

CAMDEN TOWN HALL
LENDLEASE
LBC APPLICATION
STAIR C MEZZANINE ROOM
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I.0 INTRODUCTION

This Listed Building Consent (LBC) application has been prepared by Purcell at the request of Lendlease on behalf of London Borough of Camden (LBC). The application describes the design proposals for providing safe use of a store room previously left to disrepair.

Located on a split level between the ground and first floors of Stair C in the Southeast end of the Town Hall, the room (referred to here as the Mezzanine Room) was previously used by the Council as a store room. Through inadequate ventilation and heating, the room has become damp and has developed large amounts of mould particularly in the small storage cupboard located behind a separate door.

The Council intends to retain the space as a Store Room for which the following upgrades are required:

- A 30-minute fire compartment line is to be provided to protect the escape route through Stair C
- Ventilation is required to provide air flow to inhibit mould growth and create safe conditions for human occupation of the space
- Air flow is to be provided to the storage cupboard to avoid the dangerous build-up of mould currently experienced

2.0 PROPOSED WORKS

In developing the proposed design, two approaches were explored. They were to lock the room without any improvements or treat the issues and introduce adequate ventilation. The first approach was deemed a major health risk should the mould continue to form and the room be accessed in the future. The second approach was therefore developed. As part of this application, this preferred approach was discussed with Colette Hatton during a site visit dated 28th September 2022 who advised against introducing new openings - ventilation is to be limited to extents of the glazing of the existing window.

The proposed works described here are illustrated on the appended drawing 'CTH-PUR-Stair C Mezz Store'

- 01 Removal of the existing non-original door to the storage cupboard to allow air flow and restrict risk of further mould growth.
- 02 Removal of 6no. existing wired glass panes from Mezzanine Room side. Stop beads to be carefully dismantled for reinstatement. All other timber frame elements to be retained in situ
- 03 6no. new patinated decorative brass grilles to be fitted in place of glass to ventilate room. Existing stop beads to be reinstated from Mezzanine Room side. The geometric pattern references existing decorative timber panels to the Camden Centre and decorative ventilation grilles to the Council Chamber which have been replicated in patinated brass elsewhere in the building at first floor as ventilation grilles (photos right).
- 04 New fire-rated partition to be installed to provide fire compartmentation to the protected staircase. Opening formed in new partition to create airflow path from the new brass grilles into the room. The opening is to be located below sill level so as not to be visible through the decorative grilles. The cavity facing side of the new partition is to be painted black to limit visibility through the decorative grilles.
- 05 New fire-rated motorised smoke and fire damper to be installed in new partition to complete fire compartmentation line on detection of a fire.

3.0 HERITAGE IMPACT ASSESSMENT

The current condition of the room shows signs of neglect and is highly unsafe for use. Works to ventilate the space are therefore essential to its use. The only significance of the Mezzanine Room is its location within the Stair C stair core. Colette Hatton highlighted the importance of minimising the visual impact any works have when viewed from Stair C. The proposals limit all works visible from Stair C to the replacement of wired glazing with decorative brass grilles, a very small area. The window retains its language of profiled surround, with six panes and timber beading.

Given the staircase is a transient space and the overall language of the window is unaffected, the impact these essential works have on the character and significance of the wider space is deemed to be small. The chosen pattern and materiality for the grilles can be read in multiple locations throughout the building and is therefore deemed to be an appropriate solution.



Existing Council Chamber timber ventilation grille



Existing Camden Centre timber decorative facade



New patinated brass ventilation grille to the first floor democratic spaces

