



EXTERNAL LIFT & NORTH ELEVATION WINDOW REPLACEMENT DESIGN & ACCESS STATEMENT



Platform Lift & Window Replacement Project

Working Men's College
44 Crowndale Rd, London NW1 1TR

3BM Spaces on behalf of
Working Men's College

Working with





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1.0 INTRODUCTION

1.1 Project Overview

This Design and Access Statement is written in support of the Full Planning with Listed Building Consent Application for the replacement of the existing external lift and 10No windows to the northern elevation at Camden WM (Working Men's) College.

The current lift, which is a contemporary addition to the existing Grade II Listed Building (lift constructed approximately 10 years ago), provides an accessible means of access into the primary entrance of the Main College Building from Crowndale Road. A platform lift such as the one in-situ is the only viable means of accessible circulation into the main entrance and reception area from street level - a ramped approach is not possible due to site constraints.

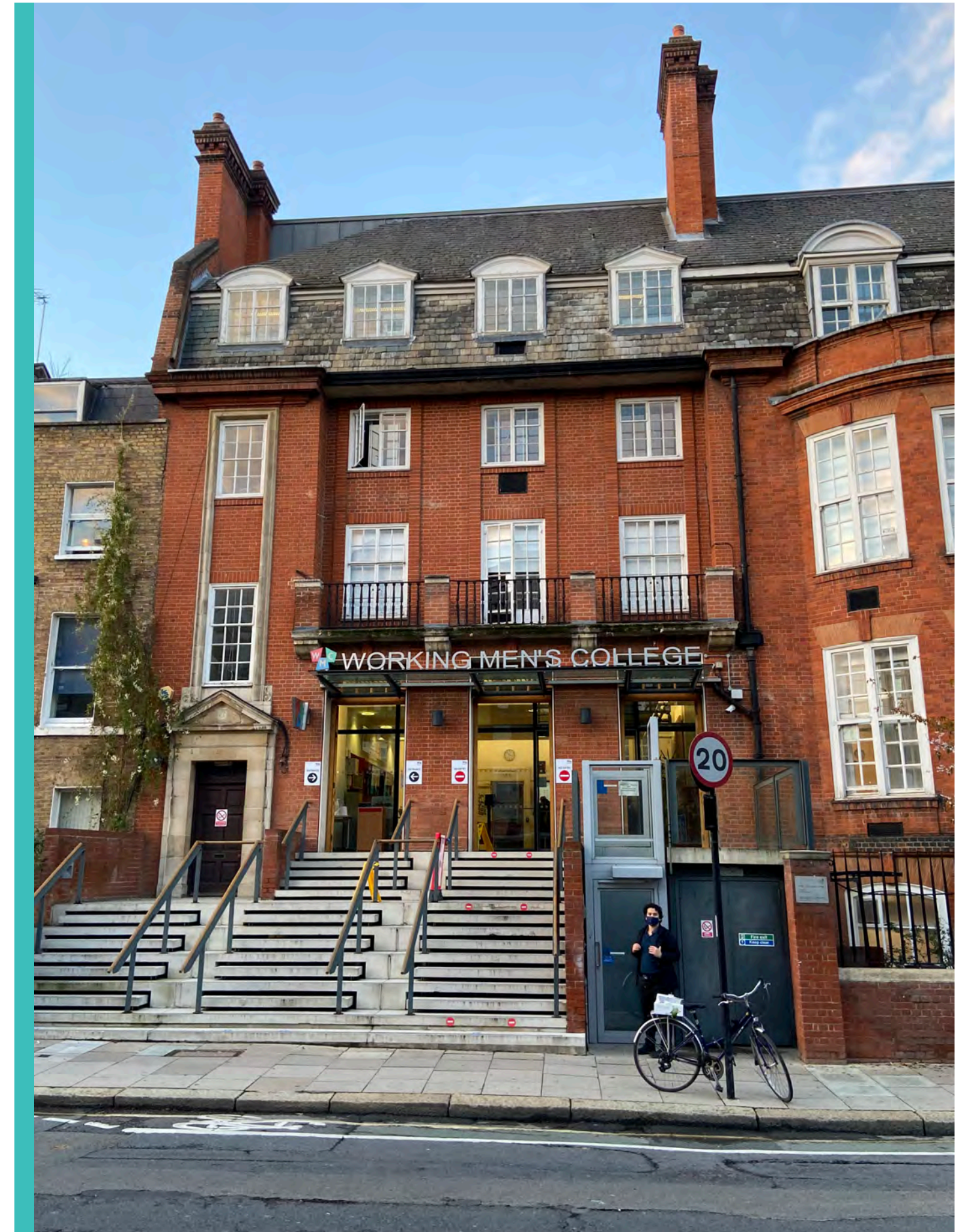
At present the current lift platform is exposed to the elements which causes the following issues:

- The platform can become slippery in wet and frosty weather conditions which represents a health and safety issue;
- Visitors are deterred from entering the building due to the discomfort of cold/wet weather;
- Exposure to inclement weather increases the number of lift failures and ongoing maintenance costs;
- Lift requires regular cleaning and clearance of debris.

In order to mitigate the above issues and more importantly improve the health and safety and user experience for the visitors, students and staff, the College wish to replace the existing Platform Lift unit with a fully enclosed Platform Lift solution. This will provide the users with shelter from the wind and rain when using the lift and reduce the amount of time the lift is out of order.

The partial window replacement relates to 10No window units on the northern elevation. The windows proposed for replacement are NOT original to the listed building. They differ in appearance, style and material from the majority of the original timber framed windows. The 10 windows are approximately 40 years old and as such are beyond their expected lifespan. The college wish to replace the windows due to their poor performance and condition and, more importantly, to mitigate the health and safety issues they present - heavy sash units and risk of fall from upper storey.

The following report provides a short overview of the proposed lift and window location, a review of the proposal's impact upon the building's heritage status and a narrative of the design proposal itself.



1.2 Site Location

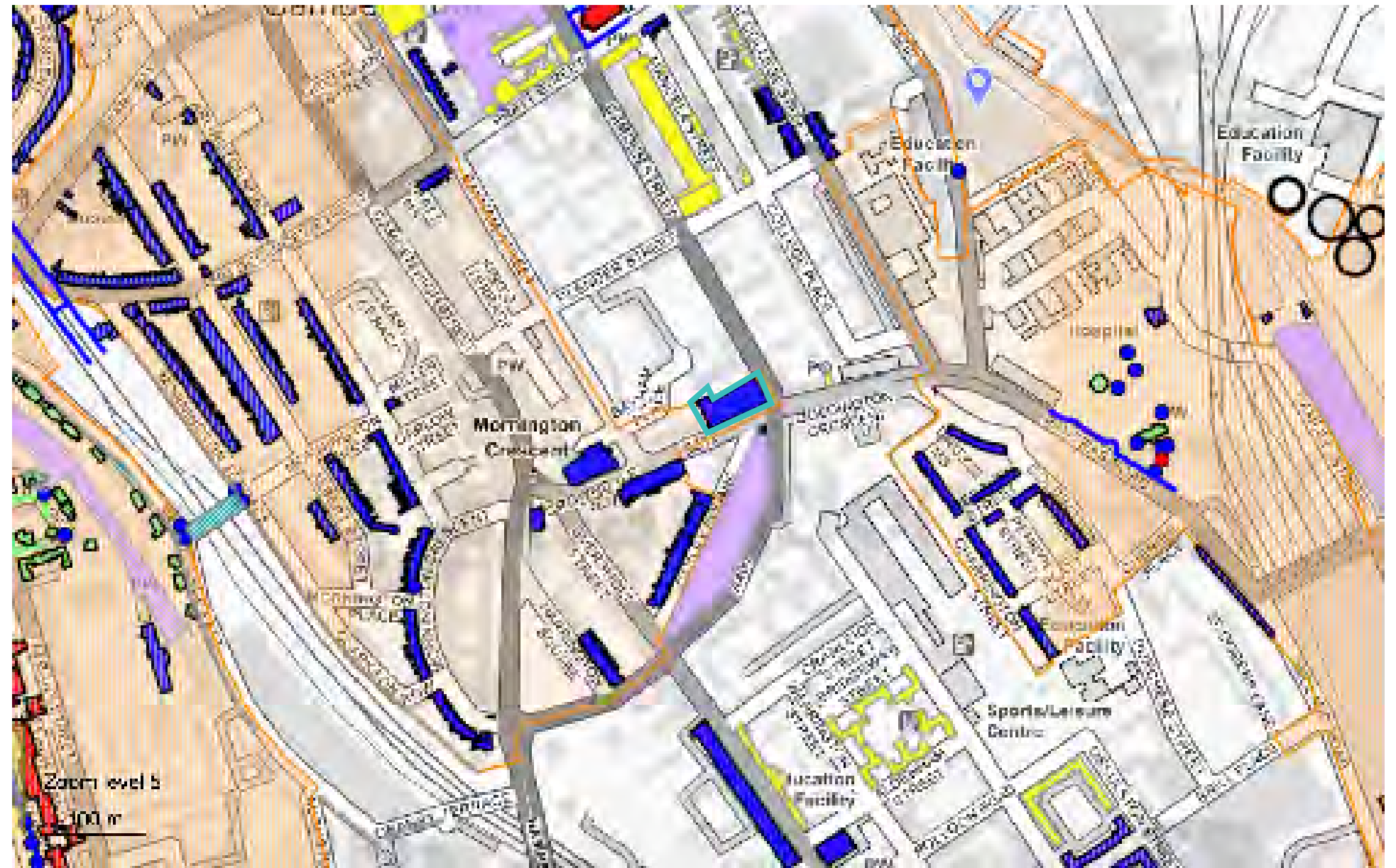
The Working Men's College is located on the Northwest corner of Crowndale Road where it meets Camden Street in the London Borough of Camden.

The site is situated at the eastern boundary of the Camden Town Conservation Area and adjacent to the Regents Central and Kings Cross St Pancras Conservation areas.

The immediate area is primarily urban residential in character with a smattering of retail and commercial property. The commercial and retail centre of Camden Town is situated to the west.

The site benefits from strong public transport links with numerous bus routes and an underground station within a 5 minute walk of the College.

An aerial view showing Working Mens College in context

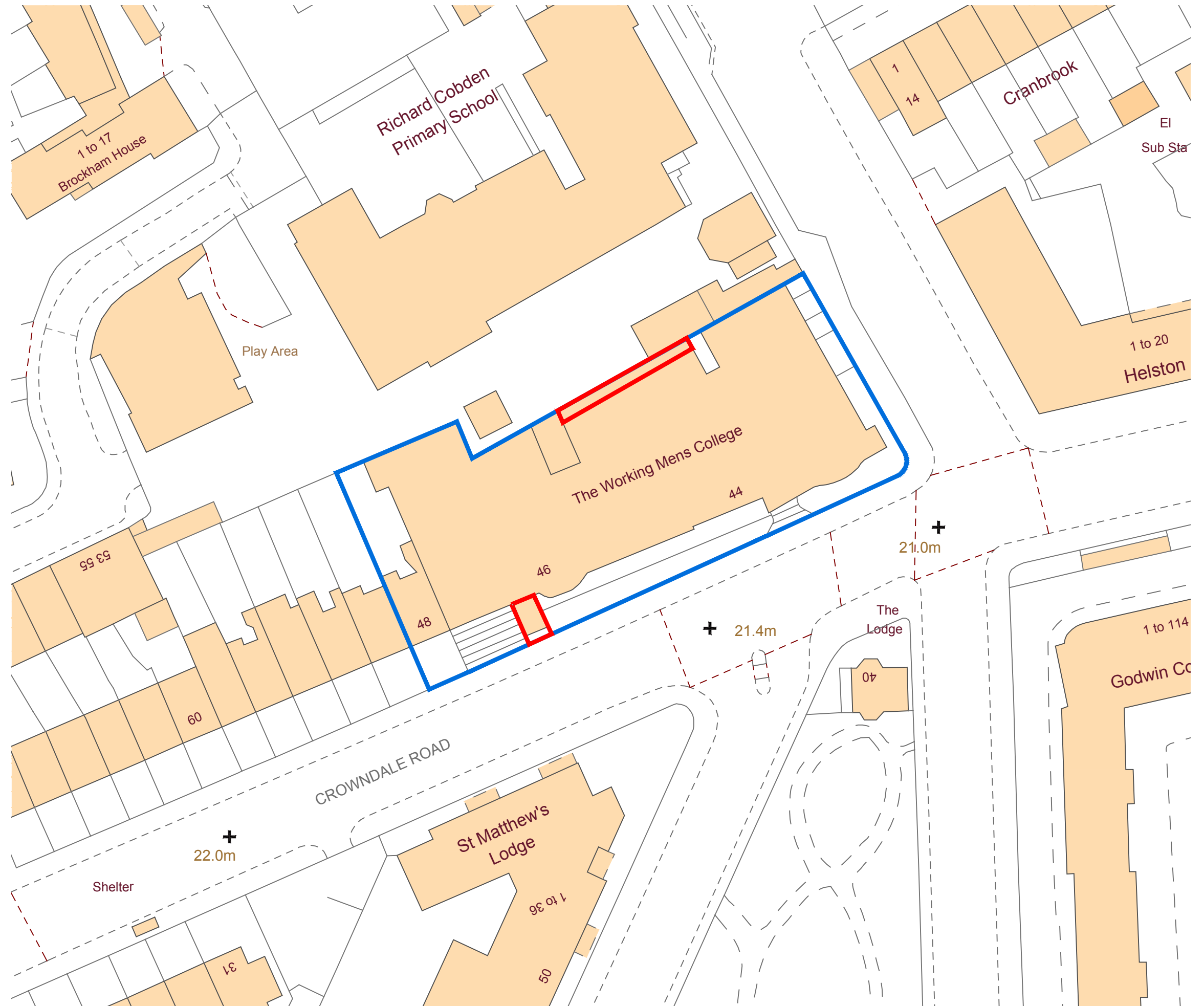


A snapshot of the local conservation area plan. CAs shown orange and Grade II Listed buildings shown blue.

The actual development site to which this application relates is shown outlined red on the adjacent diagram.

The proposed site area for the lift measures approximately 20sqm and comprises of the existing lift footprint and associated landings at street and entrance level. The lift site is situated to the right of the steps leading to the main entrance and is accessed directly off the public footpath running alongside Crowndale Road.

The windows to be replaced are situated to the rear (northern) elevation of the building. This elevation is largely concealed from the adjacent primary highway routes. The approximate working site area for the window replacement will be 100sqm.



2.0 SITE HERITAGE

The WMC has been educating adults for over 160 years. Founded in 1854, the college is the oldest surviving adult education institute in Europe. Originally located in Red Lion Street and then in Great Ormond Street the college moved to its current purpose-built home in Crowndale Road, Camden, in 1906. The college is associated with the Cooperative Movement and the Christian Socialists, stemming from the same tradition that led later to the Workers' Educational Association. The Working Women's College, founded 10 years later in 1864, finally merged with WMC in 1967. Early supporters of both have included F D Maurice, John Stuart Mill, Tom Hughes, Dante Gabriel Rossetti, John Ruskin, Ford Maddox Brown, Walter de la Mare and Octavia Hill. The working Men's College is located within the Camden Town Conservation Area. The building was statutory listed Grade II in May 1974. ENGLISH HERITAGE BUILDING ID: 477030

2.1 Official Listing Statement

TQ2983SW 798-1/83/284

CAMDEN CROWNDALE ROAD (north side) Nos. 44 and 46, Working men's college and attached railings, wall and piers 14/05/74 GV II College. 1904-1906. By W.D Caröe. Red brick with stone dressings. Slate mansard roof with dormers. Tall brick chimney with louvred lantern (fume extract from chemistry laboratory). Asymmetrical facade in British Free Style. EXTERIOR: two storeys, attic storey and semi-basement. Sixteen windows and eight window return to Camden Street. Main entrance to right with stone portico having Ionic half columns carrying entablature and segmental pediment with enriched tympanum. All windows with fine gauged brick arches to flush sashes with keystones, glazing bars giving impression of transoms and mullions. Semi-basement, segmental-arched; ground and first floor, mostly flat arched. Plain brick band at ground floor level. Asymmetrically set feature of four windows flanked by brick Doric pilasters carrying entablature (with words 'WORKING MEN'S COLLEGE' in frieze) and pediment with large lunette in the tympanum. To left, bowed bay of three windows rising from semi-basement to eaves and terminating in cornice and parapet. Dormers with alternating segmental and triangular pediments. Gable end of right hand return with Free Style segmental-

arched projection having round-arched windows with margin glazing on three sides being a recess to the library. Letters in tympanum read 'FOUNDED 1854'. Return with entrance having moulded stone surround and keystone. Similar sashes to main front; top storey with round-arched windows and large lunette to right hand gabled bay, indicating the library on this floor.

INTERIOR: entrance hall with staircase beyond and corridor to right leading to large Common Room; this with panelled dado and moulded plaster ceilings including national emblems. Two eighteenth-century marble fire surrounds from Great Ormond Street where Working Men's College founded: at west end of yellow and white marble with Ionic columns supporting entablature having central plaque with carved marble flowers; at east end a simple white marble surround with coloured marble inlay.

Camden Street wing, ground floor, has main hall with stage, proscenium and panelling. First floor Library has barrel vaulted ceiling with glazed panel top lighting; five arcaded bays with arch at south end into recess; oak panelling and bookcases. Oak mantelpiece above marble fire surround. Bronze plaque above to Robert Henry Marks 1912. Marble head in recessed roundel by Alexander Munro to right of fireplace. Top storey: art studio with portrait of Lionel Jacob, 1910, set in oak panelling; shallow vaulted ceiling. Science laboratory with original fitted benches. In the basement the gymnasium, originally for boxing.

SUBSIDIARY FEATURES: attached cast-iron railings on brick sleeper wall with brick piers.



2.2 Architectural Style

The existing college building was commissioned in 1904 and designed by W.D. Caroe, who was known for his work in Cardiff for the South Wales University and his portfolio of ecclesiastical buildings.

The architectural style of the building can be categorised in a number of ways. It is described as a 'varied Neo-Georgian Style' in the Camden Town Conservation Area Appraisal and Management Strategy, as 'Freestyle Arts and Crafts' and 'Edwardian Architecture'. The Historic England listing description describes the building as follows:

'Red brick with stone dressings. Slate mansard roof with dormers. Tall brick chimneys with louvred lantern (fume extract from chemistry laboratory). Asymmetrical facade in British Free Style.'

The ambiguity of its architectural style may be due to changing architectural trends at the beginning of the 20th century. However, elements of the building's design were also influenced by a desire to capture some of the atmosphere of the college's original home in the two Queen Anne houses in Great Ormond Street, both in detail and form.

The original four storey college building is located at the Northwest corner of the junction of Crowndale Road and Camden Street. It has an asymmetrical plan with the main entrance and principal storey situated on a raised ground floor arranged to the right of the front elevation on North side of Crowndale Road dividing the two main elements of the building. To the east of the entrance and on the corner of Crowndale Road and Camden Street was the double height Maurice Hall (complete with a stage and gallery), with the equally impressive vaulted library above. To the left of the entrance, situated over four floors were the main teaching spaces, art studios, laboratories, common room and a gymnasium.

2.3 21st Century Alterations

During the 21st Century there have been a number of amendments to the building including; the addition of glazed screens to the basement, a new electrical substation in the basement, the demolition and replacement of a rear extension, the incorporation of two new lifts.

Circa 2010 saw the addition of a new entrance stair, **entrance lobby and external lift to the front façade along Crowndale Road** as well as a number of internal amendments. In addition, there were a number of alterations to the roof including; increasing the height of the gable wall between chimneys, a loft conversion and a roof extension.

Last year a number of internal alterations were undertaken to improve the overheating and ventilation of the internal environment. This required the installation of significant plant machinery and ductwork including ventilation grilles within the external facades.

2.4 Level Changes

One of distinctive features of the building is the arrangement and staggering of the internal levels. It is understood that this internal arrangement was to instil a feeling of adventure and discovery in the students. The introduction of multiple levels has continued over subsequent additions and adaptations of the building, more as a way of maximising available space, as the college thrived and expanded rather than continuing the original design intention. However, the changes of level are intrinsically part of the building's unique identity and character. There are in total around 30 level changes across the whole building.

2.5 Assessment of Heritage Impact

The proposed lift replacement will have minimal additional impact upon the heritage value of the existing building and the conservation area beyond that caused by the current additional lift structure to the Crowndale facade. The proposed lift will be located in the same position as the current lift and it will have a similar appearance.

The only change is an increased height of circa **0.75m** and the inclusion of a 'lid to the lift enclosure to provide the users with shelter from wind and rain thus improving their health and safety.

The proposed lift is not directly connected into the existing Grade II Listed building and visual impact upon the building facade has been minimised as far as practicable with the inclusion of glazed panels to the new lift enclosure the maximise the visual permeability.

The proposed window replacement will not adversely impact the heritage status of the building, primarily because the windows being replaced are not original to the building. The current windows differ from the originals in terms of material (metal not timber), arrangement and finish (silver not white). The windows proposed for replacement are also well concealed from view from the local area and therefore visual impact is minimal.

The new windows will be an improvement on the ones they are replacing as the frame size and finish will be more akin to that of the original units.

3.0 THE PROPOSAL - LIFT ALTERATIONS

The proposed works relate to the removal and replacement of the existing external platform access lift leading from the footpath running alongside Crowndale Road up to the Entrance Lobby of the Camden Working Mens College Building.

Following the removal of the existing lift structure all adjacent built elements (inclusive of the retaining walls, floor slab and access doors to the lower level) will be retained and made good ahead of the new lift installation.

The new lift will incorporate a full enclosure designed to be weather-resistant and therefore meet the client brief of protecting the users and reducing the need for consistent cleaning and maintenance.

3.1 Layout:

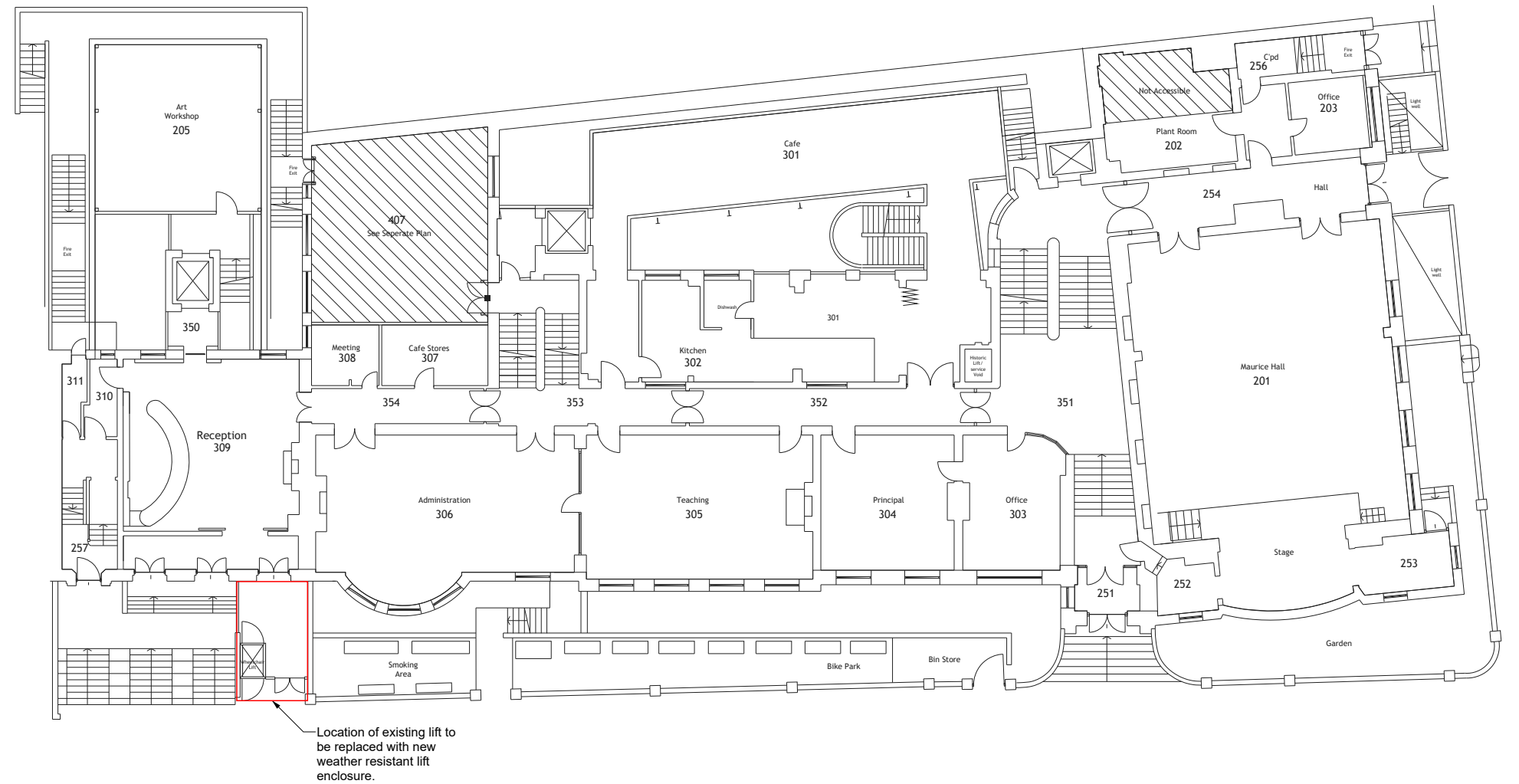
The new lift enclosure will be located on the footprint of the existing lift and it will retain the same footprint shape and size.

3.2 Scale:

The current lift measures 1120mm wide x 1550mm deep with the highest point of the lift structure sitting approximately 4.25m above street level and 1.75m above the building entrance level.

The proposed lift will have an identical footprint size but with an increase in height to accommodate the roof and allow for the headroom required within the passenger lift car. The top of the proposed lift enclosure will sit approximately 2.5m above the building entrance level which represents a small increase in height of 0.75m from the existing lift structure.

The lift platform travel distance will be retained at approximately 2.45m floor to floor.



Proposed Level 2-3 (Entrance Level)



Proposed South Elevation

3.3 Appearance:

The proposed lift will be of a similar appearance to the existing lift structure. The proposed lift enclosure will comprise of the following:

- A steel framework formed of hollow sections and channels;
- Infill panels in a combination of solid aluminium panels and toughened glass;
- 2m high fully glazed access doors at both landings;
- Powdercoated protective finish in Goose Grey colour (Ref: BS 00 A 05);
- Floor mounted control box will be incorporated into the overall enclosure.

The use of glazed panels will be used within the new enclosure where possible to reduce the visual impact upon the existing listed building when viewed from the street.

3.4 Access:

The means of access to and into the building will not be altered as a result of this proposal. The location and type of access will be as before. The primary change is the increased level of protection and comfort provided to the users of the accessible lift.

The proposed platform size will replicate the existing (900x1400mm). Due to existing site and building constraints, it is not practical to increase the size of the lifting platform. The platform size will accommodate 1No unaccompanied wheelchair user or 2No ambulant passengers. The enclosure will provide straight-through clear access at both landings and the clear opening of the doors will be min 800mm wide, all in accordance with Approved Document M of the Building Regulations.

The lift controls will be illuminated and the openings will visually contrast with the adjacent surfaces to ensure accessibility is provided for all.

The new lift enclosure will have level access at both landings without the need for any small ramps.



Existing View of Building Entrance



Proposed View of Building Entrance

4.0 THE PROPOSAL - WINDOW REPLACEMENT

The works relate to the removal of 10 existing windows to two upper storeys (second and third floor) on the northern elevation. The existing window units to be replaced are Aluminium sash windows and are circa 40+ years old (believed to have been installed in 1978). They are beyond economic repair and they represent a health and safety risk to the building users (fall from height) due to lack of suitable opening restrictors.

As demonstrated by the adjacent photos, the windows to be replaced are not original to the building and their appearance is not sympathetic to the aesthetic of the original sash window units. Therefore their replacement should not be controversial nor will it adversely impact the heritage status of the external building appearance.

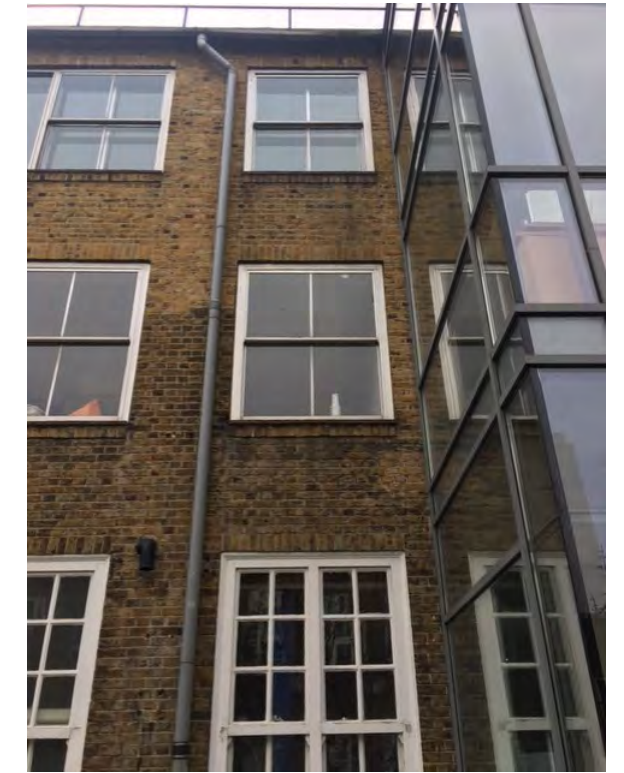
The new window units will provide an improved external appearance, enhanced thermal performance for the adjacent spaces, and eradicate the potential for risk of fall. The latter will allow windows to be opened and therefore improve comfort levels in the room for the teacher and students.

4.1 Layout:

The 10 replacement windows will be located within the existing openings to the central, recessed, section of the northern elevation. The replacement windows are required to the second and third floor rooms only (Levels 7 & 9).

4.2 Scale:

The proposed window dimensions are sized to fit the existing structural openings. The proposed frames will be sized and arranged in proportion with the size, scale and appearance of the original window units and not the ones being replaced. This will improve the overall aesthetic of the elevation.



Existing Window Photos

4.3 Appearance:

The specification of the proposed window units will be:

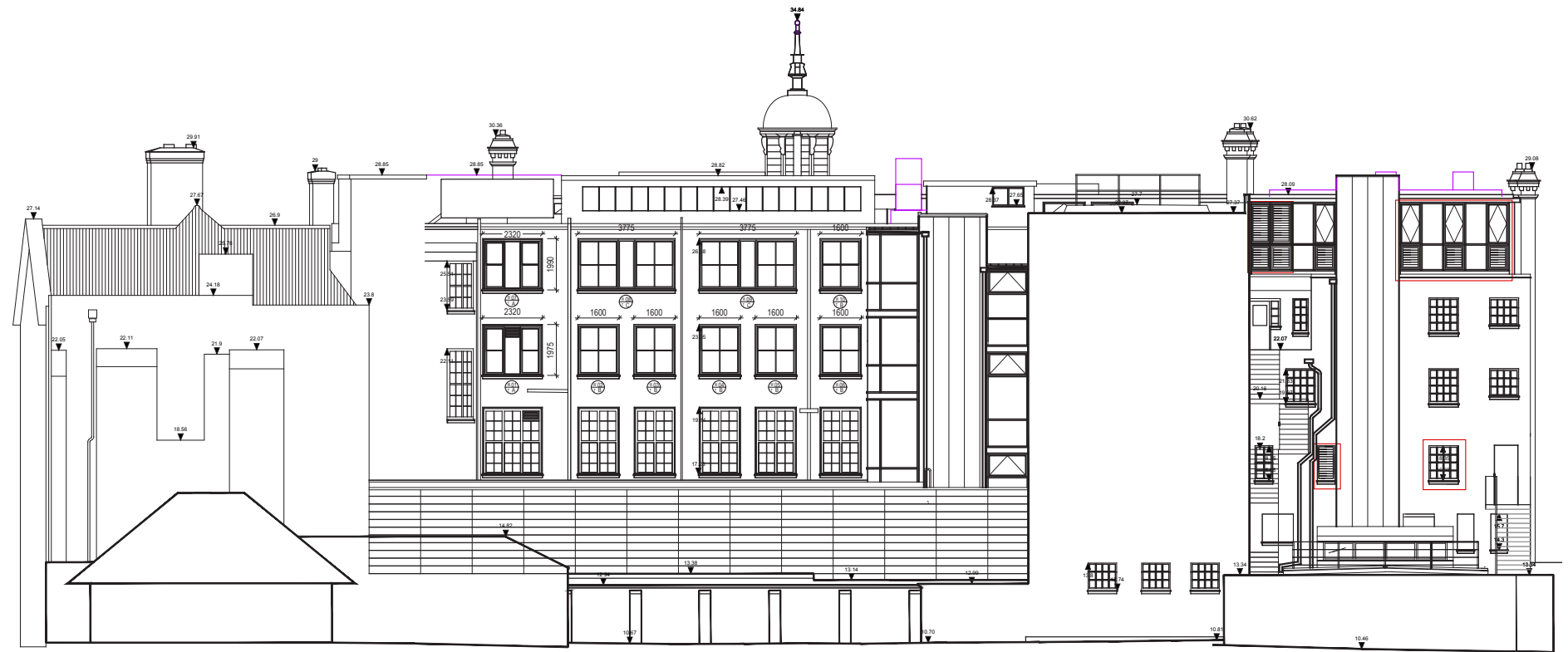
- Frames from the Alitherm 300 range by Smart Architectural Aluminium.
- Overall unit U-Value of 1.6W/m2K
- White powdercoated aluminium frames (75-80% gloss).
- Mixture of fixed pane and top hung casements.
- Low-E argon filled double glazed units with toughened glass to both panes.
- Black coloured spacers to glazing.
- Local locking to casements with satin aluminium ironmongery.

The proposed window design will better reflect the existing original windows in terms of the frame colour, approximate size and vertical arrangement than the current aluminium windows in situ. The new window frames will align to those on the windows at the lower levels.

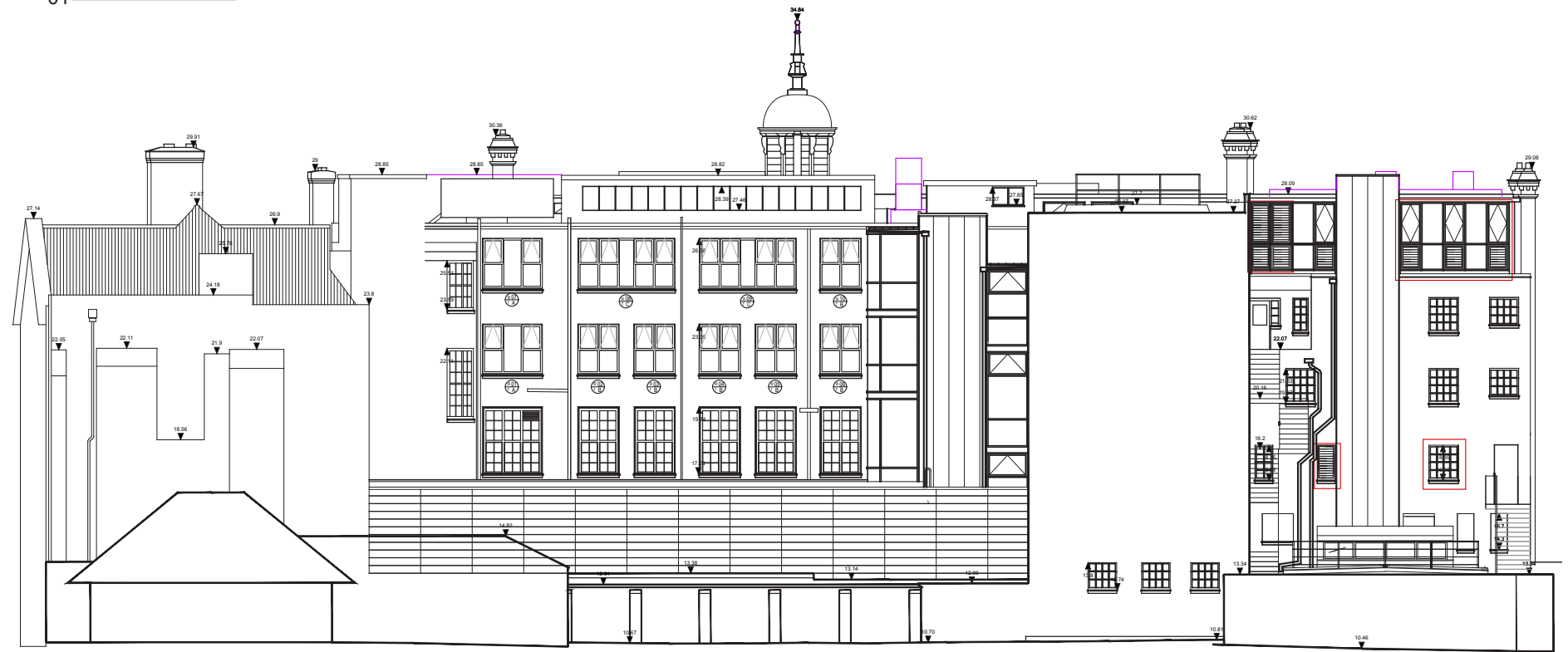
The proposed windows will differ from the original windows in as far as they will be double glazed, not have Georgian bars, and the opening casements are to be top hung and not sash. The latter feature is in response to the current health and safety issues experienced by the college. The sash window restrictors are not sufficient and therefore there is a significant risk of building users falling from height. At present the casements are not opened which is not appropriate in terms of natural ventilation and comfort levels of the users.

4.4 Access:

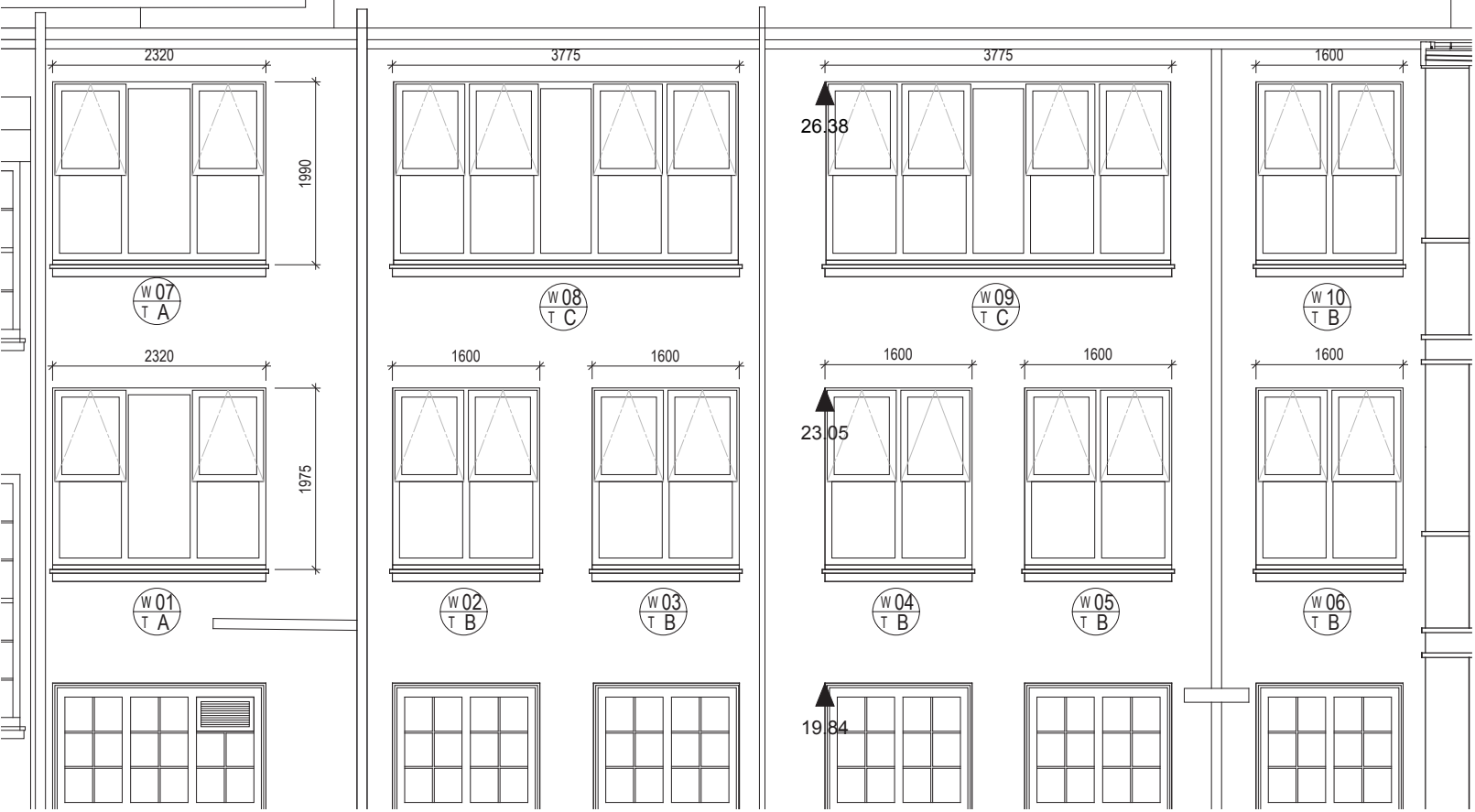
The window replacement works will not impact the current access arrangements in and around the existing building.



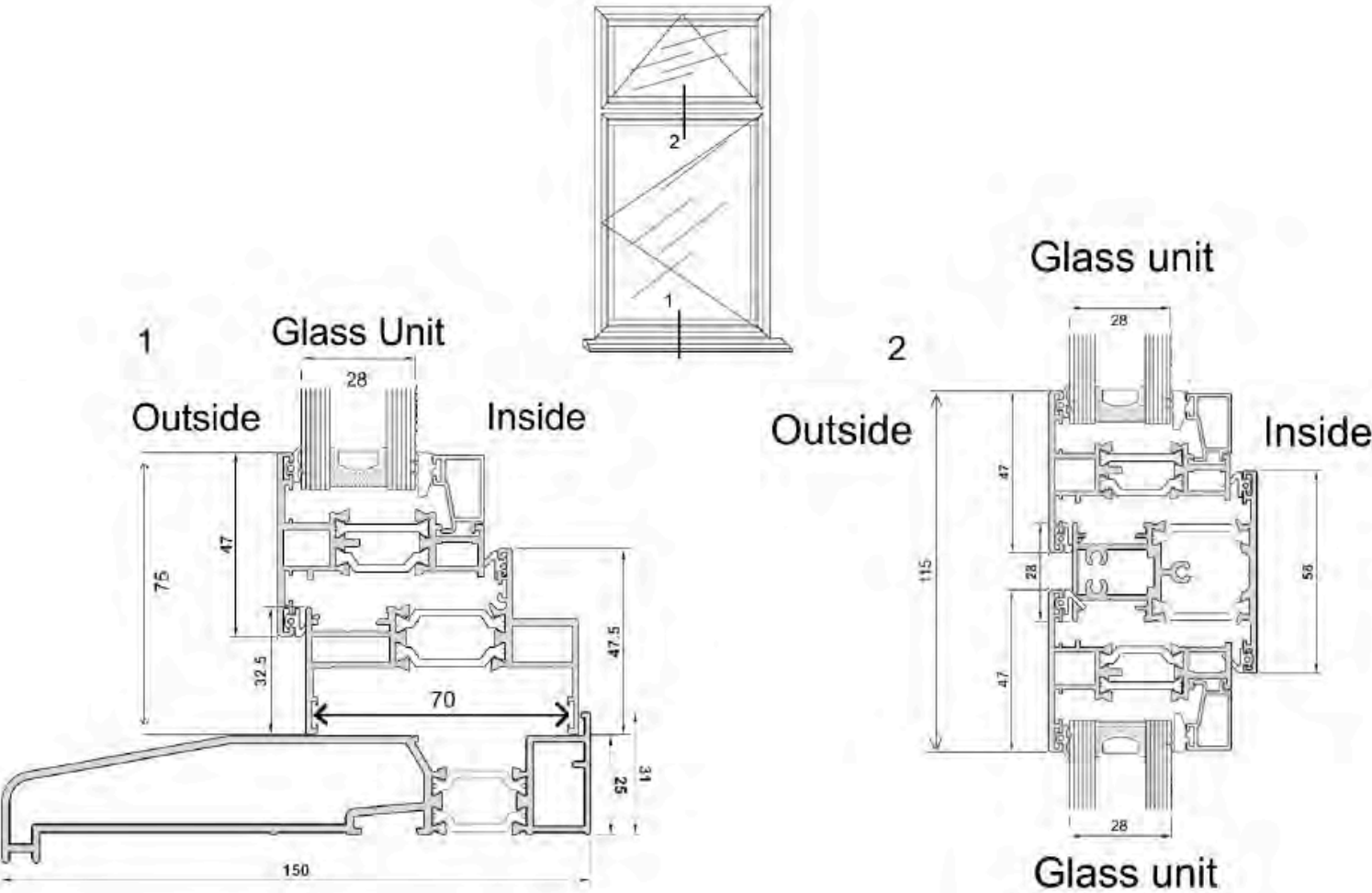
01 Existing North Elevation



02 Proposed North Elevation



Proposed Window Elevations



Typical Window System Details



Indicative Photo of Proposed System type

Alitherm 300

Application

All general light use applications

Features

- The system features an extended polyamide thermal break which improves the overall U Value of the profile, allowing Alitherm 300 to achieve a Window Energy 'A' Rating when used in conjunction with the correct double or triple glazed unit
- The system is suitable for both internally or externally beaded, side or top hung open out windows
- Profiles have the option of either ovolo, chamfered or square edges
- Frame options for both standard and slim-line stays
- Option of either multi-point or cockspur locking handles

Technical Performance

Finish Single or dual colour, marine quality polyester powder coat as standard

U Value	U Value 1.5W/m²K using 1.0 centre pane U Value 1.2W/m²K using 0.7 centre pane
WER	A
Air	Class 4, 600Pa
Water	Class E 1200Pa
Wind	Class AE, 2400Pa
Document L Compliant	

Dimensions	
Frame Depth	53mm & 76mm
Glass	24mm, 28mm, 32mm & 36mm double or triple glazed units
SH Max o/a Width	700mm
SH Max o/a Height	1400mm
TH Max o/a Width	1400mm
TH Max o/a Height	1300mm

(For sizes outside of these parameters, contact Smarts Technical.)

WER	U Value	Document L
A	1.5W/m²K	✓
Air	Water	Wind
600Pa	1200Pa	2400Pa



Window System Specification



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