

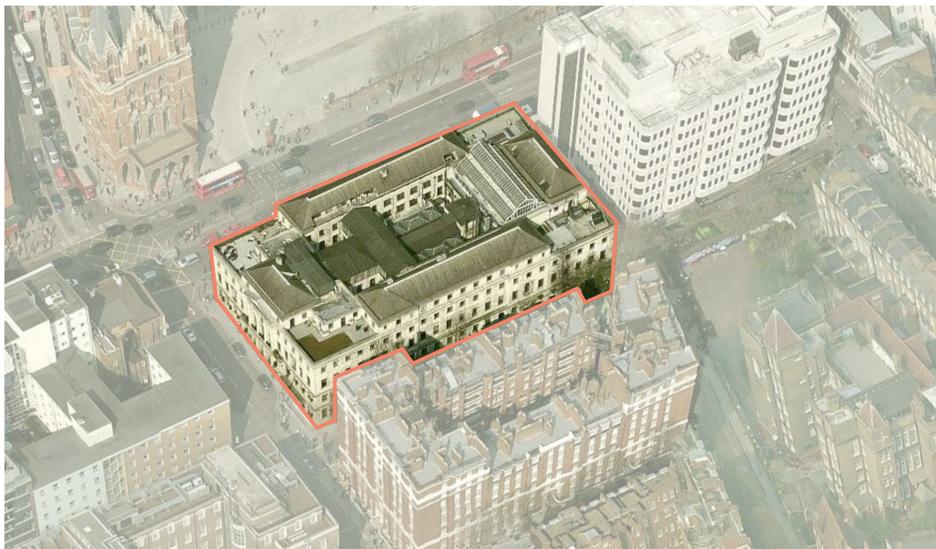
WELCOME



Welcome to our public exhibition

We are excited to present plans for the refurbishment and extension of Camden Town Hall.

This exhibition is your opportunity to view the proposals, ask questions and give your feedback before a planning application is submitted.



Aerial view of the town hall.

The Project Team

Camden Council

The town hall refurbishment project is being managed by our council project team. Camden Council will retain the freehold of the building.

The project follows the business case agreed by the Council's Cabinet. A cross-party group of Camden Council Members provides democratic oversight and helps to guide the development.

Lendlease

The project is being delivered by Lendlease, who were appointed by the council as project managers for the scheme. Over the last decade, Lendlease has earned significant experience of working on sites of historic significance such as The Elizabeth Tower (Big Ben), The Palace of Westminster and various museums across London.

Purcell

Purcell has been appointed as lead Architects and Heritage Consultants. Having successfully worked on major projects such as Manchester Town Hall, the scheme is a close fit with Purcell's experience in breathing new life into historically significant civic buildings.

CAMDEN TOWN HALL

The site

The landmark site lies at the southern edge of the King's Cross St Pancras Conservation Area, with the boundary following Judd Street and Bidborough Street.

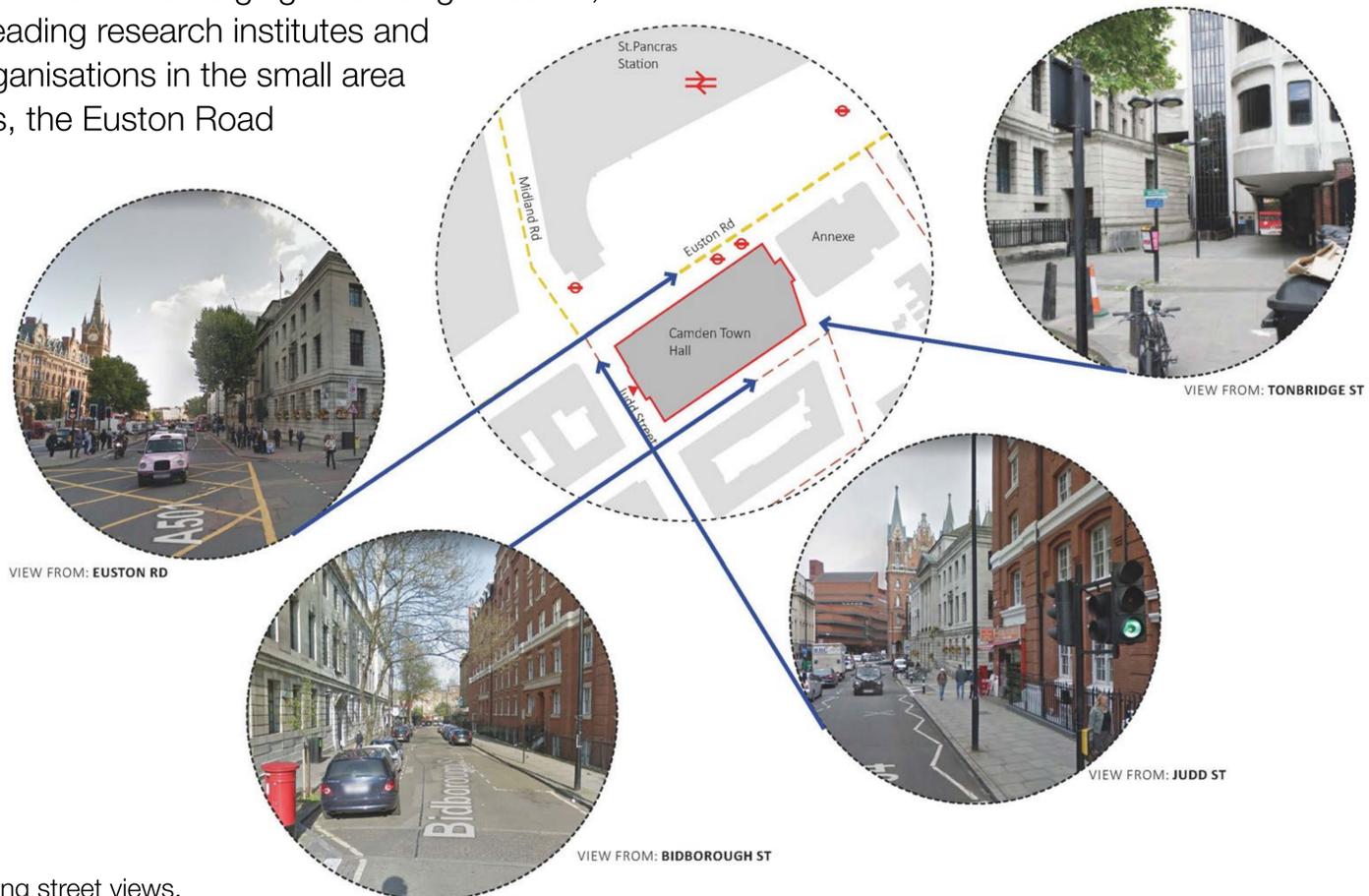
Camden Town Hall and the Town Hall Annexe define the south-western corner of the conservation area. The site also lies adjacent to the northern edge of the Bloomsbury Conservation Area, the boundary for which follows Bidborough Street.

It is located at the heart of the emerging Knowledge Quarter, a cluster featuring leading research institutes and world-renowned organisations in the small area around King's Cross, the Euston Road and Bloomsbury.

What is the town hall currently used for?

The town hall is the focal civic and democratic building of the council. It houses the Mayor's Office, Council Chamber, Committee Rooms and Councillors' offices, together with support services for Councillors and some public-facing services, including registrars (for registering births, marriages and deaths) and electoral services.

All services will return to the town hall once works are completed.



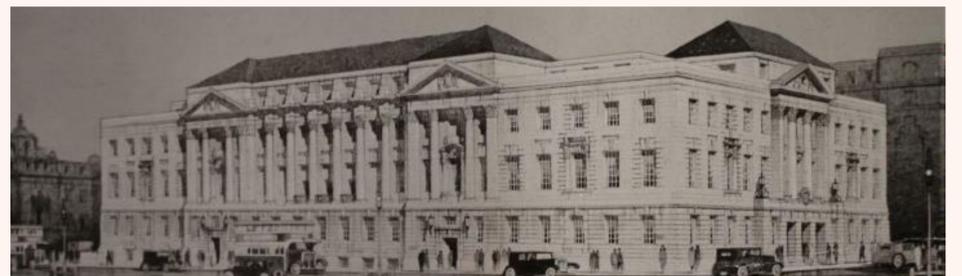
Aerial map and surrounding street views.

Through the ages

The town hall was built between 1934 and 1937 and was designed as the St Pancras Town Hall by architect A.J Thomas, a former assistant of Edwin L Lutyens, to provide formal and functional Council services as well as a public assembly hall. It has been preserved as a fine example of neoclassical architecture, a popular building style of the time.

Inside, the town hall has retained many of its original features, such as the marble entrance hall and grand staircase. We have fully assessed these spaces in detail as part of our refurbishment plans and are committed to preserving them.

In 1996 the building became Grade II listed, which means it is of national importance.



Historic images of the town hall.

WHY ARE WE REFURBISHING IT NOW?



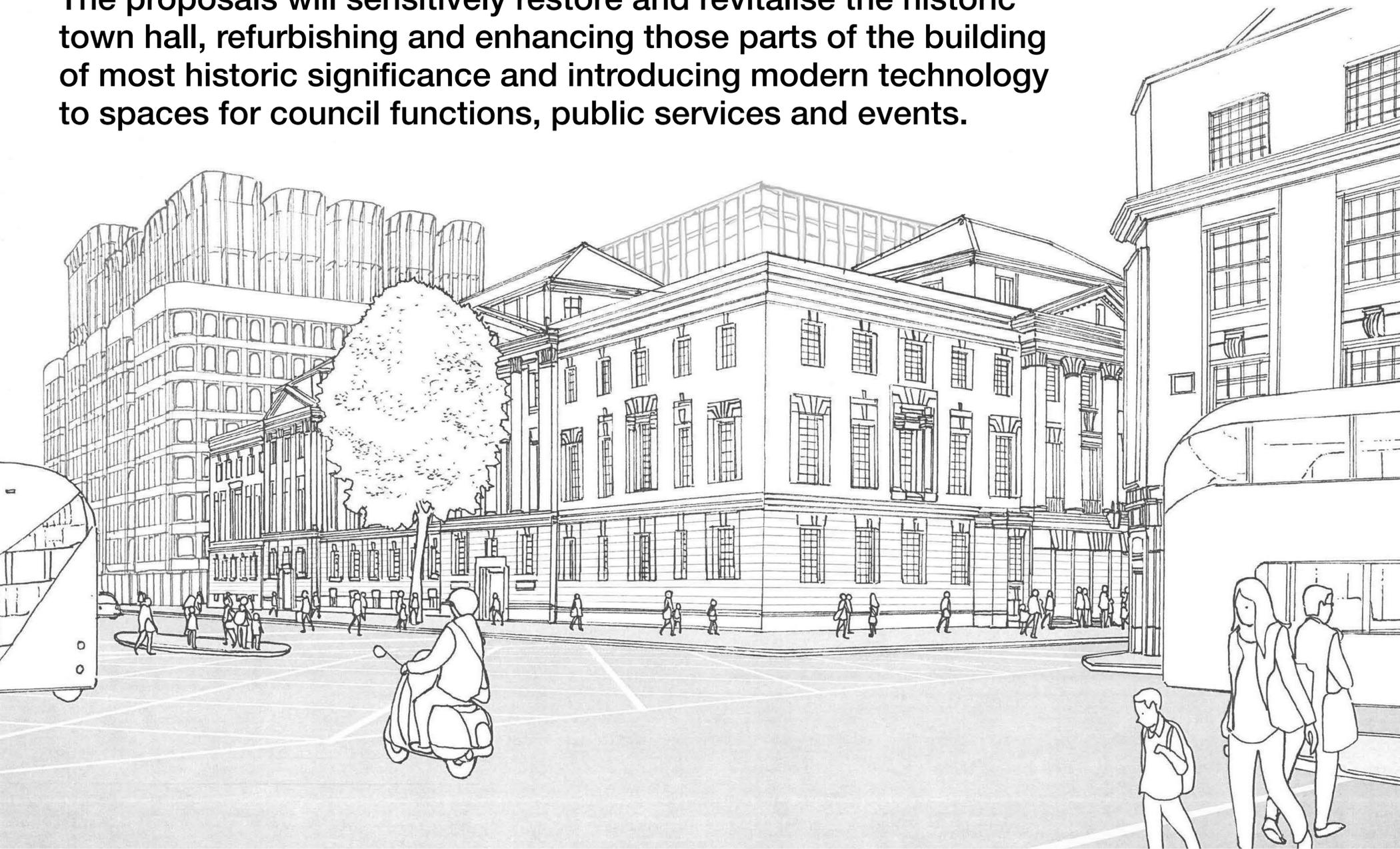
Images of town hall building.

The town hall is hugely important to us. However, at almost 80 years-old it is in need of significant refurbishment to restore it to the standard that Camden expects of its civic heart, to make the building more efficient and to make better use of the space.

- The building is currently inefficient and expensive to run. By refurbishing it and letting out some of the space (in areas not used by the public), together with the former Camden Centre, we expect to save up to £1m per year in running costs.
- Modernising our civic and democratic function spaces will improve access to our democratic decision-making meetings and other public services.
- Leasing the currently unused space in the town hall together with the former Camden Centre will provide us with a long-term income stream to support our investment – alongside enhancing the local economy, supporting new businesses and creating employment opportunities.
- As part of phase one of our accommodation programme, we have freed up a significant amount of office space for disposal or alternative use – helping us to ensure that we're able to retain our key assets and use them in a way which adds value to our diverse communities.

THE PROPOSALS

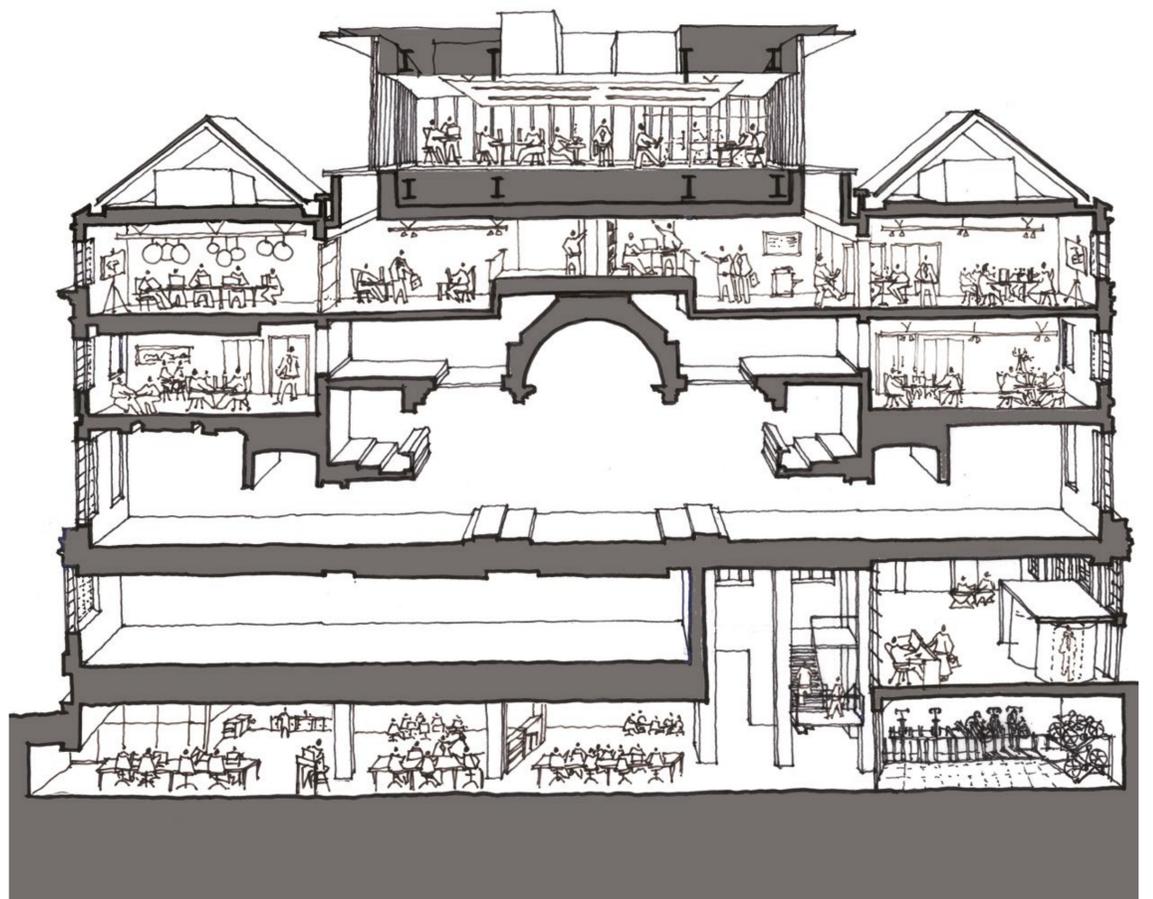
The proposals will sensitively restore and revitalise the historic town hall, refurbishing and enhancing those parts of the building of most historic significance and introducing modern technology to spaces for council functions, public services and events.



Artist's impression of the proposals.

Summary of the proposals

- New modernised spaces for civic and democratic functions and town hall based public services.
- Enhanced use of technology and a wider digital offer.
- Business space in the upper floors to enhance the local economy and employment opportunities.
- The basement will be transformed into an incubation space (offices designed to inspire collaboration and development) for small and medium enterprises (SMEs).
- New fourth floor extension for additional commercial office floorspace.
- A major investment in building infrastructure to ensure the long-term future of the building.
- Refurbishment of the Camden Centre to lease for income from a commercial operator.



Architectural vision.

THE PROPOSALS

Improving public services

- The space for weddings and civil ceremonies will be improved and expanded. There will be a total of two suites of different sizes and a separate waiting area for wedding parties.
- The grand lobby will be opened up, making it a more attractive and functional space.
- The offices used for registering births, marriages and deaths, as well as other services including nationality settlement service and European passport return service, will be refurbished.
- All of the existing public areas in the town hall will be retained as public spaces.

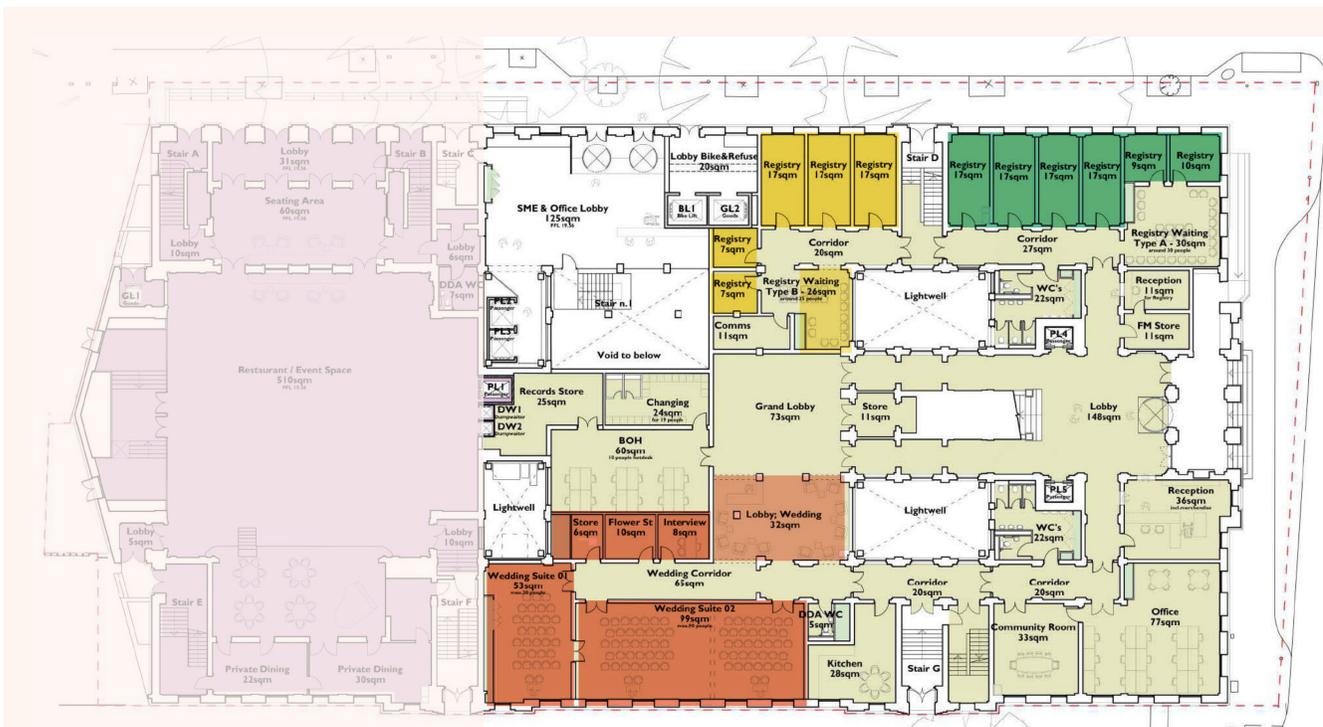
Modern and sustainable

The plans will significantly improve how the Council operates as well as how residents engage with us.

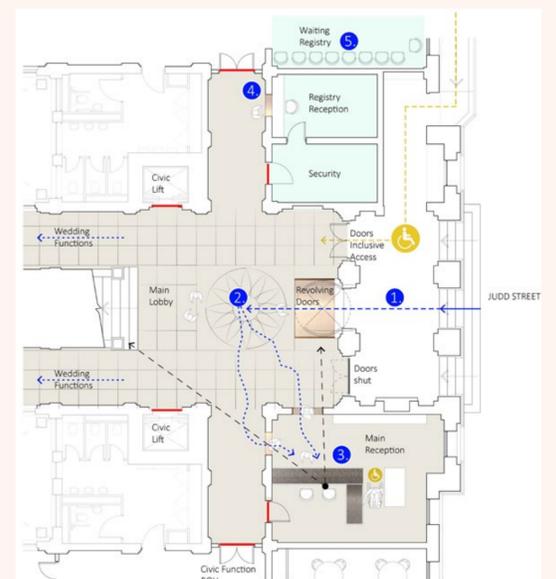
Access to our democratic decision-making meetings will be improved, meaning more people have an opportunity to get involved in new and different ways.

The enhanced technology now being used in the Crowndale Centre will be replicated in the town hall and will include the following facilities:

- Electronic voting
- Web casting
- Improved amplification and presentation facilities with smart screen displays, complementing the move to paperless working and new tablet PCs
- Improved security



Civic & Democratic spaces – proposed ground floor.



Civic and Democratic entrance services lobby and reception.

Key

- Registry: Type A
- Wedding functions
- Registry: Type B

The Camden Centre

The Camden Centre will be restored and the space will be commercially leased to create much-needed additional income for the borough.

- The new tenant will continue to run the space as an events venue.
- There will be minimal alterations to the inside of the building and its Art Deco features will be restored.

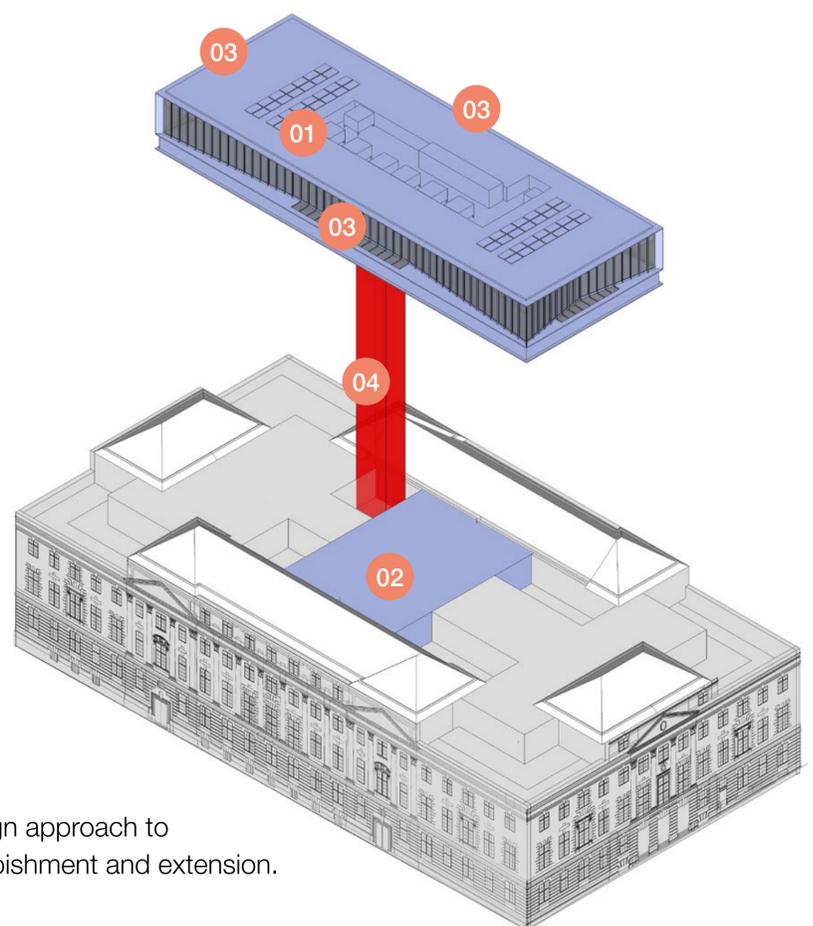
- The entrance lobby and foyer is to be retained.
- The venue will be managed efficiently and will be sensitive to the local area.
- A programme for community use will be agreed when the tenant is confirmed. The Council also has a range of venue spaces in the borough and a team of professional and experienced event producers who are here to work with you to deliver your event. The Camden Events Service can be contacted on 020 7974 5633 or email events@camden.gov.uk.

DESIGN APPROACH



Conservation is at the heart of our design approach – our aim is to enhance the heritage of the building through targeted restoration and sensitive changes to accommodate the new uses on the site.

- Modern design elements will be sensitively integrated and there will be a clear distinction between the new and the existing.
- Historic features will be repaired or replaced like-for-like.
- Our main strategy is to retain and reflect the original floor plan and existing building in open plan office spaces at basement, second and third floor levels through the use of columns, beams and glazing.
- Recent additions such as the reception desk, which detract from the heritage of the building, will be removed.
- It is proposed that the existing light wells are retained and repaired as they are important to the heritage of the building. Equipment and building systems which are no longer needed will be removed and the light wells will be covered over to maximise the commercial office space on the fourth floor. High-quality artificial lighting will be applied to the underside of the fourth floor extension.



Design approach to refurbishment and extension.

- 01 Fourth Floor Addition – Office Space
- 02 Third Floor Addition – Office Space
- 03 Setbacks on the Fourth Floor to allow light to Third Floor
- 04 Lift Core to Existing Lightwells

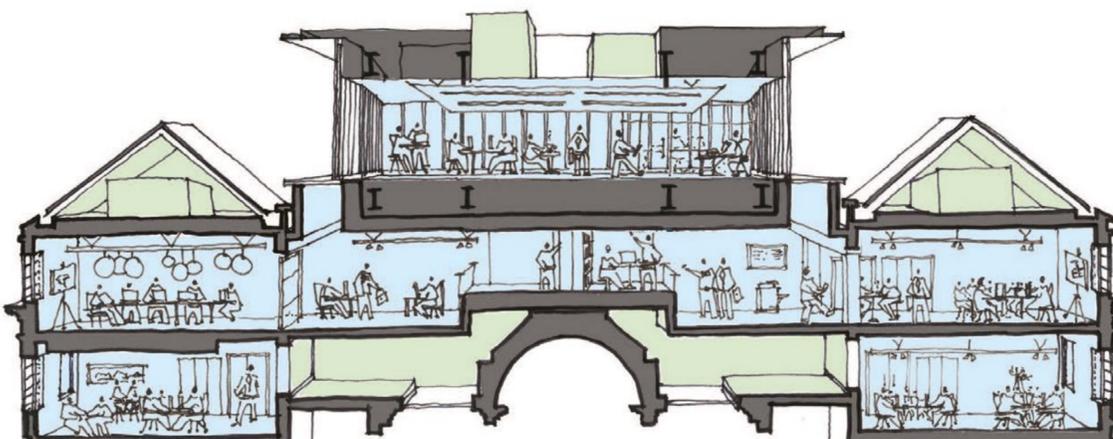
CREATING A MODERN OFFICE AND BUSINESS HUB



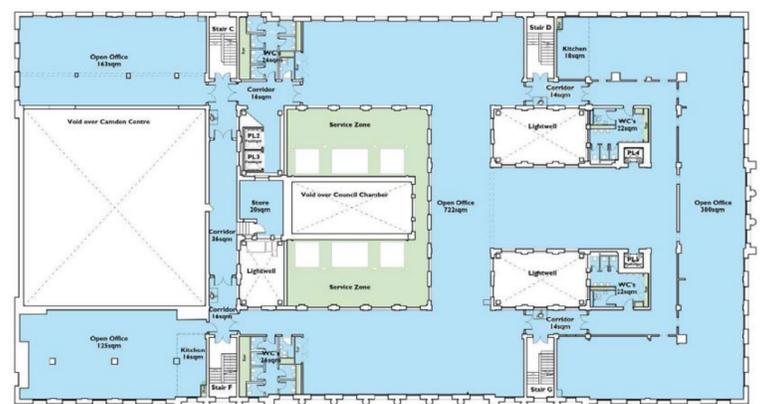
Artist's impression of office and business hub.

As part of the Knowledge Quarter, we hope to attract local creative businesses and small to medium sized enterprises (SMEs) to our office space.

- It is proposed that the building will comprise approximately 40,860 sq ft of open plan commercial office space over the second, third and fourth floors, as well as 8,331 sq ft incubator space for SMEs in the basement.
- The incubation office space will give a helping hand to some of the borough's most pioneering local businesses and support our Camden Plan ambitions by helping to develop innovation and entrepreneurship across the borough.
- Set in a transport hub beside both King's Cross and St Pancras International railway stations, and King's Cross St Pancras Underground, the plan is for this to be a car free development. As such there will be plenty of cycle storage with a specific bike lift accessible from Bidborough Street.



Section showing proposed fourth floor extension.



Second floor plan.

WELCOMING ENTRANCES AND PUBLIC SPACES



Bidborough Street view of Camden Centre entrance.

Entrance for civic and democratic areas



Main entrance lobby and reception – Judd Street.

- The main entrance on Judd Street, including both the stepped and ramped access to the civic and democratic areas, will be kept but with a bronze revolving door installed for improved security.
- The existing glass lobby on Judd Street and the existing reception desk, which was installed in the early 2000s, will be removed. This means the grand lobby will be a much more open space. A new, separate reception area will be used.

Entrance for office space

- There will be a separate ground floor entrance with level access on Bidborough Street for the commercial tenants. This will lead into a lobby for use by tenants occupying office space on the second, third and fourth floors, as well as those occupying the incubator space in the basement.
- Two new doors will be inserted into existing window openings and the paving altered so as to allow access to the office lobby.
- There will be access to a bike lift on Bidborough Street for the use of all future employees in the building.

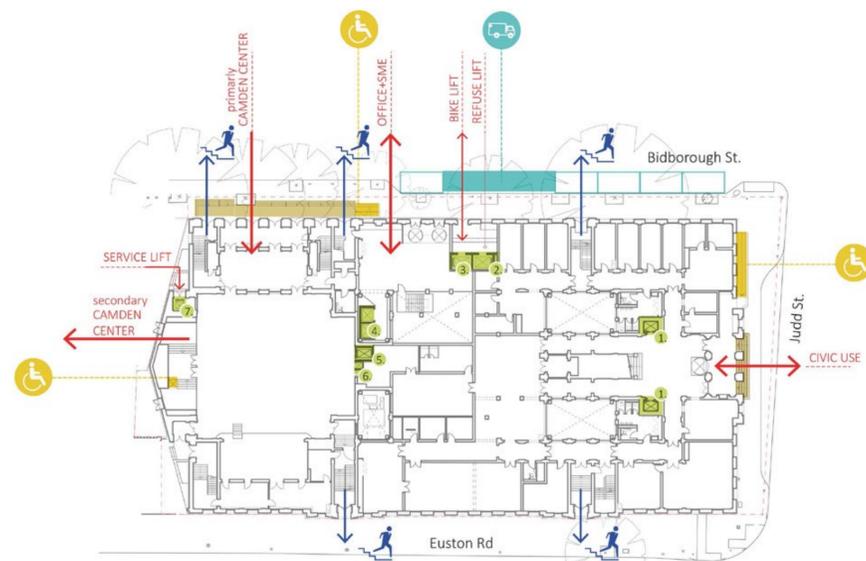
Entrance for Camden Centre

- There will also be new stepped and ramped access to the Camden Centre on Bidborough Street and it is proposed that four new bronze doors will be installed to lead into the Camden Centre lobby.
- A new route along Tonbridge Walk will be opened up and a new entrance into the Camden Centre will be created along the walk by installing new glazed doors below the existing windows.

In addition, the stonework will be cleaned and repaired and the façade decluttered.



Office and Camden Centre entrance on Bidborough Street.



Entrances and access points.

NEXT STEPS



Thank you for visiting our exhibition.

We look forward to hearing your feedback, which we will take into account as we finalise our plans, before submitting a planning application.

You can leave your feedback by:

- Filling out a comments card here today
- Speaking to a member of the project team
- Calling our Freephone number on 0800 307 7984
- Emailing us at camdentownhall@londoncommunications.co.uk

Freepost envelopes can also be provided should you wish to post your comments.

Our current timeline:

- **September 2018:** Public exhibition.
- **Winter 2018/ Early 2019:** Submission of planning application.
Once the application has been submitted there will be a statutory consultation period. The consultation period will be confirmed after the application has been received by the Council.
- **Spring 2019:** The plans will be considered by the Council's Planning Committee who make decisions on planning applications and also on applications for listed building consent.
- Subject to planning approval, construction will commence in **autumn 2019** and be completed by **autumn 2021**.