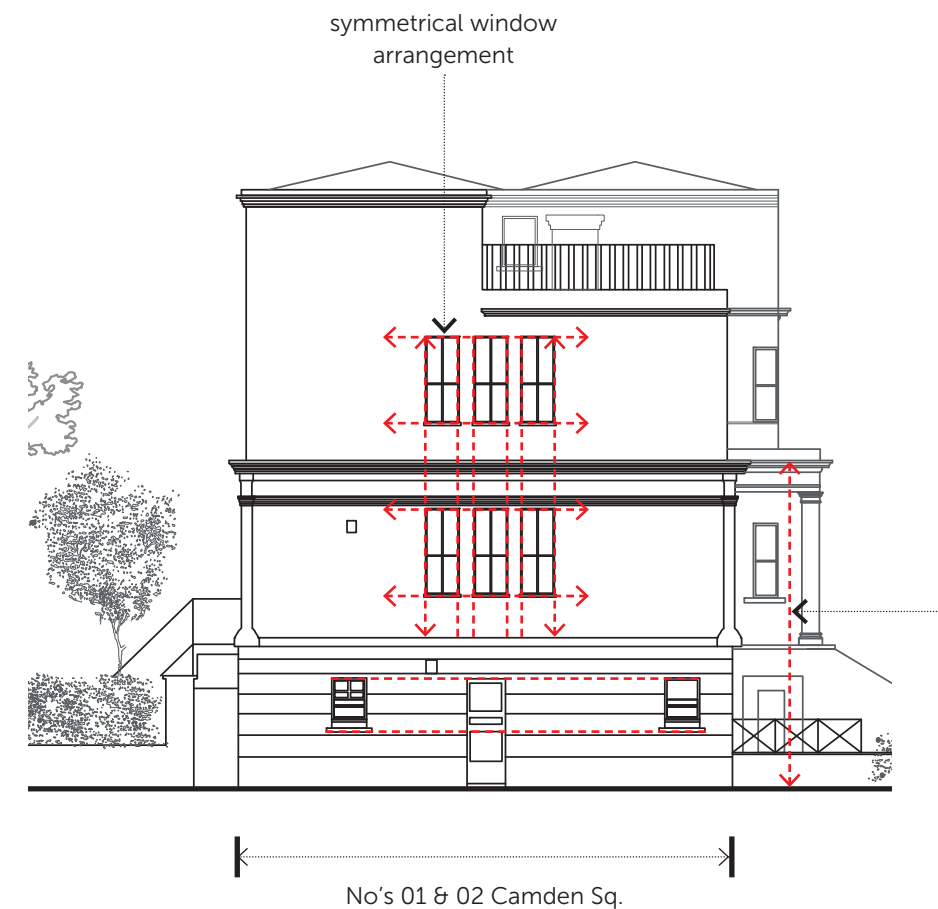
## 5.8 VILLA SIDE ELEVATIONS

The Conservation Area Appraisal states that the Villas on the western side of the Camden Square were one of the first built on the newly established square.

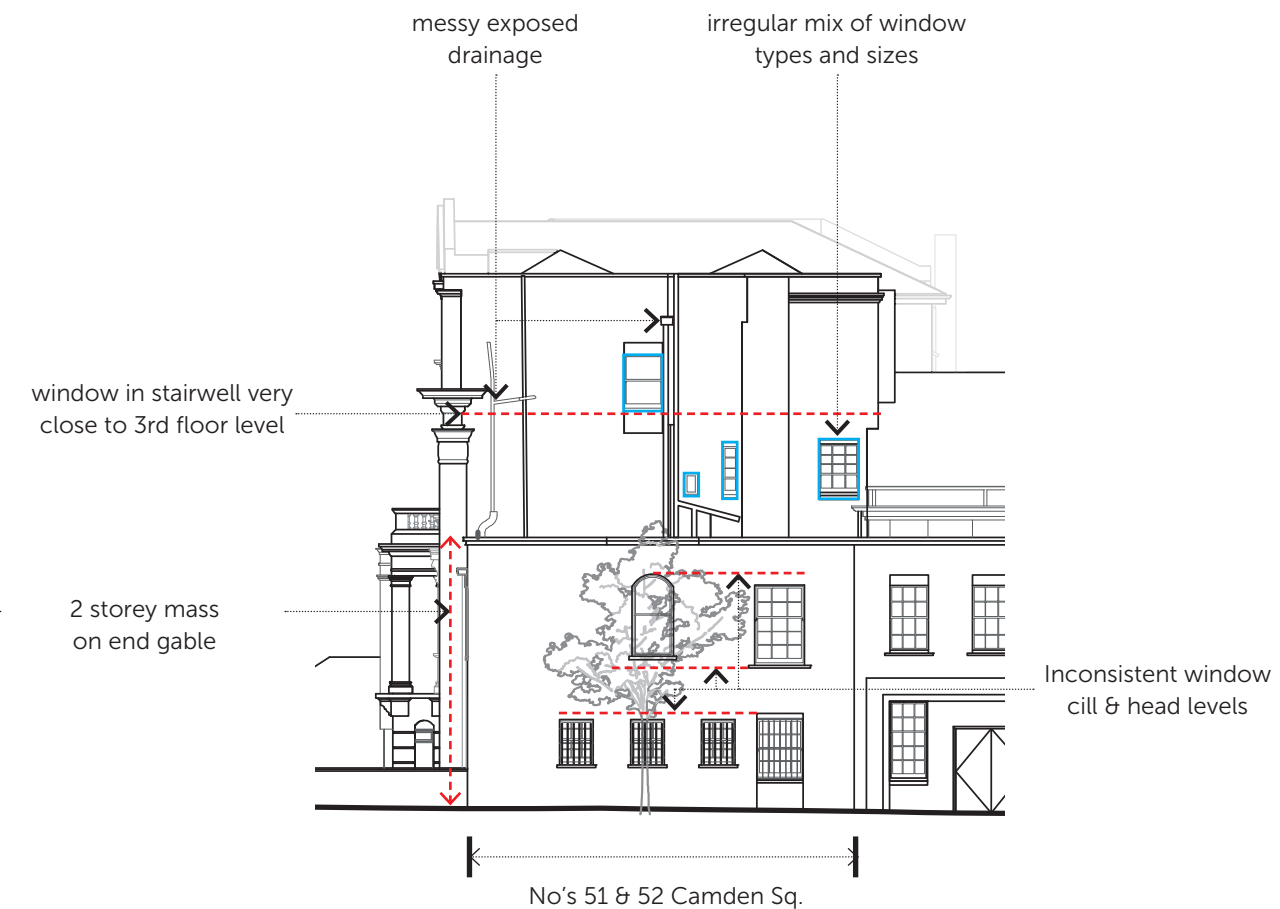
No.51/52 were designed to correspond to No. 1/2's massing and composition.

As the houses of No.51/52 changed use from residential to a hostel for the LIC originally, and then again evolved to primarily office accommodation for the charity. The end gable facing Murray Street has been changed to suit these changes in programme, largely with the introduction of WC's on this elevation which has resulted in a mix of window type and sizes as well as unsightly drainage.

The redevelopment presents an opportunity to learn from the façades of No.1/2 and incorporate these rules of symmetry and rhythm, as well as a more consistent window type.



Existing elevation of No.01/02 Camden Square



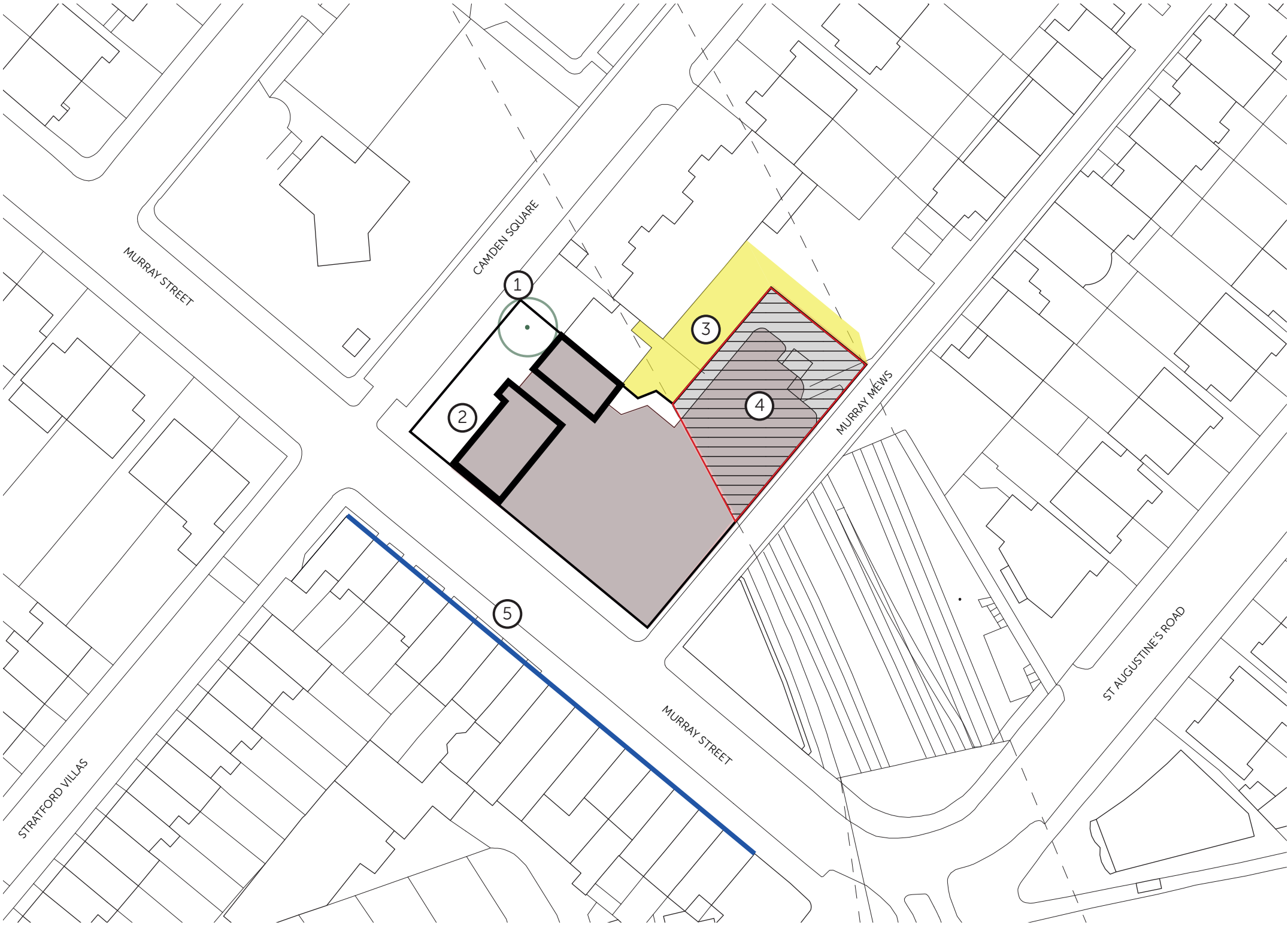
Existing elevation of No.51/52 Camden Square (LIC)



# 5.0 THE EXISTING BUILDING

## 5.9 CONSTRAINTS

- 01. Tree preservation order (TPO)
- 02. Retained existing Villas
- 03. Neighbours to the north
- 04. Existing railway tunnel beneath site
- 05. Adjacent buildings



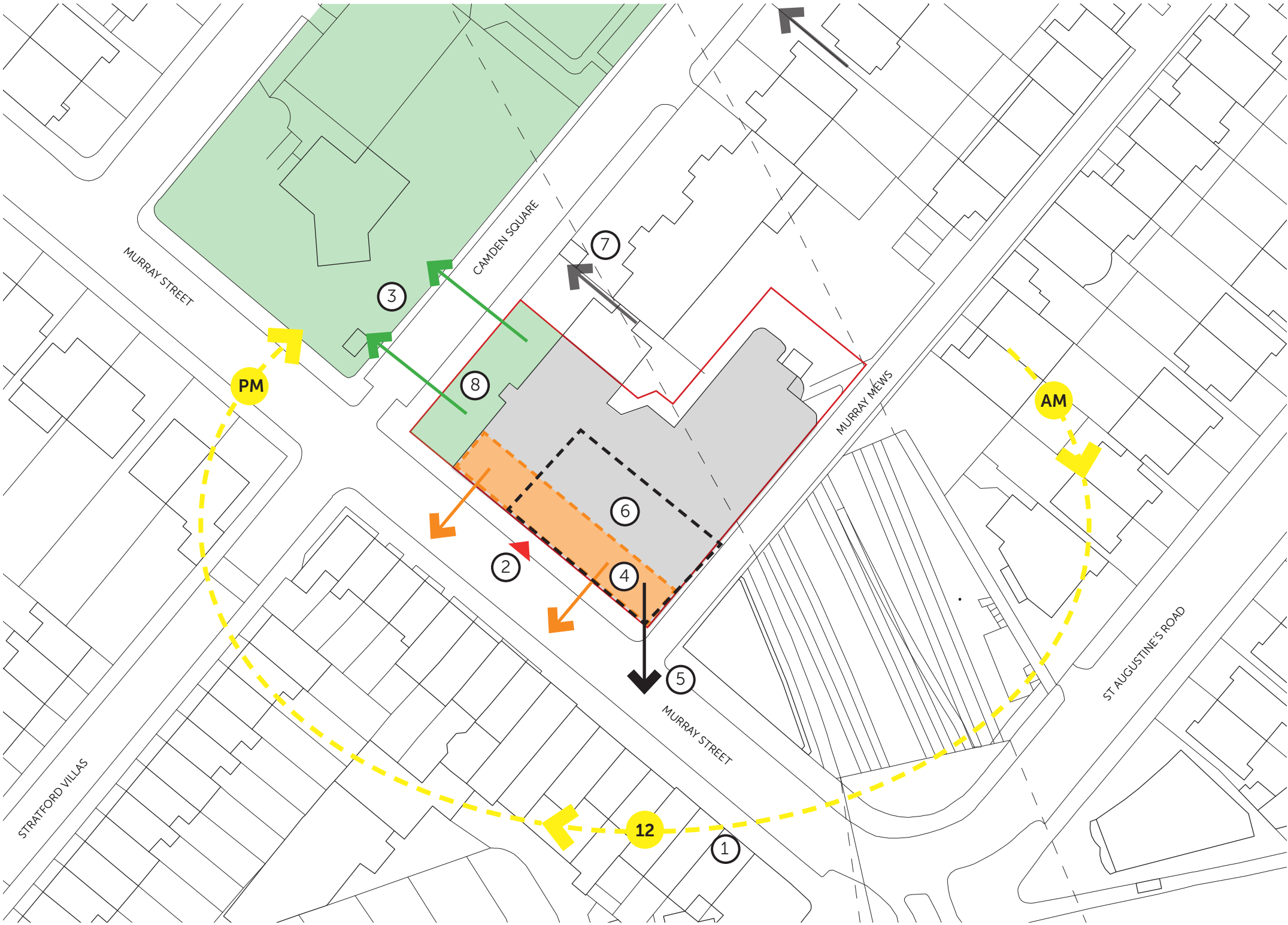
Site constraints diagram



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## 5.9 OPPORTUNITIES

- 01. Southern orientation
- 02. Reinstall historic entrance on Murray Street
- 03. Aspect towards the greenery of Camden Sq.
- 04. Roof level amenity space with views to city
- 05. South connection to Euston
- 06. Basement space
- 07. Restore urban grain
- 08. Optimize front garden space



Site opportunities diagram

