

TOLMERS SQUARE
REDEVELOPMENT PROPOSALS
REPORT 3



TOLMERS SQUARE REDEVELOPMENT PROPOSALS

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1 INTRODUCTION

1a) INTRODUCTION

This is the third report dealing with the redevelopment of the Tolmers Square area.

The first, presented in August 1973, showed that the rehabilitation of existing buildings, where feasible, would not prejudice the achievement of a substantial housing gain or the provision of considerable office, commercial and shopping accommodation, including a speculative office and commercial development along Euston Road.

The second report was commissioned to undertake a detailed study of the area east of North Gower Street with the aim of arresting the further decay of the building fabric. This made detailed proposals for the early redevelopment or rehabilitation of the more easily obtainable parts of the site, and short term environmental improvements. The report was presented in March 1974.

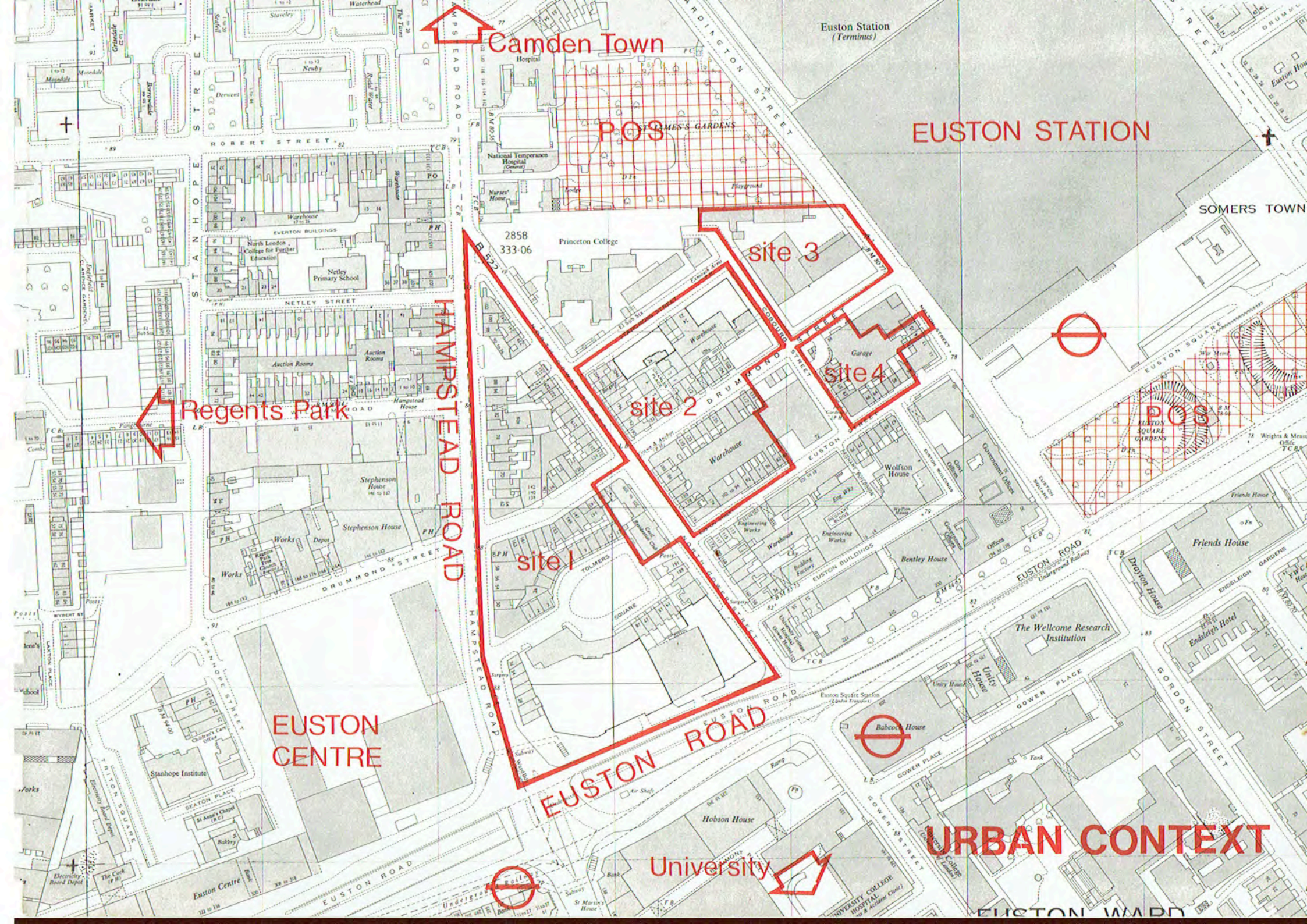
The purpose of the current study is to make a comprehensive statement of the redevelopment proposals. It includes a re-assessment of Report 2, with newly formulated proposals for those sites previously excluded from detailed consideration, in particular the triangle site, enclosed by Hampstead Road, Euston Road and North Gower Street. It is based upon the premise that the London Borough of Camden will be able to purchase the whole site for redevelopment, this will include a modest amount of offices, public buildings, shopping and commercial accommodation, as well as housing at high density for the public sector.

1b) SCOPE OF STUDY

The report has concentrated on the following aspects.

- i) Conservation of building fabric and existing community west of North Gower Street with rehabilitation and conversion proposals, including costs for retained buildings.
- ii) Proposals for the redevelopment of sites where rehabilitation is no longer feasible.
- iii) Proposals for the redevelopment of the site enclosed by Cobourg Street, Euston Street, Melton Street and Drummond Street.
- iv) Restatement of previous proposals for the area east of North Gower Street, expanded to include sites not considered for redevelopment in Report 2.

Previous survey material has been included to provide a comprehensive analysis of the existing fabric, and a record of residential and other uses.



Camden Town

Euston Station
(Terminus)

EUSTON STATION

SOMERS TOWN

Regents Park

EUSTON
CENTRE

University

URBAN CONTEXT

POS

POS

site 3

site 4

site 2

site 1

HAMPSTEAD ROAD

EUSTON ROAD

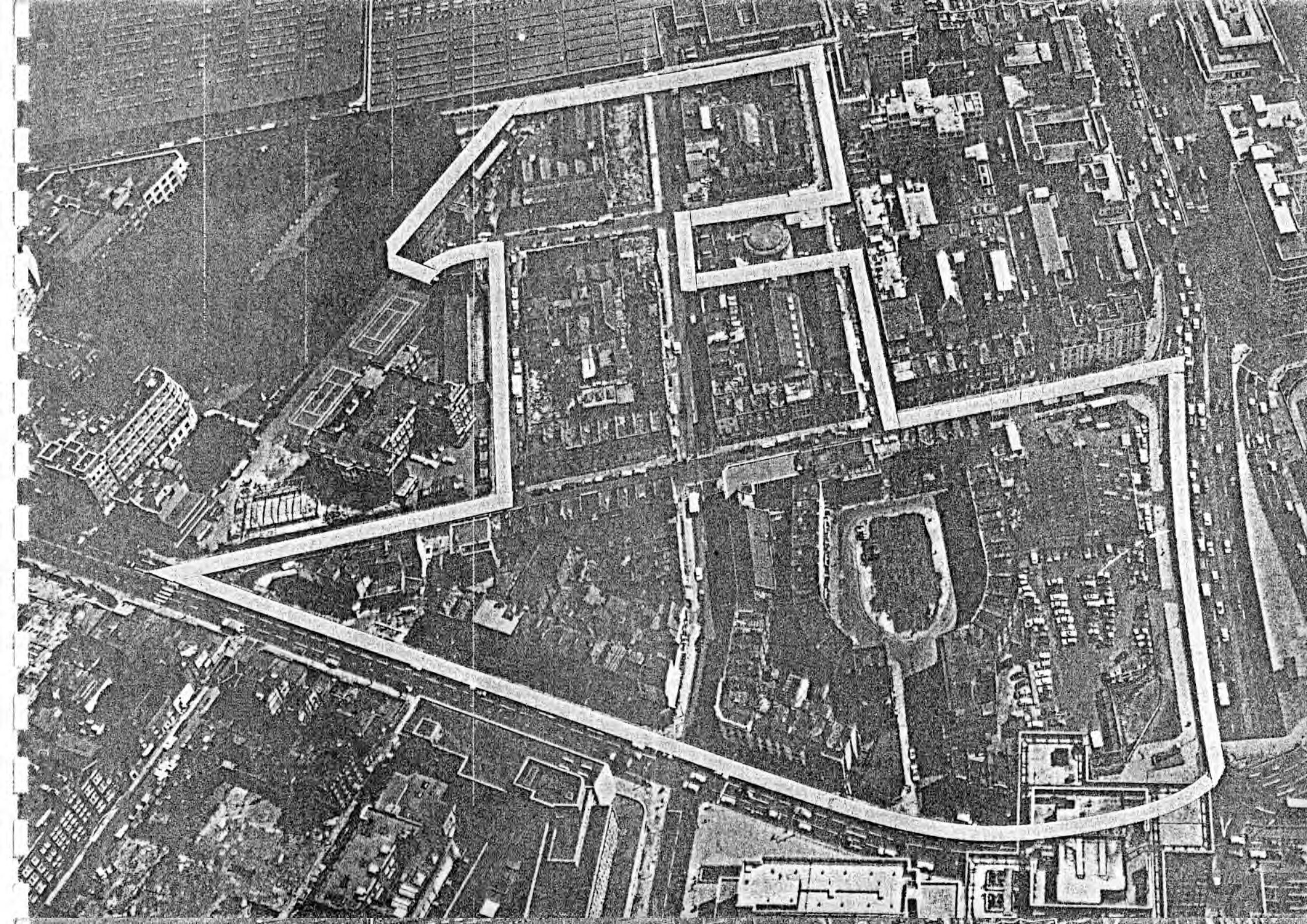
EUSTON ROAD

Underground Railway

GOWER PLACE

GORDON STREET

EUSTON WARD



2 SUMMARY OF PROPOSALS

2. SUMMARY OF PROPOSALS

i) Housing at a density of 166 pp/acre (410 pp/hectare) provides accommodation for 1707 persons. Approximately one third of these will be housed in retained buildings, converted where necessary to increase their housing potential. The existing community numbers about 600 people.

ii) The site has been divided into four areas, defined by the street pattern, enabling phasing to follow any sequence of site acquisitions. The new buildings respect the scale of the existing structures and are organised to extend the existing pattern of small courts and mews, enclosed by commercial and residential units.

iii) New development along the boundaries of the site adopts a scale sympathetic to adjacent buildings, and acts as a barrier to the ingress of traffic noise from major roads surrounding the site.

iv) Development along Euston Road, consisting of offices and Public Buildings, incorporates housing together with showrooms, shops, restaurants and a small cinema.

v) Traffic management proposals linked to townscape and environmental improvements.



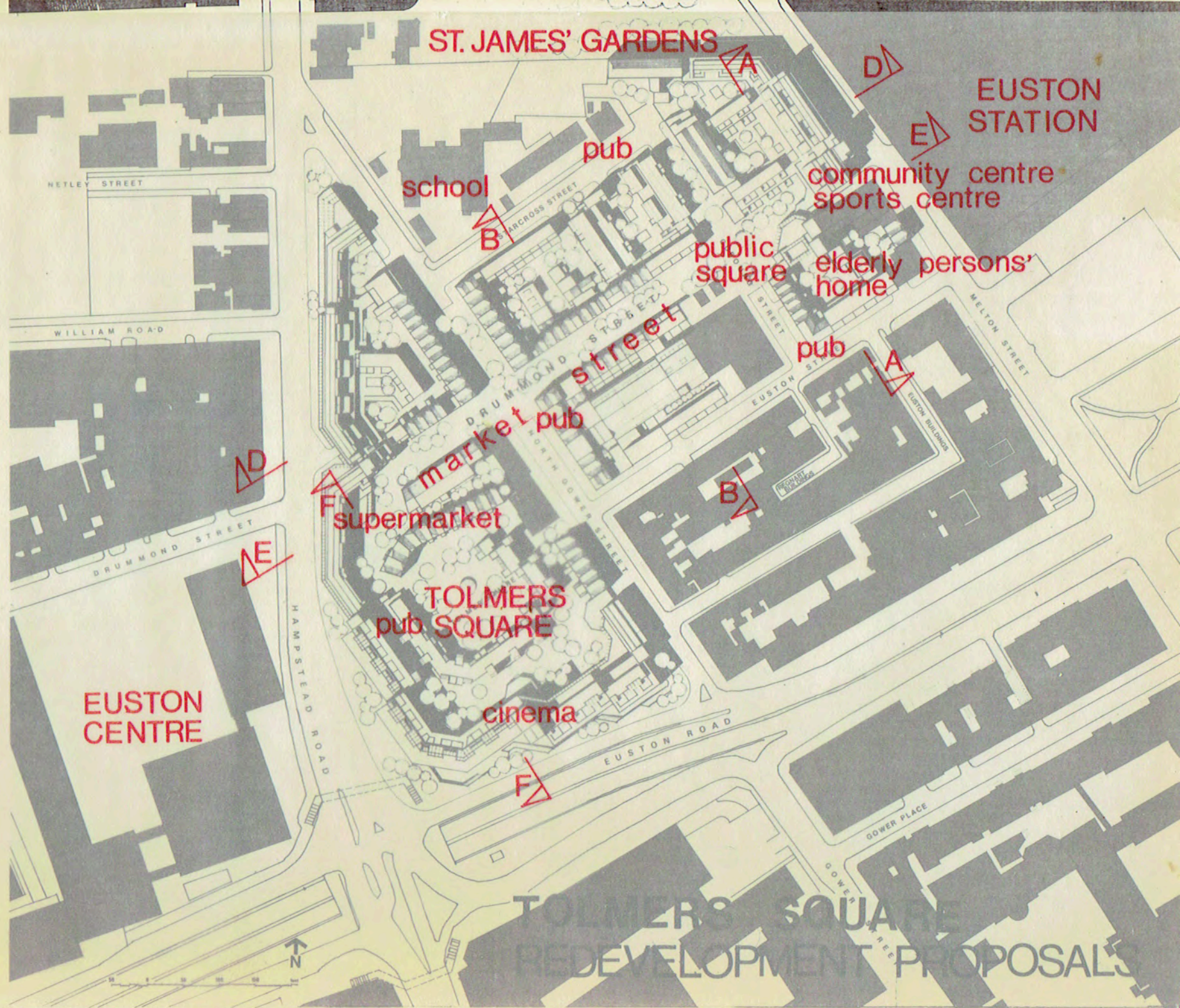
VIEW ALONG DRUMMOND STREET MARKET

vi) Improvement of existing shopping facilities and encouragement of a street market in Drummond Street..

vii) A system of pedestrian routes linking Warren Street to Euston Station; and Tolmers Square to St. James's Gardens via Euston Street and Drummond Street.

viii) Facilities ancillary to the housing development include an Elderly Persons Home for 40 persons, a community centre, and indoor recreation facilities.

ix) Implementation will depend on the availability of properties and consequently recommendations for the phasing of rehabilitation and redevelopment are not feasible. However, the proposals are capable of being phased in a flexible manner. The importance is stressed of making an early decision to acquire all properties and commence improvement and construction work in order to remove blight and decay and ensure the economic viability of rehabilitation.



ST. JAMES' GARDENS

EUSTON STATION

community centre
sports centre

elderly persons'
home

public square

pub

school

pub

market

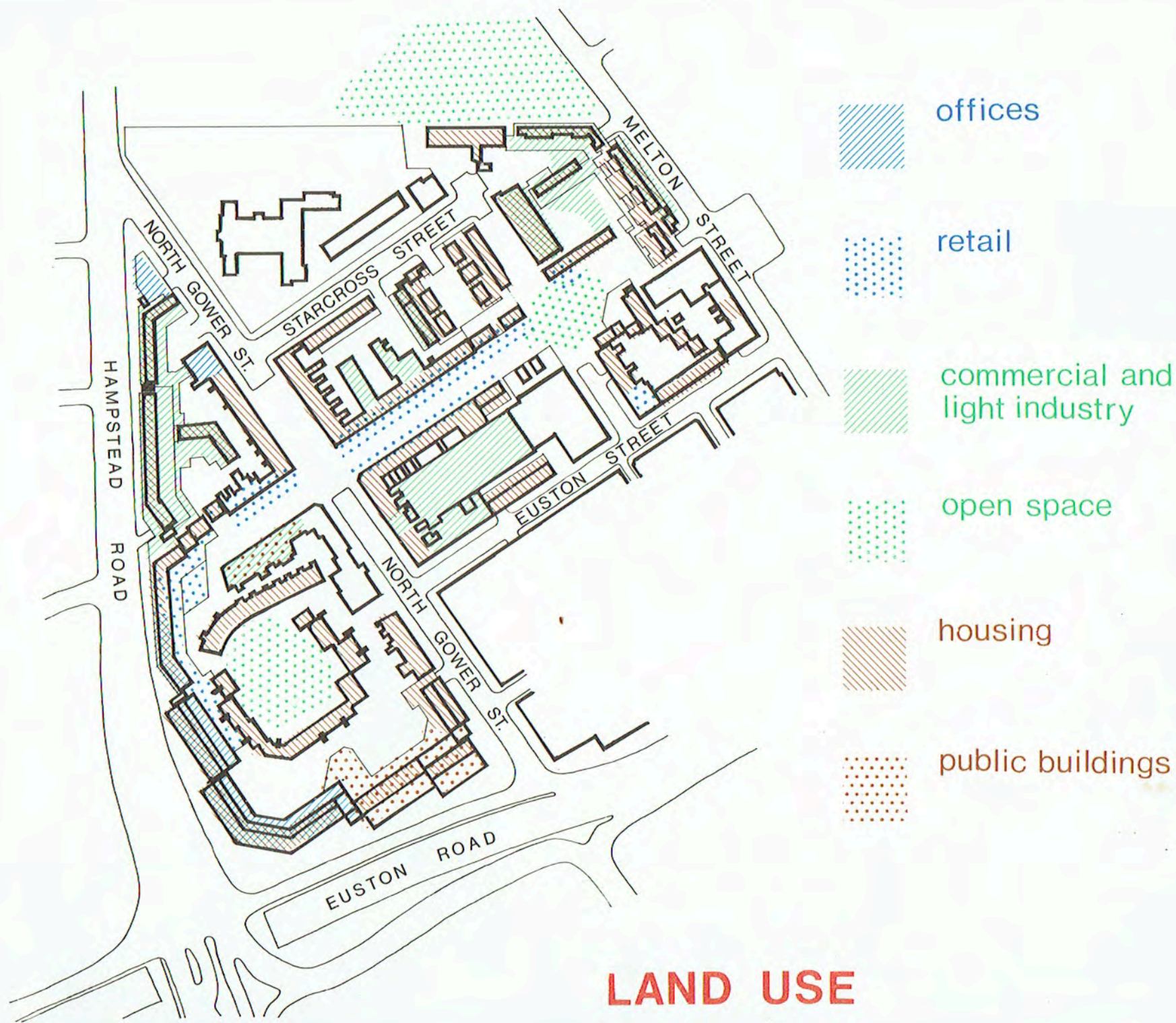
supermarket

TOLMERS
pub SQUARE

cinema

EUSTON CENTRE

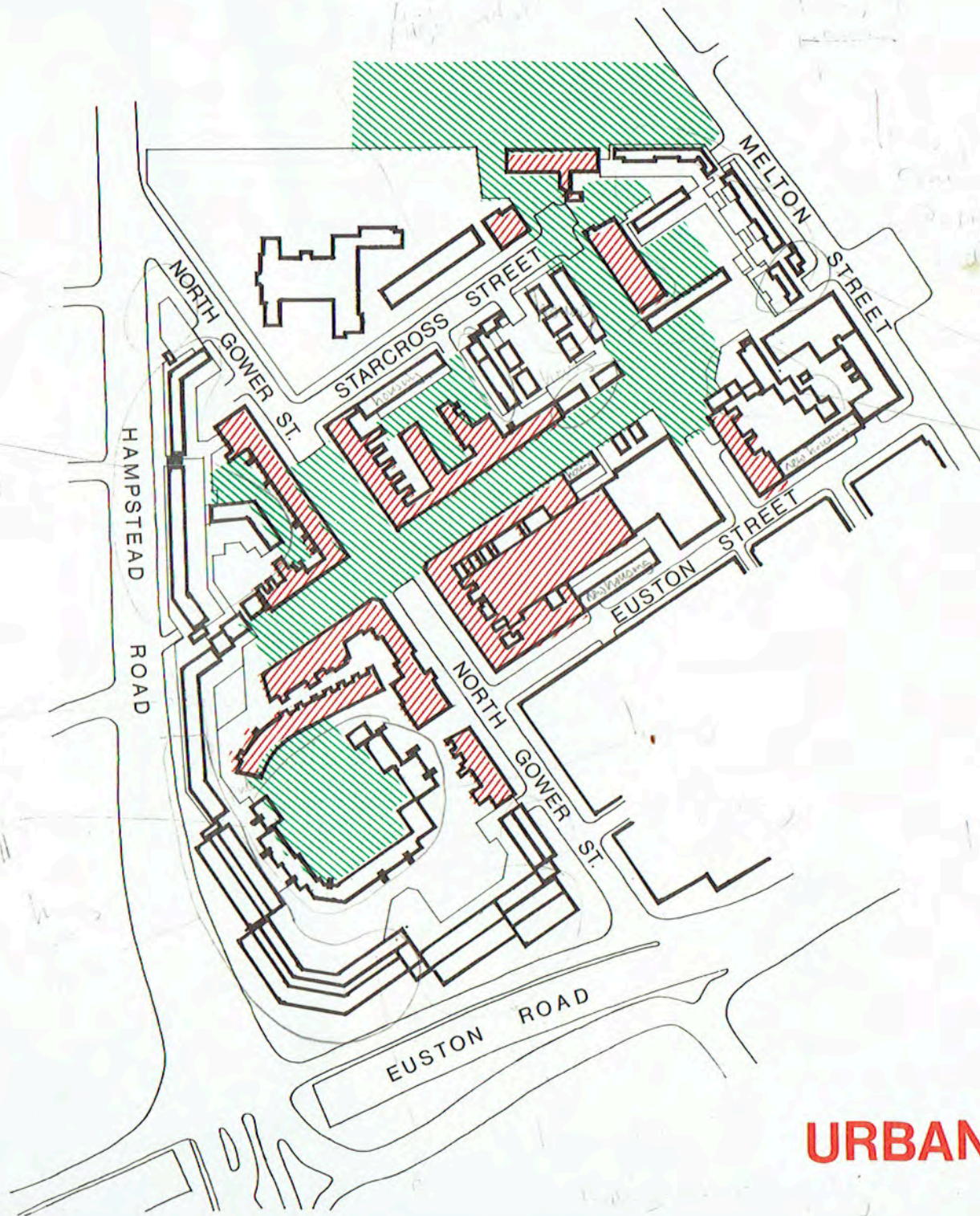
TOLMERS SQUARE
REDEVELOPMENT PROPOSALS





- vehicle routes
- ● ● pedestrian routes
- (cp) car park locations

PEDESTRIAN + VEHICULAR CIRCULATION



-  conserved spaces
-  conserved buildings

URBAN CONSERVATION

3 PROPOSALS

3. PROPOSALS

a) Overall Strategy/Objectives

- i) To conserve those existing buildings which can be economically rehabilitated to fulfill a further useful life.
- ii) To maintain the continuity of the existing community, and character of the area with careful "knitting" of new and old buildings as an extension of the system of courts and alleys which exist around Drummond Street.
- iii) To protect the internal environment of courts and pedestrian routes from the noise and disturbance of Hampstead Road, Euston Road and Euston Station.
- iv) To provide a system of pedestrian routes across the site linking the commercial areas to the south and west with St. James's Gardens to the north east.
- v) To carefully integrate hierarchies of public and private spaces, enabling variety of activity to enhance the character of the area and avoid the establishment of "Housing enclaves".
- vi) To limit vehicular access and promote the use of Drummond Street as a street market.

vii) To minimise disturbance (of residents and tradesmen) caused by development work.

viii) To provide an appreciable housing gain while maintaining the character of the community.

3b) GENERAL DESCRIPTION

Detailed analysis of the fabric west of North Gower Street indicates that the terraces along Drummond Street and North Gower Street, and the north terrace of Tolmers Square can be rehabilitated within acceptable cost limits.

The retention of these and similar dwellings east of North Gower Street forms the basis of the development proposals. The proposals show how these intimate courts, accommodating both commercial and residential activities, can be preserved and extended to provide a series of pedestrian routes through the site.

i) HOUSING, NEW + REHABILITATED

The London Borough of Camden's brief required housing to be provided at a density of 200 ppa, together with substantial office, commercial and shopping facilities. Current proposals suggest that a balance can be achieved at a density of 166 ppa (410 pp/hectare) providing 1707 bedspaces. Family units are placed close to the ground; each with its own private outdoor space related to public amenity decks accommodating children play and sitting out areas. The local authority's standard housing mix is closely followed with larger families occupying rehabilitated dwellings.



VIEW ACROSS TOLMERS SQUARE

After examination of the building fabric, the rehabilitation of all properties capable of fulfilling a further useful life is proposed. The retention of houses along North Gower Street and the north side of Tolmers Square is therefore recommended, yielding 288 persons in 58 units. These properties are generally in below average condition however, the high cost of rehabilitation is offset by an increased housing potential.

The retention of the south side of Tolmers Square is not recommended for the following reasons:-

- a) At the high occupancy factor necessary its north facing orientation is far from desirable.

- b) Nos. 19-23 require virtually complete reconstruction of all interiors and party walls (see Fabric Condition Report).
- c) The basements of Nos. 19-23 have been filled in, reducing the accommodation potential by approximately 20%.
- d) The effect of additional works and reduced occupancy results in a cost per person housed in excess of £4,500.

Hampstead Road, along the western boundary of the site, is a source of considerable traffic noise. Dwellings along this route face inwards in a stepped form above commercial or shopping accommodation which occupies the lower floors. This six storey development acts as a barrier to the penetration of noise into the site.

Whilst the western facade respects the scale of other developments along Hampstead Road, the stepped form is articulated to reflect the domestic scale of the retained buildings and spaces within the site, creating mews streets against the backs of existing terraces.

To the south, the housing defines the shopping precinct linking Drummond Street to Tolmers Square, and the office development along Euston Road. The north crescent of Tolmers Square is retained. On the south side new housing completes the enclosure of the landscaped area and seeks to preserve the concept and scale of the square, whilst relating to offices and Public Buildings along Euston Road.



MEWS STREET AT REAR OF NORTH GOWER STREET

The central part of this site contains the majority of retained buildings and the new housing in this area, both infill and re-development, reflects the character and scale of the existing terraces. Retained properties are those recommended in Report 2, which will yield 229 persons in 46 units. Within the courts to the north of Drummond Street, housing is arranged in close proximity to small commercial units, with shared landscape areas. Small infill developments occupy the sites of existing buildings whose rehabilitation is considered uneconomic.

Housing to the east of Cobourg Street on the British Rail and garage sites continues the concept of small courts shared

by commercial, light industry and residential uses. Stepped housing backing on to Melton Street and Euston Station protects the interior of the site; and the stepped form established decks which enclose commercial and recreation facilities. The decks provide external private spaces as extensions of dwellings and places for sitting out and children's play. A complex consisting of an elderly persons home, community centre and recreational facilities is grouped around the market square formed at the eastern end of Drummond Street at its junction with Cobourg Street. To the north of this, new housing accommodation relates to the retained British Rail buildings converted for residential and commercial occupation. Dwellings along Cobourg Street backing on to the elderly persons home are retained as are Nos. 14 and 15 Melton Street, converted for use as a hostel. These dwellings together with converted British Rail buildings accommodate 90 persons in 26 dwellings.

A total of 64 properties are rehabilitated to provide 130 units housing 607 persons, approximately one-third of the proposed population of the redeveloped site.

The rehabilitated terraces exert a strong influence over both the character and form of the new development which precludes any valid cost benefit comparison. A comparative analysis has shown that a strategy of total rehabilitation (ignoring cost restraints) would reduce the housing potential by 25% (about 400 people) and severely limit the amount of 'commercial' accommodation which could be provided. Also opportunities for providing off street parking and other necessary environmental improvements will be lost.

3b

ii) Community Buildings, Social Services + Open Spaces

The Elderly Persons Home is situated on the site at present occupied by the garage at the junction of Cobourg Street and Euston Street. It is not possible to provide a self contained site for single use without serious housing loss. As a consequence the Home is designed as part of the housing form enclosing hard and soft landscaped areas accessible from it. The elderly persons accommodation occupies the ground and first floor with housing above. Communal facilities, lounges, diningrooms etc. are positioned to overlook the new market square and Drummond Street. It is possible within this tight urban site to provide accommodation for old people which gives a choice of seclusion or involvement with the life of the community.

The community centre adjacent to the Elderly Persons Home is entered from the square. This juxtaposition permits the two buildings to be complementary in catering for old persons from surrounding areas.

The Fred Tallant Hall, situated in Drummond Street, just north of Tolmers Square, is used by a large number of clubs and societies during evenings and at weekends. It is not used to any extent by the local people. It is proposed that the hall be retained in its present use but that additional use by the local community be investigated.

3b

iii) Public Buildings, Offices, Commercial, Shopping + Light Industry

The majority of existing shops along Drummond Street will be rehabilitated. New shopping will extend this organisation westwards to Tolmers Square. Within this complex are located a small supermarket, restaurants and cafes.

The office and Public Buildings (132,500 sq.ft.) overlook Hampstead Road + Euston Road. Associated accommodation includes a cinema, showrooms and restaurants grouped around a courtyard formed by new housing on the south side of Tolmers Square.

Ten thousand square feet of office building is located at the apex of the triangle site for relocation of British Rail functions. Existing light industrial workshops at the rear of Drummond Street will be retained. Similar new accommodation is located around the small courtyards formed by the new housing. Larger commercial and light industrial units are provided along Hampstead Road and Melton Street.



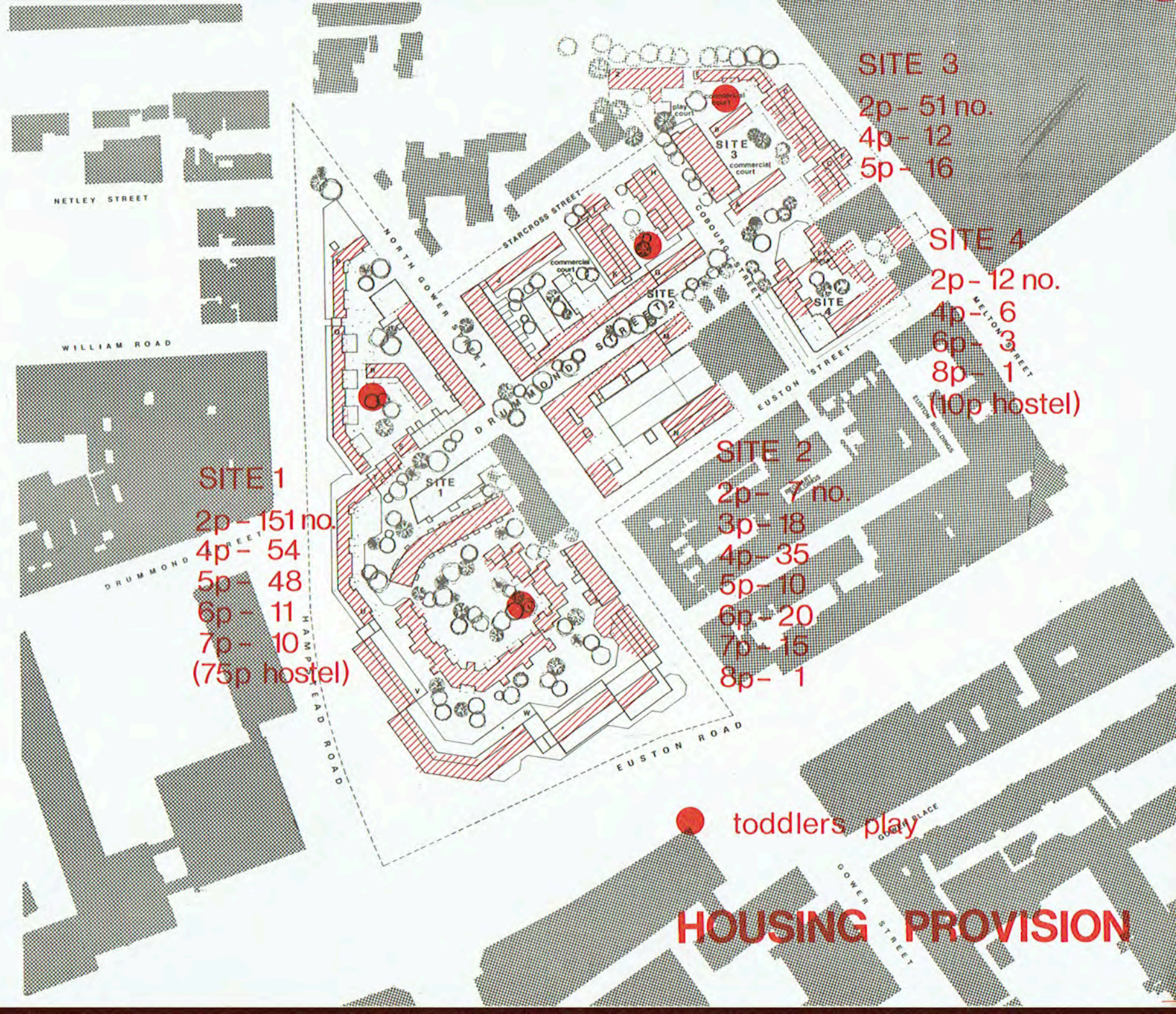
PUBLIC SQUARE LOOKING TOWARDS OLD PERSONS' HOME

Indoor recreation facilities such as badminton and squash courts are provided adjacent to the community centre. A small cinema is situated below the offices and public buildings along Euston Road close to restaurants and public house.

Play facilities are located at random within mews courts and deck spaces. These areas are linked to the main progression of open space, from the landscaping in Tolmers Square through Drummond Street to St. James's Gardens.

A children's play centre is located beneath the British Rail buildings adjacent to St. James's Gardens.





SITE 1
2p - 151 no.
4p - 54
5p - 48
6p - 11
7p - 10
(75p hostel)

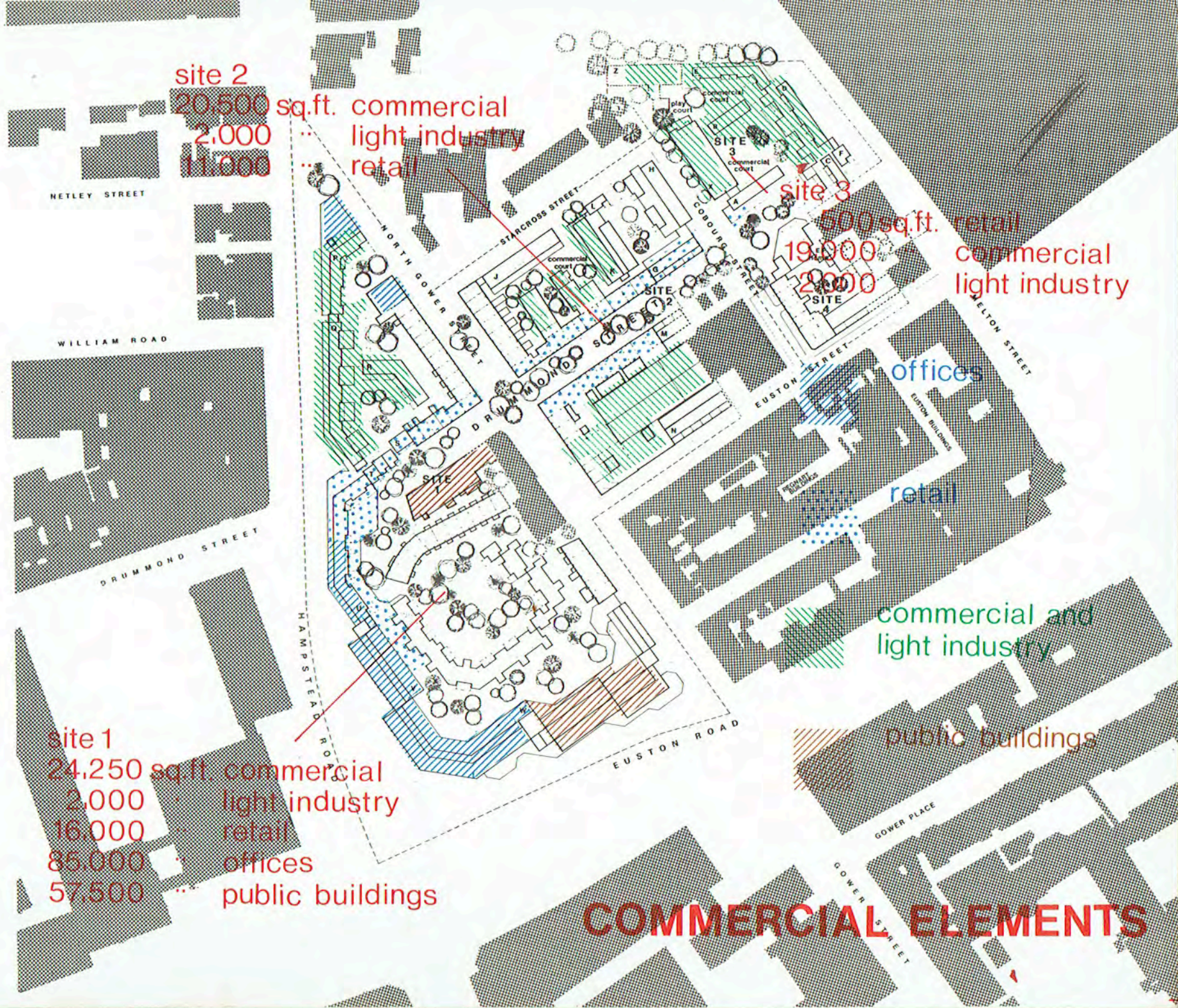
SITE 2
2p - 7 no.
3p - 18
4p - 35
5p - 10
6p - 20
7p - 15
8p - 1

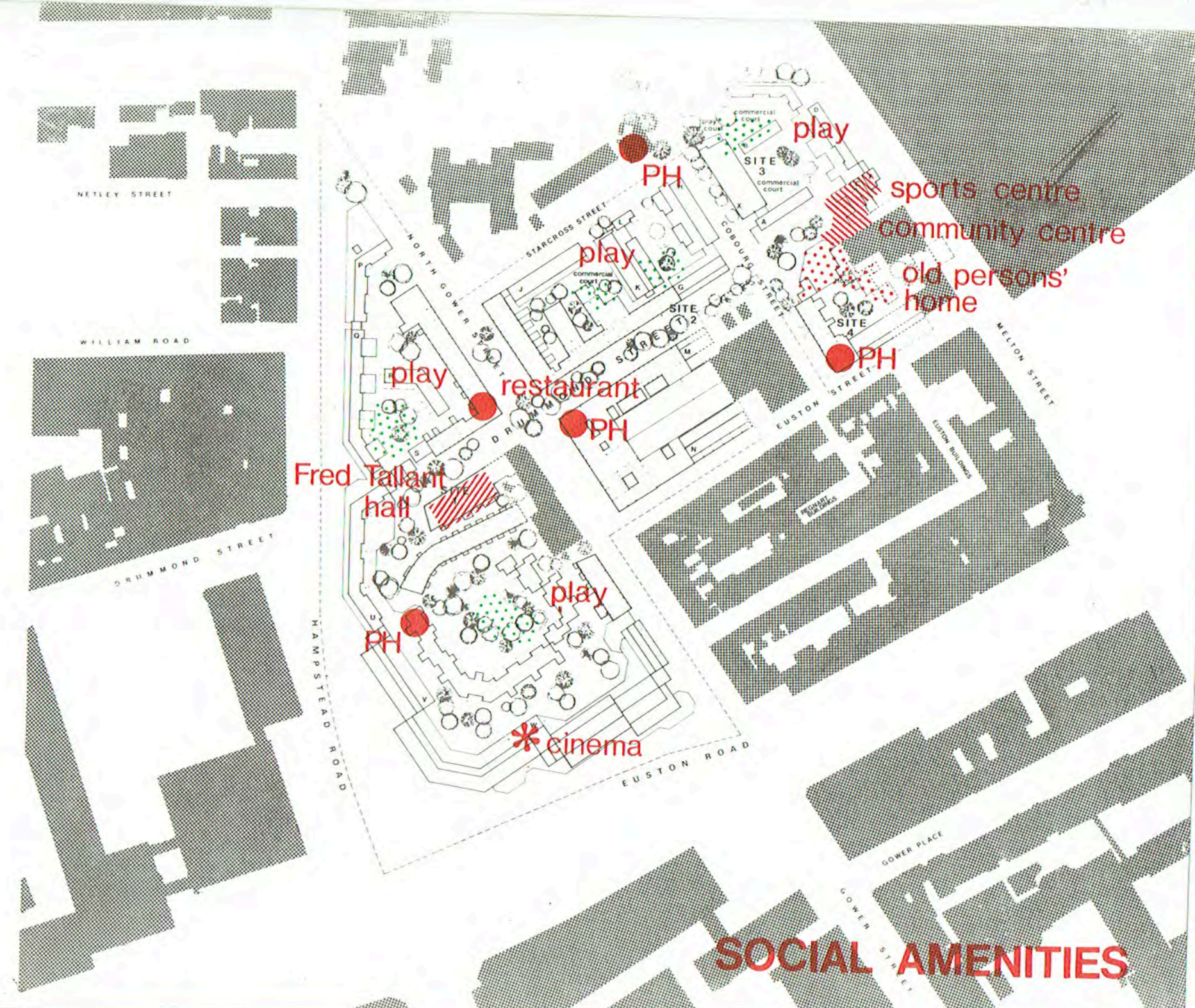
SITE 3
2p - 51 no.
4p - 12
5p - 16

SITE 4
2p - 12 no.
4p - 6
6p - 3
8p - 1
(10p hostel)

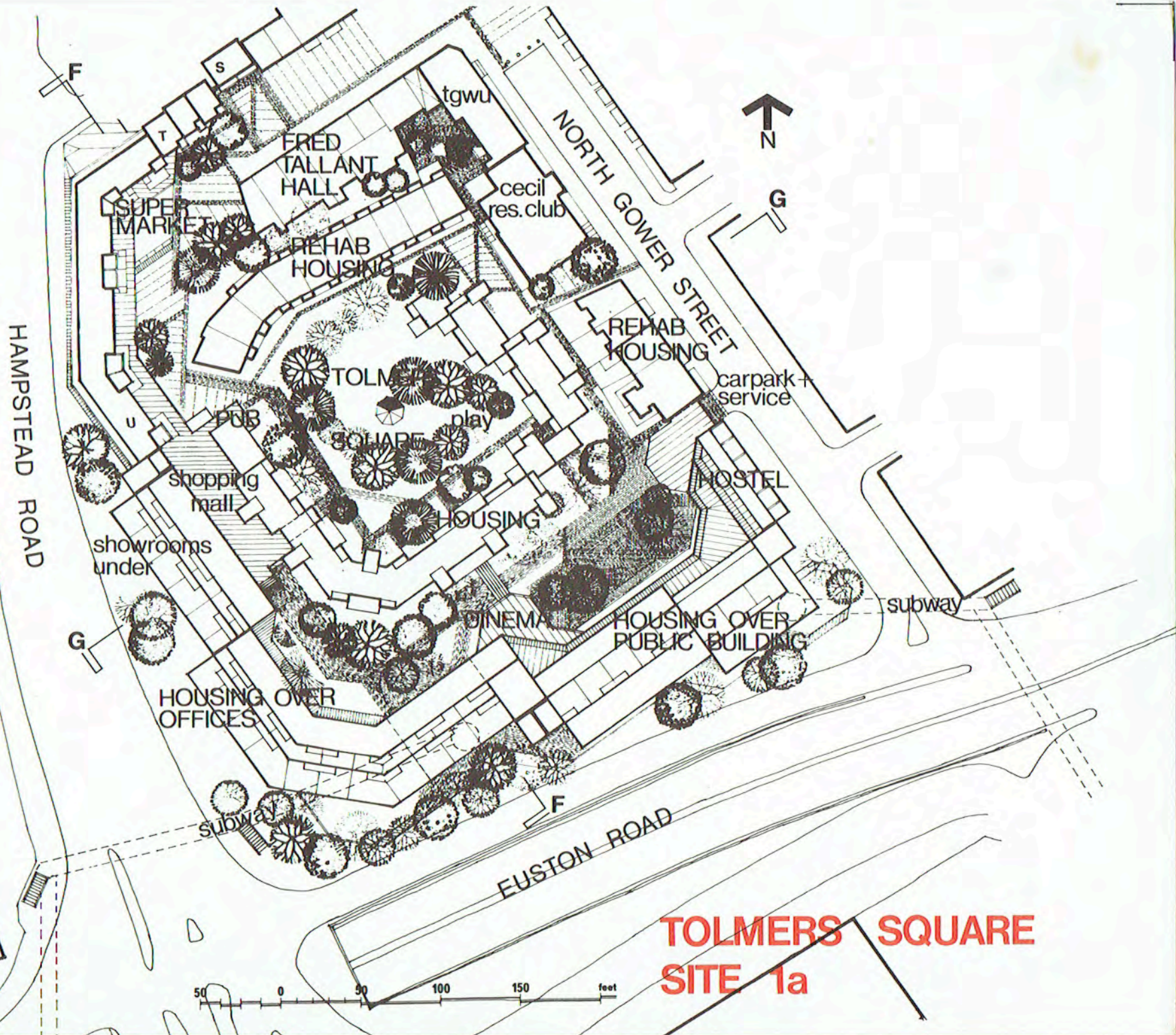
● toddlers play

HOUSING PROVISION

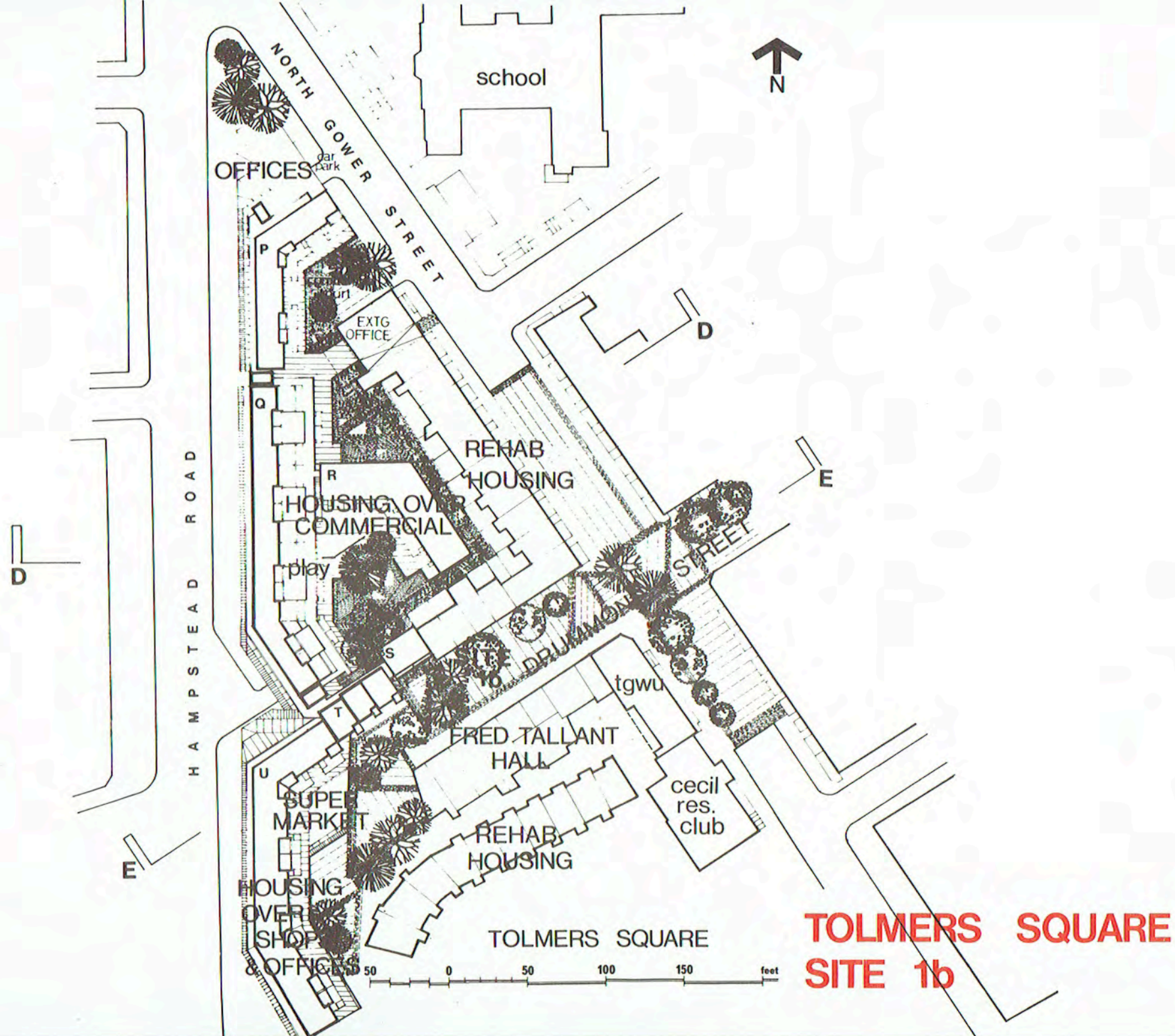




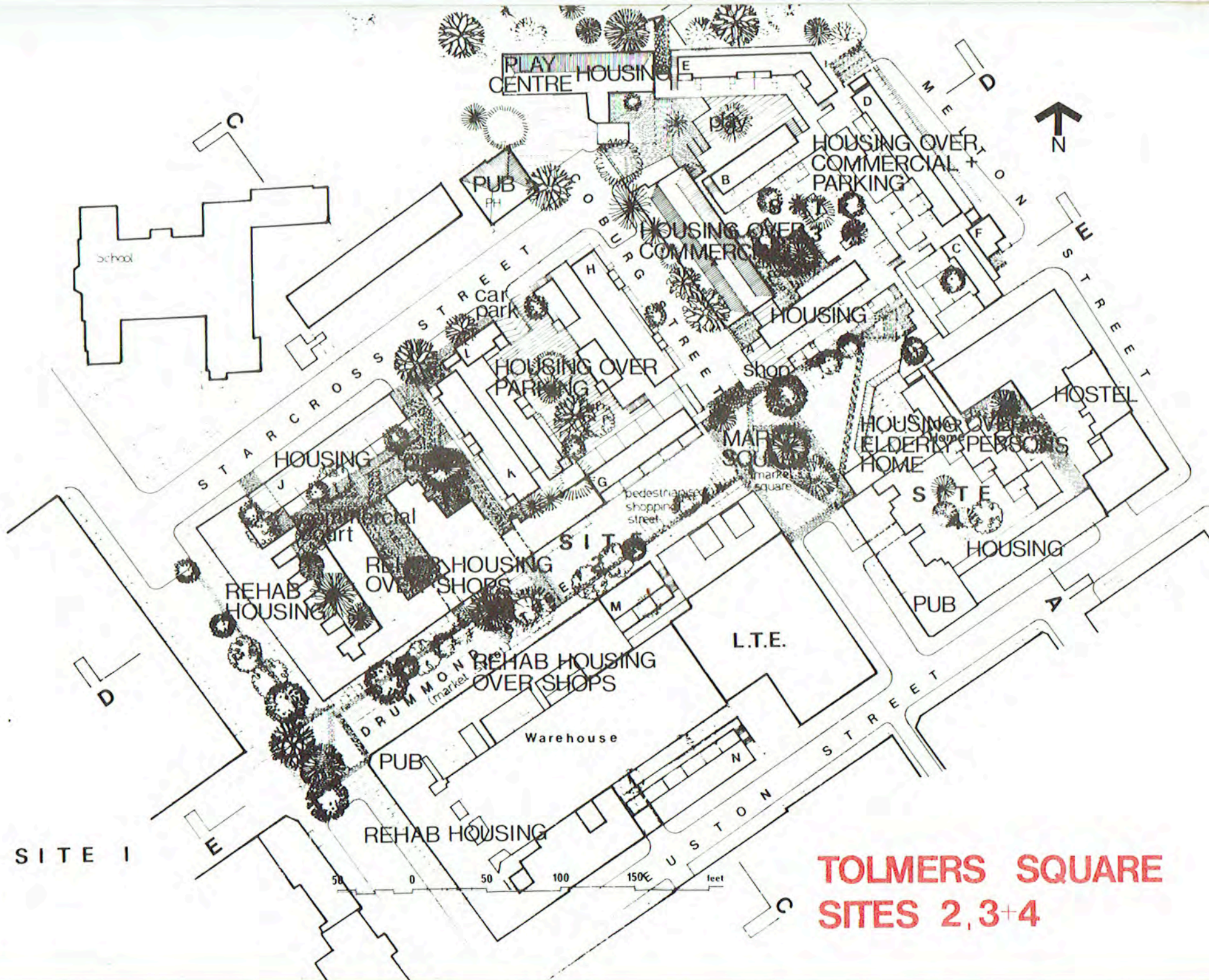
SOCIAL AMENITIES



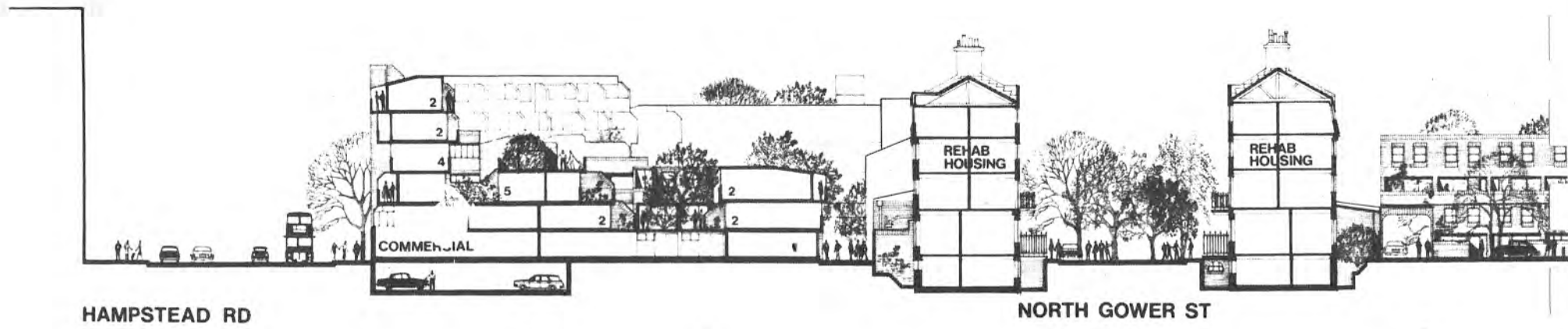
TOLMERS SQUARE
SITE 1a

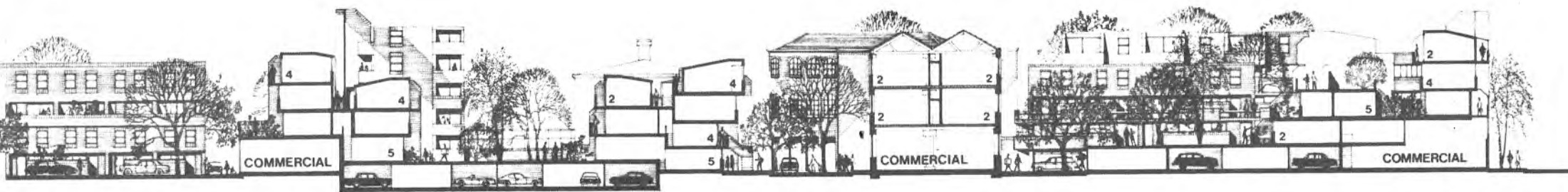


TOLMERS SQUARE
SITE 1b



TOLMERS SQUARE
SITES 2,3+4





COBOURG ST

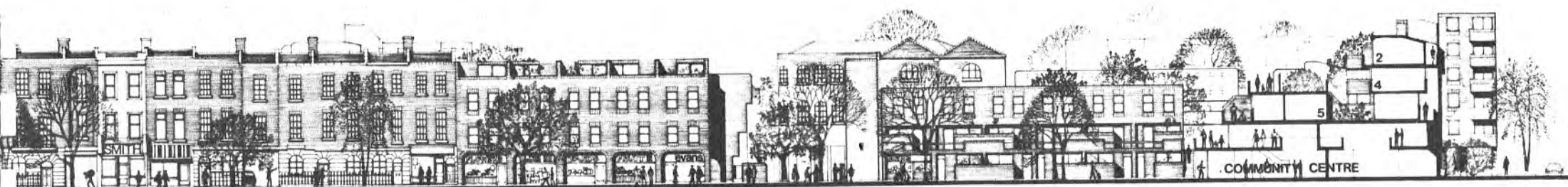
MELTON ST

D-D



HAMPSTEAD RD

NORTH GOWER ST

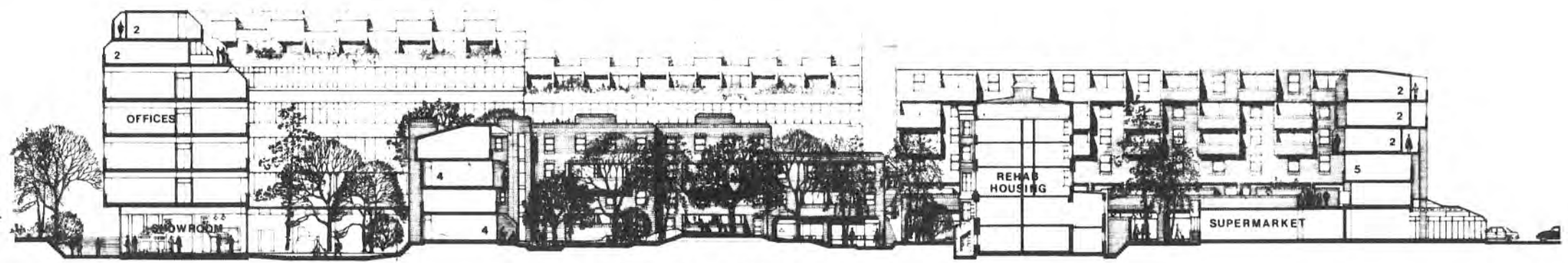


COBOURG ST

MELTON ST

E-E





USTON RD

TOLMERS SQUARE

F-F



NORTH GOWER ST

TOLMERS SQUARE

HAMPSTEAD RD

G-G

3c IMPLEMENTATION

Implementation will depend on a variety of criteria, including acquisition of properties and the rehousing of existing residents. Consequently, it is not possible to put forward firm phasing recommendations.

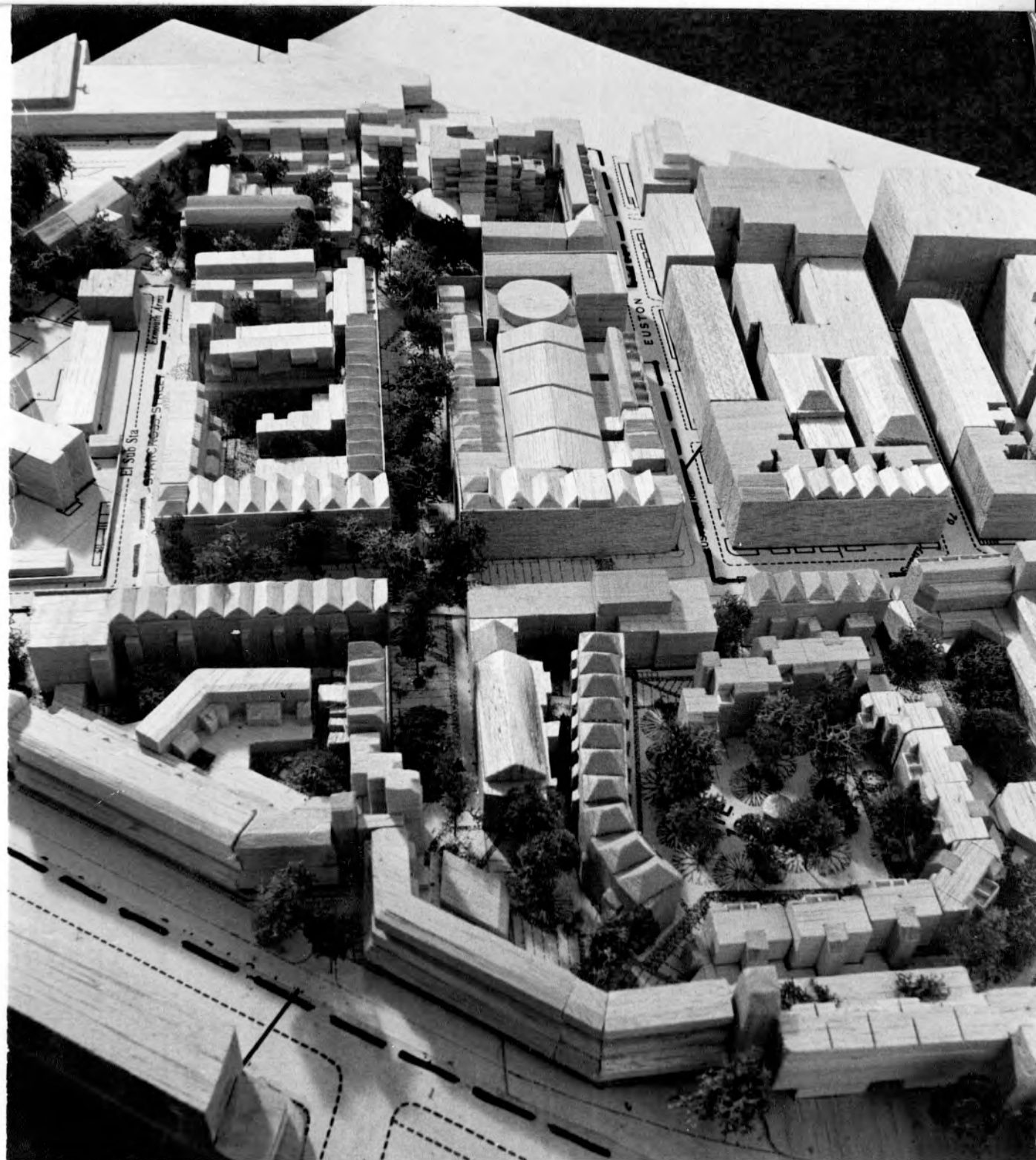
Phasing should be programmed with the following objectives in mind:

- i) Blight and uncertainty should be removed and decay of buildings intended for retention should be halted by the decision of the Council to undertake acquisition of all properties. This should be followed by an urgent programme of rehabilitation and redevelopment according to availability of properties and sites. It should be stressed that undue delay in implementing the rehabilitation proposals could seriously reduce the economic viability of conversion.
- ii) The early construction of the commercial, revenue earning, building to the south west corner of the area would be to the Council's advantage; however, it is appreciated that this may not be possible in the immediate future.
- iii) Consideration should be given to the rehousing of existing residents within the area and construction work organised to minimise disturbance to the community.

Implementation of the proposals will require a high degree of co-ordination not only between consultants and Council departments, but also with the local community. It will be necessary to set up machinery to progress this aspect in an efficient and satisfactory manner.

Failure to obtain the ownership of buildings recommended for retention will decrease the proposed population of 1707 people by approximately 200. The occupancy of these properties at present is about 360 (including hostels) based upon figures given by the Tolmers Village Association.

44



3d) Schedules of Accommodation

HOUSING ACCOMMODATION SCHEDULE

									UNITS		POPULATION	
		2P	3P	4P	5P	6P	7P	8P	REHAB	NEW	REHAB	NEW
SITE 1	REHAB	7	-	10	22	9	10	-	58		288	
	NEW	144	-	44	26	2	-	-		216		606 + 75 hostel
SITE 2	REHAB	-	18	4	2	6	15	1	46		229	
	NEW	7	-	31	8	14	-			60		262
SITE 3	REHAB	16	-	2	-	4	-	-	22		64	
	NEW	33	-	12	14	-	-	-		59		184
SITE 4	REHAB	-	-	-	-	3	-	1	4		26	+ 10 hostel
	NEW	12	-	6	-	-	-	-		18		48 + 40 EPH
									130	353	607	1,100
TOTAL		219	18	109	72	38	25	2	483		1,707	+ 85 hostel + 40 EPH
Camden Standard Mix:		253	-	141	39	62	10	-				

Density over 10.3 acres : 166 pp/acre (410 pp/hectare)

NON HOUSING ACCOMMODATION SCHEDULE

			OFFICE	PUBLIC BUILDINGS	RESTAURANT/ SHOPPING	COMMERCE	LIGHT INDUSTRY	MISCELLANEOUS
SITE 1	NORTH	REHAB			(3,000)		(2,000)	(4,000) Fred Tallant Hall
		NEW	10,000			24,250		
SITE 1	SOUTH	REHAB						
		NEW	75,000	57,500	13,000	18,500		5,000 Cinema
SITE 2		REHAB			7,000	(18,000)	(3,000)	
		NEW			4,000	2,500		
SITE 3		REHAB				6,000		
		NEW			500	13,000	2,000	3,000 Community Centre 2,000 Squash Courts etc.
SITE 4		REHAB						
		NEW						
TOTALS		REHAB			10,000	24,000	5,000	4,000
		NEW	85,000	57,500	17,500	58,250	2,000	10,000
			85,000	57,500	27,500	82,250	7,000	14,000

() Existing use maintained : minimal remedial work proposed

Accommodation expressed in square feet

SITE AREAS

- | | | |
|----|--|----------------------|
| 1. | Gross site area (as L.B. of C. brief) | 11.2 acres (approx.) |
| 2. | Gross site area (RHWLP calculation) | 11.4 acres |
| 3. | Gross site area less buildings omitted
(as instructed L.B. of C.) (a) Cecil Resid. Club)
(b) TGWU)
(c) LT sub-station)
(d) Wellcome Foundation Office) | 10.8 acres |
| 4. | Gross site area less road widening reservation
(road widening reservation - 0.4 acres) | 11.00 acres |
| 5. | Gross site area less retained buildings and road
widening reservation | 10.3 acres |

3e) CAR PARKING

	OFFICE/ PUBLIC BUILDING	RETAIL	COMMERCE/ LIGHT INDUSTRY	HOUSING	MISCELLANEOUS	TOTAL REQUIREMENT	PROVISION
SITE 1	12	4	24	109	1	150	150
SITE 2	-	2	12	42	1	57	40
SITE 3	-	1	12	32	-	45	35
SITE 4	-	-	-	9	4	13	40
	12	7	48	192	6	265	265

Parking Standards

Office and Public Buildings	1 per 12,000 sq. ft.
Retail	1 per 5,000 sq. ft.
Commercial/Light Industry	3 per 5,000 sq. ft.
Housing	4 per 10 units

4 APPENDICES

4a) Existing Land Use, State of Fabric,
Listed Buildings

EXISTING LAND USE

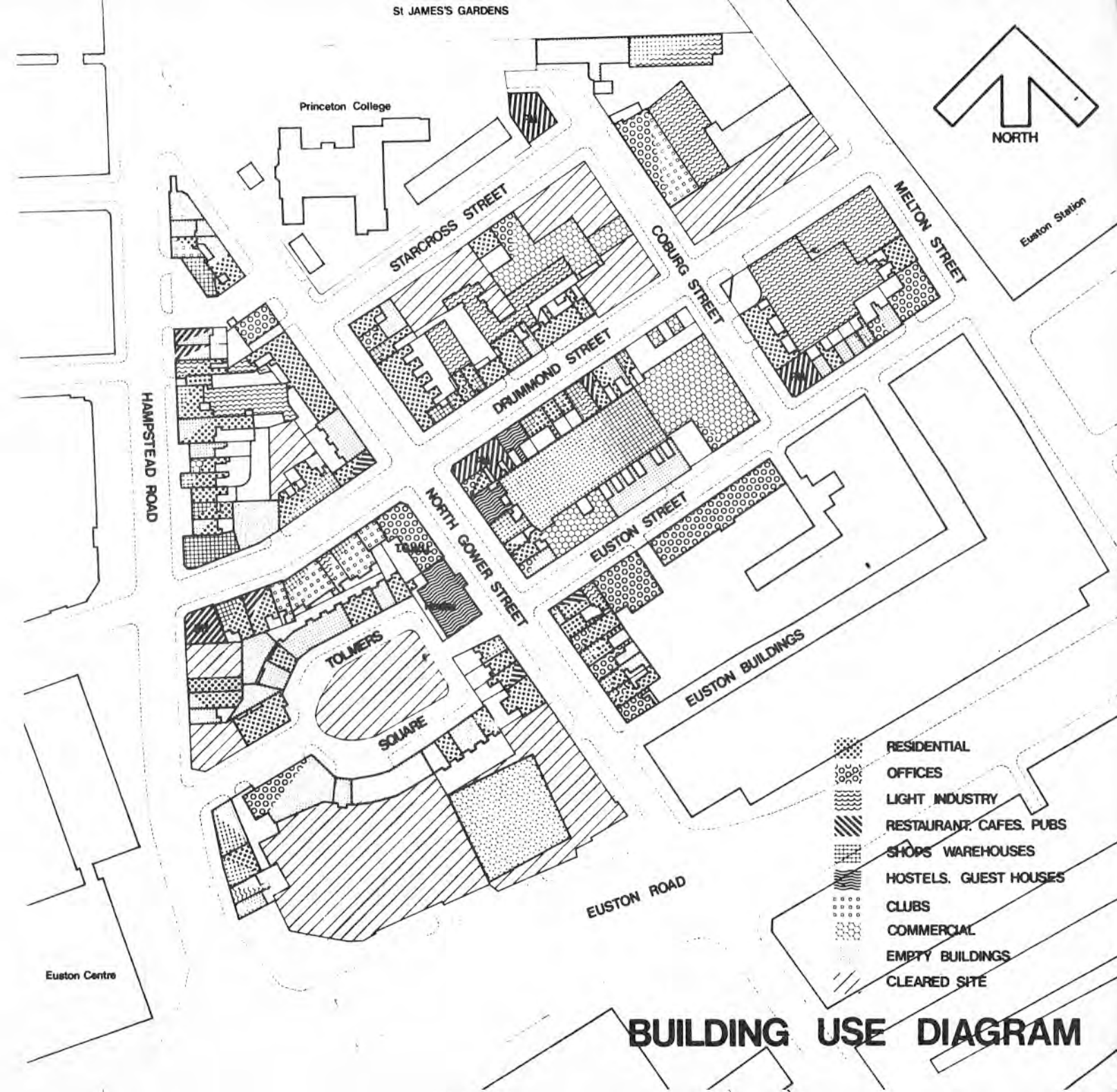
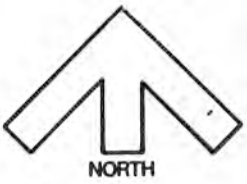
This is summarised in the table below and the diagram overleaf.

The largest of the ten categories is residential occupying a quarter of the area, although empty buildings and cleared sites together account for another third.

Other uses indicate the diversity of present activity, the next three largest being shops and warehouses, light industry and offices each accounting for only about 10% of the total.

SUMMARY (Information obtained from T.V.A. for Report 2)

USE	AREA IN SQ. FT.	NO. OF UNITS	RESIDENTS (Approx.)	EMPLOYEES (Approx.)
RESIDENTIAL	141,700 (23.6%)	109	600	
EMPTY BUILDINGS	100,057 (16.7%)	62		
CLEARED SITES	79,405 (13.2%)	10		
SHOPS WAREHOUSES	70,044 (11.6%)	49		150
LIGHT INDUSTRY	61,932 (10.3%)	11		150
OFFICES	56,236 (9.3%)	14		350
HOTELS GUEST HOUSES	43,342 (7.2%)	8		100
COMMERCIAL	27,767 (4.6%)	4		125
RESTAURANTS CAFES PUBS	15,769 (2.6%)	8		75
CLUBS	5,630 (0.9%)	13		50
	601,882			1,000



BUILDING USE DIAGRAM

FABRIC CONDITION

An external examination of building fabric in the study area has been augmented by a representative survey of 20 residential properties of varying types and conditions, together with an inspection of Connolly's warehouse and 4 buildings on the British Rail site.

The dwellings are terraced, generally with basements, ground floor and either two or three upper floors. External walls are of load bearing stock brick, with brick party walls, load bearing internal partitions of timber construction above basement level and timber floors throughout.

Although the original standard of construction was not high, the houses have stood for over a 100 years and most can be given a useful further life. Comments made on structural repairs are based on the provision of a further 30 years life.

From the results of the following survey a pattern of fabric conditions has been assessed placing all buildings on the site into one of the four following categories:

A) Properties of an above-average condition requiring no immediate action to arrest deterioration other than the provision of a solid basement floor, allied damp-proof course and membrane together with minor repairs to windows etc.

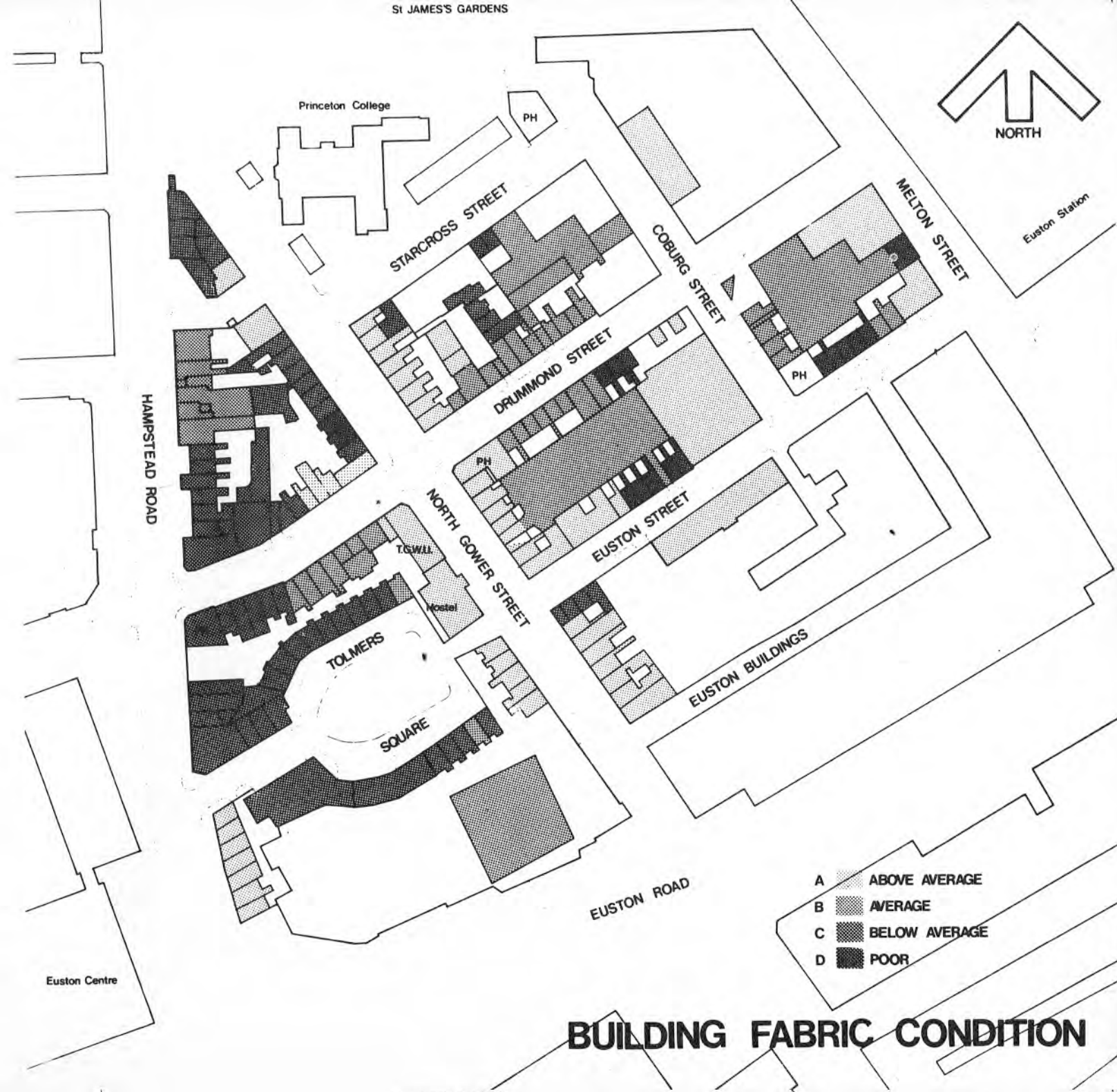
B) Properties of average condition for the area requiring action itemised under heading (A) plus attention to roofs and some repairs to external walls.

C) Properties of below-average condition requiring all the action itemised above, in addition to structural repairs to intermediate floors and rebuilding of portions of external walls etc.

D) Properties in poor condition which were mostly vacant and not capable of enjoying a conversion potential at a viable economic cost.

The total percentage of building types in the study areas is as follows:-

a)	Above Average	35%
b)	Average Condition	30%
c)	Below Average Condition	28%
d)	Poor Condition	7%



BUILDING FABRIC CONDITION

174 NORTH GOWER STREET - Category A

Basement, ground and three upper floors with ground floor rear extension along Euston Street used by a wholesale Newsagent. The property including the rear extension is in above average condition and no extensive structural repairs are required. The basement, ground and first floors are used as offices and the ground floor rear extension for commercial purposes. The second and third floors are suitable for residential accommodation but are vacant.

183 - 185 NORTH GOWER STREET - Category A

Basement, ground and three upper floors with access by means of a relatively new rear staircase. Existing accommodation comprises two self contained flats per floor. Total present occupancy is nineteen persons. Although generally in above average condition structural repairs are required to roof and parapet, intermediate floors and the south gable wall.

188 NORTH GOWER STREET - Category A

Basement, ground and three upper floors in above average condition with intermediate floors supported by front and rear walls and a central partition; offices occupying the ground and basement are in good condition for the area. There are no visible signs of damp penetration

in the basement although the existing timber floor still exists. The first floor is vacant, and a family of 6 live on the second and third floors. There are signs that some local damp has penetrated the roof which has a central valley gutter recently repaired; external joinery is in fair condition, it appears no extensive repairs would be required to this property.

202 NORTH GOWER STREET - Category A

Basement, ground and three upper storeys. Roof has central valley gutter, and intermediate floors are supported by front and rear walls and a central partition. All occupied as offices and in good condition. No signs of damp penetration to roof or rising damp in basement, although basement has original timber floor. All windows facing North Gower Street, appear to have been replaced recently, and windows to rear elevation are in good condition.

204 NORTH GOWER STREET - Category A

Basement, ground and 3 upper storeys. End of terrace house, roof has central gutter, and intermediate floors supported by front and rear walls and a central partition. Basement in use as a Mosque, the other 4 storeys accommodating 2 families with a total of 9 persons. The basement appears to be free from damp, but there are indications that the roof is not wholly

weatherproof. It is not possible to establish the condition of the external wall to Starcross Street, which is largely covered by hoardings.

213 NORTH GOWER STREET - Category C

Basement, ground and 3 upper floors in below average condition. Mansard roof with central valley gutter now weathertight, but in need of extensive repair together with front parapet wall. Some local rebuilding of both the front and rear walls is required; the house is occupied at present by temporary residents.

229 NORTH GOWER STREET - Category C

Basement, ground and 3 upper floors in below average condition. Mansard roof with central valley gutter in need of repair. Intermediate timber floors supported by front and rear walls and a central partition. Front and rear walls out of true; 2 people reside in the house, the basement and the third floor being empty.

102 DRUMMOND STREET - Category B

Basement, ground and 2 upper floors. Shop on ground floor, separate entrance to upper floors. In average condition. Roof with central valley gutter needs some repair. The rear

external wall which with the front and central partitions supports the intermediate floors is out of line, and the basement is in poor condition. The first and second floors are occupied by 5 temporary residents. The ground floor is used as an office for the Tolmers Village Association, and the basement is vacant. There are sanitary facilities in an out-building in the rear yard.

112 DRUMMOND STREET - Category B

Basement, ground and 2 upper storeys in average condition. Roof with central valley gutter shows signs of water penetration but this is local and has apparently been repaired. The external walls which with the central partition support the intermediate floors are in fair condition, and the basement appears dry. The basement and ground floors are used as shop and storage space. The first and second floors are occupied by a family of two.

115 DRUMMOND STREET - Category D

Basement, ground and two upper floors. The front wall is in fairly good condition. The roof with central valley gutter shows signs of water penetration. The basement is in poor condition and the rear wall such that re-building of this load bearing element would be necessary if the property were kept. Remedial work is required to the flank wall and intermediate floors. The ground floor is a grocers shop and 5 people occupy the upper floors.

119 DRUMMOND STREET - Category D

Basement, ground and two upper floors. The front wall is in fairly good condition. The roof however, shows signs of water penetration. The rear wall is so poor that total rebuilding of this load bearing element would be necessary if the property were kept, together with considerable remedial work to intermediate floors and basement. The building is occupied by 4 temporary residents.

127 DRUMMOND STREET - Category B

Basement, ground and two upper floors in average condition. Some remedial work may be necessary to the centrally guttered roof and the load bearing rear wall. The second and third floors are vacant; basement, ground and first are occupied by 6 residents.

141-153 DRUMMOND STREET - Category B (Fred Tallant Hall)

Original Tolmers Institute School building, comprises basement, ground and first floors. The first floor being rebuilt. All in average condition. The ground floor is used as 5 self contained units housing a shop, a small workshop and stores. The upper floors are owned by the London C.H.A. Organisation and are open in the evenings to a number of activity groups. The facilities include multi purpose auditoria with stage and cinema provision, catering facilities, committee rooms, offices etc. No extensive structural repairs are likely to be required to this property.

4 TOLMERS SQUARE - Category C

Basement, ground and 3 upper storeys. In poor condition. Roof including central valley gutter and parapet requires extensive repair together with local rebuilding of external walls which are out of plumb. Some window replacement is required together with rebuilding of entrance porch and balcony. The property is occupied by temporary residents.

12 TOLMERS SQUARE - Category C

Basement, ground and 3 upper storeys. In poor condition. Roof with central valley gutter requires repair, external walls which with central partition support the intermediate floors are out of plumb the external front porch and balcony needs extensive repair. The property is occupied by one temporary resident.

17 TOLMERS SQUARE - Category C

Basement, ground and 3 upper storeys. Of similar description and condition to No. 12 but occupied by 5 persons.

19-23 TOLMERS SQUARE - Category C

Basement, ground and 3 upper storeys owned by Hambros Bank and in below average condition with basements filled in. Roof with central valley gutter needs extensive repair. External walls which with central timber stanchions support intermediate floors are out of plumb. The original ground floors have been completely gutted, and are fitted with steel shutters facing the square. These areas are used for storage. The upper floors have the original staircases, central partitions and party walls removed. Three concrete stairways give access from the ground floor, and large bays of sanitary facilities have suffered extensive damage. The necessary replacement of the original front porches, front balconies and original parapets and the complete rebuilding of the interiors do not make rehabilitation a viable proposition.

62 EUSTON STREET - Category D

Basement, ground and 2 upper floors in poor condition. The roof is not weatherproof. External window and door frames are rotten or missing. The basement is in poor condition, the external walls are badly out of line, the building is not capable of fulfilling any further useful life.

21 STARCROSS STREET - Category D

Basement, ground and 2 upper floors. Front wall appears in fair condition but internal inspection revealed that the condition of the property throughout was very poor and it is unlikely that a useful life can be anticipated for this property.

61 COBOURG STREET - Category B

Basement, ground and 2 upper storeys. Front elevation fair condition. Basement shows some signs of damp penetration but not excessively so. The roof appears to be sound, but the rear structural wall is in fairly poor condition and some roof repairs will be required. Occupied by one family of 6 people.

CONNOLLY'S WAREHOUSE - Category B

Building varies from 1 to 3 storeys. Most in above average condition. The extensive ground floor is used for storage and loading bays with offices accommodation on the upper floors. Offices are in fair condition where occupied, but extensive vacant areas are in poor condition with defective roofing accelerating fabric decay.

BRITISH RAIL PROPERTIES

BLOCK X FACING COBOURG STREET - Category A

Approximately 40' x 120'. Substantial 3 storey brick building originally stabling accommodation of above average condition, with weathertight asbestos roof and timber floors. Ground floor used for garage maintenance, first floor for social club, second floor for offices and workshops.

BLOCK Z ADJACENT ST. JAMES'S GARDENS - Category A

Approximately 100' x 38' with projecting concrete staircase access approximately 20' x 15', 3 storey brick block more recent than above with concrete floors. Above average condition, vacant.

BLOCK ADJACENT MELTON STREET - Category D

Original 3 storey block - stabling accommodation in very poor condition, vacant.

BLOCK ADJACENT MELTON STREET AND ST. JAMES'S GARDENS - Category C

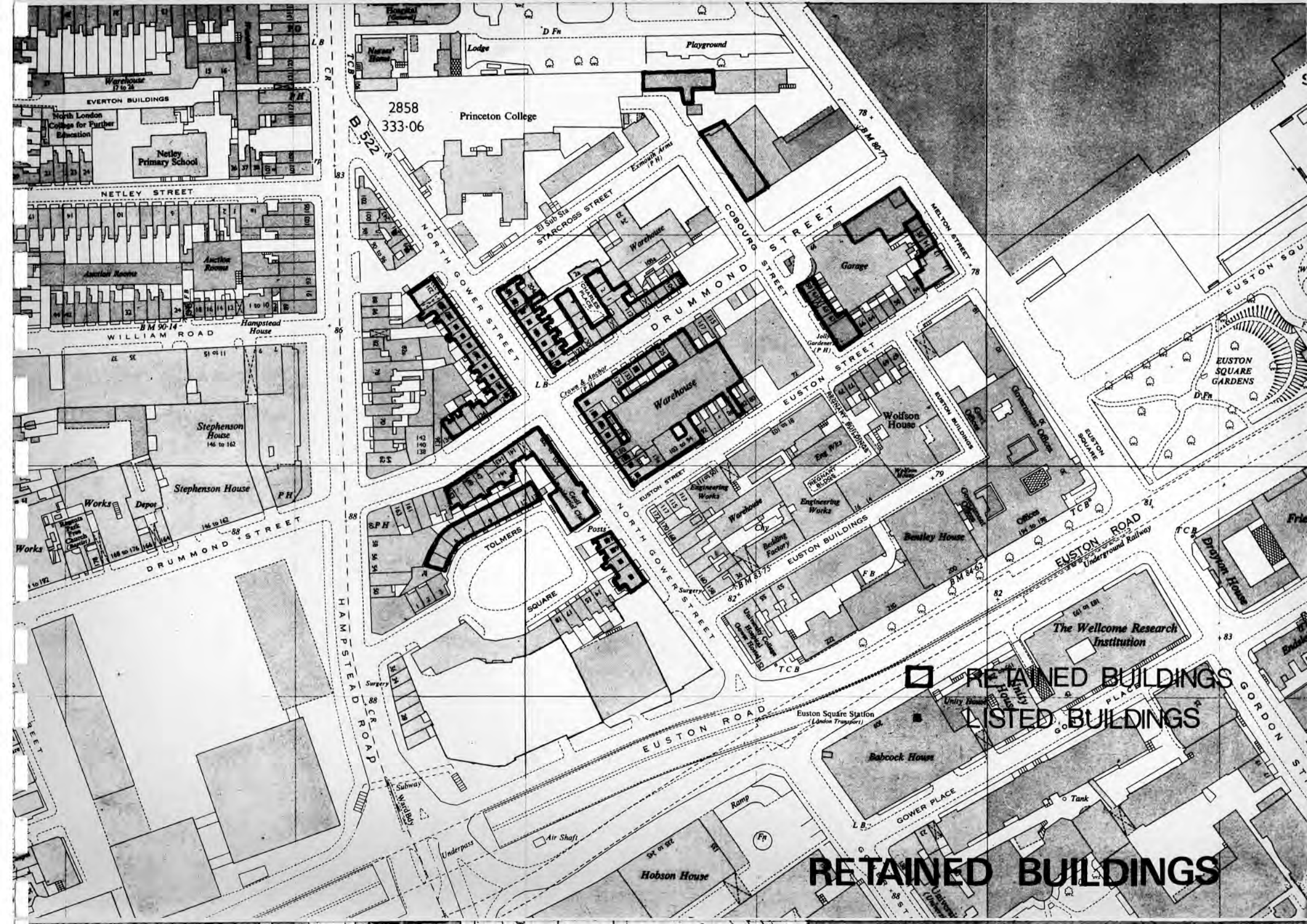
2 storey warehouse ground floor open, with retail unit on the first floor. In below average condition.

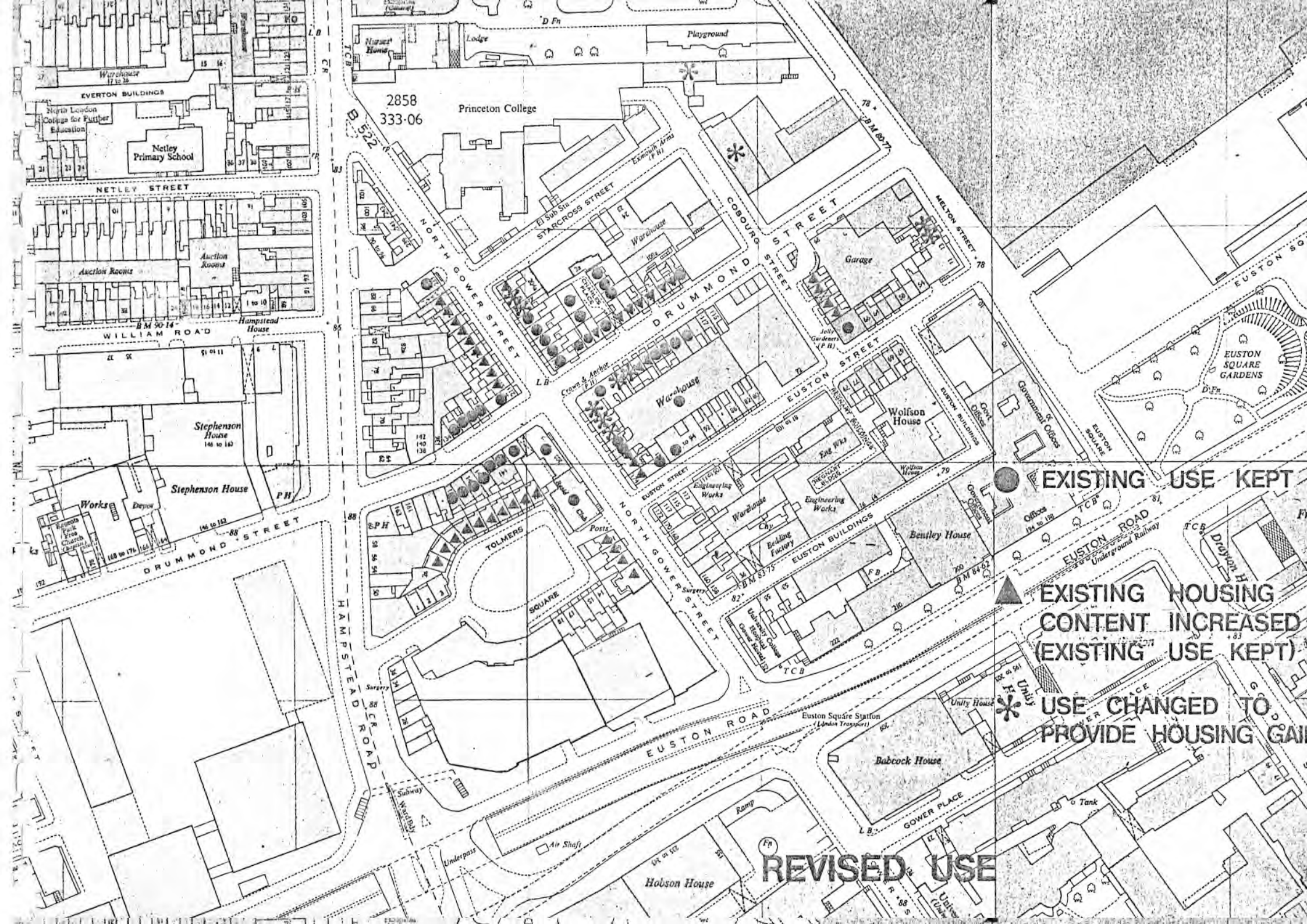
SCHEDULE OF LISTED BUILDINGS

ADDRESS	CLASSIFICATION
183-191 NORTH GOWER STREET	Grade II
174-178, 174a NORTH GOWER STREET	" II
184-188 NORTH GOWER STREET	" II
190-204 NORTH GOWER STREET	" II
211-229 NORTH GOWER STREET (including 124 DRUMMOND STREET)	" II
131 DRUMMOND STREET	" II
137 DRUMMOND STREET (CROWN & ANCHOR PUBLIC HOUSE)	" II

"GRADE II: These are buildings of special interest which warrant every effort being made to preserve them."

REFERENCE: List of Buildings of Special Architectural & Historic Interest -
London Borough of Camden (Department of Environment)





2858
333-06

Princeton College

Netley Primary School

NETLEY STREET

Auction Rooms

WILLIAM ROAD

Stephenson House
148 to 152

Stephenson House

DRUMMOND STREET

2858
333-06

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EXISTING USE KEPT

EXISTING HOUSING
CONTENT INCREASED
(EXISTING USE KEPT)

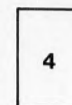
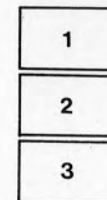
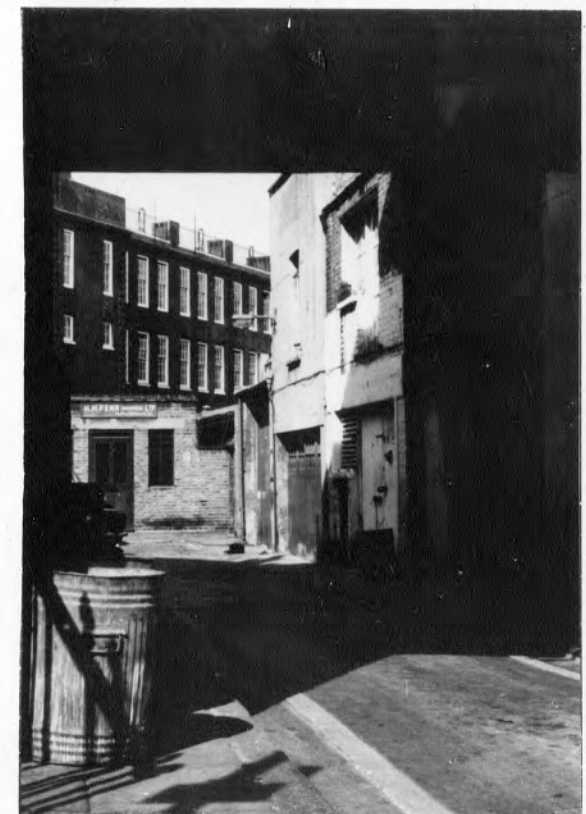
USE CHANGED TO
PROVIDE HOUSING GAIN

REVISED USE

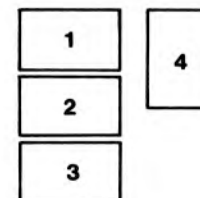
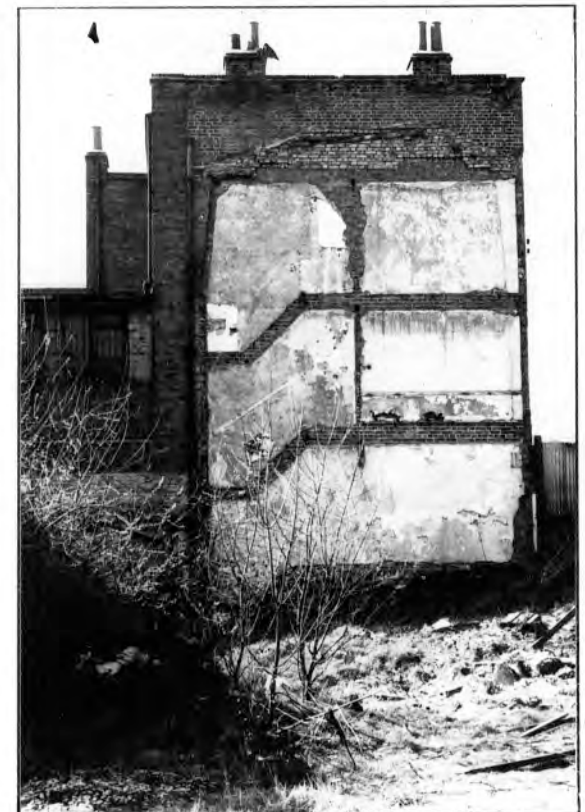


- | | |
|---|---|
| 1 | 4 |
| 2 | |
| 3 | |

- 1 View north along North Gower Street
- 2 North Terrace, Tolmers Square
- 3 Shops and boutique along north side of Drummond Street
- 4 Corner of Drummond Street and North Gower Street



- 1 Shop front Drummond St
- 2 Charles Place from Drummond St
- 3 Cleared site Drummond St/Coburg St
- 4 Charles Place



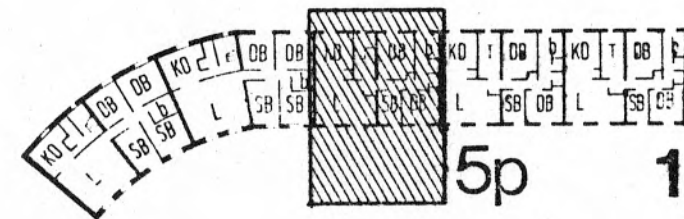
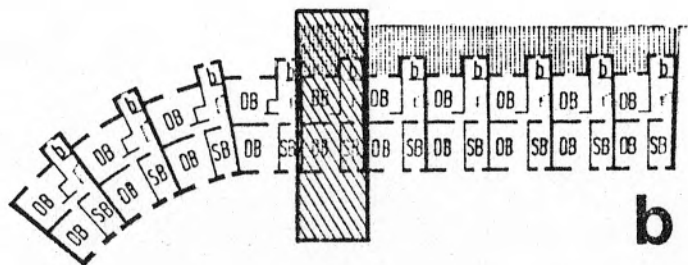
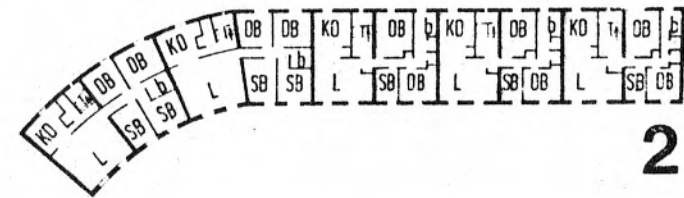
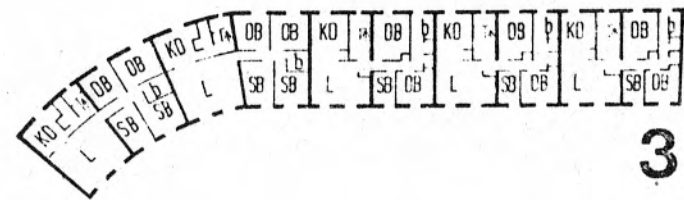
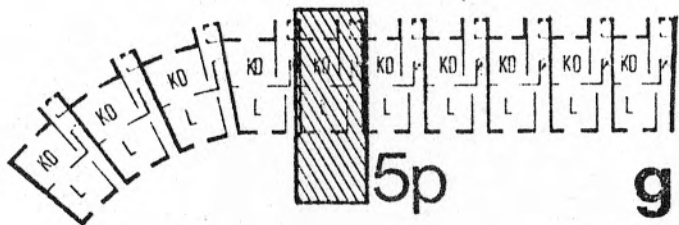
1 Exmouth Arms and British Rail site from Starcross Street

2 British Rail site from Cobourg Street

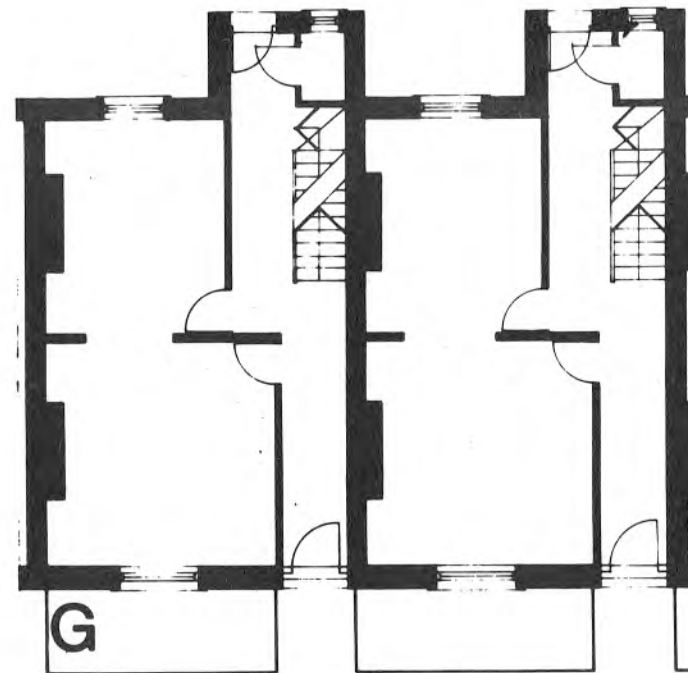
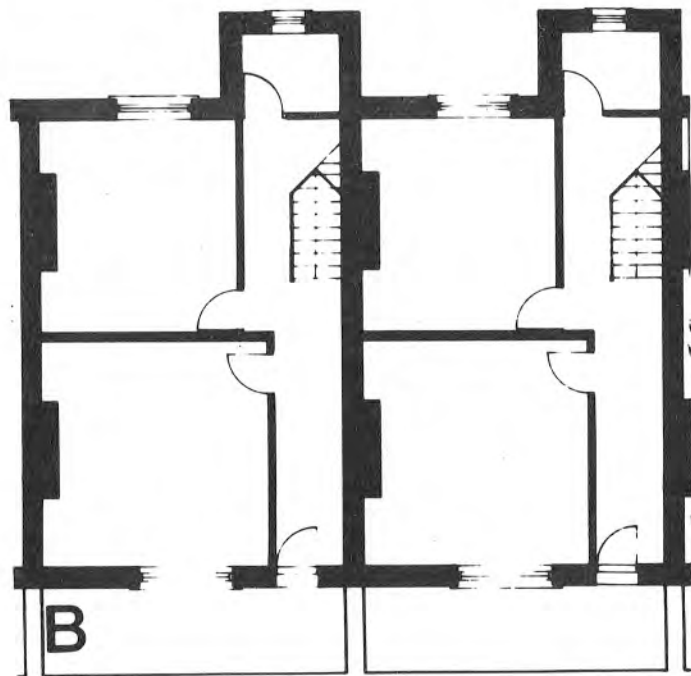
3 British Rail and vacant warehouse site, Cobourg Street

4 End terrace, Starcross Street

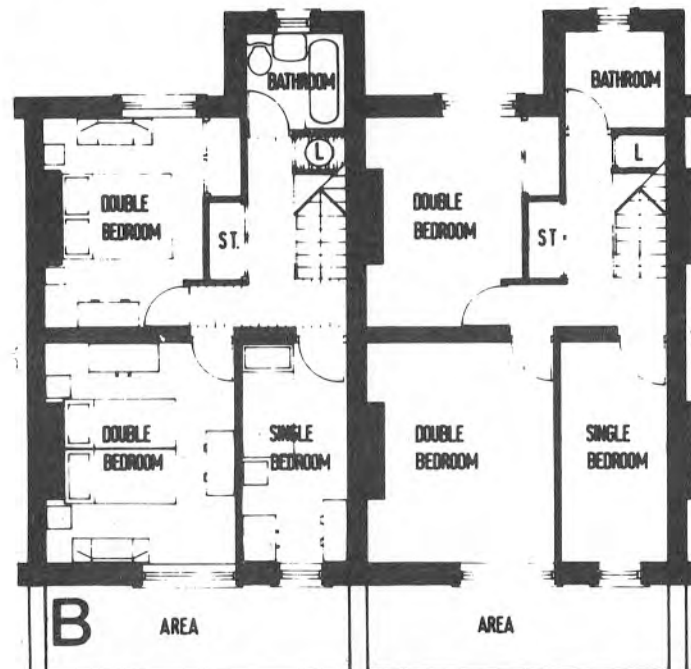
- 4b) Typical Rehabilitation Type Plans & Specification



TOLMERS SQUARE



EXISTING

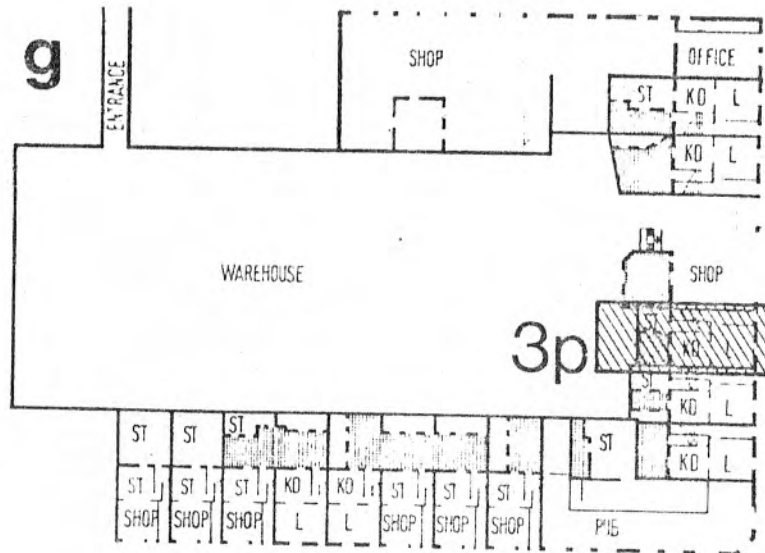


PROPOSED

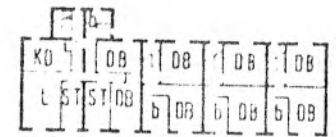
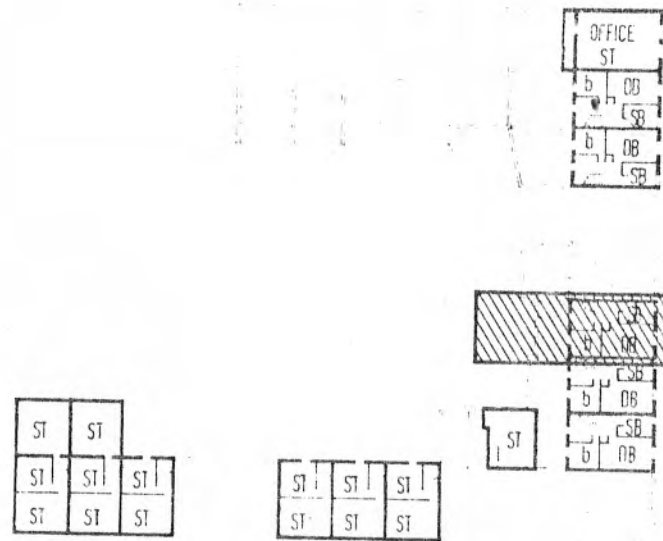
TWO TYPICAL 5P MAIS.

8-13 TOLMERS SQUARE

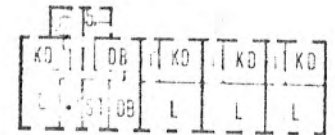




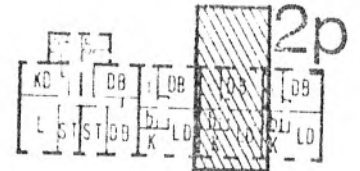
b



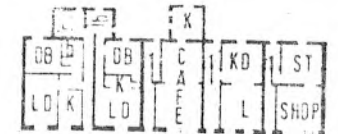
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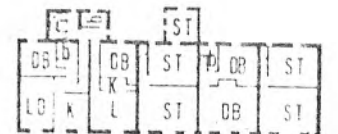
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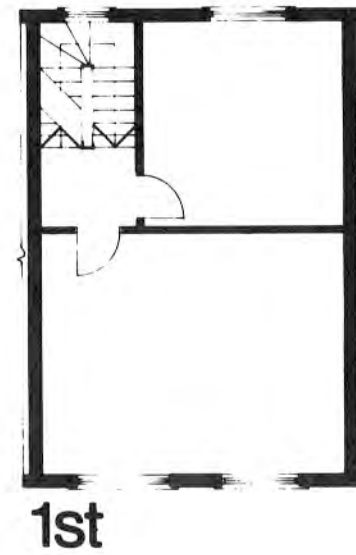
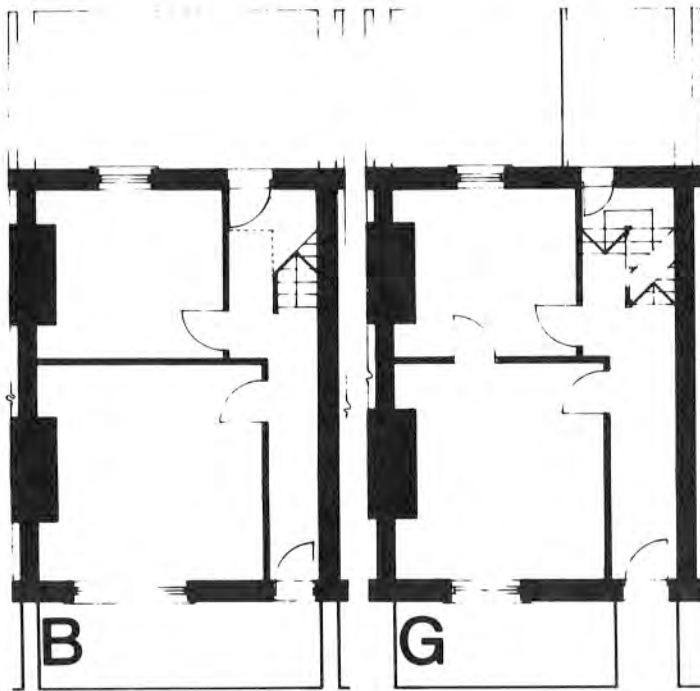


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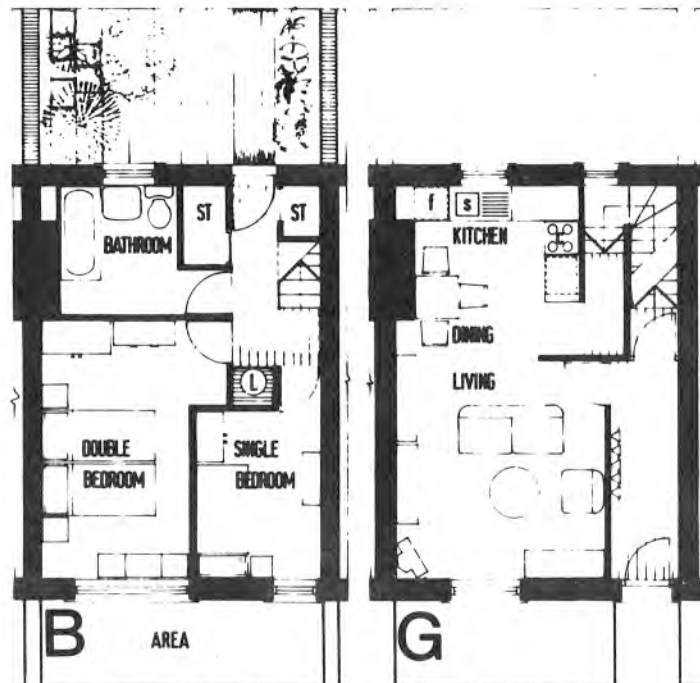


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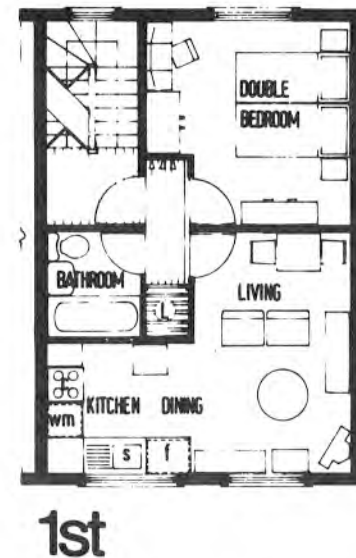
DRUMMOND ST/NORTH GOWER ST



EXISTING

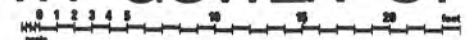


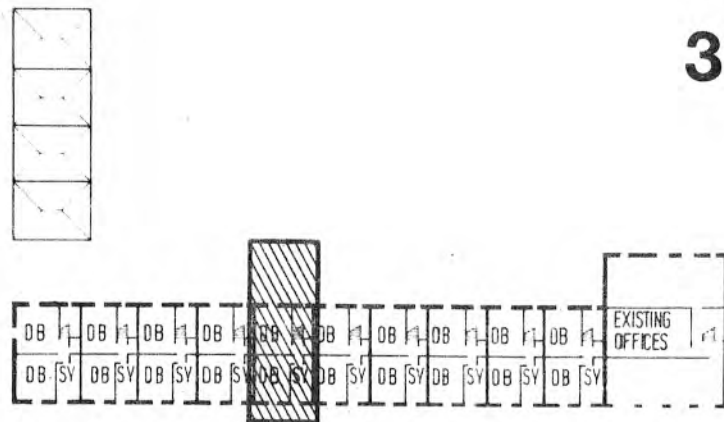
TYPICAL 3P MAIS & 2P FLAT



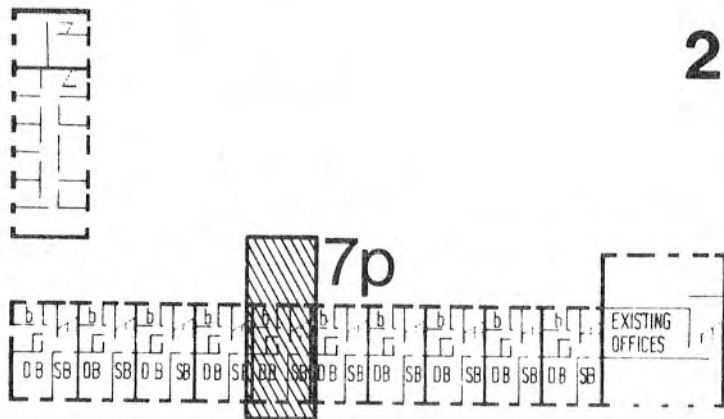
PROPOSED

NORTH GOWER ST

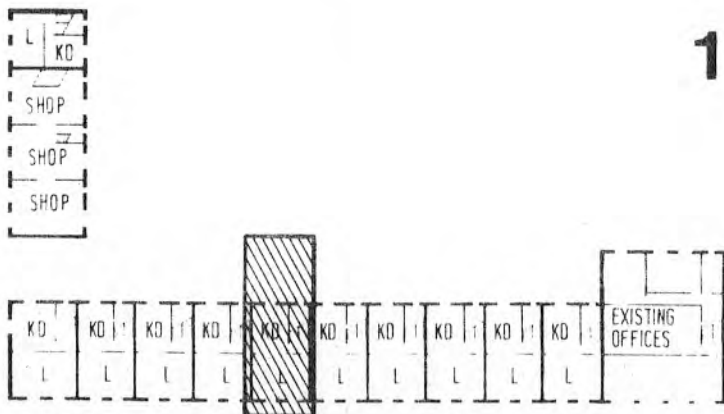




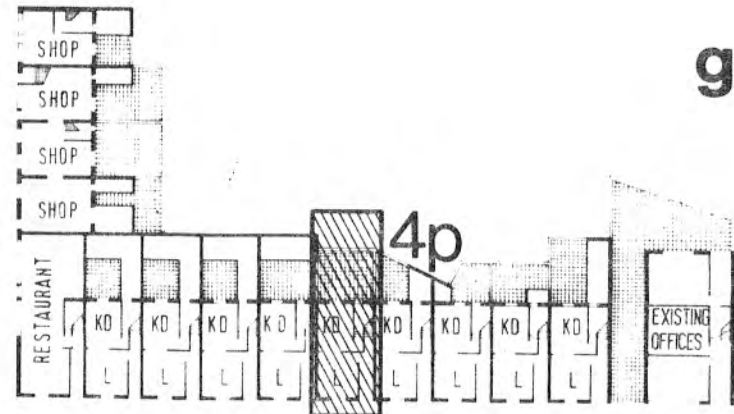
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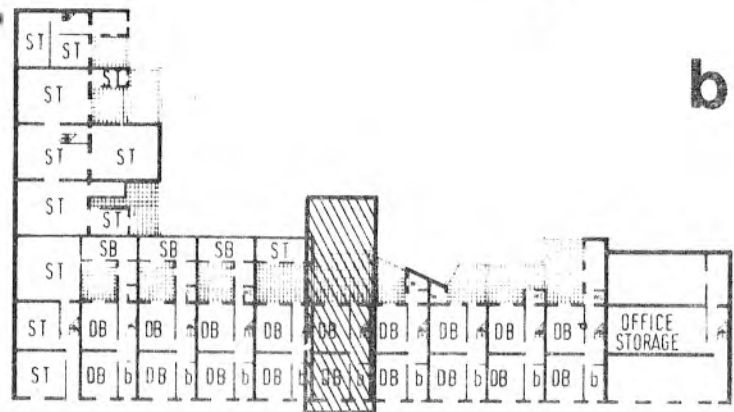
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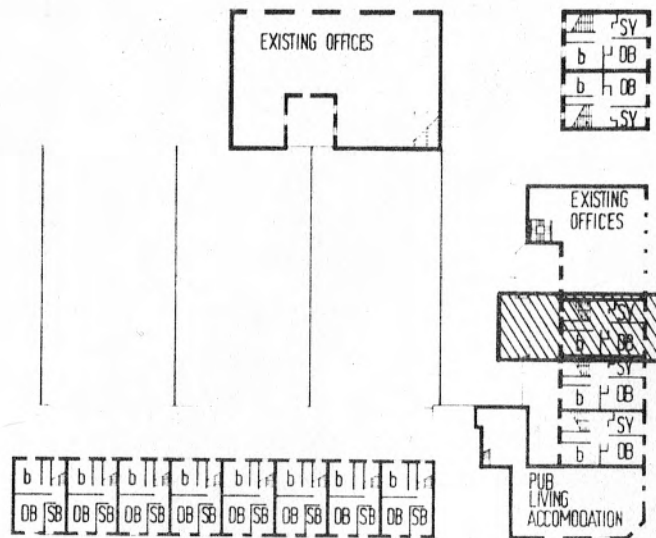
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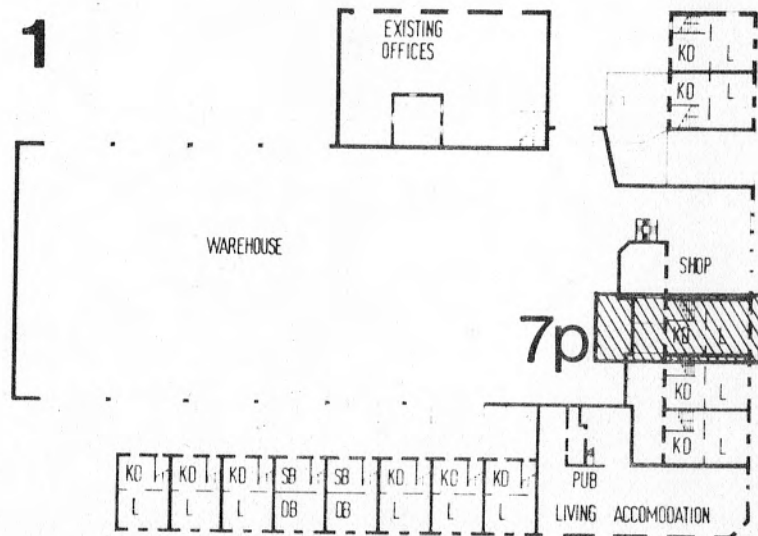
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DRUMMOND ST
NORTH GOWER ST N.W.

2



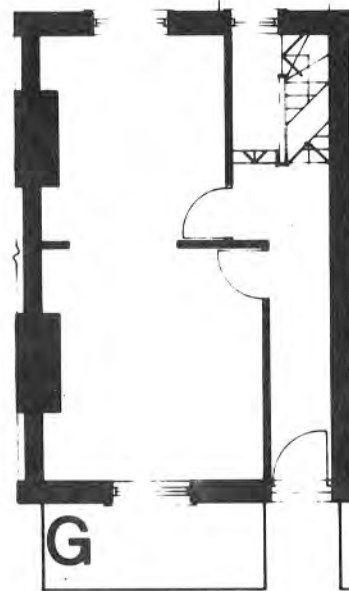
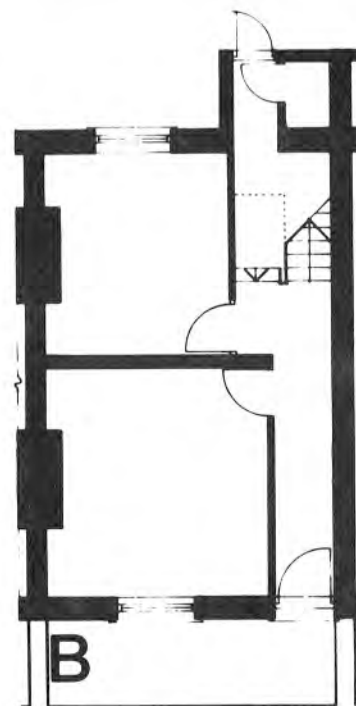
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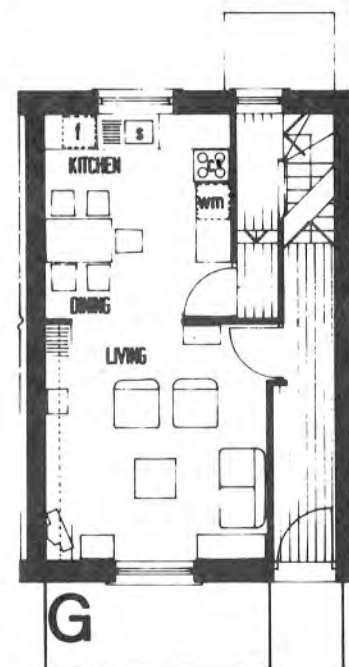
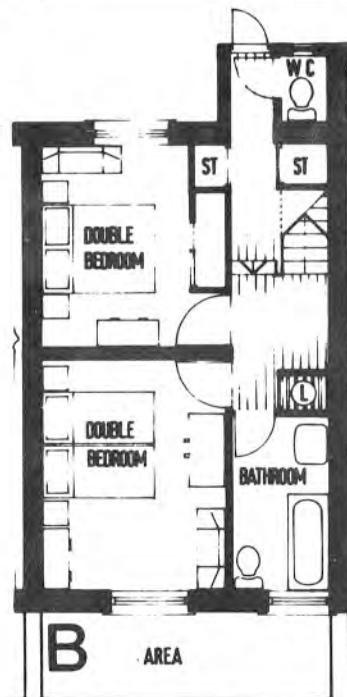
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DRUMMOND ST
NORTH GOWER ST S.E.



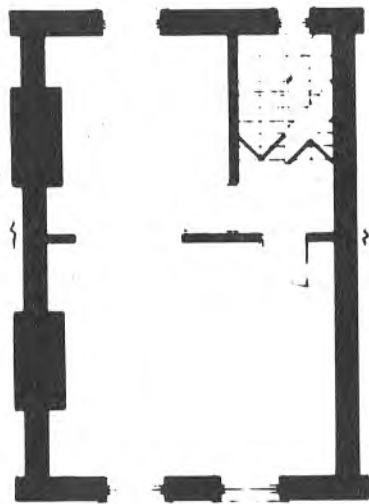
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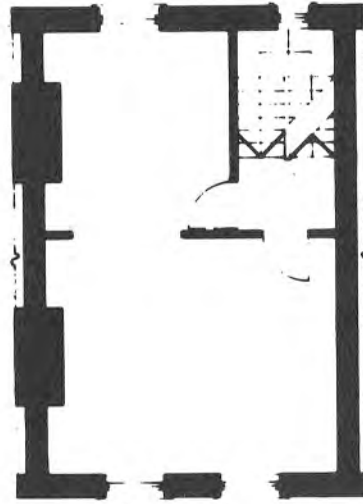
PROPOSED

TYPICAL 4P MAIS 211-229 NORTH GOWER ST

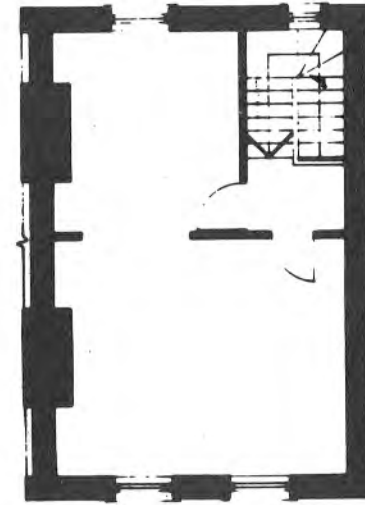




1st

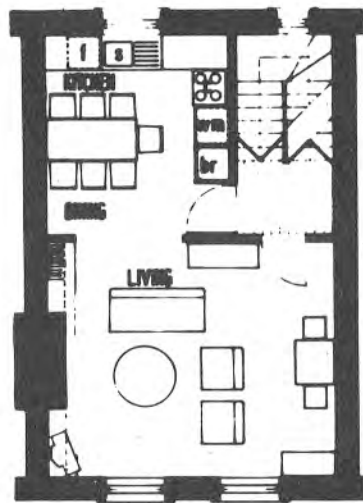


2nd

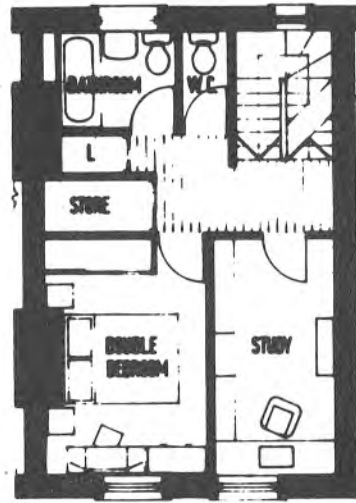


3rd

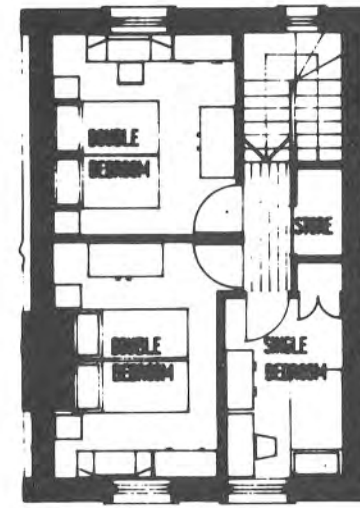
EXISTING



1st



2nd



3rd

PROPOSED

TYPICAL 7P MAIS.

NORTH GOWER ST



OUTLINE SPECIFICATION FORMING BASIS OF PRELIMINARY ESTIMATE DATED SEPTEMBER 1974
FOR THE PROPOSED CONVERSION OF TYPICAL EXISTING PROPERTIES WITH REFERENCE TO ABNORMALS
REQUIRED IN PROPERTIES OF POOR STRUCTURAL REPAIR.

Generally To incorporate Parker Morris recommendations where applicable and to
be finished to satisfy Local Authority Housing standards.

Element
Number

- | | | |
|-----|--------------------|--|
| 1.1 | Basement
Floors | Take up existing timber flooring and sleeper walls, remove debris
beneath and replace with new in-situ concrete floor on hardcore bed
and damp proof membrane. |
| 1.2 | Basement
Walls | Prepare external walls, party walls and central wall and apply specia-
list waterproof rendering. Insert horizontal damp proof course to all
new and existing internal walls. Allow for underpinning of existing
walls only where properties are in poor structural condition. (Hack-
ing of existing finishes and re-plastering included elsewhere) |

- | | | |
|-----|------------|---|
| 2.1 | Drainage | Take up and remove average 50% drainage system and 80% only in extremely poor cases and replace to suit new layout of sanitary plumbing. This assumes that the Local Authority will accept retention of existing stoneware drains where possible under the building. |
| 3.1 | Floors | Expose existing timber joists to suspended floors, cut out and replace 20% of joists etc., and apply specialist treatment to prevent insect or fungal attack. Allow for replacing average 50% of the joists etc. with pressure impregnated softwood joists on galvanised steel hangers in properties in poor structural repair. |
| 4.1 | Staircases | Apply specialist treatment to prevent insect or fungal attack to all retained staircases. Provide on average 50% new softwood staircases, in poorer properties total replacement will be necessary. Take out and clear away 5 No staircases from ground to 3rd floor and provide on average 25% replacement in remaining 5 houses for Tolmers Square properties only. Redecorate overall on completion. |

- 5.1 Internal Partitions Provide new stud partitions where indicated covered both sides with plasterboard and skim coat plaster. Allow for 20% replacement of existing stud work.. Allow additional sum of £350 for repair of party walls in poorer properties. For Tolmers Square properties only: Demolish party wall and chimney stacks above third floor ceiling level, take out fire places and chimney breasts where shown and clear away. Cut door openings in party wall on first, second and third floors. Take out all stud partitions on third floor and basement and other partitions where required due to revised layouts and clear away, and apply specialist treatment to prevent insect or fungal attack. Provide new pressure impregnated softwood stud partitions to suit revised layouts. Cover all new and old partitions with plasterboard (or expanded metal lathing in bathroom).
- 6.1 External Walls Shore up and dismantle 50% of one existing elevation and replace with new brick walls in facing bricks to match existing. Clean down remaining elevations and repoint brickwork. Make good rendering to lower part of front elevation and redecorate. Take down all unused chimney stacks and rebuild and/or repair remaining including repointing. In the case of properties in poor structural repair allow for 75% replacement of one existing elevation.

- 7.1 Roof Structure Cut out and remove defective roof timbers (50% replacement allowance) and treat all roof timbers against insect and fungal attack. Allow for entire replacement of defective timbers on properties in poor structural repair. Supply single layer of fibreglass insulation between ceiling joists. Replace s.w. fascias throughout. For Tolmers Square and West side of North Gower Street properties only:- Remove existing structure. Provide steel beam on concrete padstones between party walls. Provide new flat roof construction, comprising pressure impregnated softwood joists with woodwool decking.
- 7.2. Roof Coverings Remove existing slate or tile roof coverings and battens, cover exposed rafters with single layer of roofing felt, cover with new treated battens and re-cover with slates or tiles to match existing (allow 50% re-cover with new). Re-cover all flat roofs with three layer felt. Allow for total replacement of slates on poorer properties. For Tolmers Square and West side of North Gower Street properties only:- Remove all existing roof coverings and cover both new and old flat roofs with three layers of bitumen felt and chippings.

- | | | |
|------|--------------------|--|
| 7.3 | Rainwater
Goods | Take down and clear away all existing rainwater pipes, gutters and fittings and replace with new p.v.c. pipes etc. Provide new 'Fulbora' type outlets with internal r.w.ps. discharging into new drainage branches where flat roofs have been provided. |
| 8.1 | Windows | Replace 25% windows using new standard timber casement sections to existing sizes to rear elevations. Replace all windows on above basis in poorer properties. For Tolmers Square and North Gower Street (west) properties only:- Take out all existing windows, clear away and replace with softwood double hung sash windows to front elevation and softwood casement windows to rear elevation. |
| 9.1 | External
Doors | Repair existing doors and frames and provide new ironmongery etc. Replace an average of 10% front doors and 50% rear doors and frames with new in lieu of repairing existing. Completely replace front and rear doors in poorer properties. |
| 10.1 | Internal
Doors | Replace 50% of existing frames and linings with standard flush doors in softwood linings. Face-up both sides with asbestos to kitchen and living room doors and provide new ironmongery throughout. |
| | Services | Remove all existing pipework, fittings etc., clear away and make good. |

- | | | |
|------|---------------------------------|--|
| 11.1 | Central Heating | Provide new gas fired small bore central heating system to each unit, including the provision of all builders work in connection. |
| 11.2 | Gas Installation | Provide new gas meters and distribution carcassing for gas services to each unit including the provision of all builders work in connection. Price is based on the assumption that installation can be achieved at the concessionary figure available to Camden of £50 - £75 per unit. |
| 11.3 | Hot and Cold Water Installation | Provide new hot and cold water installations using polythene pipe for cold water services throughout each unit to suit layout of kitchens and bathrooms etc., and provide all builders work in connection. |
| 11.4 | Sanitary Installation | Provide new sanitary fittings, i.e. bath, W.C. suites, lavatory basin to each unit including the provision of new plastic soil waste and ventilating pipework and all necessary builders work in connection. Include P.C. of £100 for the supply only of sanitary fittings including taps etc. |

- 11.5 Electrical Provide new electrical installation throughout for lighting and power.
Installation Supply and fix 1 No. light fitting only in common entrance halls,
including the provision of new mains distribution to each unit
and all necessary builders work in connection.

Internal Finishings

- 12.1 Floors Cover existing softwood boarding to bathrooms, staircases, kitchens
and other common areas with hardboard and cover with vinyl tiles.
Overhaul all floor boarding generally and replace 20% of existing
floor boarding with new. Lay 50 mm sand and cement screed with trow-
elled finish on basement floor with vinyl tile finish. Provide 25%
new 50 x 25 mm softwood skirtings throughout. Replace additional 30%
of existing floor boarding in poorer properties only. Where entire
timber floors are required replace existing boarding with 18 mm floor-
ing grade plywood.

12.2 Walls

Hack off all existing plaster in Tolmers Square and North Gower Street properties (allow 100m² elsewhere) and replaster, dubbing out in cement and sand as necessary. Clean down all remaining walls including removal of existing coverings, make good and hang paper. P.C. £1.50 per piece to kitchens, bathrooms, staircases etc. and £1.00 per piece to remainder. All woodwork to be stripped as necessary and prepared and painted with three coats of oil based paint. Provide ceramic tile splashbacks to all baths, basins and kitchen units. Hack off and replaster the additional area of 50m² in properties of poor structural repair

12.3 Ceilings

Take down existing lath and plaster ceilings where necessary and replace with new plasterboard in two layers to "party floors" and insulation backed to top floors. Prepare and apply lining paper to existing ceilings and three coats emulsion paint on ceilings throughout. Provide coving to all rooms in properties of poor structural repair.

- 13.1 Fittings Provide range of kitchen fittings complete with sink unit, floor and wall units to each kitchen. Allow P.C. of £150 per kitchen for the supply only of units including work-tops and sinks, minimal allowance for linen cupboard, i.e. standard flush door and frame, block board side, 2 No. slatted SW shelves.
- 14.1 External Works Cleaning down and making good existing external area. Clearing away rubbish from garden areas. Asphalt to main entrances steps and repointing to area walls. Additional allowances for replacing entrance steps and repaving rear area of poorer properties only.

