

CAMDEN TOWN HALL
LENDLEASE
PLANNING APPLICATION AMENDMENT
AUGUST 2020
DESIGN & ACCESS STATEMENT
HERITAGE IMPACT ASSESSMENT

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CAMDEN TOWN HALL - PLANNING APPLICATION AMENDMENT

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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 (LBC) 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 scheme that have arisen as a result of client requests during RIBA Stage 4.

Amendments to the application hope to further enhance the functionality of the repaired, refurbished and repurposed 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 amendments whilst outlining the impact on the Town Hall's heritage in the attached HIA. The proposals were presented to Colette Hatton at a presentation on the 29th of July.

1.2 OVERVIEW OF AMENDMENTS

All amendments to the scheme have been made following changes 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:

- SME Office Lobby Alterations - Changes to the environmental draft lobby to the Office/SME Reception.
- Goods Lift Reduction - Reorganisation of Bin store and introduction of Store Room accessed from SME/Office reception due to reduction to single goods and bike lift.



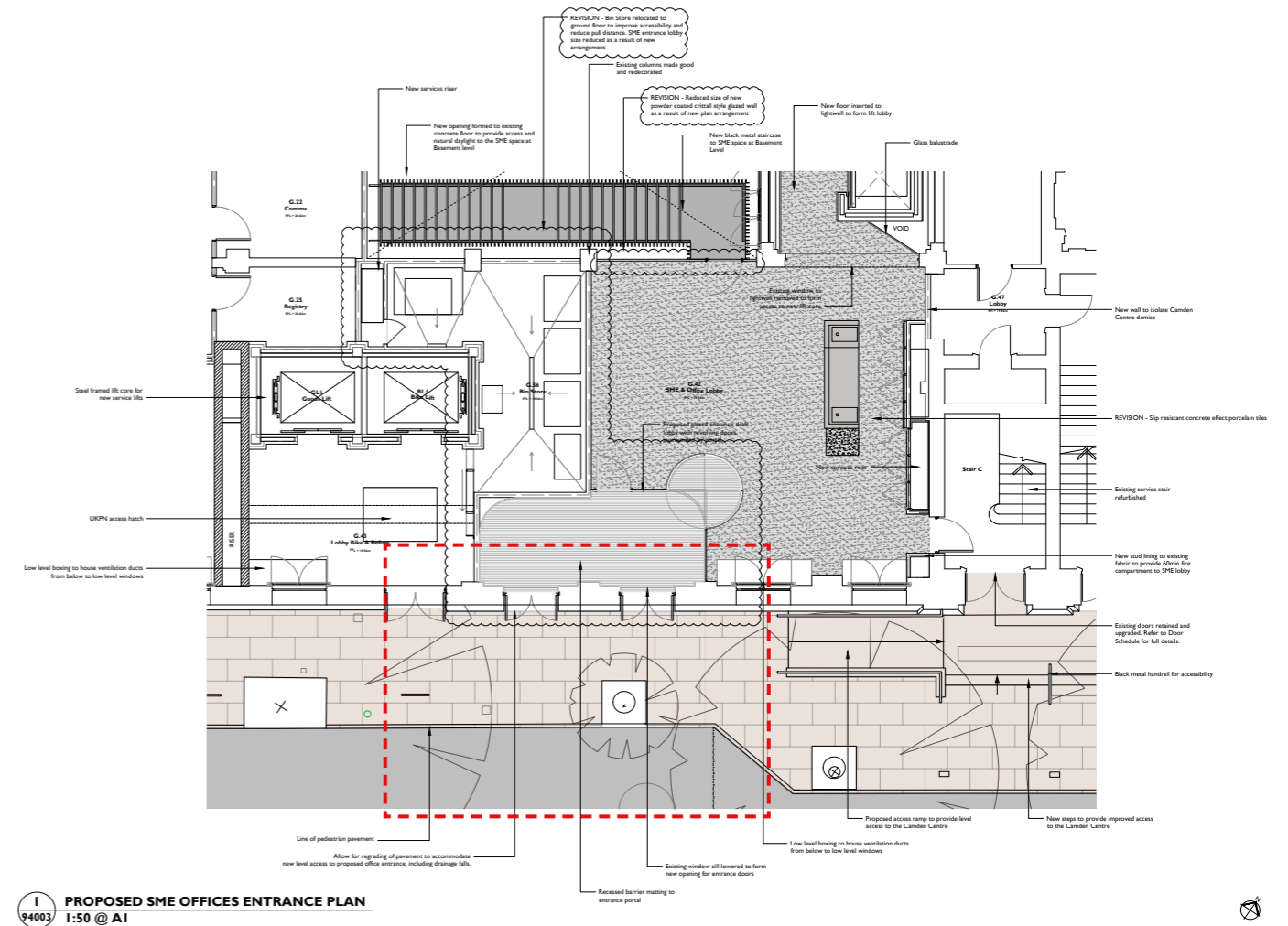
2.0 AMENDMENTS TO APPROVED SCHEME

2.1 SME / OFFICE LOBBY ALTERATIONS

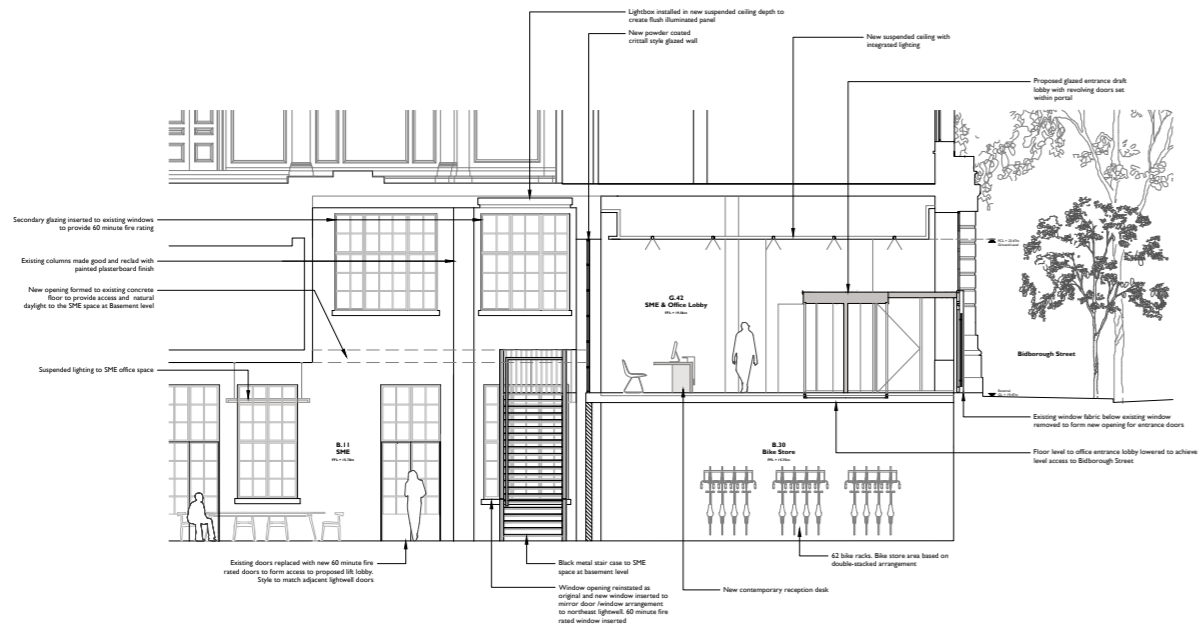
In the approved scheme, it was proposed that the Bidborough Street entrance to the SME/Office via the approved new openings on the façade is to have an environmental lobby with a revolving door. This NMA proposes for the approved revolving door to be replaced with double sliding automatic door. The change has been favoured to improve entering and exiting movement and allow more free flowing use. The proposed draft lobby is to improve environmental performance of the building and avoid heat loss from the building. This change is not to the façade but located within room G.42 which has approval for demolition of floor slab and reordering of internal walls after it being deemed of neutral significance. This change does not affect any part of the existing fabric that was not previously approved.

2.2 GOODS LIFT REDUCTION

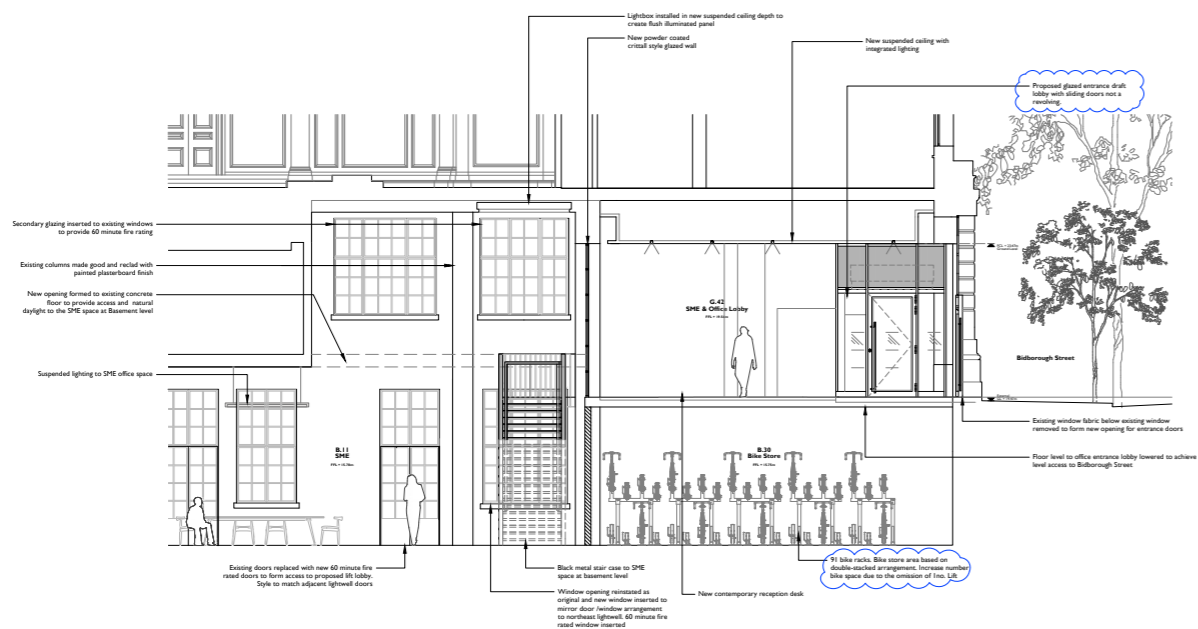
In the previously approved scheme, it was proposed to have two lifts that would serve Ground to Basement. BL-1 for bikes and GL2 for goods. In the effort to increase efficiency it has been decided to condense both functions to one lift. This reduction to a single dual purpose lift created more room at ground floor allowing the previously approved relocation of the refuse store to be reorganised creating room for an additional Store (G.57) that would serve the SME/Office Lobby. This proposed layout involved reordering proposed internal partitions and did not affect any existing fabric. There have subsequently been minor spatial alterations at basement level where now the single lift opens on to a lobby area rather than directly into bike store. Due to this change the bike store has increased in size and has a capacity of 91 bikes.



PROPOSED SME OFFICES ENTRANCE PLAN
 94003 1:50 @ A1
 SME / Office Entrance and Goods Lift - Plan- Drawing No. CTH-PUR-MB-G0-DR-A-94003
 Submitted under NMA Planning App ref. 2020/1990/P & Listed Building Consent ref.2020/1992/L

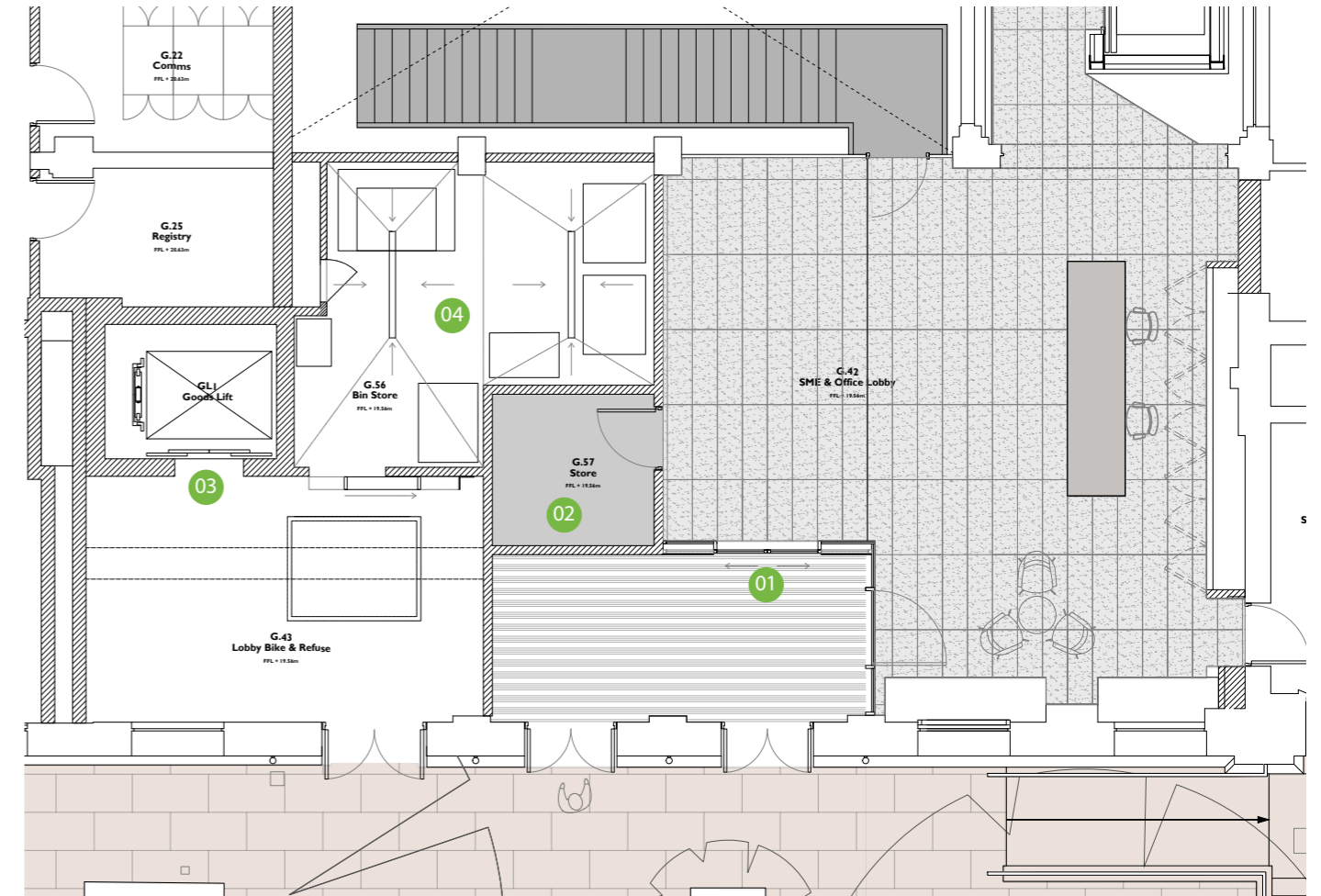


SME / Office Entrance and Goods Lift - Section - Drawing No. CTH-PUR-MB-ZZ-DR-A-94014
Submitted under Planning App ref. 2019/2238/P & Listed Building Consent ref. 2019/2257/L



Proposed SME / Office Entrance and Goods Lift - Section - Drawing No. CTH-PUR-MB-ZZ-DR-A-94014

- 01 Redesigned glazed draft lobby and replacement of revolving door for double sliding automatic door set.
- 02 Alteration to configuration creating additional Store Room G.57.
- 03 Combined Goods and Bike Lift
- 04 Reorganised refuse store due to lift reduction



Proposed SME / Office Entrance and Goods Lift - Plan - Drawing No. CTH-PUR-MB-G0-DR-A-94003

3.0 HERITAGE IMPACT ASSESSMENT

The proposed amendments to the consented scheme are associated with the SME entrance and lobby on Bidborough Street. Specifically, the proposed amendments are:

- Changing the internal revolving door to the draft lobby within entrance to a sliding door
- Removal of the proposed separate bike lift between ground and first floor

This part of the building has undergone change in the past. Originally, it was part of the democratic functions of the town hall, housing offices, however shortly after construction the area was converted into a refreshment lounge for the assembly hall (Camden Centre). The area was partitioned off and one of the windows on the Bidborough Street elevation converted into an emergency exit door. There were also changes to the original layout at basement level as a result of service upgrades during the lifetime of the building.

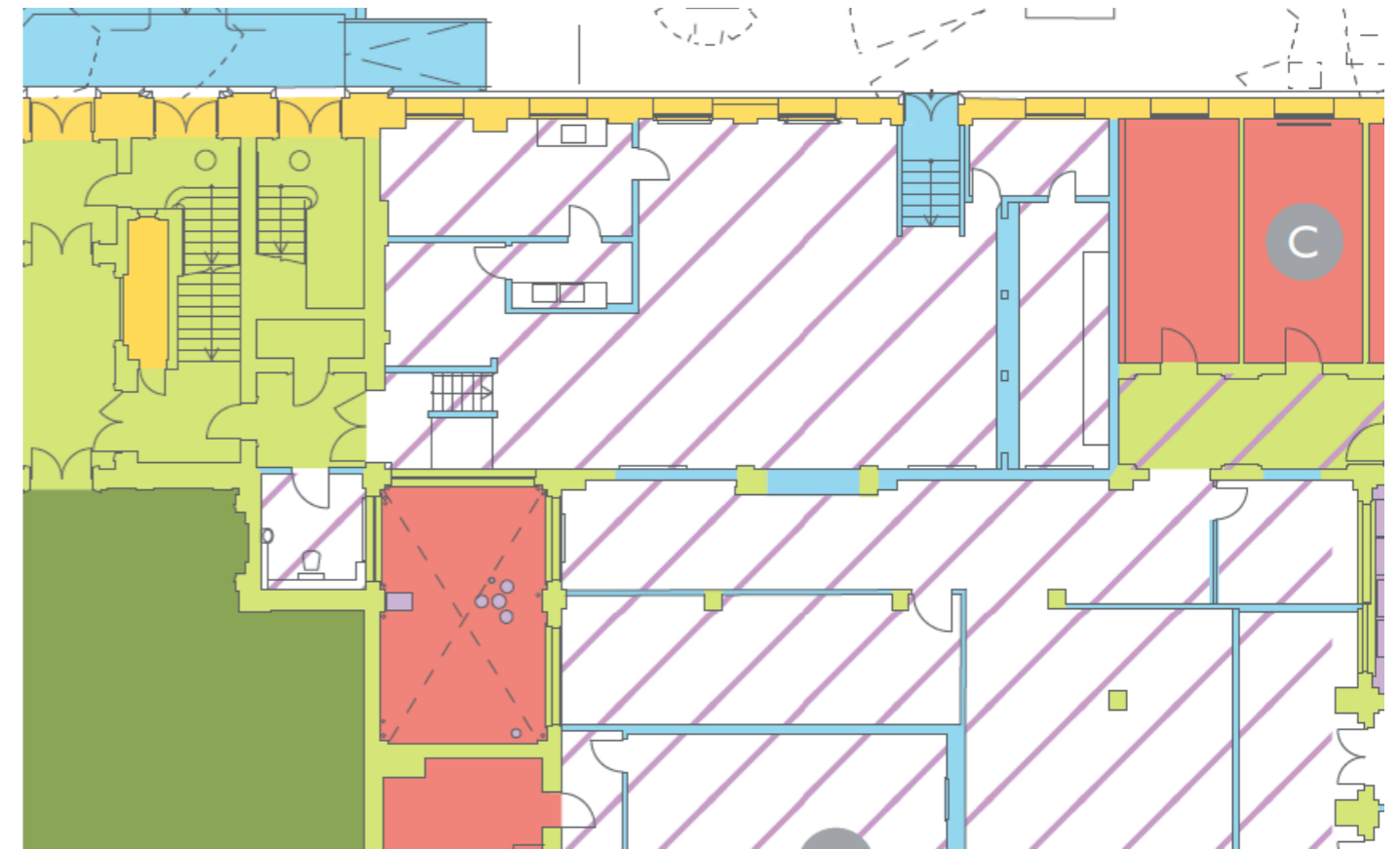
As a result of these changes, the significance of this part of the building is relatively low with surviving areas of historic structure being of higher significance than the more prevalent more modern fabric. At ground floor level cumulative change has been detrimental to the significance of the listed building and the basement level through its ancillary use and utilitarian nature is of lower significance than the principal levels. Extracts from the basement and ground floor significance plans for this area of the building are reproduced on adjacent page.

The impact on the heritage significance of the amended proposals would be very similar to that of the consented scheme. The changes to the door between the lobby and SME reception area would not change the impact on significance. The interior scheme, including the sliding door, will be of high-quality design, restrained and sensitive to the character of the listed building whilst being clearly contemporary. There would be no further impact on the historic fabric of the building as a result of this amendment.

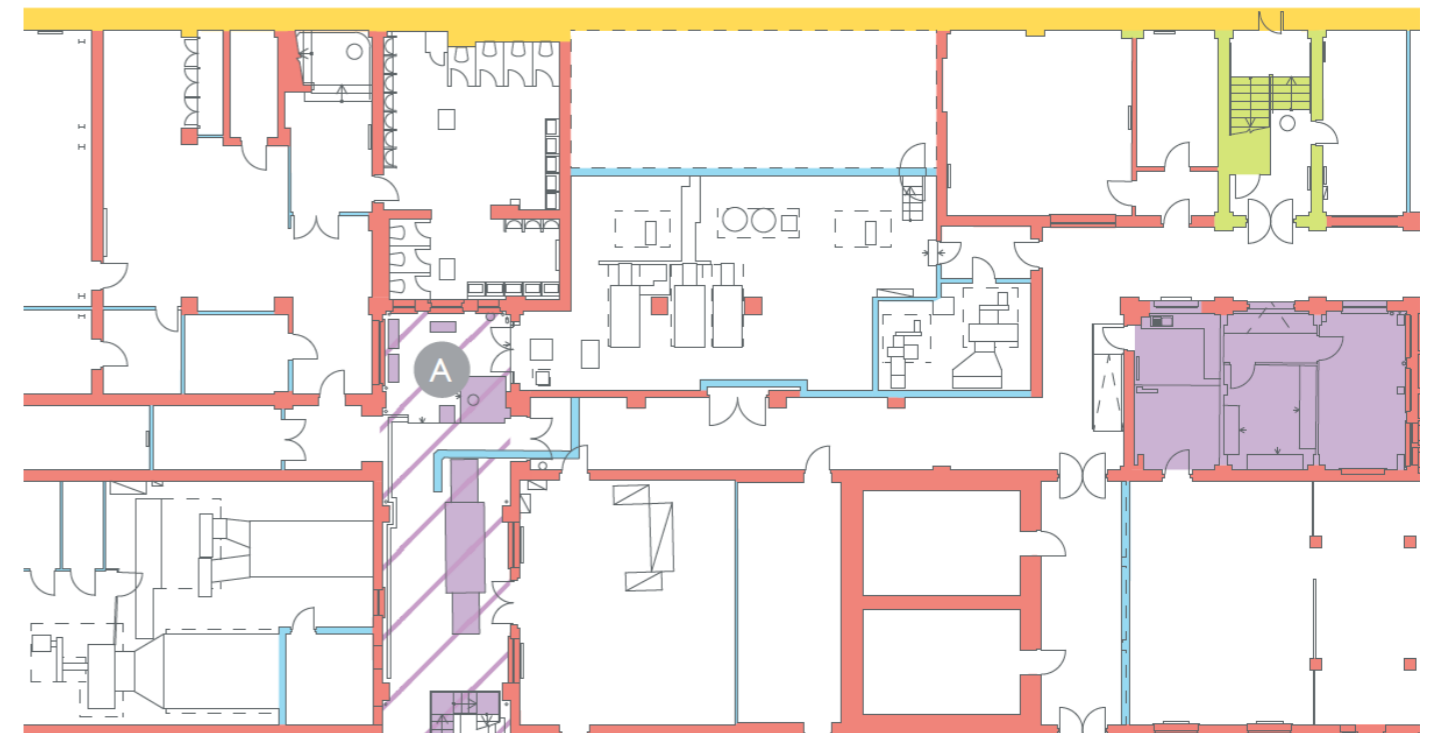
Within the consented scheme, separate bike and goods lifts were proposed, the amended proposal combines these functions into

a single lift with the bike lift being omitted. The location of the proposed lift is retained in the same location as the consented scheme. There would be a reduced amount of demolition required as a result of this amendment as only a single lift pit would be required. Otherwise there would be no change to the amount or location of demolition compared to that already approved. The slight change in layout of the new partitions would cause no change to the impact on significance.

In conclusion, the amended proposals would slightly improve upon the impact of the consented scheme as there would be slightly less demolition of historic fabric required. The remaining aspects of the amended proposals would result in no change to the impact caused by the consented scheme. Overall, the scheme, including the proposed amendments, would preserve and enhance the key aspects of the significance of the Town Hall, removing ill-considered, detrimental previous additions and alterations and adapting the building for suitable new uses.



Extract of ground floor level significance plan, Bidborough Street elevation is at the top of the plan



Extract of basement level significance plan, Bidborough Street elevation is at the top of the plan

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.