CAMDEN TOWN HALL
LENDLEASE

PLANNING APPLICATION ADDENDUM

APRIL 2020

DESIGN & ACCESS STATEMENT

HERITAGE IMPACT ASSESSMENT

PURCELL

Purcell

Purcell, 15 Bermondsey Square, London, SE1 3UN
adrian.lord@purcelluk.com
+44 (0)20 7397 7171
www.purcelluk.com

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CAMDEN TOWN HALL - PLANNING APPLICATION ADDENDUM

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement (DAS) and Heritage Impact Assessment (HIA) has been prepared by Purcell at the request of Lendlease on behalf of London Borough of Camden (W), the Client, as an addendum to the approved Planning Application 2019/2238/P and approved Listed Building Consent Application 2019/2257/L. The Statement describes the proposed amendments to the approved scheme that have arisen as a result of investigative survey information and client requests during RIBA Stage 4.

Amendments to the application hope to further enhance the functionality of the repaired, refurbished and re-purposed Town Hall, which will bring significant conservation, economic and social benefits to the Borough and surrounding areas.

As outlined in the original application, 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 and technical approach for the various amendments whilst outlining the impact on the Town Hall's heritage in the attached HIA. The proposals were presented to David Fowler and Colette Hatton at a pre-application presentation on 2nd December

1.2 OVERVIEW OF AMENDMENTS

All amendments to the scheme have either been raised following further investigative surveys of the building, discounting early assumptions, or have been made based on client requests to improve the functionality and future running of the Town Hall and therefore the long term protection of the historic asset.

Amendments to the scheme include the following:

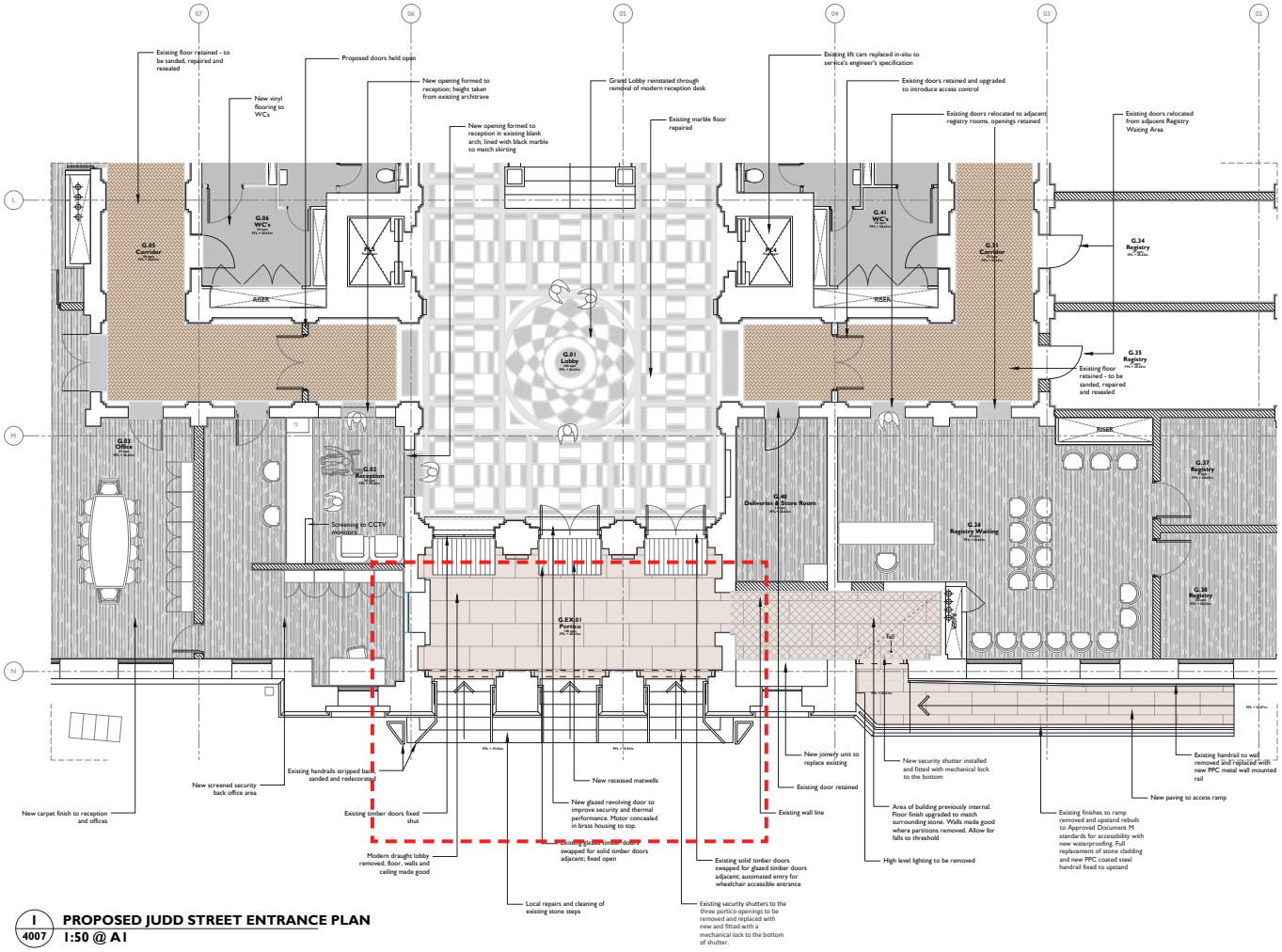
- Judd Street Entrance Alterations – the introduction of a new draft lobby within the existing entrance portico to the Town Hall.
- Relocation of Bin Store to Ground Floor level and the associated reduction of the Office / SME entrance lobby from Bidborough Street.
- 1940s Extension – additional structural works required to facilitate the proposed flat roof to the existing 1940s extension, supporting new plantwork.
- Rooftop Plant – Additional load and acoustic requirements on the Air Source Heat Pumps (ASHPs) at roof level, resulting in an increased height of plantwork to the approved scheme
- New External Lighting to points of entry and exit.

2.0 AMENDMENTS TO APPROVED SCHEME

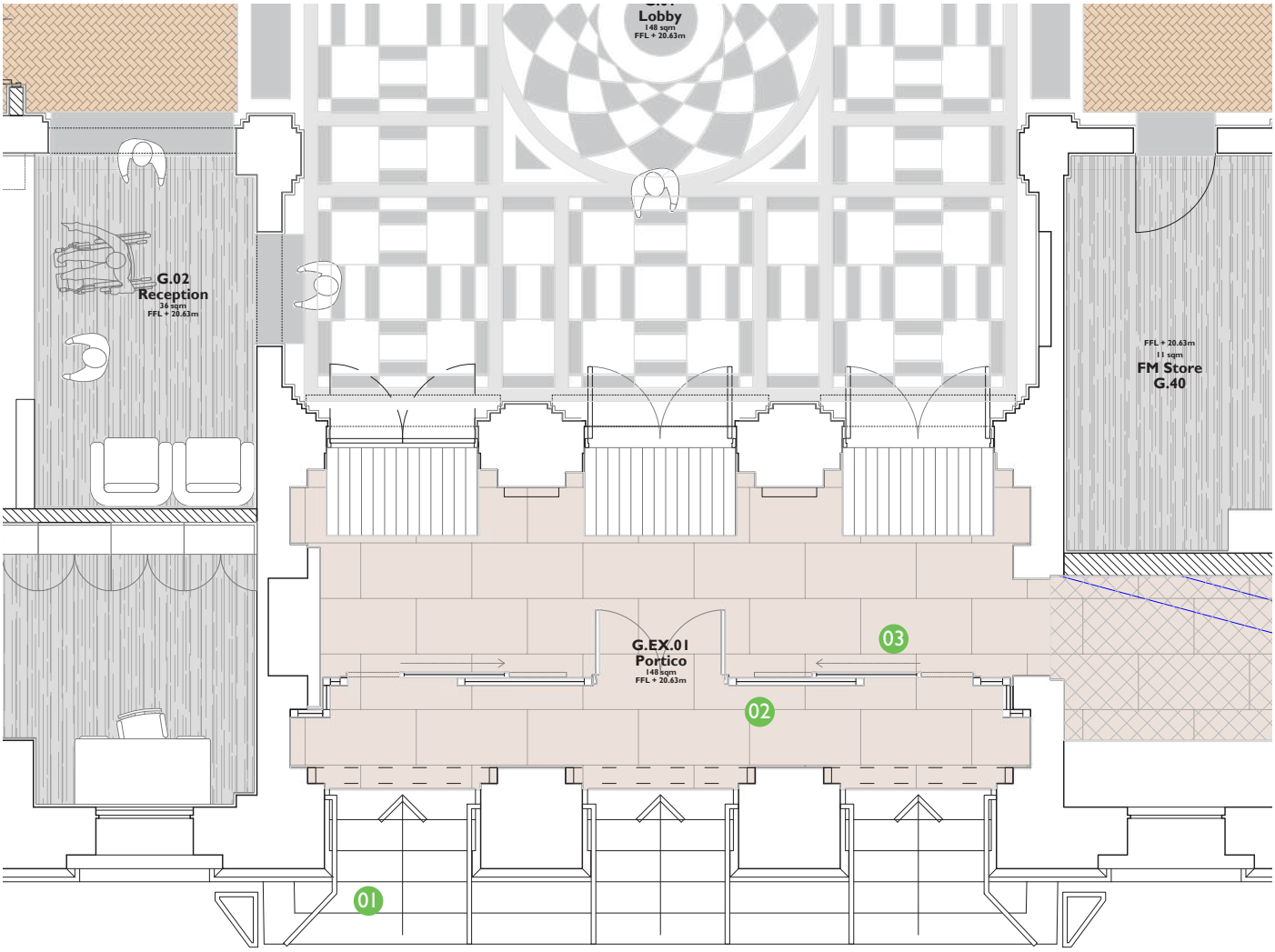
2.1 JUDD STREET ENTRANCE ALTERATIONS

In the approved scheme, it was proposed that Judd Street would be retained as the primary entrance to the Civic and Democratic spaces and the existing stepped and ramped arrangement to the porticoed entrance would be retained. Alterations will be made to the ramped entrance including the removal and replacement of the existing key clamp handrail with new black metal to match the existing handrails to the stepped portico entrance. Existing stone cladding to the face of the ramp will be removed and upstand rebuilt to provide wider access.

The existing and detrimental (non-original) glass draft lobby within Judd Street porticoed entrance was proposed to be removed and the original portico entrance made good. The existing security shutters to the three portico openings would be removed and replaced with new and will be fitted with a mechanical lock to the bottom of the shutter. New air curtains will be installed above the 3 entrance doors to provide thermal comfort for the lobby space.



Approved Judd Street works - plan



Proposed Judd Street works - plan

01 Stairs rebuilt following condition survey. Anti-Slip Nosings to be incorporated into new stairs to improve accessibility, durability and health and safety

02 New aluminium framed glazed draught lobby fixed back to stone walls in more sensitive locations than existing lobby to maintain internal thermal comfort levels for staff and visitors.

03 Automatic sliding doors

Following a condition survey of the existing historic fabric, conducted by PAYE following the submission of the application in April, it was recommended that the existing stone entrance steps are in a poor condition and should be rebuilt. The condition survey noted:

'York stone entrance steps are worn and damaged. The proximity of Portland limestone fixed directly above individual sections of York has caused it to deteriorate at an accelerated rate compared to other sections. During natural weathering of the Portland the limestone is microscopically dissolved which runs over the York causing a chemical reaction leading to a breakdown of the stone. Recommend removal and replacement with new natural stone.'

The adjacent photographs formed part of the PAYE survey report and demonstrate the poor condition of the existing steps.

This amendment, therefore, calls for the removal and like for like replacement of the entrance steps with a new natural Yorkstone. Although every effort would be made to sensitively repair the existing steps, patch repairs may highlight the prior poor condition and be susceptible to further failure. To improve the visual distinction for accessibility, health and safety as well as durability of the new steps; an anti-slip inset nosing has been proposed to match the adjacent Town Hall Annexe redevelopment.

Judd Street External Entrance Steps - existing condition photos

The approved proposal for managing heat loss and thermal comfort was to install heat curtains above each entrance door internally. Following further review with management staff, the Client has requested a more preventative measure of reducing heat loss into the entrance lobby and reception. With such high pedestrian traffic passing through the lobby and a requirement for doors to be propped open along the processional route to the wedding suites, there is a great risk of thermal fluctuation affecting the comfort levels throughout the ground floor of the Town Hall This amendment, therefore, looks to reintroduce a draft lobby within the existing entrance portico but executed with a much more sensitive design and fixings back to the stone portico.

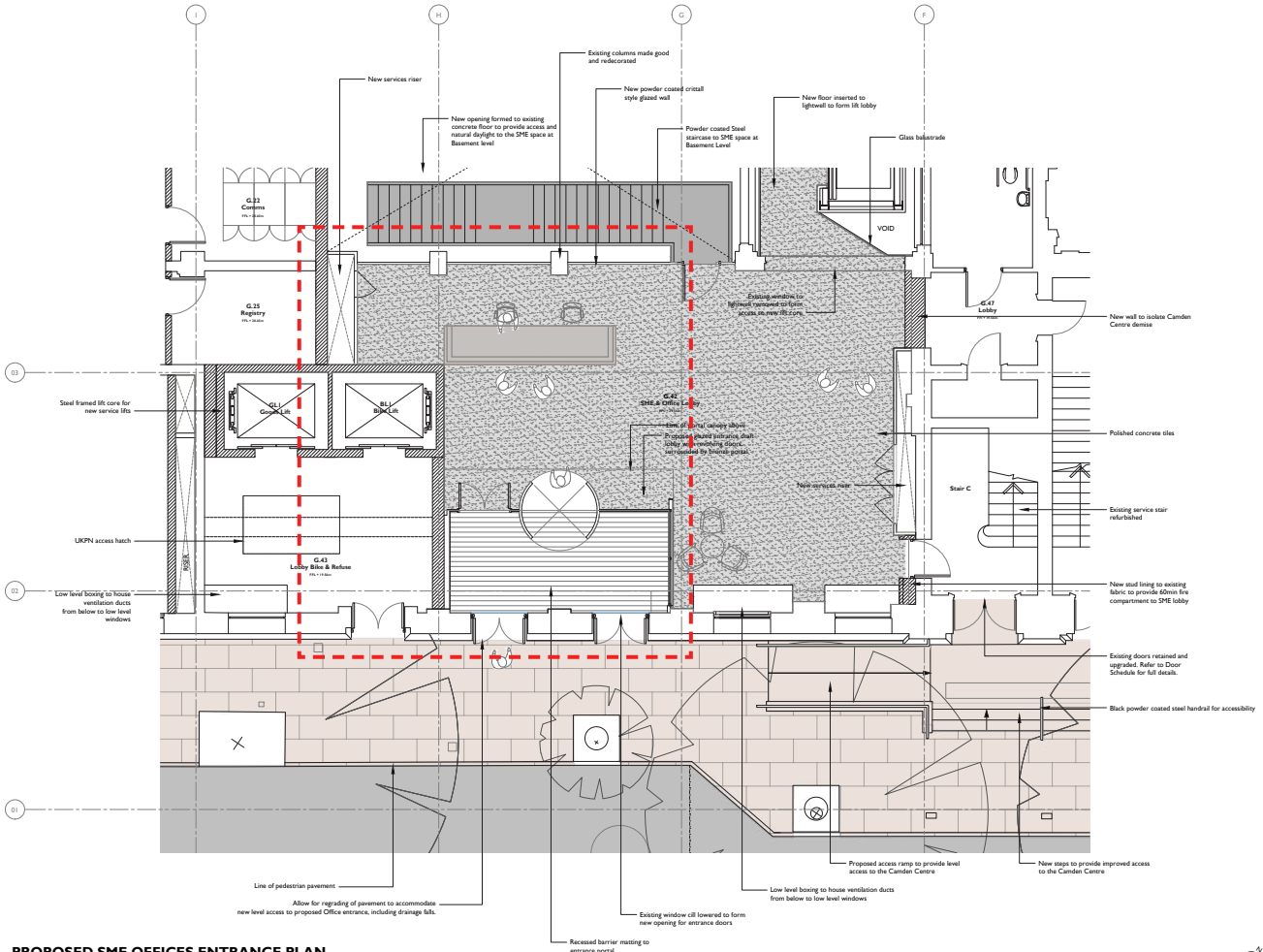
The approved ramped entrance previously showed the existing door to the top landing to be removed to assist with wheelchair access. The proposal reinstates a new door within the existing opening to maintain a security line, and protect the historic image of the principal entrance facade.

Proposed Judd Street Entrance - visual showing rebuilt stairs with contrast nosing and new glazed entrance lobby

2.2 RELOCATION OF BIN STORE

In the approved scheme, it was proposed that two new openings be created in the Bidborough Street elevation for access into the proposed Office/SME Lobby. The existing central door opening onto Bidborough Street would be utilised for access into the new bike and refuse lobby. The existing timber doors will be removed, and a new aluminium double door set inserted.

In the approved scheme the Bin Store was located at basement level, however, following a further review with the Client and Waste Management Consultants, it was requested that the bin store be relocated to Ground Floor Level, accessed via the bike and refuse lobby. The relocation mitigates the maximum 10 metre 'pull distance' of bins, requested by Camden's Waste Contractor. The waste maintenance strategy remains the same with only the location of the Bin Store updated



1 / 4003 **PROPOSED SME OFFICES ENTRANCE PLAN**
1:50 @ A1

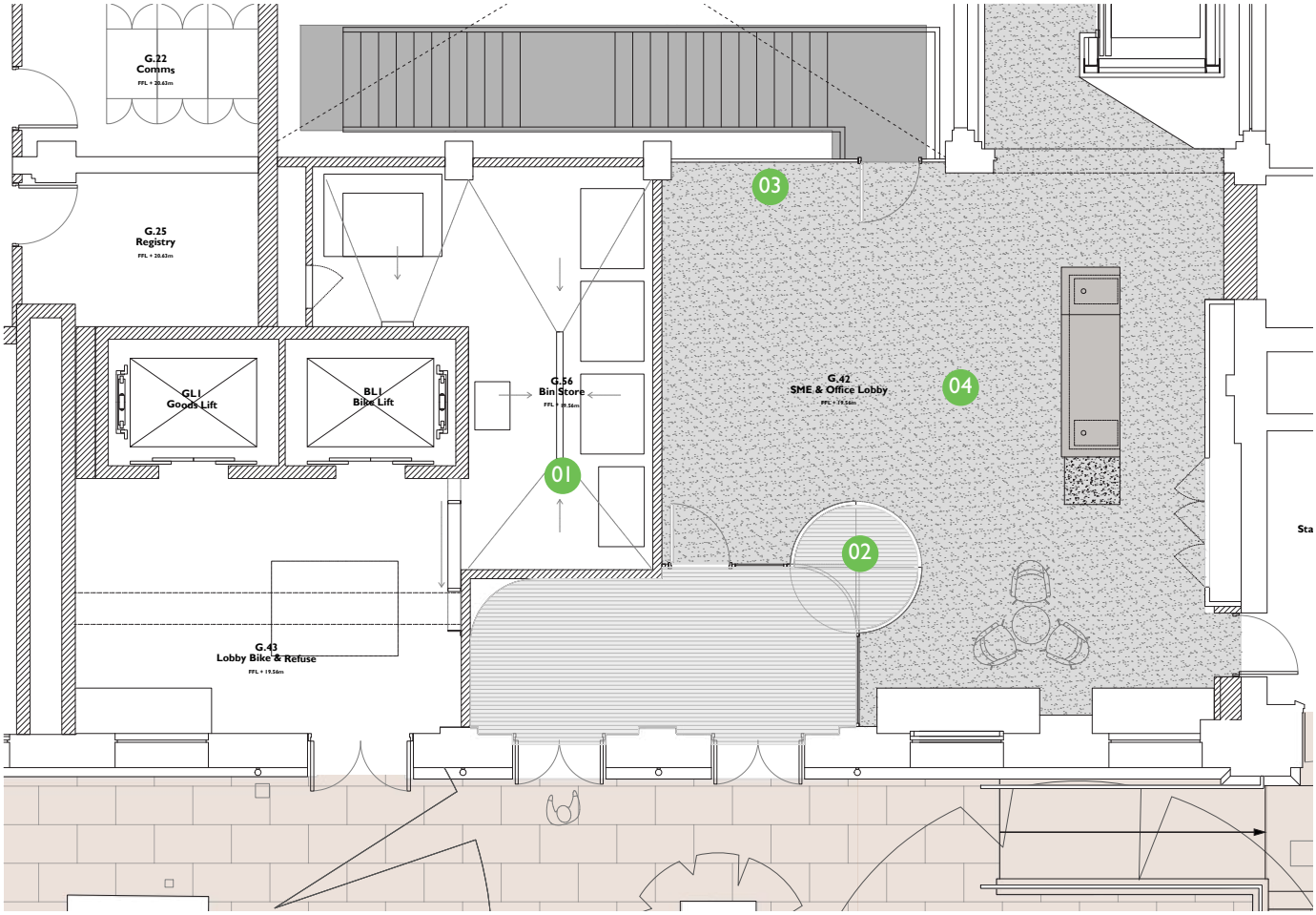
Approved Bidborough Street Entrance - Plan

This amendment therefore shows the relocation of Bin Store to Ground Floor Level. In turn, this reduces the size of the Office / SME lobby and the extent of the glazed screen to the SME spaces at basement level.

There have subsequently been minor spatial alterations at basement level where the Bin Store was previously located – introducing a Prayer Room and Facilities & Maintenance Store.

The amendment has no impact on the external proposed works.

01 Relocated Bin Store allowing easier access from refuse lobby at ground floor
02 Redesigned glazed lobby and revolving door placement
03 Reduced glazed screen to basement SME as a result of new Bin Store location
04 Reduced SME & Offices lobby area



Proposed Bidborough Street Entrance - Plan

PROPOSED BIDBOROUGH STREET ENTRANCE UPDATED VISUALS

Approved Visual - View from Bidborough Street Entrance towards new SME circulation

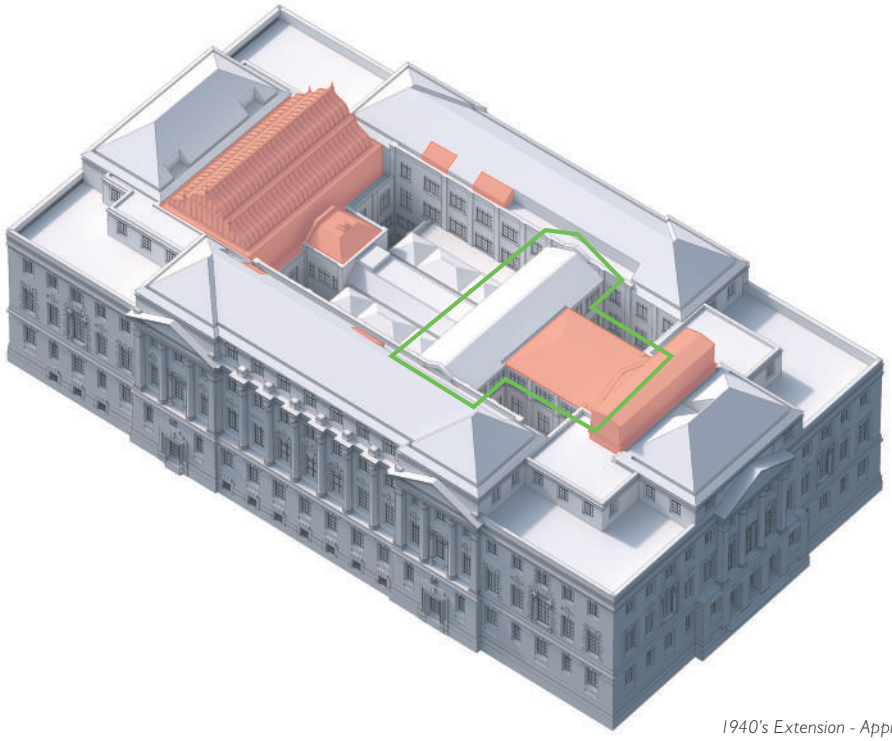
Proposed Visual - View from Bidborough Street Entrance towards new SME circulation

Approved Visual - View from SME basement looking towards new SME stairs and Entrance Lobby

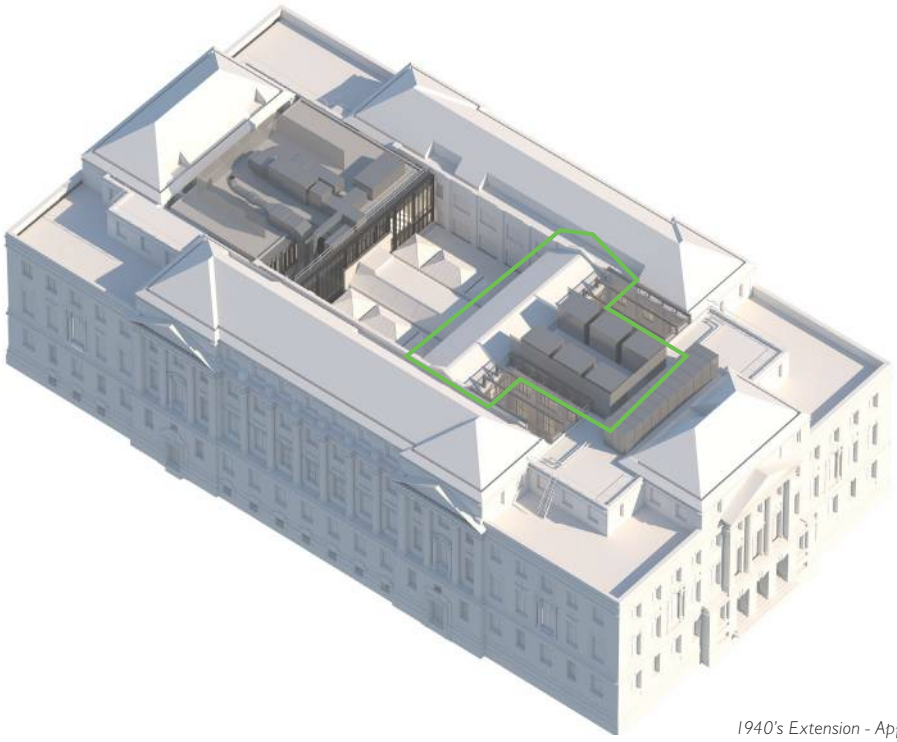
Proposed Visual - View from SME basement looking towards new SME stairs and Entrance Lobby

2.3 1940S EXTENSION – FLAT ROOF STRUCTURE

In the approved scheme, an area of pitched roof to the 1940s T-shape extension was proposed to be removed and replaced with a flat lightweight slab roof to house the ASHPs.



1940's Extension - Approved Works showing Demolition



1940's Extension - Approved Works showing Proposed

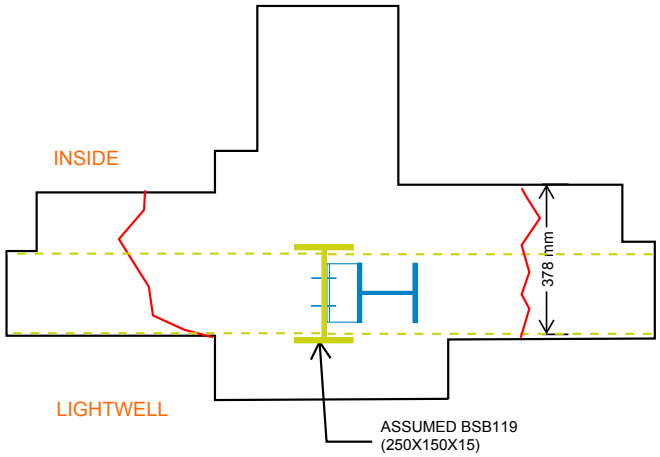
Initially, proposals looked to support the new roof slab directly onto existing columns at the Third Floor and carry the load to foundations through the existing columns at the lower levels.

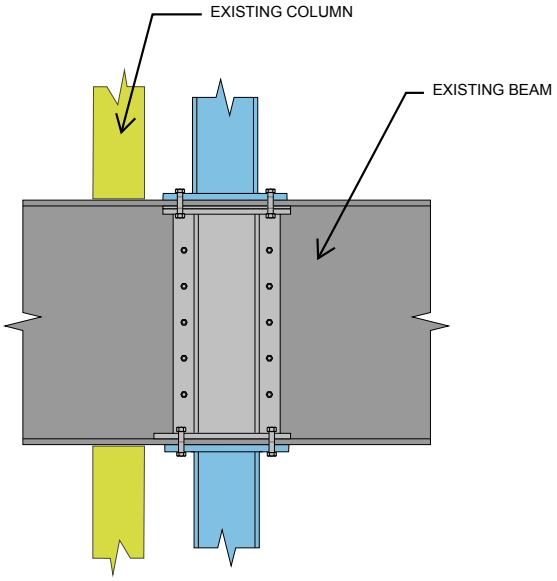
After receipt of survey information, the Structural Engineer was able to carry out a detailed analysis to understand the potential implications on the existing structure.

The surveys revealed that, where it had previously been assumed that the steel column structure ran from Basement to Third Floor Roof Level, in fact the steel structure terminates at 2nd Floor and the existing pitched roof was only supported on non-structurally sound brick peers.

Furthermore, due to the discovered condition/ capacity of the existing steel columns running from Basement to Second Floor, and the significant increase of the new load compared to the existing loading condition, it was identified columns would require extensive strengthening works.

These strengthening works would involve full height breaking of the existing historic fabric to expose the columns and carry out the strengthening works with additional steel elements. These works would be required at each level and for all 10 columns located under the 1940s roof, including at Ground and First floor, where the existing fabric is of highest heritage significance.



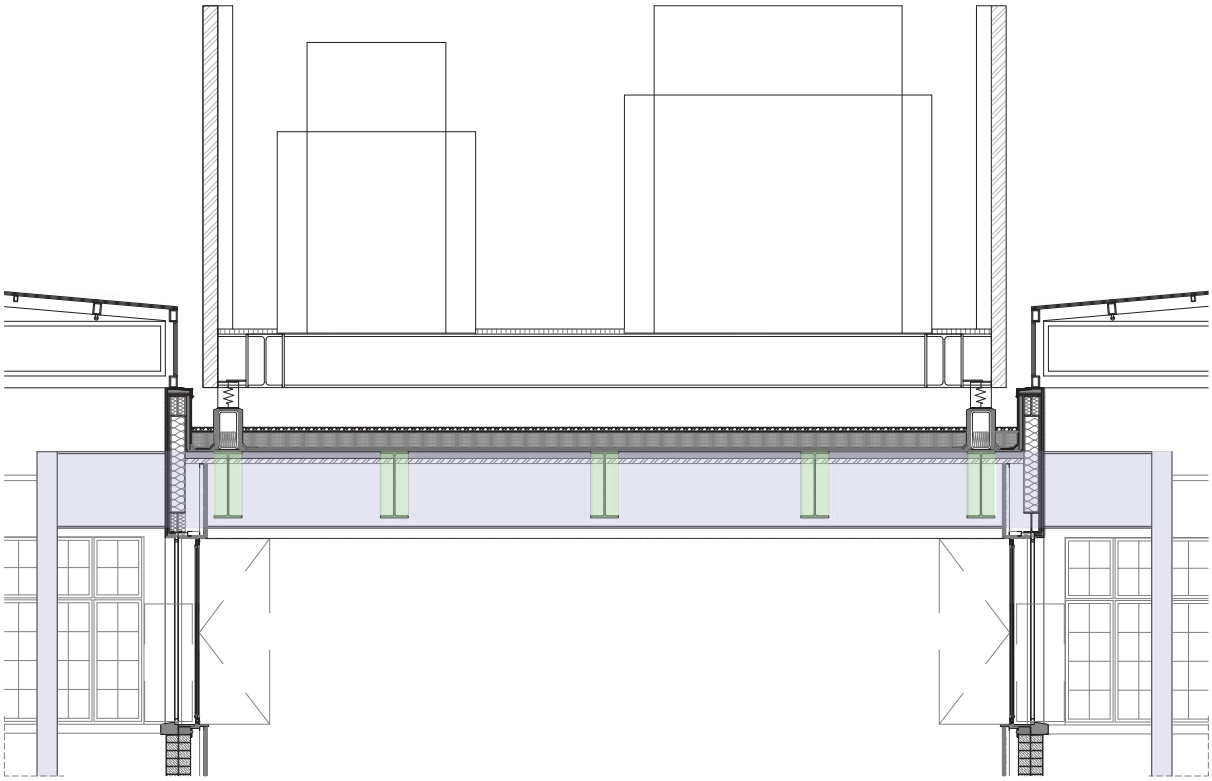


Indicative connection detail

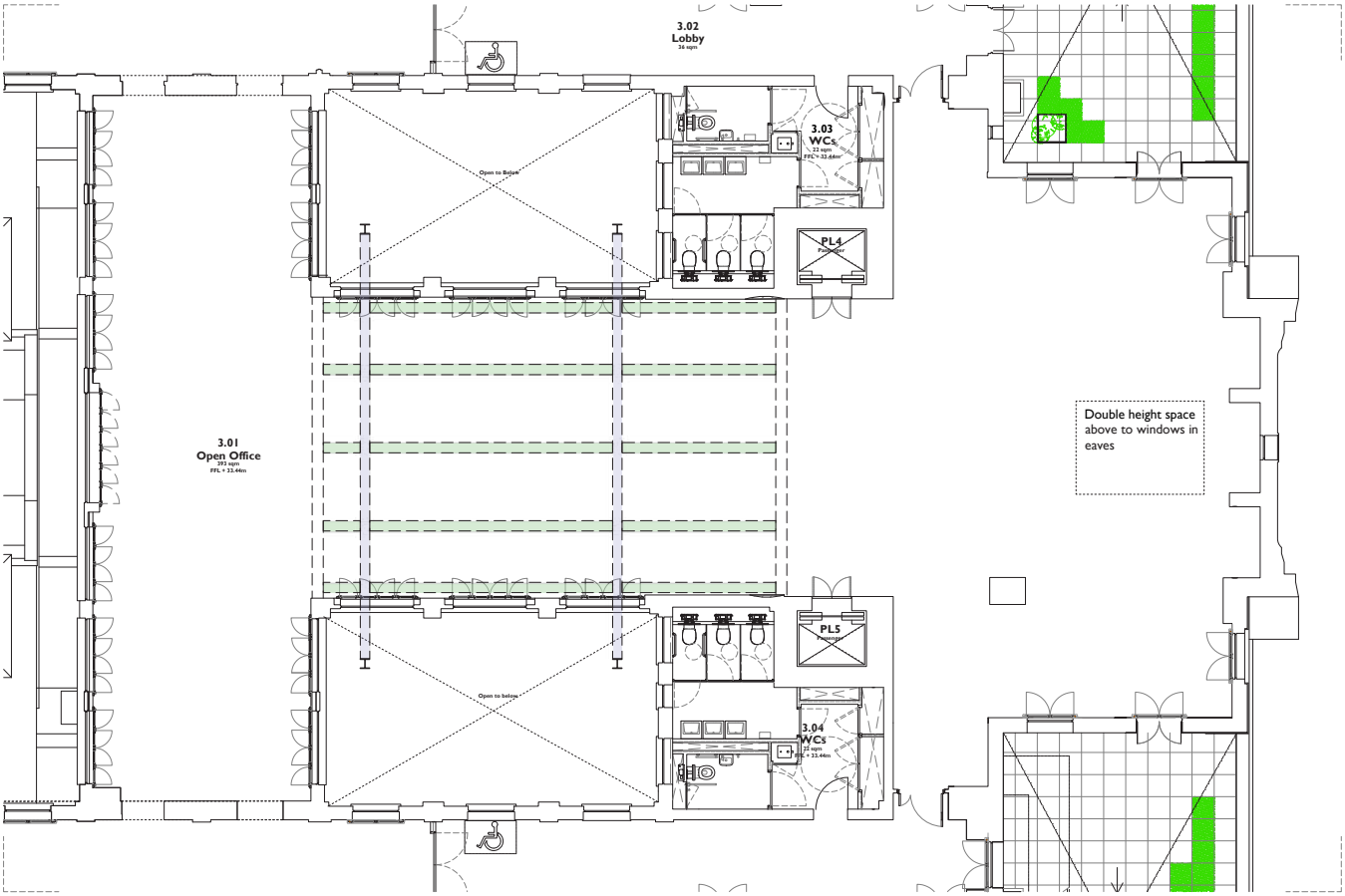
Elevation showing the columns to be strengthened at GF level

Elevation showing the columns to be strengthened at 1st floor level

The amendment therefore provides an alternative, less intrusive solution that removes the need to strengthen the existing structure, and in turn, the need to break out any of the existing historic fabric. This solution utilises a new independent structural frame that aims to minimise the interface with the existing building fabric. This is achieved by introducing two new columns on each of the adjacent lightwells that will support the new flat roof slab. The new columns will be restrained laterally on every floor level and four new pad foundations will be formed at the basement level to support the load of the new structure and mechanical plant. With this solution, there is no need to rely on the capacity of the existing structure and consequently any potential strengthening works of the existing structural frame can be avoided.



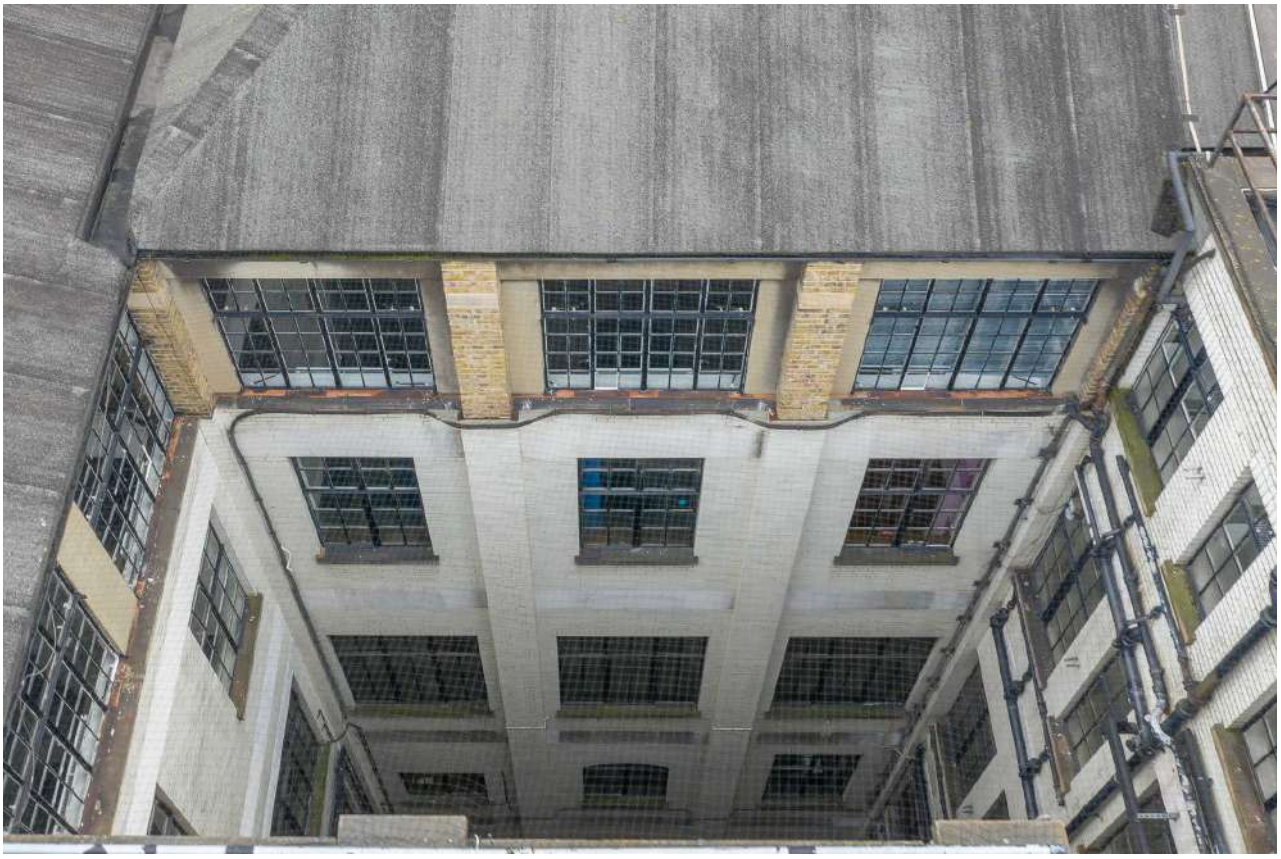
1940s Extension Proposed Structure - Section



1940s Extension Proposed Structure - 3rd Floor Plan

Whilst the new structure will have some visual impact on the existing Lightwells, proposals to significantly upgrade and re-present these lightwells still remain. As proposed in the main application, all existing services will be stripped out of lightwells and the façade will be cleaned and repaired. As part of these proposals, the material finishes within the lightwells; including the windows, will be repaired and refurbished, enhancing their aesthetic value. Lightwells will be covered over at roof level with a glazed rooflight, retaining natural light, but also help to thermally upgrade the building by transforming the lightwells into internal spaces.

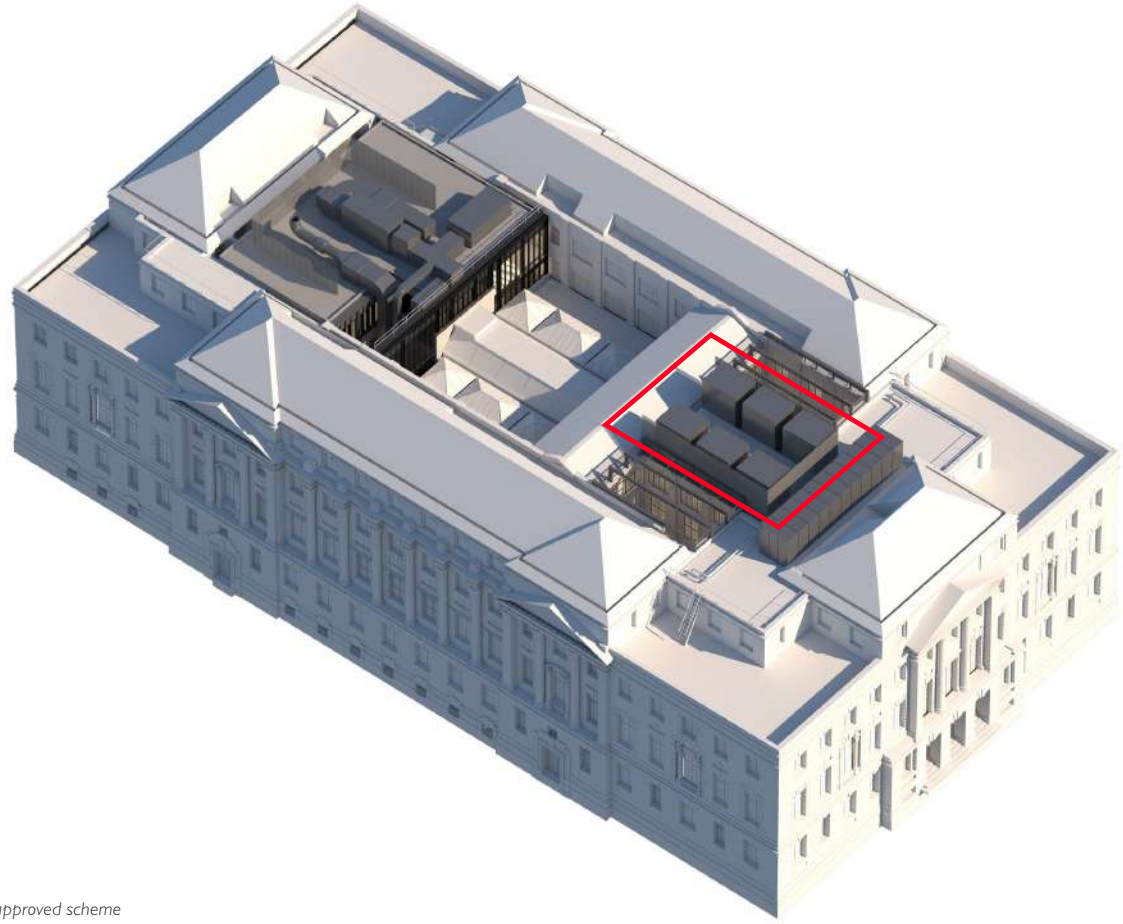
1940s Extension Proposed Structure - Visual



Existing photos showing walls built in Lightwells 1 & 2 to support the 1940s extension roof

2.4 ROOFTOP PLANT

In the approved scheme 6 ASHPs were proposed to sit on the new flat roof to the existing 1940s extension (as described in the above section) and a new plant enclosure was proposed to replace the existing lift motor room at the western end of the roof.



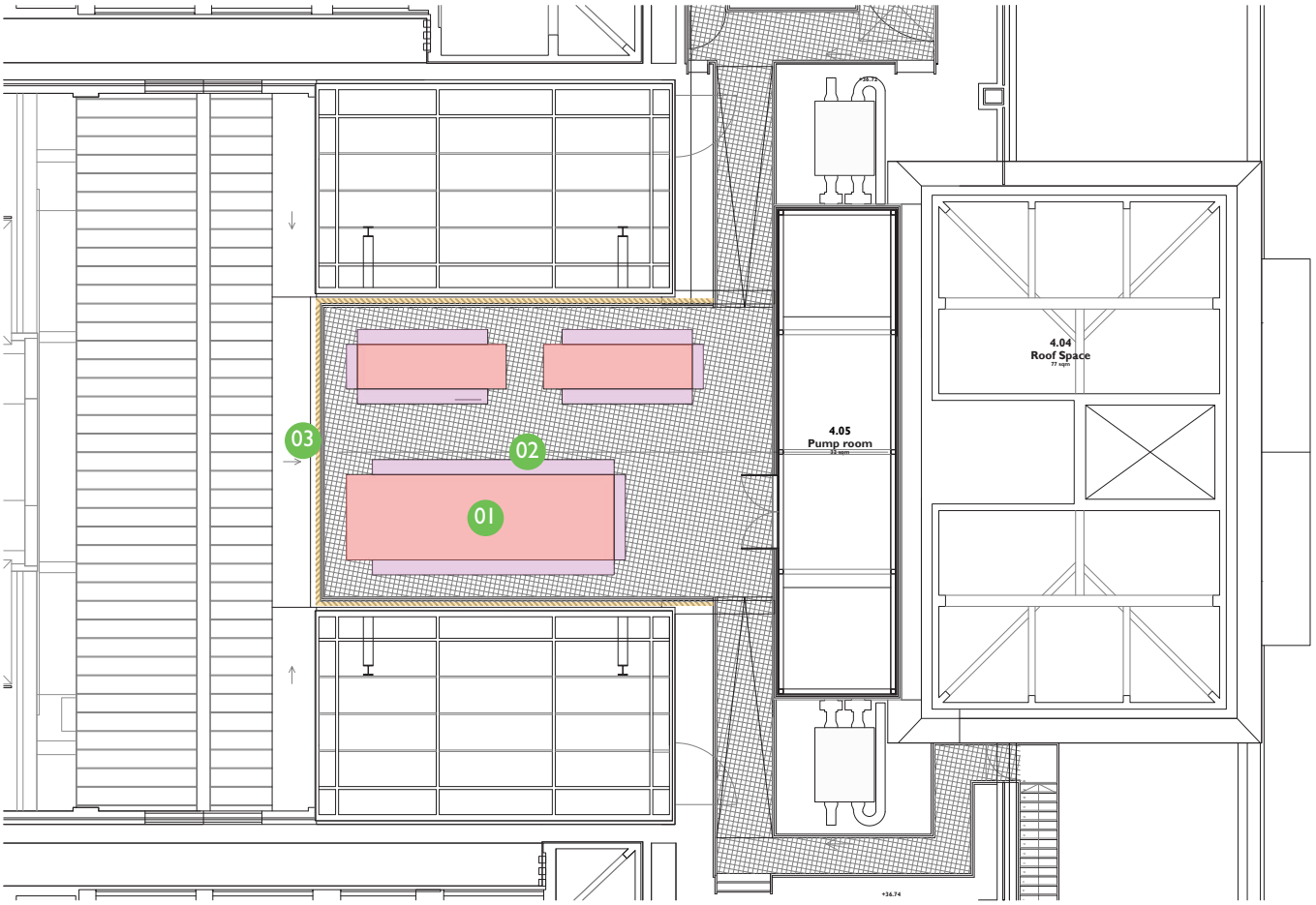
Rooftop plant - approved scheme

The Air source heat pump and attenuator arrangement has developed since the original designs. The arrangement has been re-sized to meet the requirements of the building loads and acoustics leading to an overall increase in the height of the arrangement.

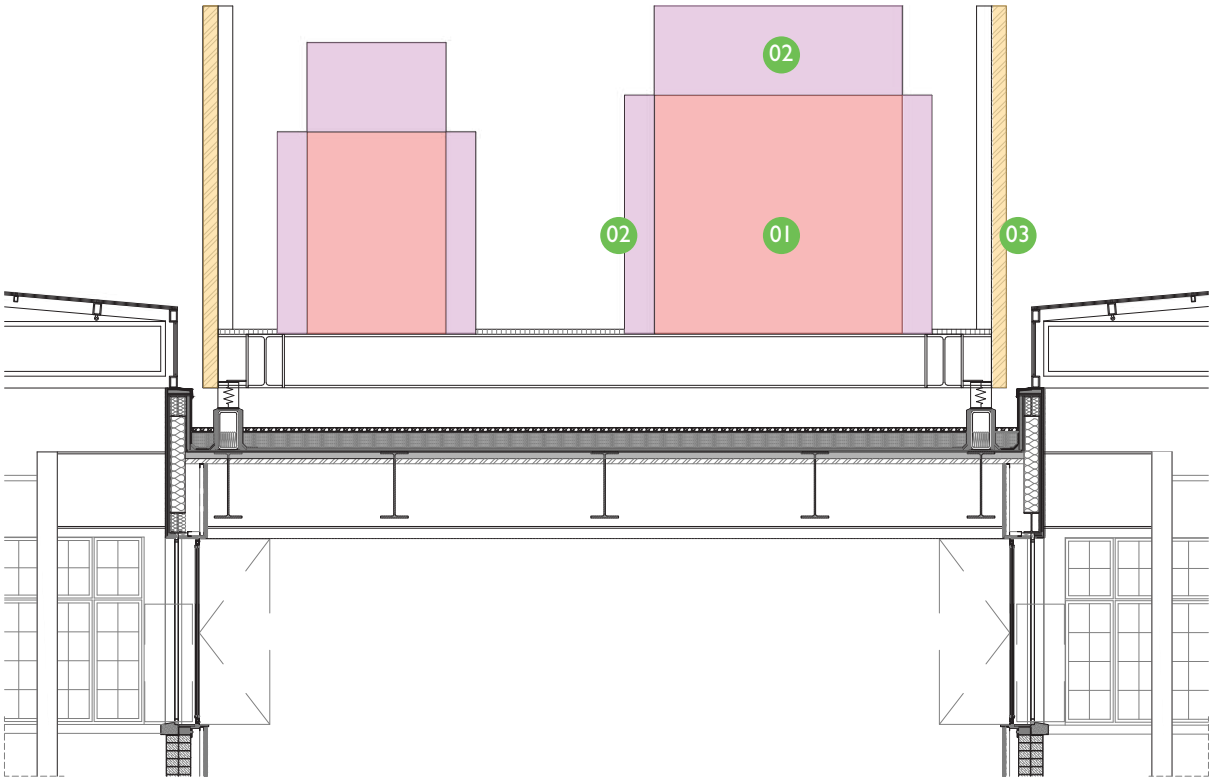
Attenuators are mounted to the top and sides of the units to limit the noise outputs to within the agreed limits of the background noise. Additionally, ASHPs need to be mounted on springs and supported off a secondary structure to prevent sound transmittal via reverberation through the new lightweight structure.

A number of arrangements for the ASHPs have been explored with various manufactures and exploring various special arrangements on the roof. The most efficient option has been proposed with regards to meeting building loads whilst also balancing the overall height and meeting the acoustic attenuation requirements. This has resulted in 3 larger capacity ASHPs in substitution of 6 smaller capacity units in order to keep the overall height as low as feasibly possible.

01 ASHP unit
02 Acoustic attenuation
03 Acoustic louvred screening



Rooftop plant - Proposed 4th floor plan



Rooftop plant - Proposed section

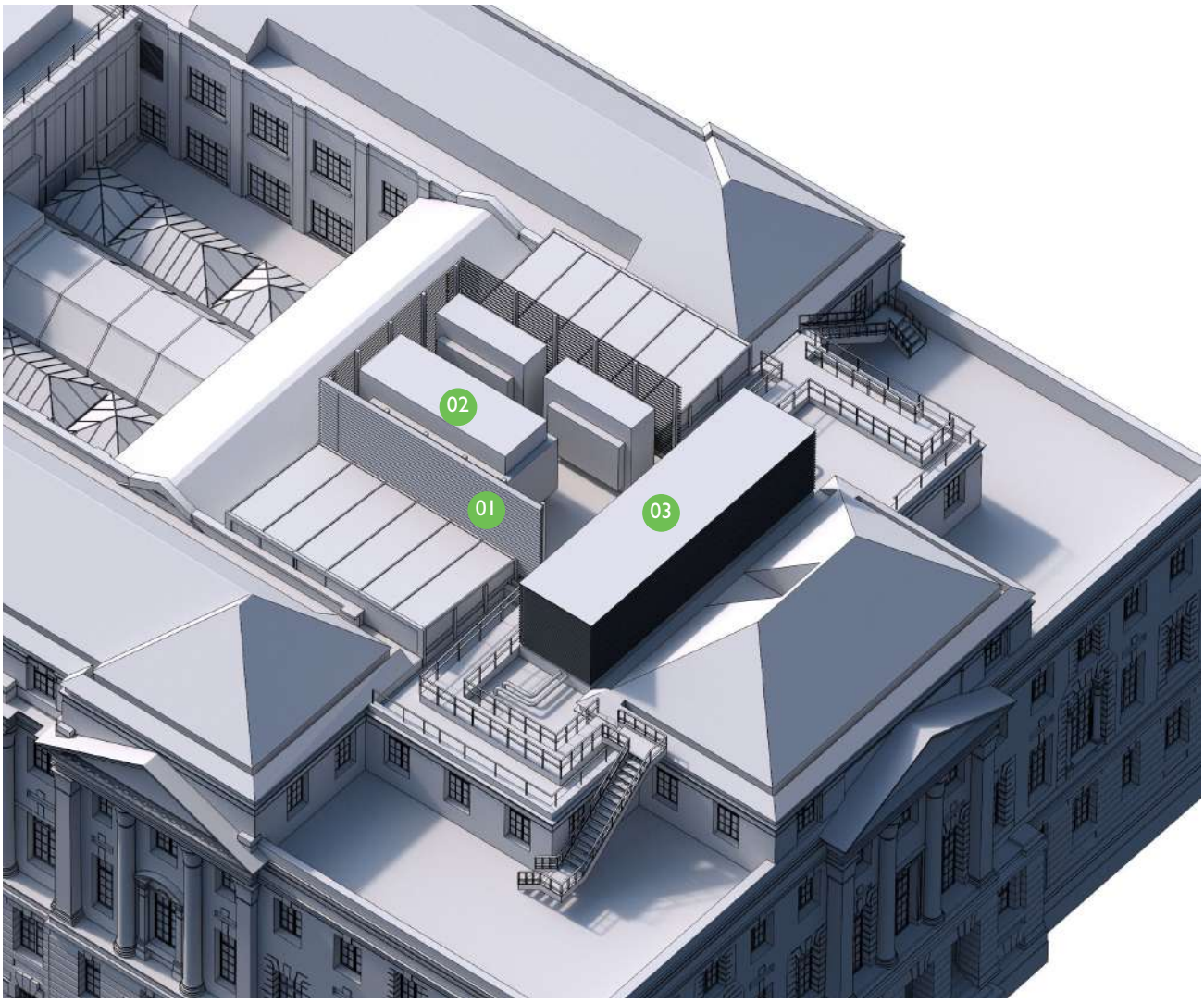
01 ASHP unit
02 Acoustic attenuation
03 Acoustic louvred screening

As part of the exercise, the background noise criteria has been reassessed at the Judd street side of the building, where the ASHPs will be installed. The noise criteria has been updated to use the background noise data at this side of the building as a more appropriate benchmark for the ASHP attenuation selection. This has allowed us to reduce the height of attenuation required, albeit

In the original application the existing lift motor room structure was proposed to be removed and replaced with a smaller pump room enclosure. Due to the increased mechanical requirements, the amended scheme looks to utilise the existing lift motor room structure and re-clad with architectural louvres to reduce its visual impact from street level.

A further change has been made to the roof access strategy with a new compliant metal access stair proposed to replace the existing timber ladder-type stair to the North-West terrace.

01 New ASHP arrangement with 1no. large unit and 2no. medium sized units. Attenuation to sides and top of each unit
02 Acoustic louvered screening proposed to three sides to avoid noise bleed to Bidborough Street neighbours
03 Pump Room formed with existing Lift Motor Room steel structure and clad in new metal louvered panels



Rooftop plant - Proposed scheme

2.5 VERIFIED VIEWS

Due to the above amendments at roof level, new verified views were produced by AVR to test the visual impact from street level. Out of the 5 views selected in the main application, View 1, 2 and 5 are not impacted by the proposed amendments. The impact to View 3 and 4 are described on the following pages.

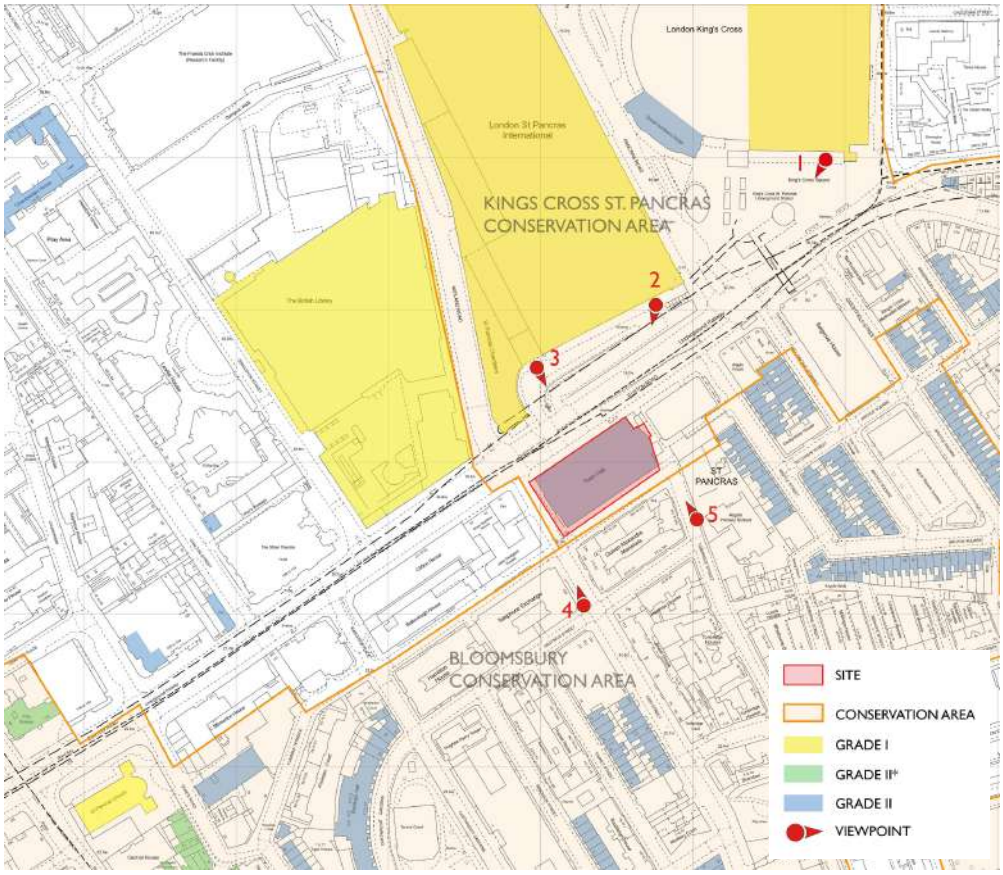
View 1: Entrance to Kings Cross Station

View 2: Upper entrance to St. Pancras Station

View 3: Entrance to St. Pancras Renaissance Hotel

View 4: Judd Street at the corner of Hastings Street

View 5: Tonbridge Street



Plan identifying locations of Verified Views

View 1

No Change

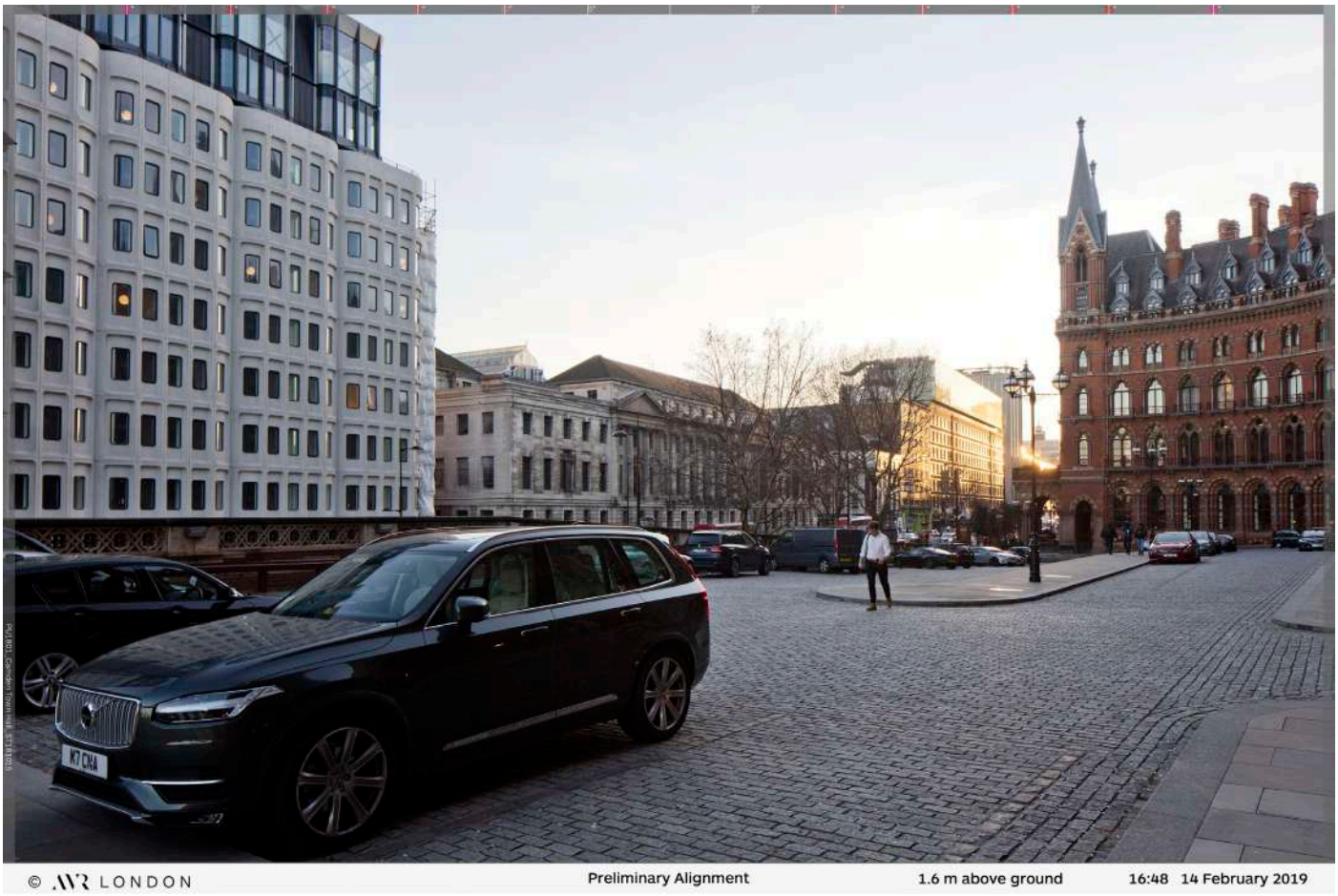
Existing View - Verified View 1

Approved View - Verified View 1

Proposed View - Verified View 1

View 2

No Change



Existing View - Verified View 2

Approved View - Verified View 2

Proposed View - Verified View 2

View 3

Despite the increased height of the ASHPs at roof level, this has had no visual impact on the view as the units remain obscured from street level behind the pitched roofs.

In the original application, however, the remvoval of the lift motor room and its replacement with a more subtle plant enclosure meant that there was an improvement on this view from street level and a beneficial effect on the townscape.

The amendment proposes to retain and re-clad the existing lift motor room structure. In terms of massing, therefore, the impact on the townscape will be neutral as there will be no change from the existing. The re-cladding, however, helps to soften the impact on the rooftop addition, improving this view from street level and it's impact on the townscape.

Existing View - Verified View 3

Approved View - Verified View 3

Proposed View - Verified View 3

View 4

Like with View 3 the increased height of the ASHPs at roof level has had no visual impact on the view as the units remain obscured from street level behind the pitched roofs.

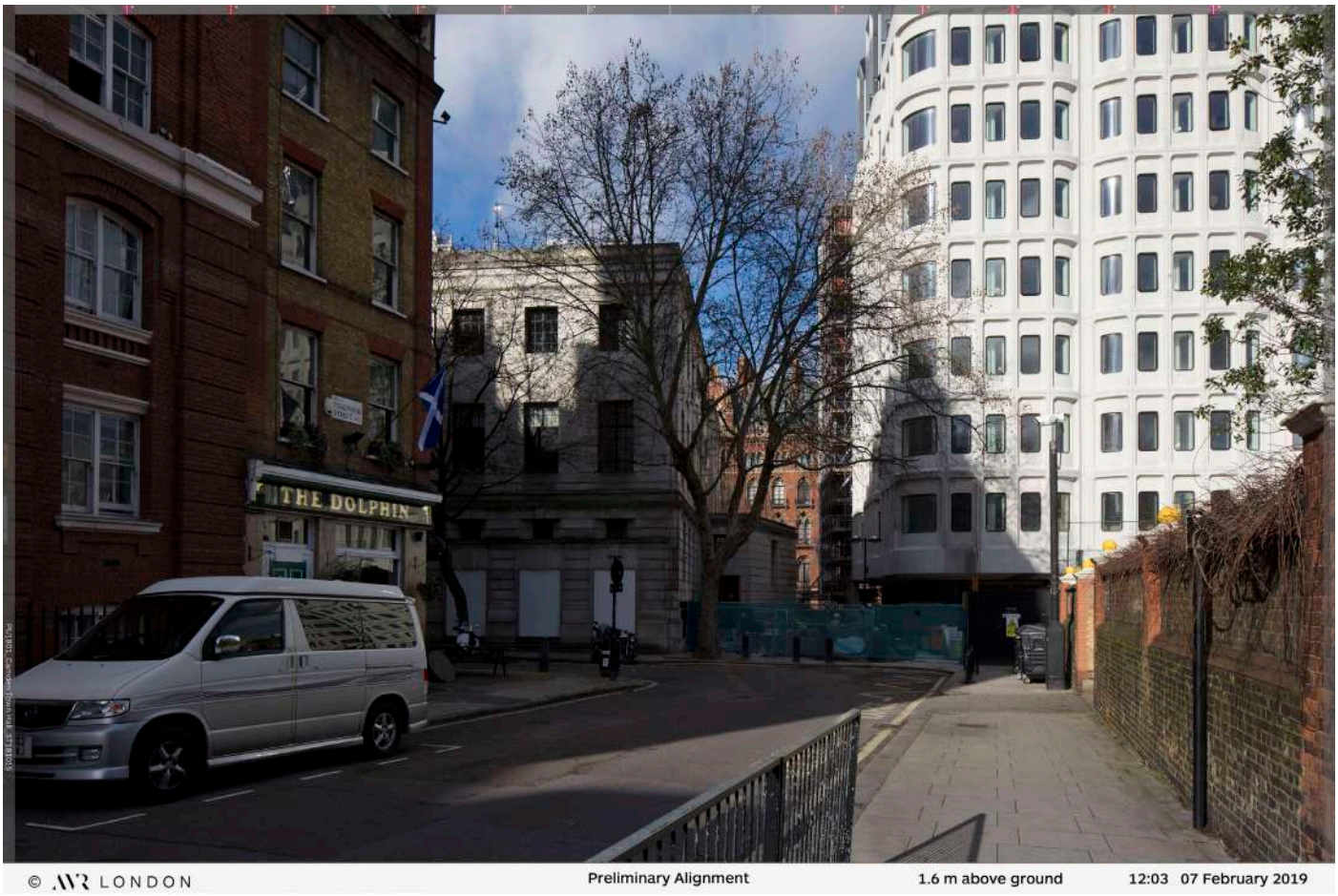
In the original application, however, the removal of the lift motor room and its replacement with a more subtle plant enclosure meant that there was an improvement on this view from street level and a beneficial effect on the townscape.

The amendment proposes to retain and re-clad the existing lift motor room structure. In terms of massing, therefore, the impact on the townscape will be neutral as there will be no change from the existing. The re-cladding, however, helps to soften the impact on the rooftop addition, improving this view from street level and it's impact on the townscape.

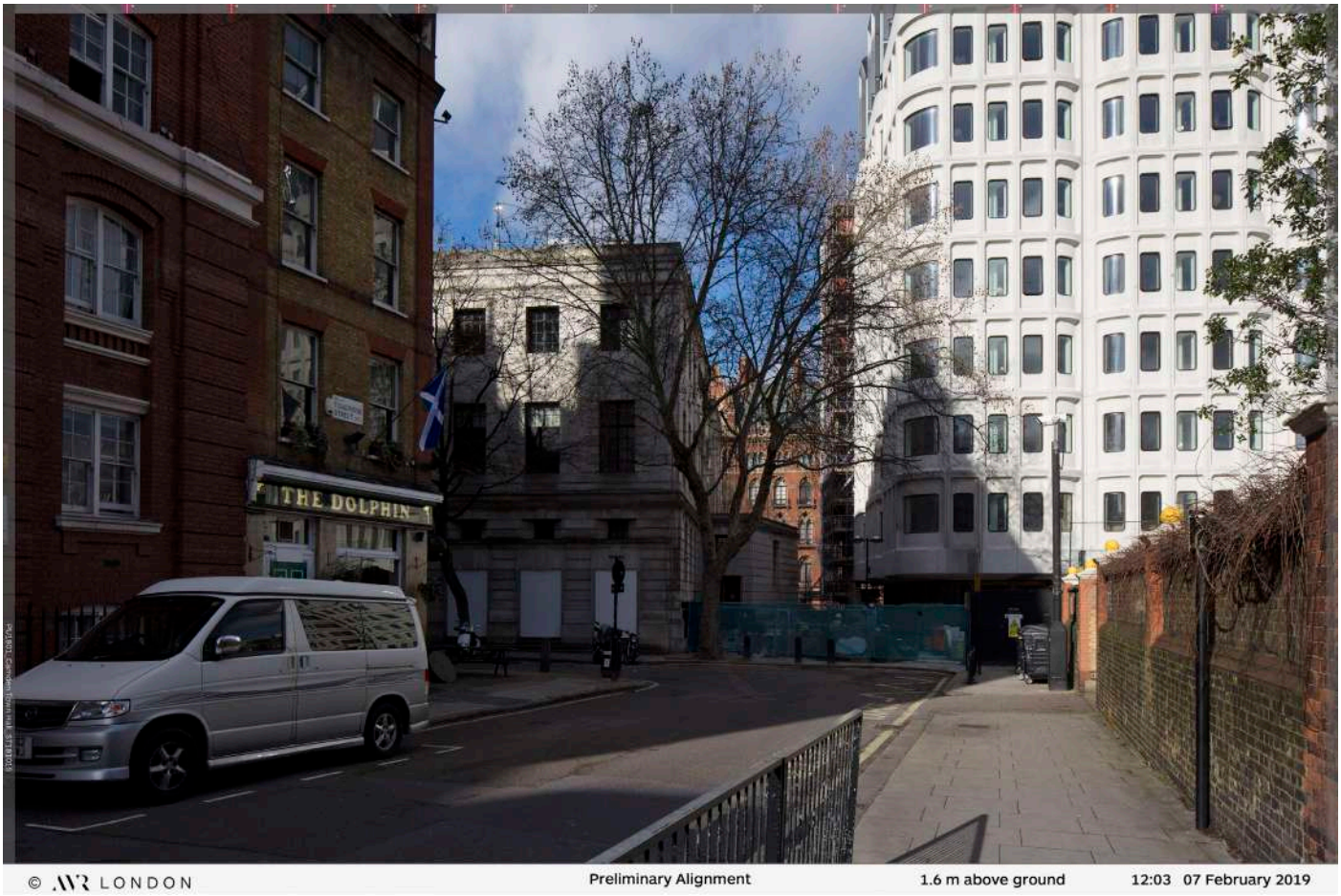
Existing View - Verified View 4

Approved View - Verified View 4

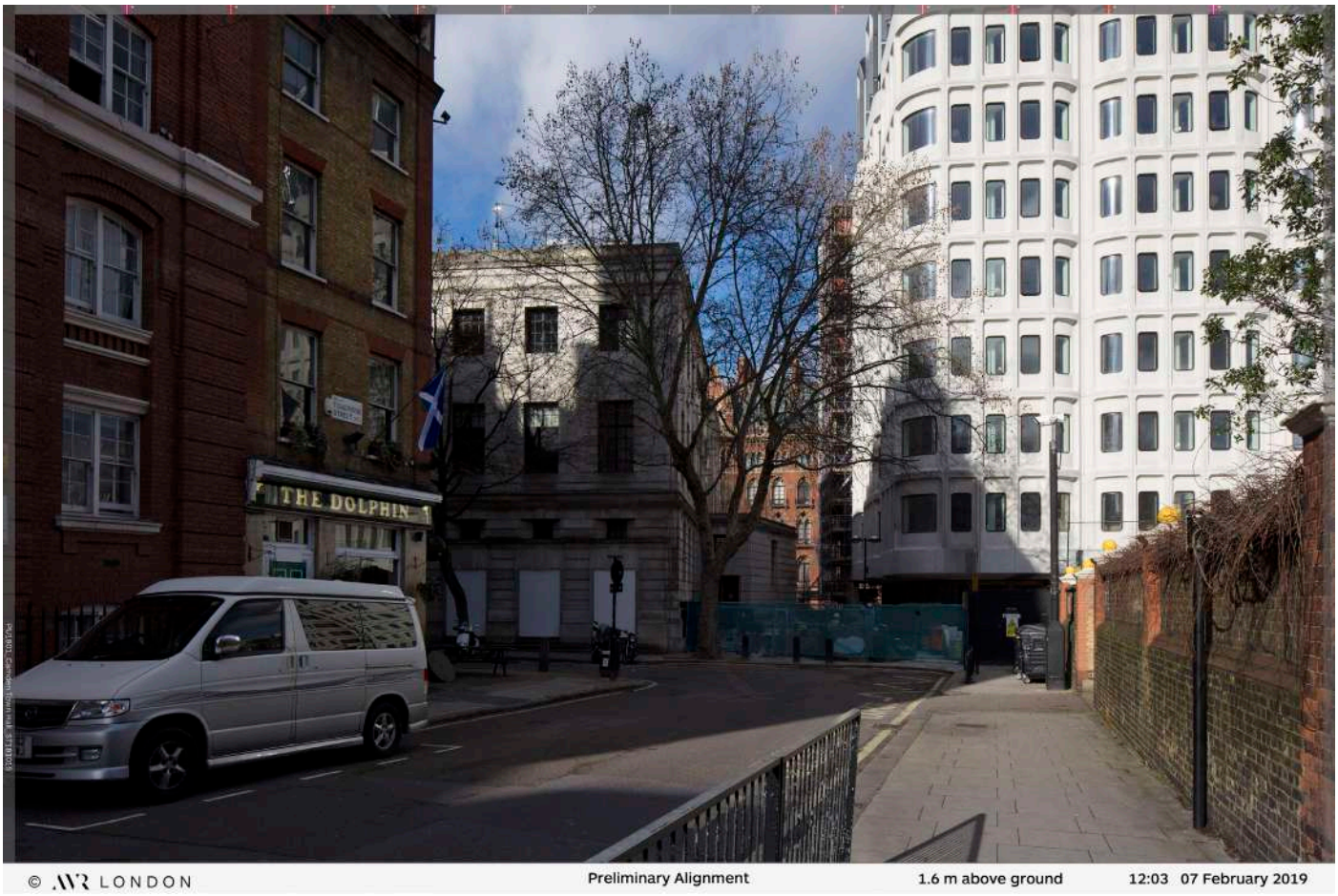
Proposed View - Verified View 4



Existing View - Verified View 5



Approved View - Verified View 5



Proposed View - Verified View 5

Plant Cladding

The proposed cladding colour to the new rooftop plant is key in affecting the perceived visual weight and impact as viewed from the Town Hall's surrounding streets and principle view points. As shown in the verified views, a light grey metal cladding is proposed. A lighter neutral colour will appear less imposing and reflect more closely the common grey tones of sky found over London.

Where currently the roof slates are a discoloured dark grey, the proposed replacement slates will have a light green tone as is characteristic for Westmorland Green slate. As such, a dark metal cladding to the plant would cause too great a contrast and appear heavier. The light grey as proposed will work in unison with the refreshed roof slates and restore the Town Hall to a brighter image more closely fitting its original appearance.

2.6 EXTERNAL LIGHTING

All existing external lighting has been proposed to be removed, and in turn, local repairs made to the façade where damage has been caused from fixings. New external lighting has been proposed at entrances on Judd Street, Bidborough Street and Tonbridge Walk, and has been sensitively selected and located to ensure it is fitting with the building façade. Cabling routes will be made internally to prevent surface mounted cables and fixings into the historic façade.

Where existing external doors are recessed, external lighting has been located within the soffit of the recess, limiting the impact on the façade. This includes the Judd Street entrance, where lighting is integrated into the soffit of the Portico, where external lighting is currently located; the Camden Centre entrance on Bidborough Street; and Fire Exit door location at the bottom of stair cores on Euston Road and Bidborough Street. Where new doors have been introduced on Tonbridge Walk and Bidborough Street, into the Camden Centre and Office Lobby respectively, façade mounted lighting has been proposed, symmetrically placed adjacent to door openings.

The facade mounted light fitting will be a combined up & down light and therefore will not impact neighbouring properties.with light bleed.

BEGA

66 516

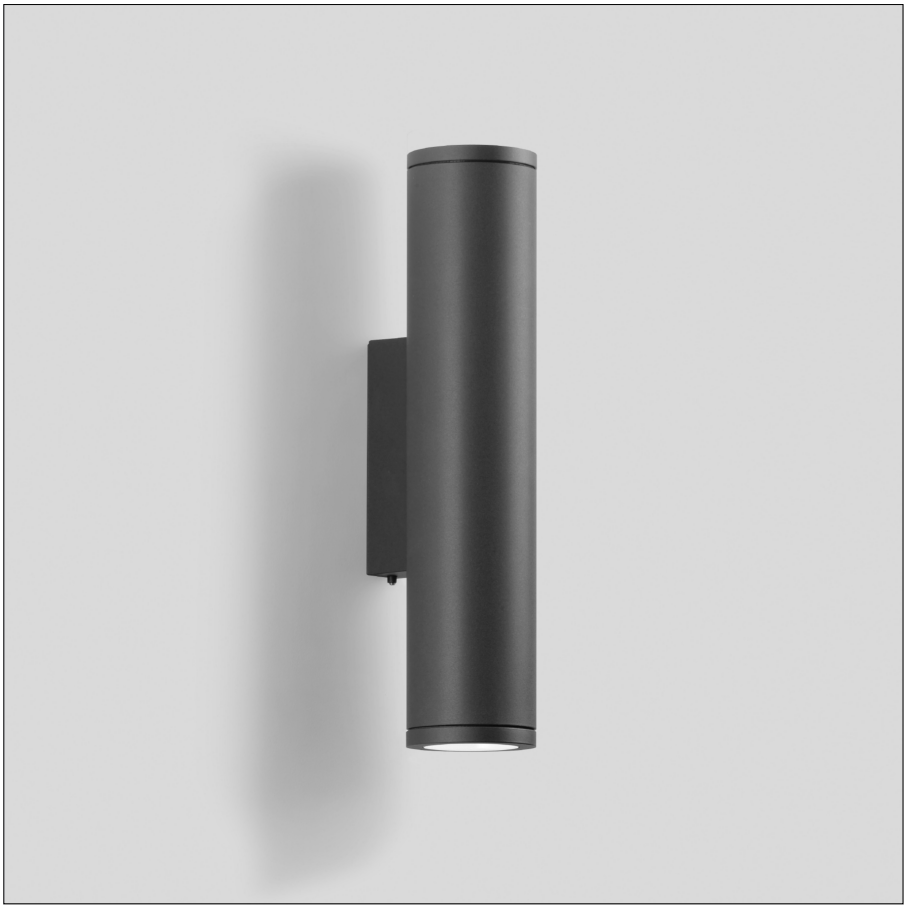
Wall luminaire

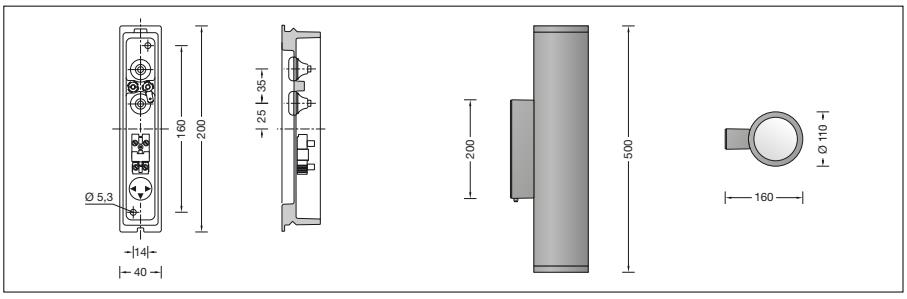
IP 65

Project · Reference number

Date

Product data sheet





Application
Wall luminaire with two-sided light output.
For illumination and design tasks in architecture.
The light directed downwards is intended to illuminate the wall and the horizontal surface in front of it.
The light directed upwards is intended to illuminate the wall and ceiling surfaces.
The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Clear safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Mounting plate with 2 fixing holes ø 5.3 mm · 160 x 14 mm spacing
2 cable entries for through-wiring of mains supply cable ø 7-10,5 mm, max. 3 G 1.5□
Connecting terminal 2.5□ with plug connection
Earth conductor connection
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DALI controllable
A basic isolation exists between power cable and control line
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK10
Protection against mechanical impacts < 20 joule
IK10 – Safety mark
CE – Conformity mark
Weight: 3.4 kg

Inrush current
Inrush current: 21 A / 18.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 50 luminaires
B 16 A: 50 luminaires
C 10 A: 50 luminaires
C 16 A: 50 luminaires

Lamp

Module connected wattage	15.8 W
Luminaire connected wattage	19 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 40 °C

66 516

Module designation	2x LED-0733/830
Colour temperature	3000 K
Colour rendering index	R_a > 80
Module luminous flux	2250 lm
Luminaire luminous flux	1524 lm
Luminaire luminous efficiency	80,2 lm/W

66 516 K4

Module designation	2x LED-0733/840
Colour temperature	4000 K
Colour rendering index	R_a > 80
Module luminous flux	2370 lm
Luminaire luminous flux	1606 lm
Luminaire luminous efficiency	84,5 lm/W

Lifetime of the LED
Ambient temperature t_a = 15 °C
– at 50,000 h: L 90 B 10
– at 400,000 h: L 70 B 50

Ambient temperature t_a = 25 °C
– at 50,000 h: L 90 B 10
– at 400,000 h: L 70 B 50

max. ambient temperature t_a = 40 °C
– at 50,000 h: L 90 B 10
– at 310,000 h: L 70 B 50

Lighting technology
Half beam angle 21°.
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on the BEGA website www.bega.com.

Article No. 66 516
LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number
4000 K – Article number + **K4**

Colour graphite, white or silver
graphite – article number
white – article number + **W**
silver – article number + **A**

3.0 HERITAGE IMPACT ASSESSMENT

The amended proposals include replacing rather than removing the existing draft lobby within the portico of the Judd Street entrance. The existing draft lobby is detrimental to the significance of the listed building due to its poor aesthetic quality and condition. The replacement draft lobby has been sensitively designed and will span the full width of the portico maintaining the symmetry of this feature within the elevation. It will have a dark-coloured, slender aluminium frame and will be highly glazed, better showcasing the historic features and materiality of the entrance. The dark colouration will also complement the metal handrails and window frames. The significance of the listed building will still be improved by the proposals, although to a lesser degree than within the approved scheme. However, there would be additional public benefits associated with the improvements to the thermal and environmental efficiency of the building and quality of the internal lobby for those using the building.

The existing door at the top of the ramped entrance into the building will be replaced rather than being removed, however there would be only a negligible change in impact from that of the approved scheme as the door is not an original feature and has limited visibility both from within and outside the building.

The proposed amendments to the layout of the bin store and SME and office entrance lobby off Bidborough Street consist of changing the arrangement of the approved new partitions. There would be no change to the impact on the significance of the listed building from that previously identified for the approved scheme.

As part of the changes to the rooftop plant requirements, it is necessary to provide greater structural support to the 1940s T-shaped extension on the roof of the building. The proposal to insert a pair of structural steel columns into each of the two largest lightwells, is considered to be the least intrusive and honest means of achieving the structural strength required. The columns would be new features within the lightwells, however these spaces have a utilitarian and industrial character and therefore the steel columns are sympathetic to this character. The approved proposals to improve the appearance of the lightwells through removal of services and conservation repairs and cleaning remain part of the proposals and overall there will still be considerable enhancement of the lightwells as a result of the proposals.

The changes to the plant also require an enclosure to be retained where the current lift motor room is. The enclosure will be the same size as the existing structure but will be more subtlety clad using metal louvres reducing its visual impact where it would be visible from the surrounding area. Plant has been approved in this area and is visible within the verified views. The impact of the amended enclosure would only be slightly worse than as approved and slightly improve upon the existing situation. The other areas of plant which are proposed for amendment would not be visible from the surrounding townscape, as demonstrated by the verified views. A new staircase accessing the plant will also be required, although likely to be visible, the stair would be a slender structure and unlikely to be noticed within the context of the views of the building as a whole. Overall the changes to rooftop plant, whilst slightly more visible and potentially harmful than the approved scheme still comprise and enhancement over the existing situation.

The proposed changes to the scheme are relatively limited and overall the conclusions from the full Heritage Impact Assessment for 2019/2238/P and 2019/2257/L. Specifically the significance of the listed building will still be enhanced along with the character of the Kings Cross St Pancras Conservation Area and the setting of other heritage assets due to the improvements to the visual integrity of the listed building through external repair and re-presentation.

4.0 CONCLUSION

The amendments described within this DAS are fundamental to achieving the client's overall aspirations outlined in the approved Planning Application 2019/2238/P and approved Listed Building Consent Application 2019/2257/L - to restore and refurbish the Town Hall and promote the long-term future of the historic asset. Proposed amendments further facilitate the successful change of use of the Grade II listed building whilst improving the building's efficiency.

The enclosed HIA demonstrates that the amendments have a minor impact on the historic fabric, and in some cases, mitigate further harm to the existing building that would be required to deliver the approved scheme.