



TOLMERS SQUARE REDEVELOPMENT

REPORT 2

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Renton Howard Wood Partnership
Urban Design Group
March 1974

1. INTRODUCTION

INTRODUCTION

Following Renton Howard Wood Partnership's initial report August 1973 (Tolmers Square Redevelopment Proposals) the Council commissioned a further study to be undertaken with the aim of arresting decay of the existing fabric and to enhance and improve the living conditions of the existing community in such a way that any eventual proposals would not be jeopardised. This study has concentrated in detail on the following

- a) Rehabilitation and conversion including costs for those retained properties which form the central section of the proposed conservation are in the initial report; i.e. that section bounded by North Gower, Euston, Coburg and Starcross Streets.
- b) Proposals for immediate new housing and other uses which might be made for the British Rail site between St James's Gardens and Melton Street if this becomes available.
- c) Suggestions and ways by which the existing community might continue and its amenities added to and improved.
- d) Further survey and examination of the remaining properties in the total study area to report on their condition so that appropriate short term action can be taken.
- e) General environmental treatment of the area including the provision of landscaping, open amenity space, street closures and traffic management.

To carry out this study the following survey material has been incorporated

- 1) A representative survey of the existing fabric.
- 2) A record of existing residential and other uses.

Material for survey 1 and 2 have been compiled from information supplied by Camden Housing Department and augmented by material from Tolmers' Village Association. It is important that this information be checked at regular intervals to monitor any changes that may occur in the area.

To achieve the aims set out in this study it is essential to consider in detail practical methods of implementation. Clearly overall control by Camden, especially in the case of chronic bad housing conditions, would be the best way to achieve long and short term means. However, current and proposed legislation such as the proposed Housing Action Areas Policy will strengthen the powers of the Local Authority in this respect.

It is hoped that by improving the fabric and providing new amenities simply and quickly in this first phase that the existing community will survive and that its vitality will encourage new development and the future community. In this way the initial strategy could be implemented and the final housing gain be achieved.

SUMMARY OF CONCLUSIONS

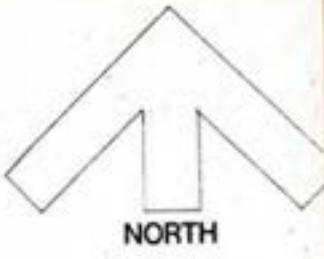
The study has focussed and concentrated on the central sector previously identified as the main rehabilitation area (i.e. that bounded by North Gower, Euston, Coburg and Starcross Streets, approximately 5 acres)

Main conclusions are

- 1) Retention and rehabilitation of existing properties proposed in the initial report are still valid.
- 2) Potential housing in the immediate study area would be
 - i) Rehabilitation 62 dwellings 184 persons
 - ii) New Housing on British Rail Site 66 dwellings 204 persons.

Total dwellings of the above = 128 Total Persons of the above = 388
(Note: existing population of Study Area = approx. 636 people).
- 3) Minimum of disturbance to existing community and fabric both residential shopping and commercial is possible at this first phase.
- 4) Additional local amenities should be provided immediately on empty sites such as community hall, play areas, sittings out spaces etc.
- 5) Closure of the central and eastern section of Drummond Street is proposed with limited service access; apart from improving the environment this would provide a place for a street market traditional to this area.
- 6) General environmental improvements including tree planting, pavement widening etc. to remaining areas of the site can easily be achieved immediately.
- 7) Further infill housing would be possible when the remaining sites of the study area become available. These would yield in the order of a further 30 dwellings 100 persons, making a total number of 158 dwellings and 481 persons in the whole of the site studied.

2. SURVEY



Euston Station

Princeton College

STARCROSS STREET

COBURG STREET

MELTON STREET

DRUMMOND STREET

HAMPSTEAD ROAD

NORTH GOWER STREET

EUSTON STREET

TOLMERS SQUARE

EUSTON BUILDINGS

EUSTON ROAD

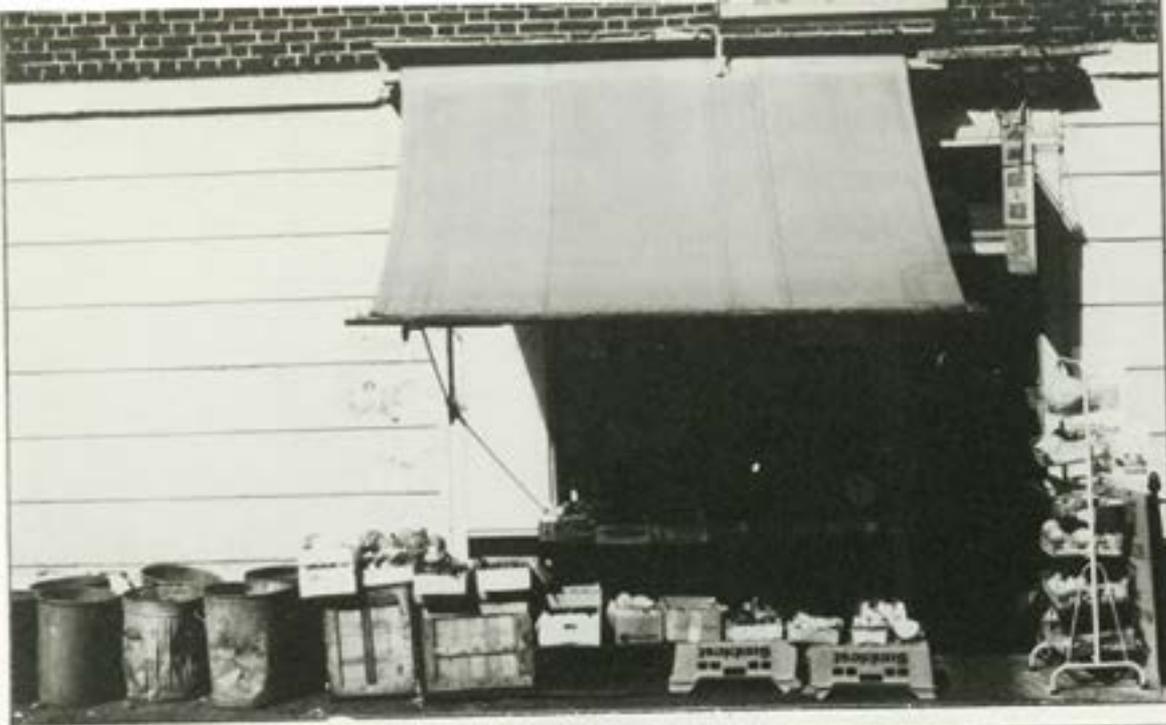
-  RESIDENTIAL
-  OFFICES
-  LIGHT INDUSTRY
-  RESTAURANT, CAFES, PUBS
-  SHOPS WAREHOUSES
-  HOSTELS, GUEST HOUSES
-  CLUBS
-  COMMERCIAL
-  EMPTY BUILDINGS
-  CLEARED SITE

Euston Centre

BUILDING USAGE DIAGRAM

BUILDING USE SUMMARY

USE	AREA IN SQ FT	NO OF UNITS	RESIDENTS	EMPLOYEES (Approximately)
RESIDENTIAL	141,700	109	636	
OFFICES	56,236	14		350
LIGHT INDUSTRY	61,932	11		150
RESTAURANTS CAFES PUBS	15,769	8		75
SHOPS WAREHOUSES	70,044	49		150
HOTELS GUEST HOUSES	43,342	8		100
CLUBS	5,630	13		50
COMMERCIAL	27,767	4		125
EMPTY BUILDINGS	100,057	62		
CLEARED SITES	79,405	10		
TOTAL	601,882			1,000



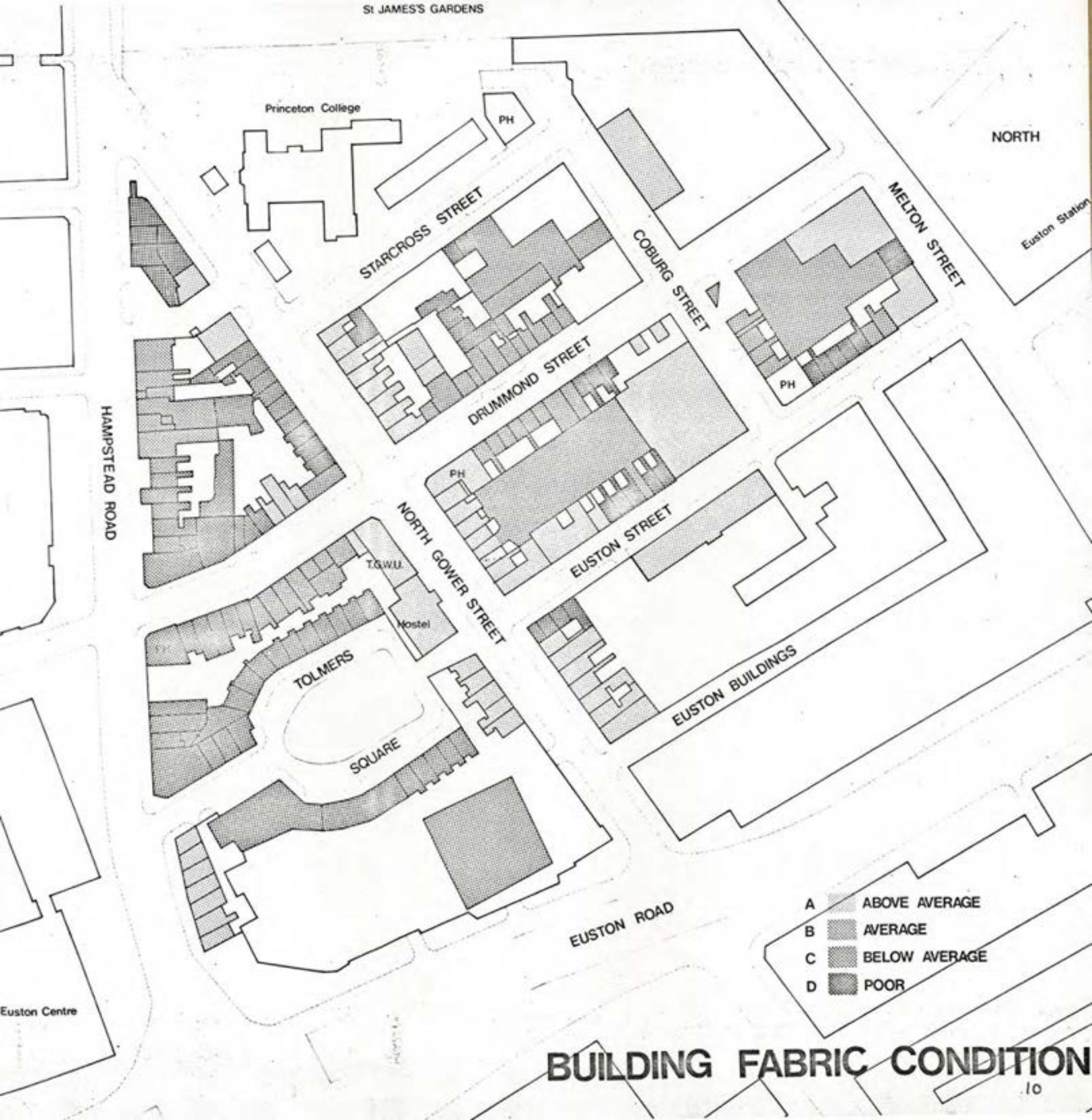
1

4

2

3

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



Princeton College

PH

NORTH

Euston Station

STARCROSS STREET

COBURG STREET

MELTON STREET

DRUMMOND STREET

PH

HAMPSTEAD ROAD

NORTH GOWER STREET

EUSTON STREET

T&WU

Hostel

TOLMERS

SQUARE

EUSTON BUILDINGS

EUSTON ROAD

- A ABOVE AVERAGE
- B AVERAGE
- C BELOW AVERAGE
- D POOR

Euston Centre

BUILDING FABRIC CONDITION

FABRIC CONDITION SUMMARY

- 1 A representative survey of 15 residential properties of varying types and conditions was carried out together with an inspection of Connolly's warehouse and buildings on the British Rail Site. This was augmented by a thorough external inspection of fabric conditions in the entire survey area.

Findings confirmed the retention proposals described in the Site Fabric Study produced in July 1973.

- 2 From the results of the above survey the building fabric condition diagram was drawn up classifying all buildings on the site into one of the four following categories
 - a) Properties of 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 wall etc.
 - d) Properties in poor condition which were generally vacant and not capable of enjoying a conversion potential at a viable economic cost.

The total percentage of building types in the study area is as follows

a) Above Average	34%
b) Average Condition	30%
c) Below Average	29%
d) Poor Condition	7%

- 3 Comments on properties of which access was gained are appended.

174 NORTH GOWER STREET - Category A

Basement, ground and 3 upper floors with ground floor rear extension along Euston Street serving as wholesale Newsagents. The property including the rear extension is in above-average condition the basement ground and first floor are used for offices and the ground floor rear extension is used for commercial purposes. The second and third and suitable for residential accommodation but are vacant.

188 NORTH GOWER STREET - Category B

Basement, ground and 3 upper floors in above-average condition with intermediate floors supported by front and rear walls and central partition; offices occupy the ground and basement floors, which are in good condition for the area. No signs of damp in the basement although the existing timber floor construction 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 central valley gutter but this appears to have been 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 other storeys. Roof has central valley gutter and intermediate floors are supported by front and rear walls and central partition. All occupied as offices, all in good condition. No signs of damp penetration from roof or rising damp in basement although basement has original timber floor. All windows facing 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 valley gutter and intermediate floors supported by front and rear walls and central partition. Basement is used as a Mosque and the other four storeys accommodate 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.

229 NORTH GOWER STREET - Category C

Basement, ground and 3 upper floors in average condition mansard roofs with central valley gutter in need of repair. Intermediate timber floors supported by front and rear walls and central partition. Front and rear walls out of true. Two people reside in the house, the basement and 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 repairs the rear external wall which with the front and central partition 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 basement yard.

112 DRUMMOND STREET - Category B

Basement, ground and 2 upper storeys in average condition. The roof with central valley gutter showed 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 a shop and storage space. The first and second floors are occupied by a family of 2 persons.

115 DRUMMOND STREET - Category D

Basement, ground and 2 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 so poor that rebuilding 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 2 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 rebuilding of this load-bearing element would be necessary if the property were kept together with remedial work to intermediate floors and basement. The building is occupied by 4 temporary residents.

127 DRUMMOND STREET - Category B

Basement, ground and 2 upper storeys 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.

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 badly 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 3 families totalling 5 persons.

62 EUSTON STREET - Category D

Basement, ground and 2 upper floors in poor condition. The roof is not weather-proof. External window and door frames are rotten or missing. The basement is in poor condition, the external walls are 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 from this property.

61 COBURG 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.

CONNOLY'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

3 STOREY BLOCK FACING COBURG STREET - Category A

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

3 STOREY BLOCK ADJACENT ST JAMES'S GARDENS

More recent than above with concrete floors. Above average condition, vacant.

3 STOREY BLOCK ADJACENT MELTON STREET

Original stable accommodation in very poor condition, vacant.

2 STOREY BLOCK ADJACENT MELTON STREET AND ST JAMES'S GARDENS

Ground floor open warehouse with retail unit on the first floor. Below average condition.

C STRUCTURAL REPORT

OVE ARUP AND PARTNERS

GENERAL

The inspection of residential properties in the study area was limited to a largely external examination, though access was gained to over a dozen properties.

All housing is of the terrace type, with some basements and either three or four floors above ground level. All structures have loadbearing external stock brick walls, brick party walls, timber floors, and loadbearing internal partitions. The loadbearing internal partitions are largely of timber construction above basement level. Basements generally retain the original timber floors.

The buildings date back to the mid-nineteenth century and although the original standard of construction was not high the houses have stood for over a hundred years and are capable of a useful future life.

This report deals with the properties street by street. Comments made on structural repairs are based on the provision of a further 30 year life.

In assessing the amount of structural work required the following general assumptions have been made:-

Brickwork is to be re-pointed where this has not recently been done. Existing timber basement floors are to be replaced with solid floors. Some timber floors, mainly to upper levels may need to be replaced or stiffened where they are excessively springy. New roofing is to be provided for most of the properties.

The case for retention should not be based on the extent of structural work required. Virtually all of the buildings in the area will have a further 30 year life if certain localised repairs are carried out, and even if an external wall needs to be completely rebuilt this should not in itself prejudice the retention of that terrace. The Cost of structural work is generally small when compared with total conversion costs.

Tolmers Square, South Side

These properties have a basement and four storeys above ground floor level.

The flank and rear walls are five storeys high, brickwork mostly 9" thick. Their slenderness is evidenced by the amount of movement which has occurred. The walls are badly out of plumb and bowed, and anchor rods have been used in many places. If the buildings are to be retained, these walls must be stabilised. The flank and rear walls must be anchored and some areas rebuilt. A buttress to the stability of the rear walls could be achieved by building extensions to all properties.

The roofing needs to be replaced and some repair work is required to the roof support structure.

The front porch and balcony structures need extensive repairs or rebuilding. The structural condition of these buildings is, at the moment, poor.

Tolmers Square North Side

These properties have a basement and four storeys above ground floor level.

The same comments apply as for Tolmers Square, South Side. Their general condition is, however, marginally better than those on the South Side with the exception of No's 1 and 2 where subsidence cracks are apparent in the external walls.

North Gower Street, East Side

The residential element is in two blocks, No's 174 to 188 and No's 190 to 204. All have a basement and three storeys above ground floor level.

a No's 174 to 188

It does not appear that extensive structural repairs are required, the condition of the properties being generally fair.

b No's 190 to 204

Superficially these properties appear to be in fair condition, largely because of the external decorations. The rear wall is in fair condition and only minor repairs are required. There is an apparent vertical fault in the brickwork at the front between two of the properties, which is due to the fact that one property has been rebuilt.

The external walls are largely of 13½" and 18" brickwork in fair condition. The main internal loadbearing walls are of brick construction.

Some new roofing would be required, but this should not involve much structural work.

North Gower Street, West Side

The residential element is in two blocks, No's 133 to 211 and No's 239 to 243, both having a basement and storeys above ground floor level.

The front and rear walls are badly bowed in places. Because the construction is reasonably solid, it should be adequate to effect structural repairs by localised rebuilding of these walls and the addition of anchor rods. The roofs are in poor condition and should be replaced, and it may be advisable to completely replace the roof support system.

No 239 appears in good condition, having recently been modernised.

No 241 is similar in type to No 239 but not in as good condition.

No 243 is derelict.

Drummond Street, North Side

These properties are a mixture of residential and commercial buildings. They have two floors above ground floor level and many have basements.

The condition of the structures varies from average to fair. There is some bowing of the external walls, and anchor rods or localised rebuilding are required if all these properties are to be retained. Most of the roofs are not in good condition.

Drummond Street, South Side

The same comments apply as for Drummond Street, North Side, No's 115, 117 and 119, however, are in very poor condition. The rear walls in particular are bad and if a 30 year life is envisaged it is realistic that these walls must be rebuilt, rather than local repairs carried out. The flank wall at No 119 is badly out of plumb and must be stabilised by a system of wall anchors, though a detailed examination may reveal that this wall should be rebuilt.

Crown and Anchor Public House

The external wall facing Drummond Street is out of plumb and bowed.

Euston Street

Many properties are boarded up and have been designated for slum clearance. These mainly derelict properties are in generally poor condition.

Coburg Street

The rear walls of these properties are in poor condition having been subject to past patch repairs and rebuilding.

The roofs are not good and prove it may be that new roofs and supports would be more economic than re-roofing and structural repairs..

The condition of the structures is from fair to poor.

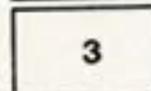
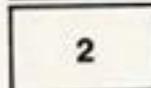
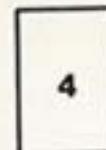
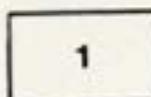
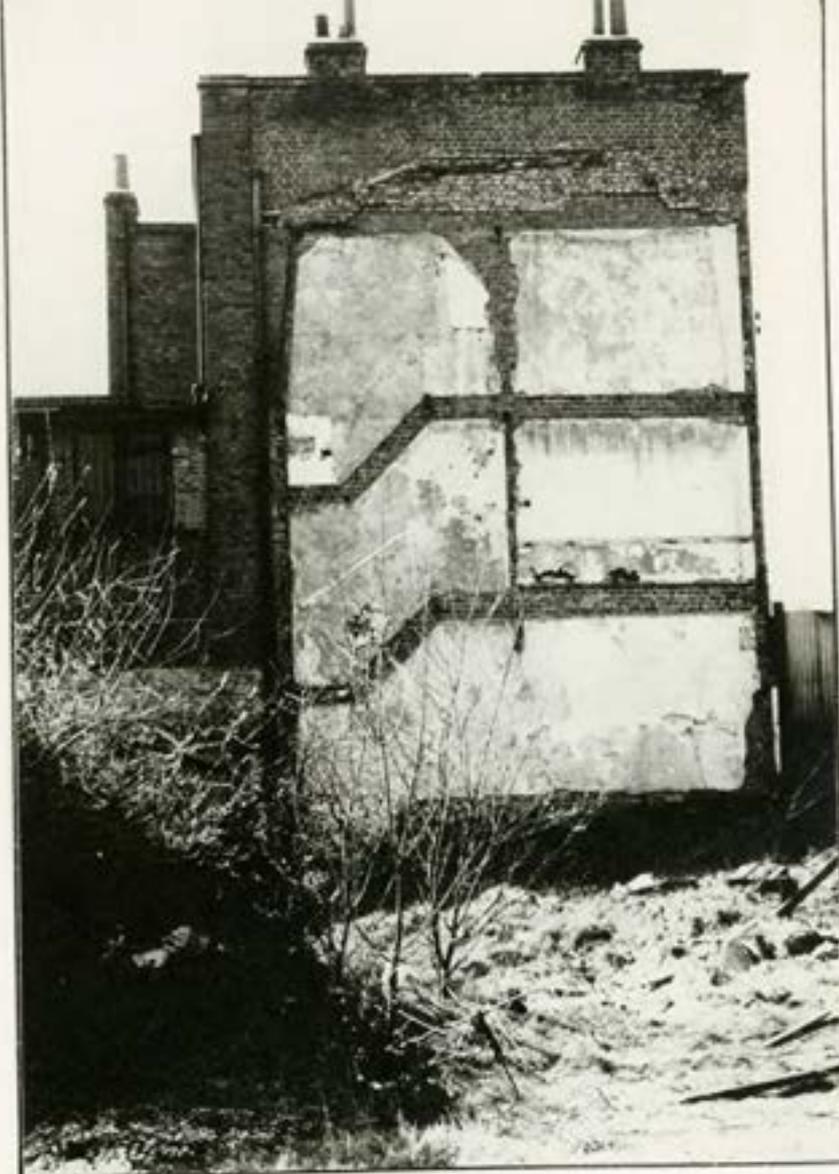
Starcross Street

Superficially the two residential properties in Starcross Street No's 21 and 22 are in fair condition. This impression is gained from the front decorations. The condition of these properties is in fact poor and it is unlikely it would be economic to attempt to give these buildings a further 30 years life.

British Rail Buildings in Cobourg Street

These are three storey buildings of loadbearing brick construction. The condition of the basic structures, particularly the external walls is good.

It is not possible to comment at this stage on the load capacity of the floor. They would certainly be suitable for residential or office use. To be used for storage or light industry however, the floors would probably need to be strengthened, or replaced if heavy loading is envisaged.



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

3. PROPOSALS

PROPOSALS SUMMARY

1. The following proposals are based upon the concepts and constraints outlined in previous proposals together with conclusions formed on the basis of the survey material set out in Section 1 of this report.
2. The rehabilitation proposals outlined previously have to a large extent been reinforced by the additional survey material. The proposals also indicate areas of the site where deterioration of the fabric is excessive and such action is not feasible. It is suggested that these together with sites already cleared, be used to provide environmental and communal facilities pending the implementation of longer term proposals.
3. Immediate housing gain is provided by the proposed development on the site owned by British Rail adjacent to Euston Station and St James's Gardens. Proposals for this area include old buildings previously used as stables adjacent to Cobourg Street, for mainly commercial uses. In this way both residential and commercial accommodation will be provided to rehouse such tenants and businesses displaced during the development of other parts of the site.
4. Proposals for the phased reorganisation of vehicle/pedestrian movement patterns are suggested which will provide the opportunity for adopting a programme of street improvement to augment policies of environmental improvements outlined above (2).

SCHEDULE OF ACCOMMODATION

1	HOUSING	No.Dwellings	Bed Spaces
	New Development	66	198
	Conversion	62	183
	TOTAL	128	381
2	New Commercial - 40,000 sq ft approx (B.R. site inc conversions)		
3	Car Parking - 20,000 sq ft approx (67 cars) Additional temporary accommodation on cleared site in Euston Street		
4	Temporary Facilities		
	a)	Community Hall	
	b)	Landscaped sitting out areas and play facilities	
	c)	Hard play area	
	d)	Landscaping to Tolmers Square	

SCHEDULE OF HOUSING ACCOMMODATION

	TYPE	NO. DWELLINGS	B/SP	HAB.ROOMS/ DWELLINGS	TOTAL HAB.ROOMS	TOTAL PEOPLE (OCC.RATE 1P/HAB.ROOM)
1	NEW	10	80	2	80	80
		12	48	4/5	54	48
		14	70	5	70	70
	TOTAL	66	198		204	204
2	REHAB.BR SITE	8	16	2	16	16
3	Areas of B.R. Site - 1.2 acres approx. (gross)					
4	Density of Housing on B.R. site - 180PPA (74 dwellings)					
5	Potentials of Converted Properties					
	54 dwellings accommodating 167 bed spaces (see Summary of Conversion Potential)					

a) REHABILITATION PROPOSALS -

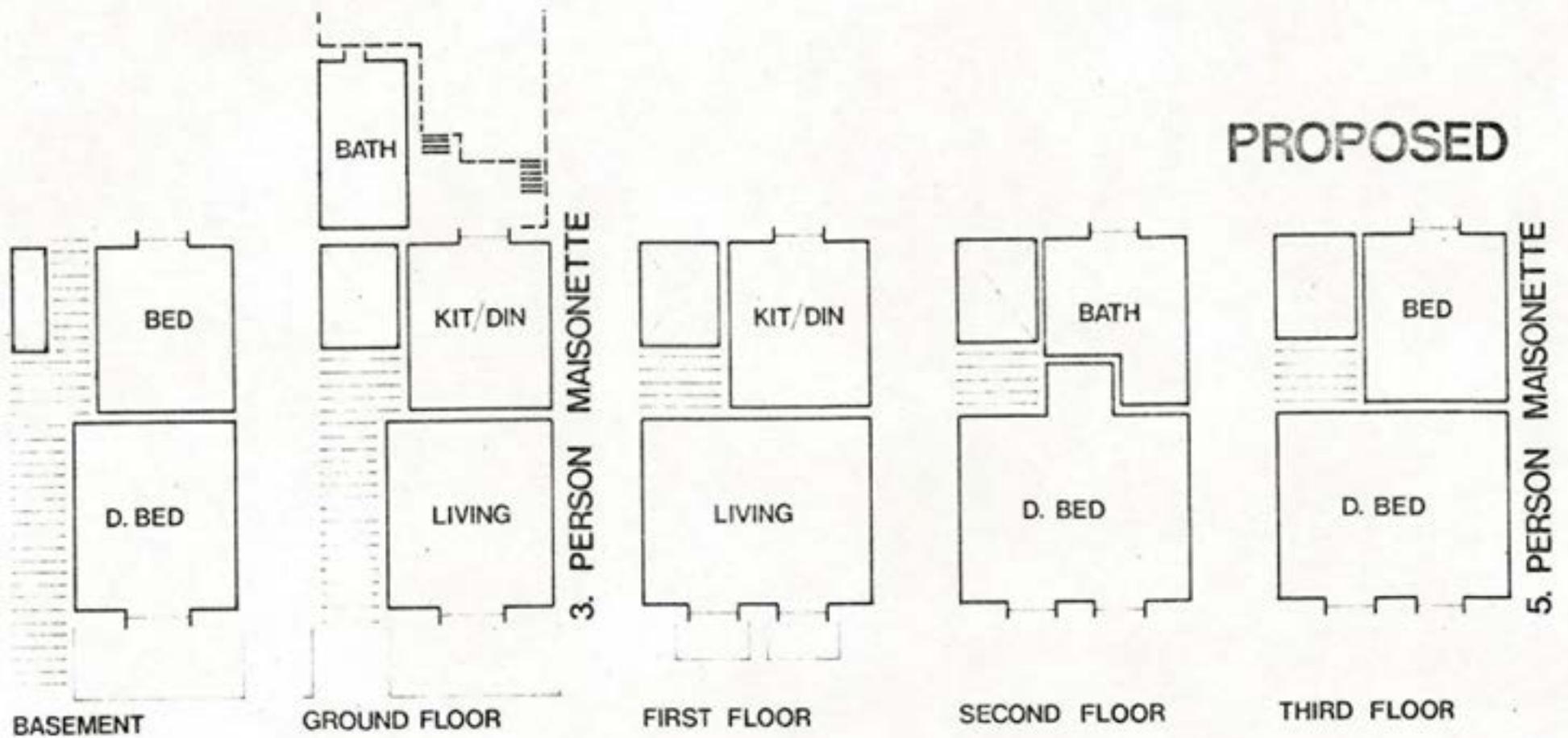
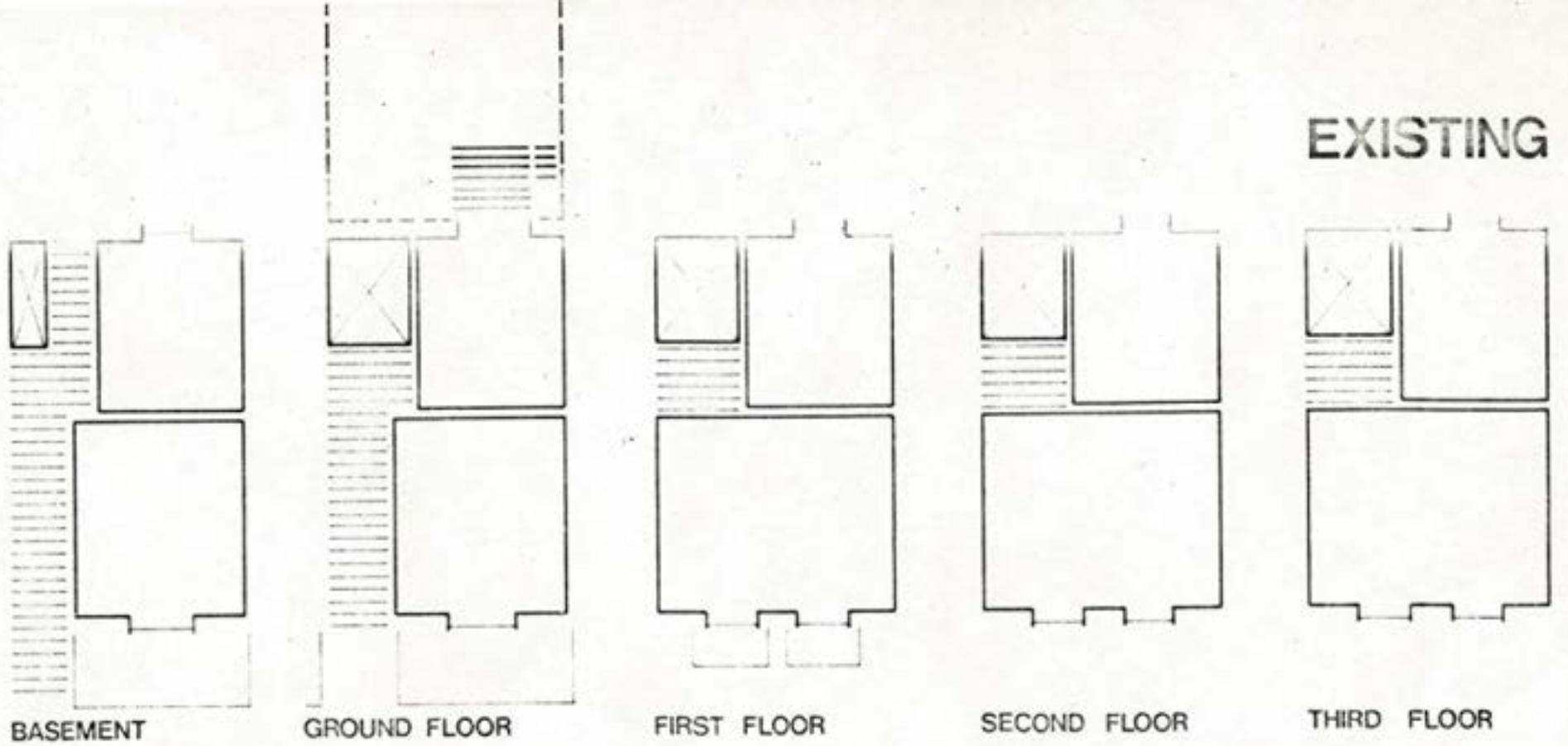
As a result of further detailed investigation the broad policy as set out in the Site Fabric Study dated July 1973 has been confirmed. Although numbers 115 to 119 Drummond Street were found to be in worse condition than previously stated, it is considered important that these be rehabilitated to retain unity of the street frontage.

Investigations have shown that the existing dwellings broadly comply with two basic building types diagrams of which follow and show existing potential accommodation.

The vacant properties in Euston Street numbers 80, 82 to 90 inclusive are proposed for immediate demolition, and the area cleared made available for residents off street parking. Other properties in poor condition for which demolition is proposed are numbers 60 to 66 Euston Street and numbers 14 and 15 Melton Street. However as there some occupants in both terraces concerned it is suggested that demolition of these properties only takes place when a suitable opportunity arises. The costing exercise carried out by our quantity surveyors indicates that there is no clear cost advantage between fully converting existing properties to self-contained dwelling units and constructing new properties of comparable size. However, a programme of rehabilitation will cause less inconvenience and disruption to the occupants and community as a whole.

SUMMARY OF CONVERSION POTENTIAL
DRUMMOND STREET AND NORTH GOWER STREET PROPERTIES

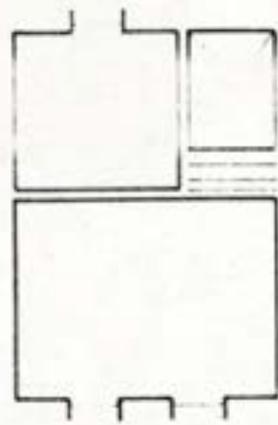
EXISTING			PROPOSED							TOTAL	
Dwellings	Shops	Occupants	2P	3P	4P	5P	6P	7P	Units	People	
38	12	98	32	4	2	14	1	1	54	167	



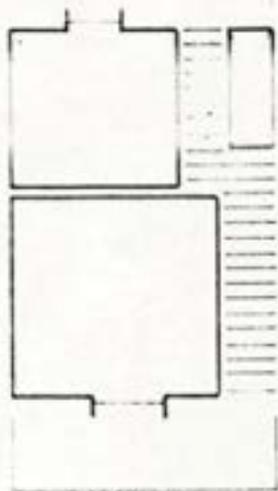
TYPE I CONVERSION



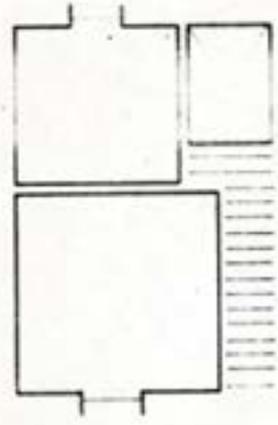
GROUND FLOOR



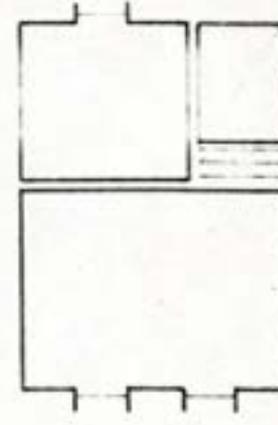
FIRST/SECOND FLOORS



BASEMENT



GROUND FLOOR



FIRST/SECOND FLOORS

EXISTING



GROUND FLOOR

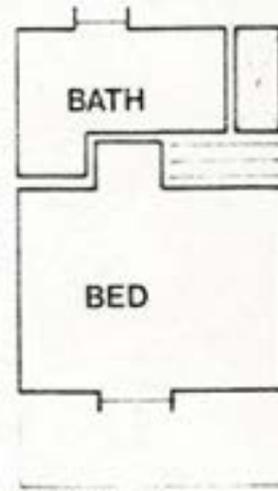


SECOND FLOOR



FIRST FLOOR

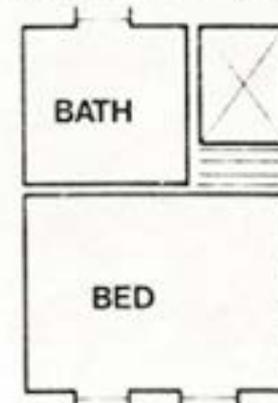
2. PERSON
MAISONETTE



BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

2. PERSON
MAISONETTE

PROPOSED

TYPE II CONVERSION



DRUMMOND STREET

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DENOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
STARCROSS STREET								
21	RESIDENTIAL	D	7	X				
22	RESIDENTIAL	D	7	X				
23 - 24	WHAREHOUSE ENTRANCE	B						
MELTON STREET								
11 - 13	OFFICES	A						
14	RESIDENTIAL	D	6	X				
15	RESIDNETIAL	D	6	X				
CHARLES PLACE								
1	LIGHT INDUSTRY	C						
2	LIGHT INDUSTRY	C						
2A	LIGHT INDUSRTY	C						
3	LIGHT INDUSTRY	A						
4	LIGHT INDUSTRY	A						
5	LIGHT INDUSTRY	A						
COBOURG STREET								
59	RESIDENTIAL	B	2					
61	RESIDENTIAL	B	6					
63	GARAGE ENTRANCE	B						

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
COBOURG STREET								
65	RESIDENTIAL	E	7					
67	RESIDENTIAL	E	4					
TOLMERS SQUARE								
1	RESIDENTIAL	C	4					
2	RESIDENTIAL	C	4					
2A	RESIDENTIAL	C						
3	RESIDENTIAL	C	6					
4	RESIDENTIAL	C	7					
5	RESIDENTIAL	C	3					
6	RESIDENTIAL	C	1					
7	RESIDENTIAL	C	6					
8	RESIDENTIAL	C	1					
9	RESIDENTIAL	C	5					
10	RESIDENTIAL	C	6					
11	RESIDENTIAL	C	5					
12	RESIDENTIAL	C	7					
13	RESIDENTIAL	C	8					
14	RESIDENTIAL	C	11					
15	RESIDENTIAL	C	7					
16	RESIDENTIAL	C	9					

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
TOLMERS SQUARE								
17	RESIDENTIAL	C	5					
18	RESIDENTIAL	C	4					
19 - 23	WHAREHOUSE	C						
24	MORE OFERRALL ADVERTS	C						
25	" " "	C						
26	" " "	C						
27	" " "	C						
28	" " "	C						
29	" " "	C						
DRUMMOND STREET								
115	SHOP/RESIDENTIAL	D	5		X	X	II	2P MAIS + RETAIL UNIT
117	RESIDENTIAL	D	5		X	X	II	2 x 2P MAIS
119	RESIDENTIAL	D	4		X	X	II	2 x 2P MAIS
121	SHOP/RESIDENTIAL	B	7		X	X	II	2P MAIS + RETAIL UNIT
123	SHOP/RESIDENTIAL	B	4		X	X	II	2P MAIS + RETAIL UNIT
125	SHOP/RESIDENTIAL	B	4		X	X	II	2P MAIS + RETAIL UNIT
127	RESIDENTIAL	B	6		X	X	II	2 x 2P MAIS

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
DRUMMOND STREET								
129	SHOP/RESIDENTIAL	B	3		X	X	II	2 x 2P MAIS
131	SHOP/RESIDENTIAL	B	2		X	X	II	2P MAIS & RETAIL UNIT
133-135	RESTURANT/HOTEL	B	8		X	X	II	2 x 2P MAIS RETAIL UNIT
137 CROWN AND ANCHOR	PUBLIC HOUSE	A	3					
141	CLUB/STORE	B						
141A	CLUB	B						
143	CLUB/STORE	B						
145	CLUB/STORE	B						
147	CLUB/ELECTRICAL ENGIN	B						
149	CLUB/STORE	B						
151	CLUB/STORE	B						
153	CLUB ENTRANCE	B						
155	SHOP/RESIDENTIAL	C						
157	SHOP/RESIDENTIAL	C	6					
159	SHOP/RESIDENTIAL	C	7					
161	SHOP/RESIDENTIAL	C	15					
163	SHOP/RESIDENTIAL	C	6					

PROPERTY SUMMARY

CONDITION KEY

- A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
EUSTON STREET								
54 & 56	OFFICES	B						
58	SHOP/RESIDENTIAL	D	6					
60	RESIDENTIAL	D	4					
62	RESIDENTIAL	D						
DRUMMOND STREET								
102	SHOP/RESIDENTIAL	B	5		X	X	II	2P MAIS + RETAIL UNIT
104	RESIDENTIAL	B	4		X	X	II	2 x 2P MAIS
106	RESIDENTIAL	B	5		X	X	II	2 x 2P MAIS
108	RESIDENTIAL	B	9		X	X		7P HOUSE
108A	GARMENT MANUFACTURER	B						
110	RESIDENTIAL	B	5		X	X	II	2 x 2P MAIS
112	SHOP/RESIDENTIAL	B	1		X	X	II	2P MAIS + RETAIL UNIT
114	SHOP/RESIDENTIAL	B	6		X	X	II	2P MAIS + RETAIL UNIT
116	RESIDENTIAL	B	6		X	X	II	2P + 5P MAIS
118	SHOP/RESIDENTIAL	B			X	X	II	2P MAIS + RETAIL UNIT
120	OFFICES/RESIDENTIAL	B	4		X	X	II	2P MAIS + RETAIL UNIT
122	SHOP/RESIDENTIAL	B	5		X	X	II	2P MAIS + RETAIL UNIT
126	SHOP/RESIDENTIAL	A	1					
128	SHOP/RESIDENTIAL	A	1					

PROPERTY SUMMARY

CONDITION KEY

- A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DENOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
DRUMMOND STREET								
130	SHOP/RESIDENTIAL	A	1					
132	SHOP/RESIDENTIAL	C	7					
134	SHOP/RESIDENTIAL	C	2					
136	GARAGING	C						
138 - 142	SHOP/RESIDENTIAL	C	4					
EUSTON STREET								
64	RESIDENTIAL	D	4					
66	RESIDENTIAL	D						
80 & 82	RESIDENTIAL	D						
84	WHAREHOUSE ENTRANCE	B						
86	RESIDENTIAL	D						
88	RESIDENTIAL	D						
90	RESIDENTIAL	D						
92	RESIDENTIAL	A	8					
94 - 102	WHOLESALE NEWSAGENTS	A						
HAMPSTEAD ROAD								
24	LIGHT INDUSTRY VACANT	A						
26	LIGHT INDUSTRY VACANT	A						

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
HAMPSTEAD ROAD								
28	SHOP/RESIDENTIAL	A	5					
30	SHOP/RESIDENTIAL	A	3					
32	SHOP/RESIDENTIAL	A	5					
34	SHOP/RESIDENTIAL	A	2					
36	SHOP/RESIDENTIAL	A	5					
50	SHOP/RESIDENTIAL	C						
52	SHOP/RESIDENTIAL	C	3					
54	SHOP/RESIDENTIAL	C	4					
56 & 58	DEMOLISHED SITE							
60	PUBLIC HOUSE	C						
62 & 64	SHOP	C						
66	RESIDENTIAL	C	5					
68	DENTAL SRUGERY	C						
70	SHOP/RESIDENTIAL	C	5					
72	SHOP/RESIDENTIAL	C	3					
74	COMMERCIAL	C						
76	RESIDENTIAL	C						
78	SHOP/RESIDENTIAL	B	3					
80 & 82	SHOP/RESIDENTIAL	B	5					
82A	LIGHT INDUSTRY	B						

PROPERTY SUMMARY

CONDITION KEY

- A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
HAMPSTEAD ROAD								
84	LIGHT INDUSTRY/RESIDENTIAL	B	4					
88	SHOP/RESIDENTIAL	B						
90	GARAGE	C						
92	"	C						
94	"	C						
96	"	C						
98	CLUB/RESIDENT	C	2					
100	SHOP/RESIDENTIAL	C	2					
102	SHOP/RESIDENTIAL	C						
NORTH GOWER STREET								
195 - 201	RESIDENTIAL CLUB	A	100					
203 - 209	OFFICES	A						
211 (INCLUDING 124 DRUMM. ST)	RESTAURANT	B	6					
213	RESIDENTIAL	D						
215	RESIDENTIAL	D						
217	RESIDENTIAL	D						
219	RESIDENTIAL	C	9					
221	RESIDENTIAL	C	3					
223	RESIDENTIAL	C	1					

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
NORTH GOWER STREET								
225	RESIDENTIAL	C	3					
227	RESIDENTIAL	C	7					
229	RESIDENTIAL	C	2					
231	OFFICES	A						
233	OFFICES	A						
235 & 237	GARAGE ENTRANCE	N/A						
239	RESIDENTIAL	A	9					
241	RESIDENTIAL	C	8					
243	RESIDENTIAL	C						

PROPERTY SUMMARY

CONDITION KEY

A) Above Average C) Below Average
 B) Average Condition D) Poor Condition

EXISTING				PROPOSED				
ADDRESS	USE	CONDITION	OCCUPANCY	DEMOLISH	REPAIR/ IMPROVE	CONVERT	BUILDING TYPE	YIELD
NORTH GOWER STREET								
174	OFFICES/RESIDENTIAL	A			X	X	I	AS BEFORE + 5P MAIS ABOVE
176	RESIDENTIAL	A	4		X	X	I	2P + 5P MAIS
178	RESIDENTIAL	Partially Demolished						
180 & 182	SHOP/WAREHOUSE	A						
184 & 186	HOTEL	A			X	X	I	2 x 2P & 2 x 5P MAIS
188	OFFICES/RESIDENTIAL	A	6		X	X	I	2P + 5P MAIS
190 & 122a DRUMMOND STREET	HOSTEL	A	20		X	X	I	5 P + 6P MAIS
192	HOSTEL	A	20		X	X	I	2P & 5P MAIS
194	HOSTEL	A	20		X	X	I	3P + 5P MAIS
196	HOSTEL	A	20		X	X	I	3P + 5P MAIS
198	HOSTEL	A	20		X	X	I	3P & 5P MAIS
200	SURGERY/RESIDENTIAL	A	4		X	X	I	4P + 5P MAIS
202	OFFICES	A			X	X	I	3P + 5P MAIS
204	RESIDENTIAL	A	9		X	X	I	4P + 5P MAIS
204 A	COMMERCIAL	C		X				

ST. JAMES GARDENS

EUSTON STATION

Playground

B

COMMERCIAL COURT

COMMERCIAL

Exmouth Arms

B.M. 80-77

COMM. COURT

A COBOURG

Warehouse

Garage

HOUSING LAYOUT

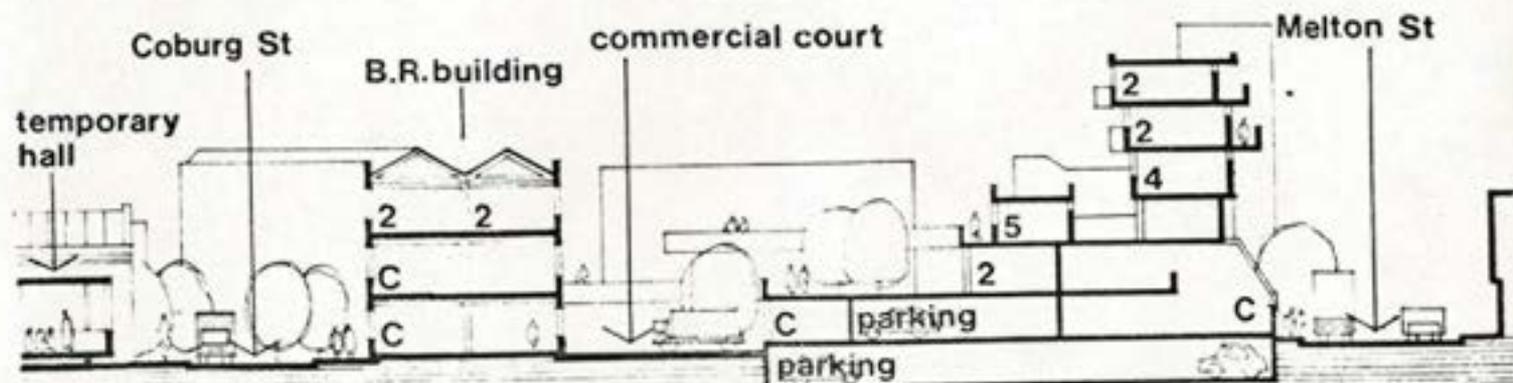
B.R. SITE
1:500

D R U M

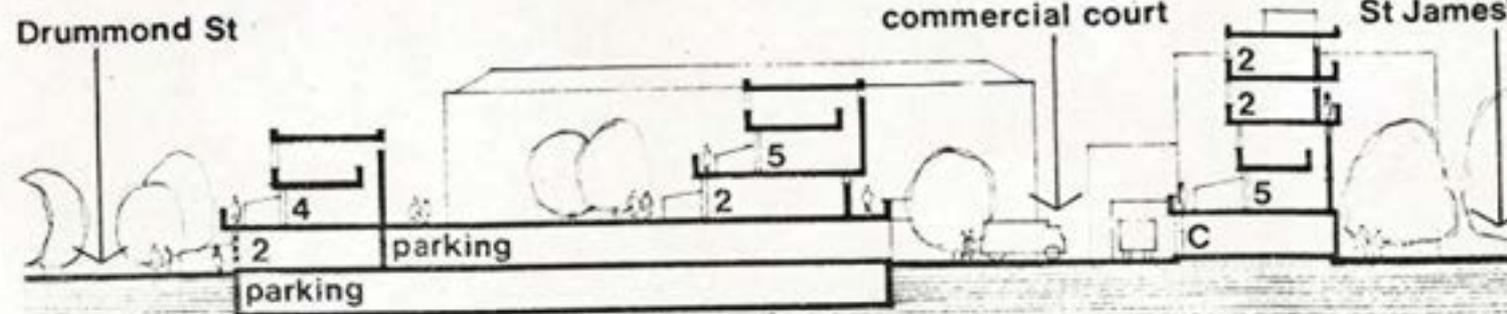
Jolly

b NEW DEVELOPMENT:-

This is confined at this stage to the British Rail site bounded by St James's Gardens, Melton Street, Drummond Street and Coburg Street, and hinges around the two retained British Rail buildings along Coburg Street which it is suggested should be converted to provide commercial and housing accommodation. The form of the development follows the previous strategy proposed, i.e. namely the placing of a six storey stepped housing form above commercial accommodation along Melton Street to act as a noise barrier and protect the interior of the site. Within this, south facing terraces of housing rising to 3 and 4 storeys with commercial accommodation at ground level are arranged to repeat the pattern of tight commercial courts such as in Charles Place off Drummond Street, which give the area much of its character and vitality.



SECTION AA

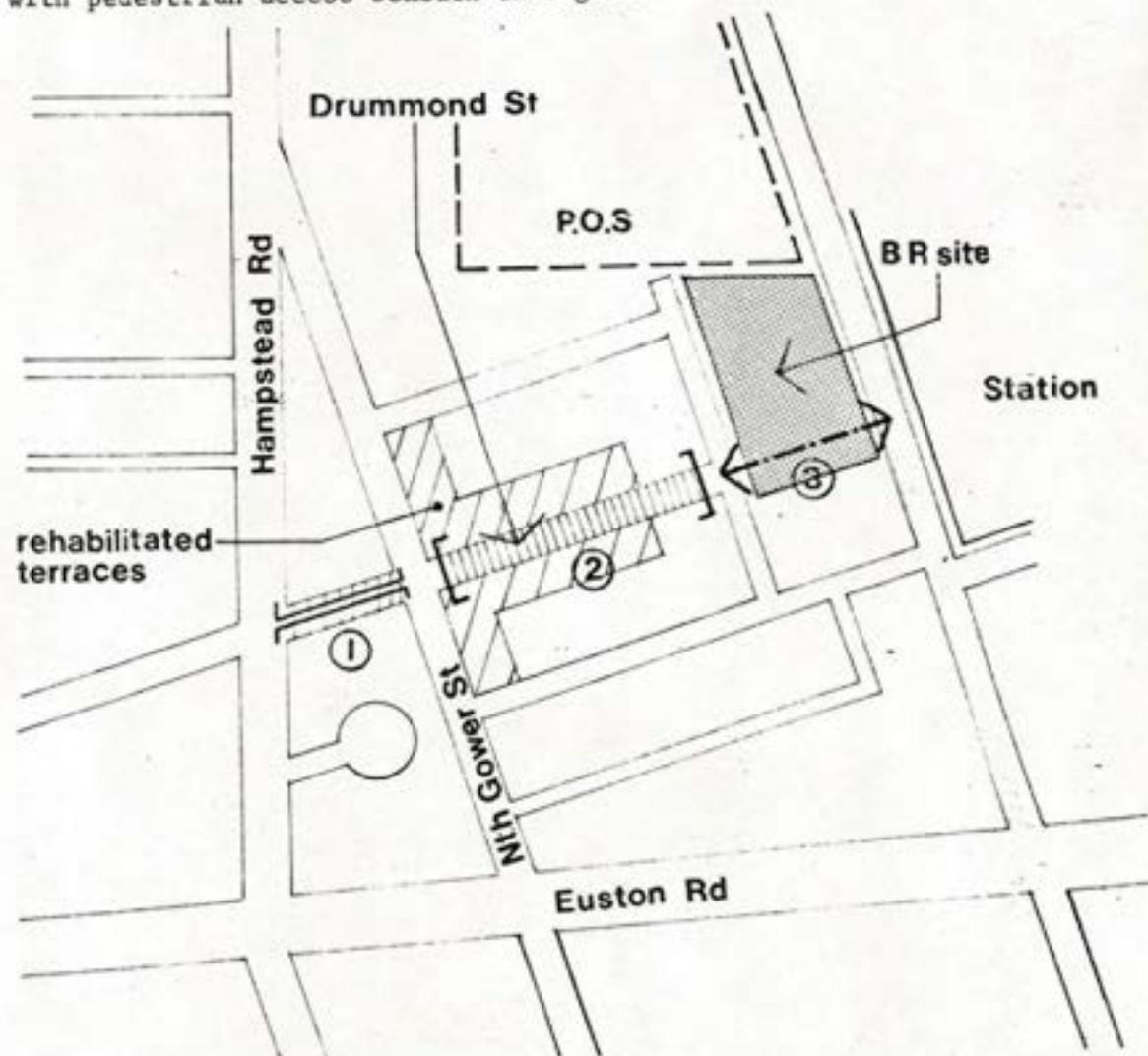


SECTION BB

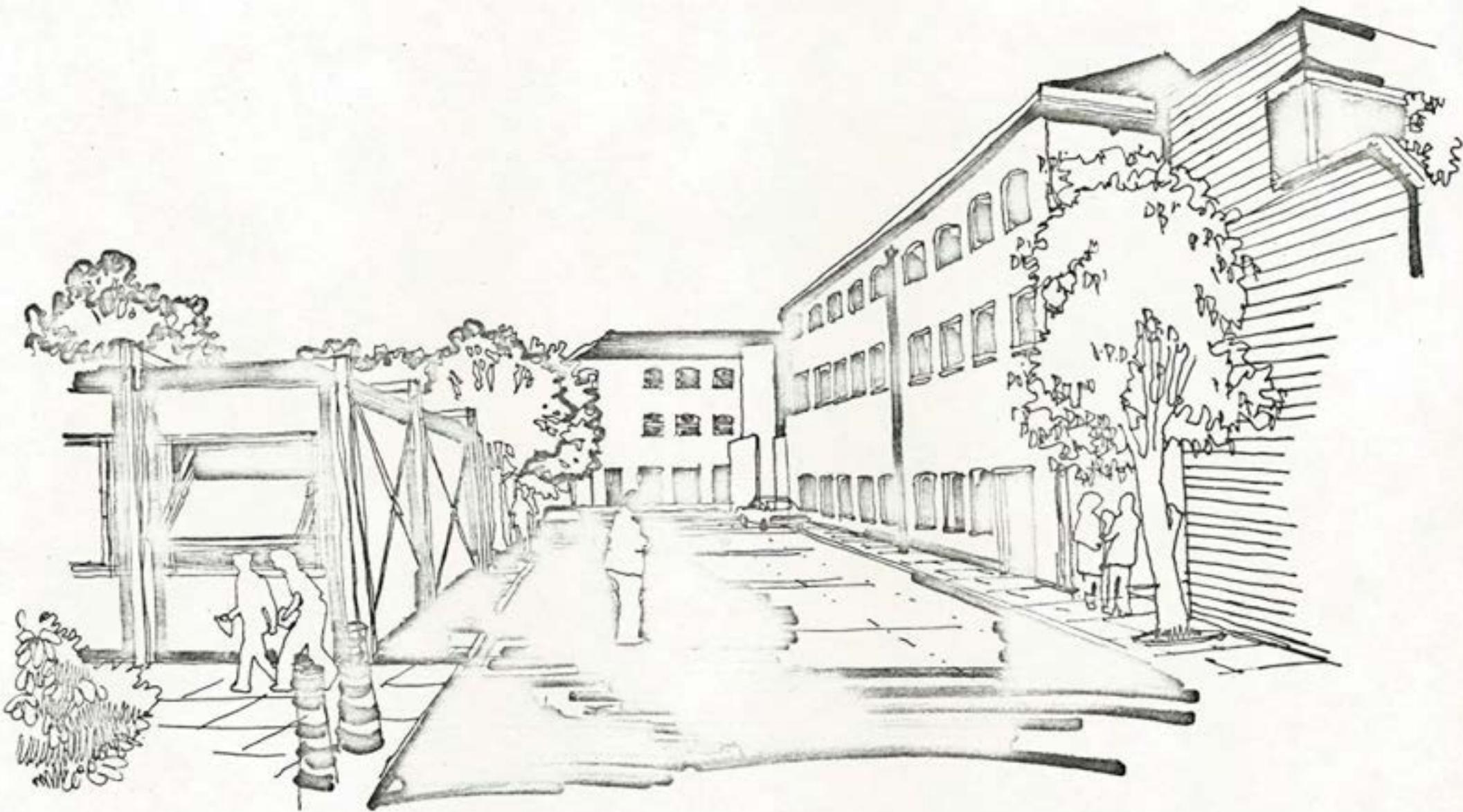
C) TOWNSCAPE AND ENVIRONMENTAL IMPROVEMENTS

It is proposed that the three cleared sites surrounding Connolly's warehouse along Starcross, Coburg and Drummond Streets could be used immediately to improve the open space and communal facilities. These include a temporary community centre landscaped sitting out areas and low cost play facilities pending the implementation of further stages of redevelopment. No's 80 - 92 Euston Street are shown demolished and the cleared site could be used for residents parking.

General street-scape improvements are based upon the implementation of the first stage of traffic reorganisation. The central portion of Drummond Street will be closed to traffic (except service vehicles) to allow general street improvements and pedestrianisation to encourage the growth of a street market and to allow shops, restaurants and cafes to spill on to the street. It is not proposed at this stage that the western part of Drummond Street be closed, but that the pavement is widened to provide landscaping to the street and reduce traffic flow. The demolition of the Tolmers Square Cinema has left the square with an open scar destroying the originally partially closed expression. It is proposed that Tolmers Square where demolition of cinema has left an open scar be immediately landscaped, with some trees and the provision of a small refreshment facility. In addition to improving the immediate area this will provide a visual stop westwards from Euston Street. The eastern end of Drummond Street is bridged by new housing developments with pedestrian access beneath through to Euston Station.



- 1) Drummond Street; West - street landscaped and traffic flow reduced.
- 2) Drummond Street; Central - street closed and landscaped. Street market encouraged.
- 3) Drummond Street; East - bridged with housing accommodation; pedestrian route preserved.



CORNER OF COBOURG ST. AND
DRUMMOND ST. LOOKING NORTH

IMPLEMENTATION

- 1 The most important step in a successful housing scheme in the Tolmers Square Area will be the formulation of an agreed development plan, backed by powers of compulsory purchase and authority to raise finance. Although this would normally be by designation as a Comprehensive Development Area, consideration should be given to the possibility of interim action as a General Improvement Area or as a Housing Action Area, when the latter is available. Statutory procedures demand a comparatively long period for enquiry, approval and legal processes. These proposals demand urgent implementation if the decline in social and physical fabric is to be halted. It is therefore suggested that where possible action should proceed by consent, effecting improvements where possible and exploring opportunities to increase the housing stock all without damaging the existing community or adding to the Council's existing housing problem.

The areas selected for immediate action in the present scheme have fundamentally different implementation problems. The site bounded by Melton Street and Drummond Street is owned entirely by British Rail. The other areas are in mixed ownership, including owner-occupiers, property companies, the GLC, Camden and a brewery.

2 British Rail Site

Acquisition of the site can only realistically be by negotiation, but successful agreement will release a single area of land. British Rail will no doubt be reluctant to release the land at residential use values only, and the inclusion of other uses on the site may assist negotiation. The non-residential uses on this site should not be viewed wholly as a profit making commercial venture, but allow some element of subsidy. This will allow the Council to provide should alternative accommodation for businesses from within the area and assist in the acquisition of other parts of the site. Such a subsidy could be off set by profit from additional accommodation gained during latter stages of development. If this course is adopted it will be important to frame the leases offered by the Council to non-residential users in such a way that the inherent subsidy cannot be transferred, but at the same time is sufficiently attractive to encourage re-location. The whole of the mixed development on this site should ideally be developed by Camden, with the housing funded as part of the normal housing budget. The housing gain should be used in the first instance to provide overspill accommodation for other parts of the site to enable conversion and improvement to continue. Housing gain to the Council will thus accrue towards completion of the overall scheme.

3 Rehabilitation Sites in Mixed Ownership

a) Owner Occupied Residential

Owner occupiers could take up the various improvement grants available to effect upgrading. Where necessary the Public Health Act can be invoked to carry out essential improvements. As an additional encouragement Camden could offer to provide professional advice for conversion, since in many cases lack of knowledge and uncertainty prevent self-improvement. As a last resort the council should purchase at existing residential use value and convert for possible housing gain.

b) Owner Occupied with Some Commercial Element

Owner occupiers with some commercial element (typically a shop with vacant but normally residential floors over) present more difficulties since only part of their property will be eligible for grants, and the existence of another use will probably mean a higher existing use value. There will therefore be less incentive to renew the housing component and it will be more expensive for Camden to acquire. This is where the potential advantages of the British Rail site will become apparent, enabling the owner to be offered new premises at an attractive rent, easing acquisition of the existing site by Camden.

c) Residential Buildings Owned By Property Companies

Sites owned by property companies offer greater problems. Most will be anxious to retain their sites for commercial development; will not readily be prepared to sell for a lower figure and will be unlikely to be kept to reinforce any residential use, particularly of existing tenants. The type of tenure is particularly important in deciding on appropriate action. The most vulnerable tenants are those in furnished accommodation where security of tenure is limited to 6 months after appeal to the Rent Tribunal. Unfurnished tenants have more security, although if improvements are made either type of tenancy can be subject to rent increases - and these may be more than the tenants can afford. However the landlords can be made to carry out certain basic improvements and repairs under the Public Health Act but these will not necessarily add to the housing stock.

i) It is suggested that the Council may wish to make approaches to property owners with a view to purchase; failing voluntary agreement acquisition might be tried with C.P. This however is likely to be a lengthy process and the Council may wish to discuss the possibility of voluntary improvement/conversion with these owners.

ii) Furnished Tenancies

The vulnerability of the furnished tenant should be kept in mind when considering action. The commencement of any kind of negotiation may well precipitate eviction requiring more or less permanent alternative accommodation, preferably in new or rehabilitated dwellings in the Tolmers Square area. Buildings with mainly furnished tenancies should therefore be tackled when vacant improved properties are available. Voluntary improvements of these buildings will not provide additional housing for people on the Council's housing list, but will lead to high rent flats, or flats for sale - the beginning of the "gentrification" process. If this is thought unacceptable then Camden should contemplate voluntary or compulsory purchase from the beginning.

d) GLC and Camden Owned Sites

Buildings and sites owned by the GLC should be acquired by the Council. Both GLC sites and Camden owned sites should be the subject of immediate rehabilitation or infill development in order to provide surplus local accommodation for overspill generated by renewal in other parts of the area.

4 Other Areas

a) Environment and Open Spaces

Improvements to the surrounding areas will have to be carried out by Camden. This will include the open spaces road closures, planting, community buildings and environmental improvements. Additional funds may be made available by the designation of the area as a G.I.A.

b) Other Housing Areas

The remaining area of the site West of North Gower Street contained housing generally in very poor structural condition and has the worst living conditions in an area of largely vacant and derelict property. It is therefore imperative that Camden obtain control over this area in order to take immediate action to alleviate the excesses of this situation. Action is required in conjunction with that for the first development sites otherwise eviction and upgrading for sale may follow general improvement of the area.

5 Summary & Conclusions

- a) Voluntary improvement should initially be attempted, subject only to the reservations concerning furnished tenancies. Early action by Camden to acquire and either renew or redevelop existing empty site or buildings will provide local overspill accommodation.
- b) The British Rail site should be acquired and developed by Camden for both residential and non-residential uses, to provide overspill accommodation for both types of user, particularly necessary for decanting some of the existing commercial properties which would in turn release further land for housing.
- c) Later negotiated or compulsory acquisition may be necessary particularly for furnished accommodation owned by property companies.
- d) Camden will be responsible for general environmental improvement best carried out as a G.I.A. but should encourage the local community to actively participate.
- e) Camden should take immediate control of the North Gower Street/Hampstead Road triangle in order to alleviate the severe housing stress in this area. Protection will be required for surrounding run-down residential areas which are not covered by this study.
- f) The longer term objectives of a comprehensive scheme should be always borne in mind and the more complex procedures commenced in parallel to the short term actions outlined above.

4. APPENDICES

a COST REPORT

Gleeds
Quantity Surveyors
123 Regent Street London W1

1	New Housing (Budget Estimate) including 66 dwellings and associated parking and external works.	£1,337,000
2	B.R. Site - Conversion of existing properties (Budget Estimate) including 8 dwellings and 18,500 sq ft commercial	£263,000
3	B.R. Site - New development including 20,000 sq ft commercial and associated car parking and external works.	£334,500
4	Housing Rehabilitation (see detailed estimate) a) Demolish (13 properties) £6,400 b) Conversion (154 units) £1,207,600 c) Repair/improve only (38 properties) £728,600	£1,214,000
5	LANDSCAPING	
	General Landscaping	£8,300)
	New Temporary Community Centre	£29,000)
	(Materials only say £11,500))
	Closure of Drummond Street	£11,500)
	Landscaping etc Tolmers Square	£12,800)
		£61,000
	TOTAL	£3,210,100

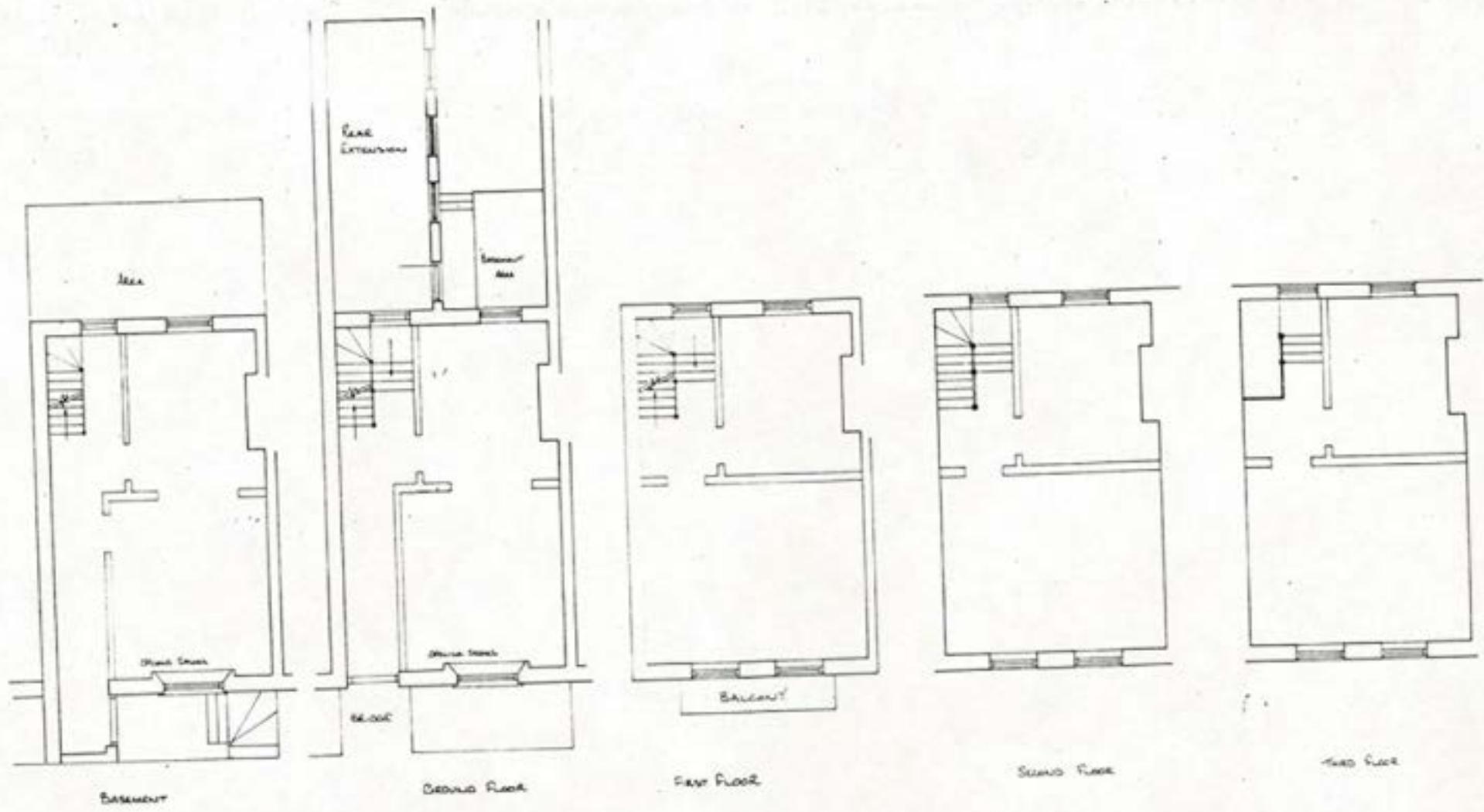
HOUSING REHABILITATION - DETAILED COSTS

LOCATION	DENOLISH	FULLY CONVERT	REPAIR & IMPROVE
58 - 66 East Euston Street	£2,400		
80 - 92 East Euston Street	£2,700		
21 & 22 Starcross Street	£1,300		
174 North Gower Street		£48,000	£30,000
176 - 178 North Gower Street		£250,000	£156,250
190 - 204 North Gower Street		£333,000	£191,350
102 - 122 Drummond Street		£270,000	£162,000
115,117,119 Drummond Street		£74,000	£47,000
121 - 135 Drummond Street		£232,000	£142,000
	6,400	£1,207,750	£728,600

NOTE:

- a) The estimate is based upon the Architect's sketch proposals of Accommodation.
- b) The estimate is based upon current labour and materials, and assumes a normal economic climate of tendering
- c) No provision has been made for site acquisition costs, equipment costs or for professional fees and expenses.

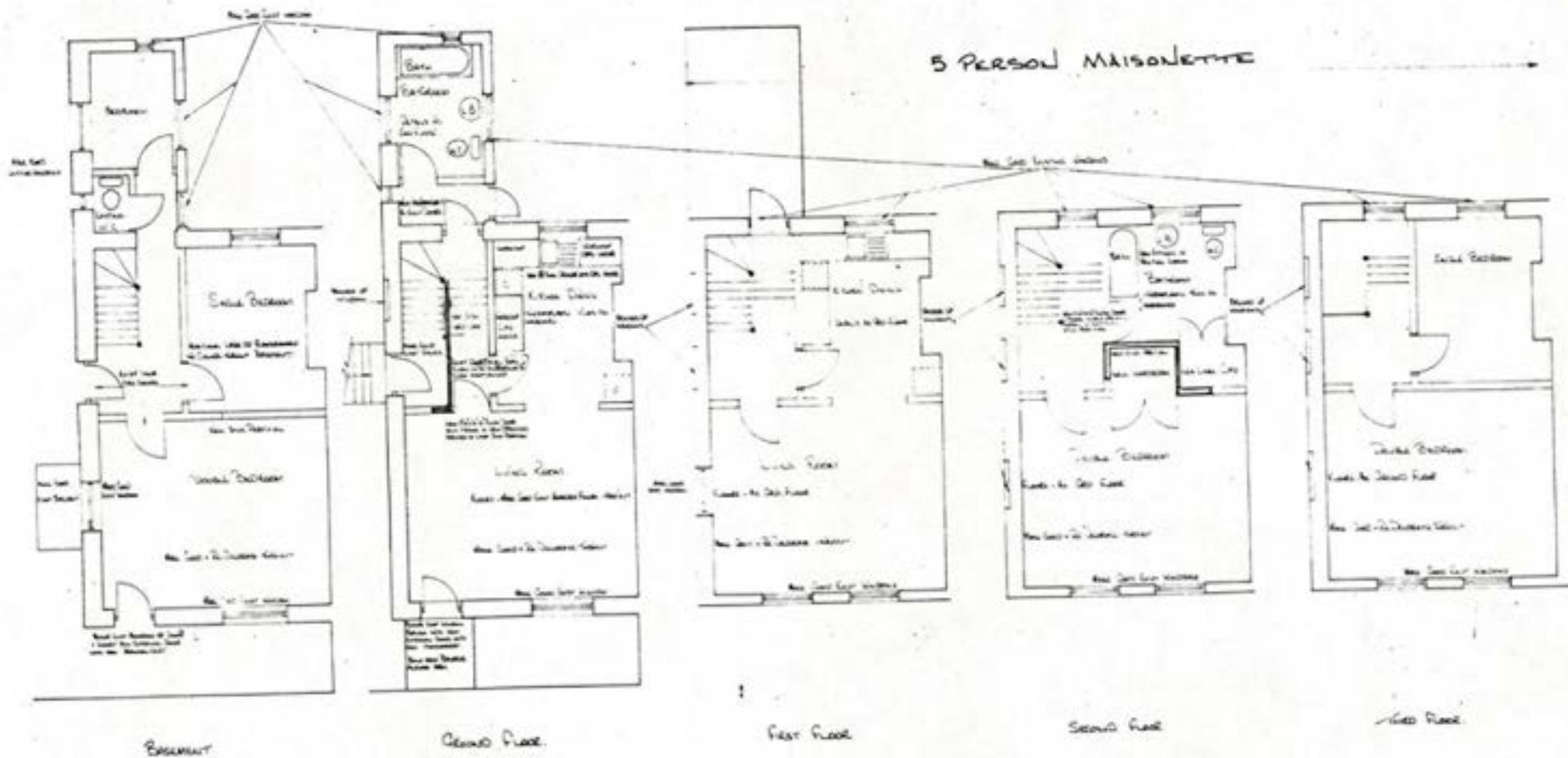
APPENDIX II
CONVERSION PLANS



EXISTING FLOOR PLANS
 200 NORTH GOWER STREET

4 PERSON MAISONNETTE

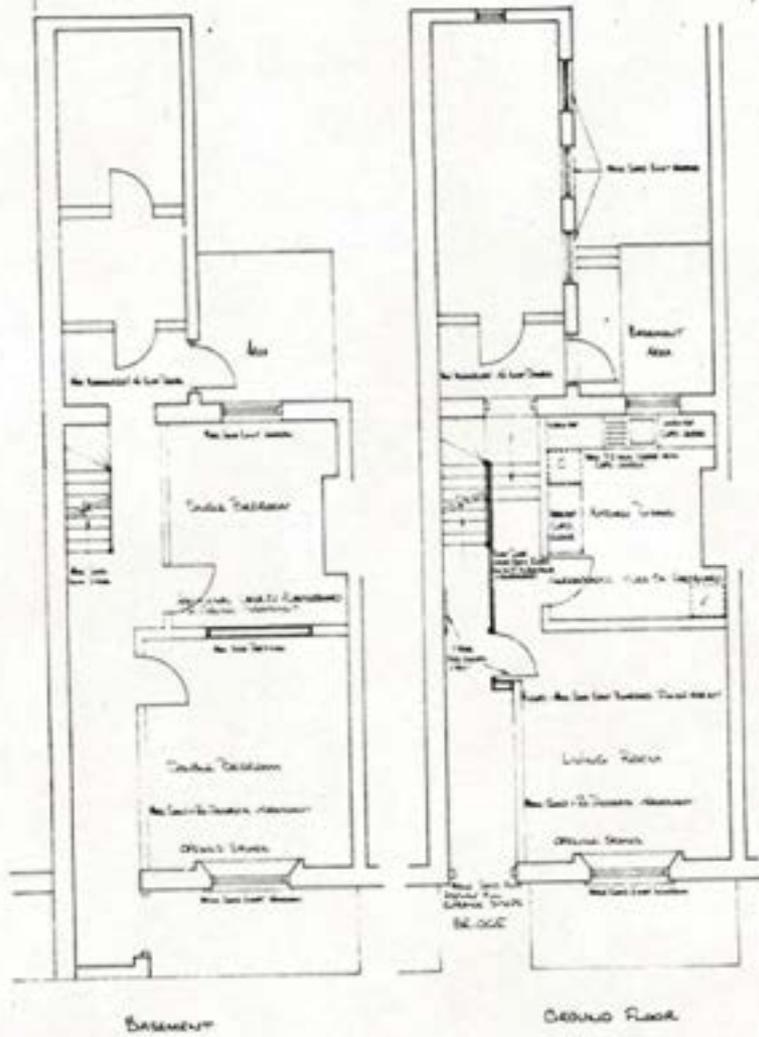
5 PERSON MAISONNETTE



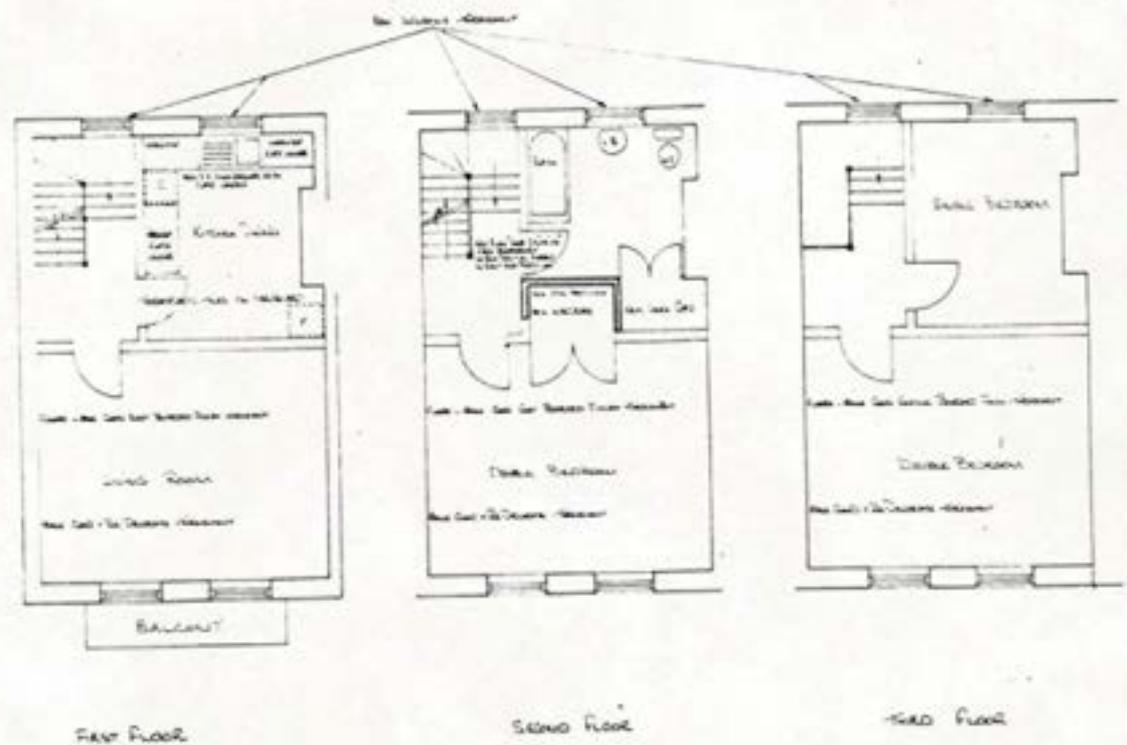
PROPOSED CONVERSION

204 NORTH GOWER STREET

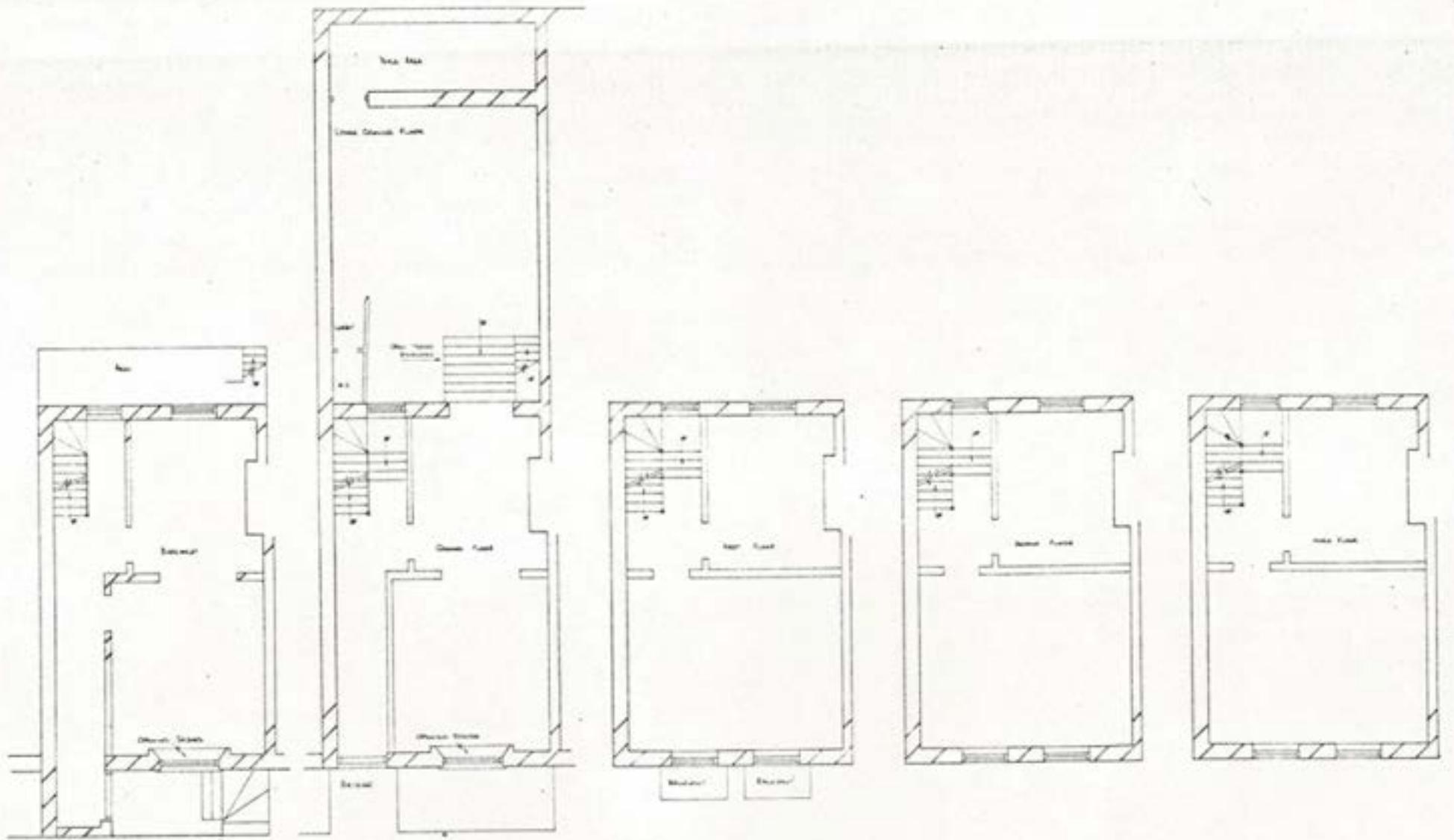
4 PERSON MAISONNETTE



5 PERSON MAISONNETTE



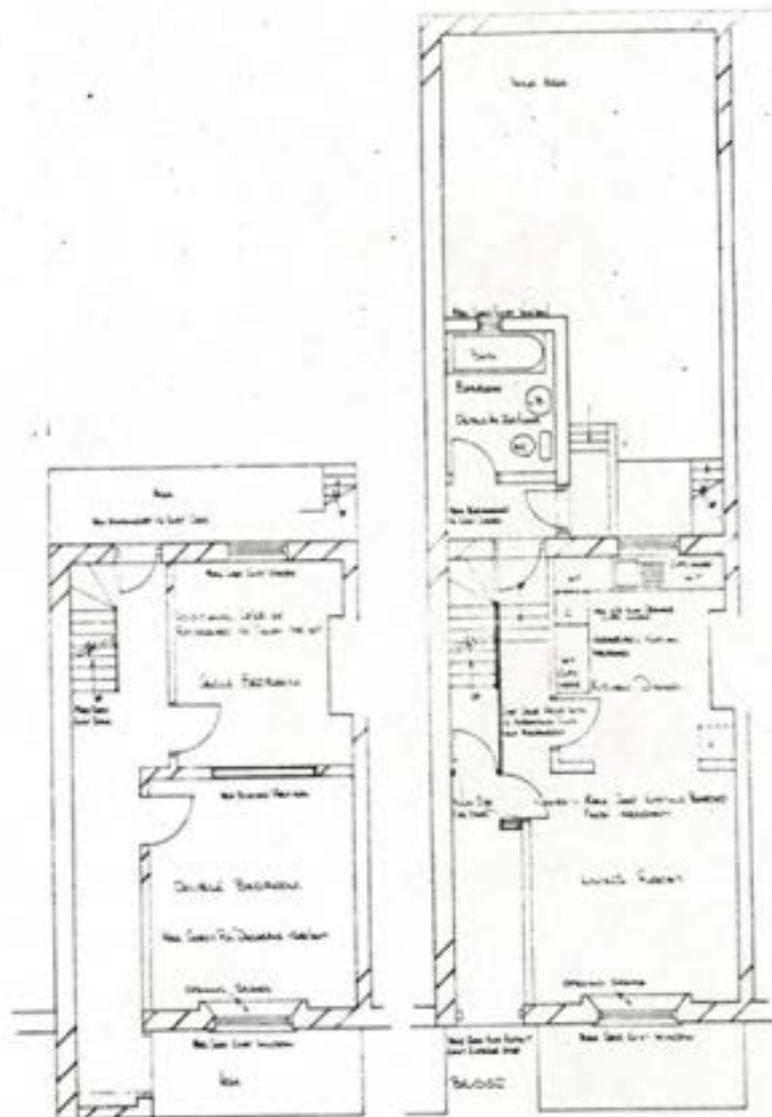
PROPOSED CONVERSION
200 NORTH GOWER STREET



EXISTING FLOOR PLANS

192 - 198, 202
NORTH COWER STREET

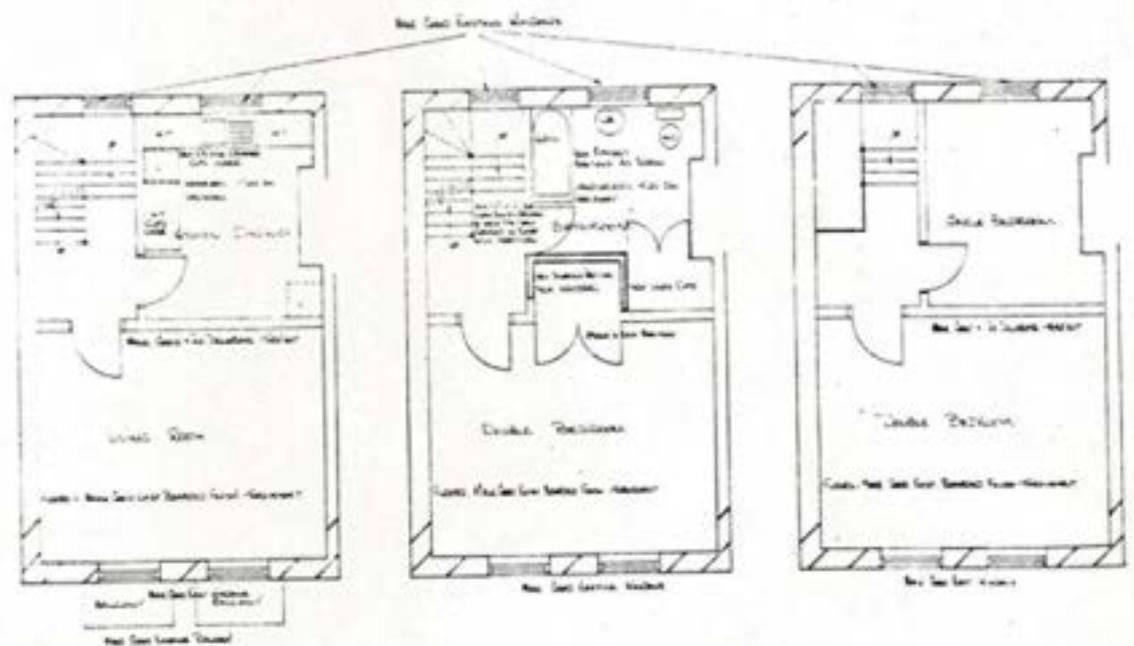
3 PERSON MAISONETTE



Basement

Ground Floor

3 PERSON MAISONETTE



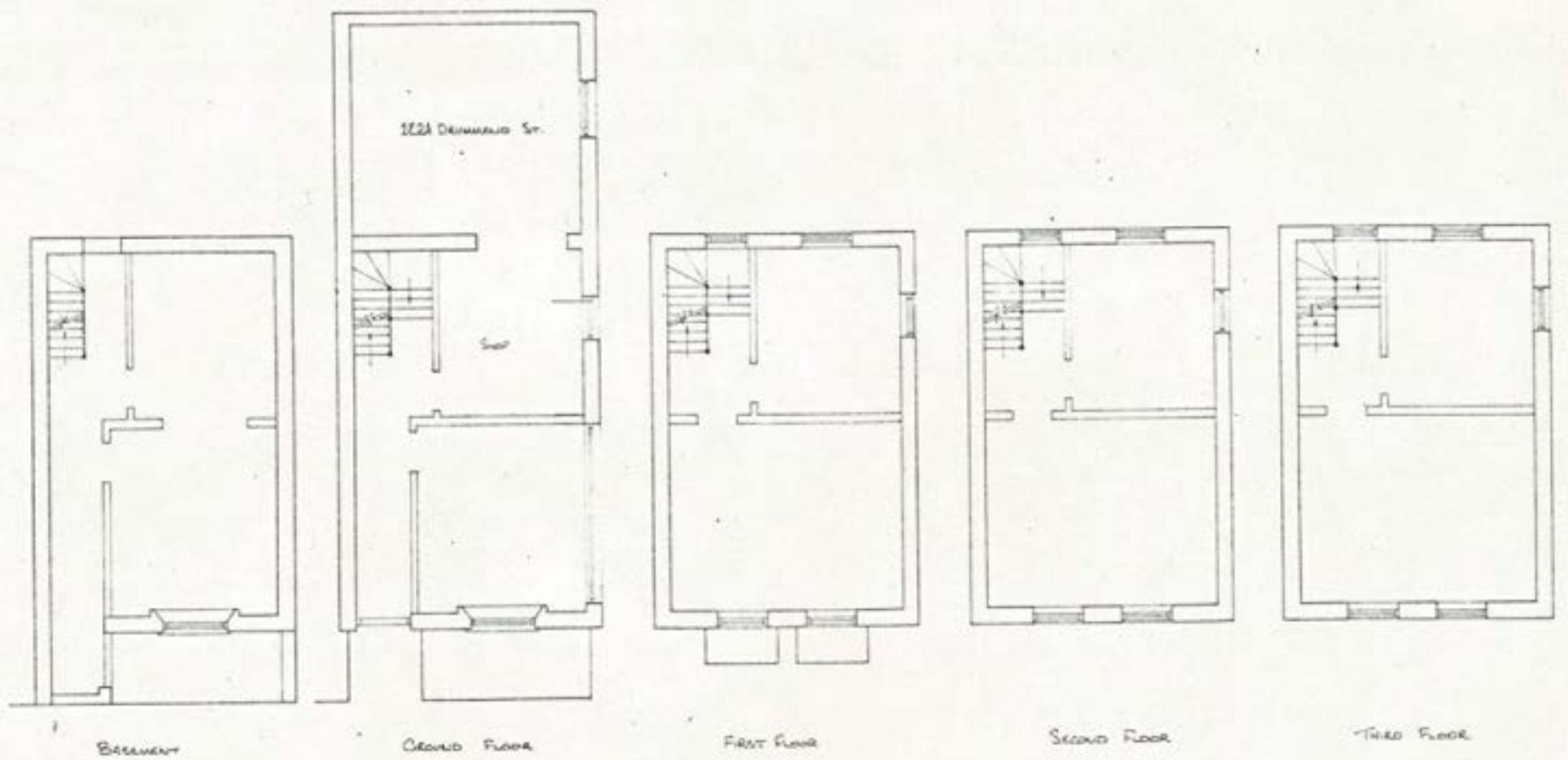
First Floor

Second Floor

Third Floor

PROPOSED CONVERSION

192 - 198, 202
NORTH GOWER STREET

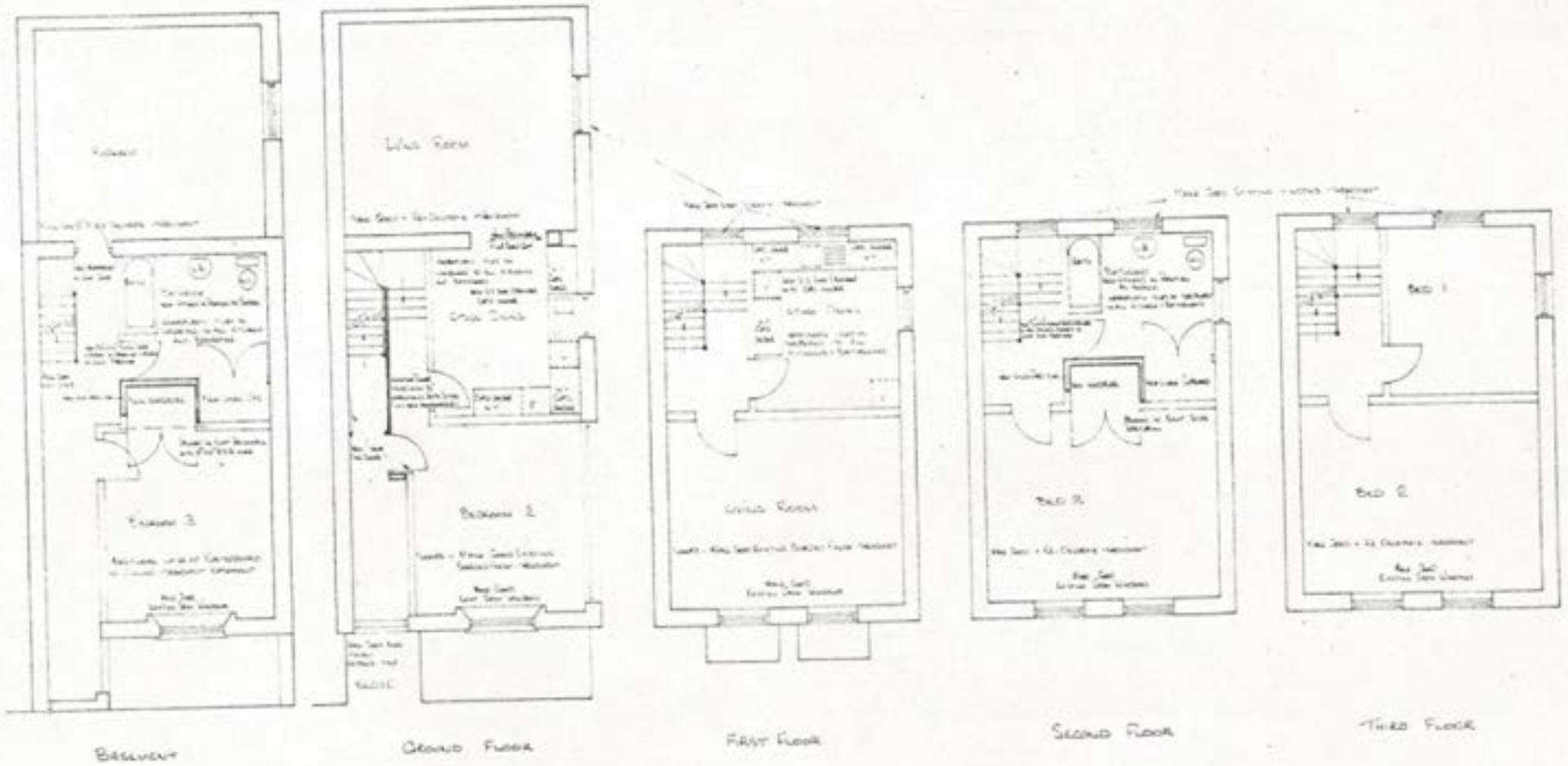


EXISTING FLOOR PLANS

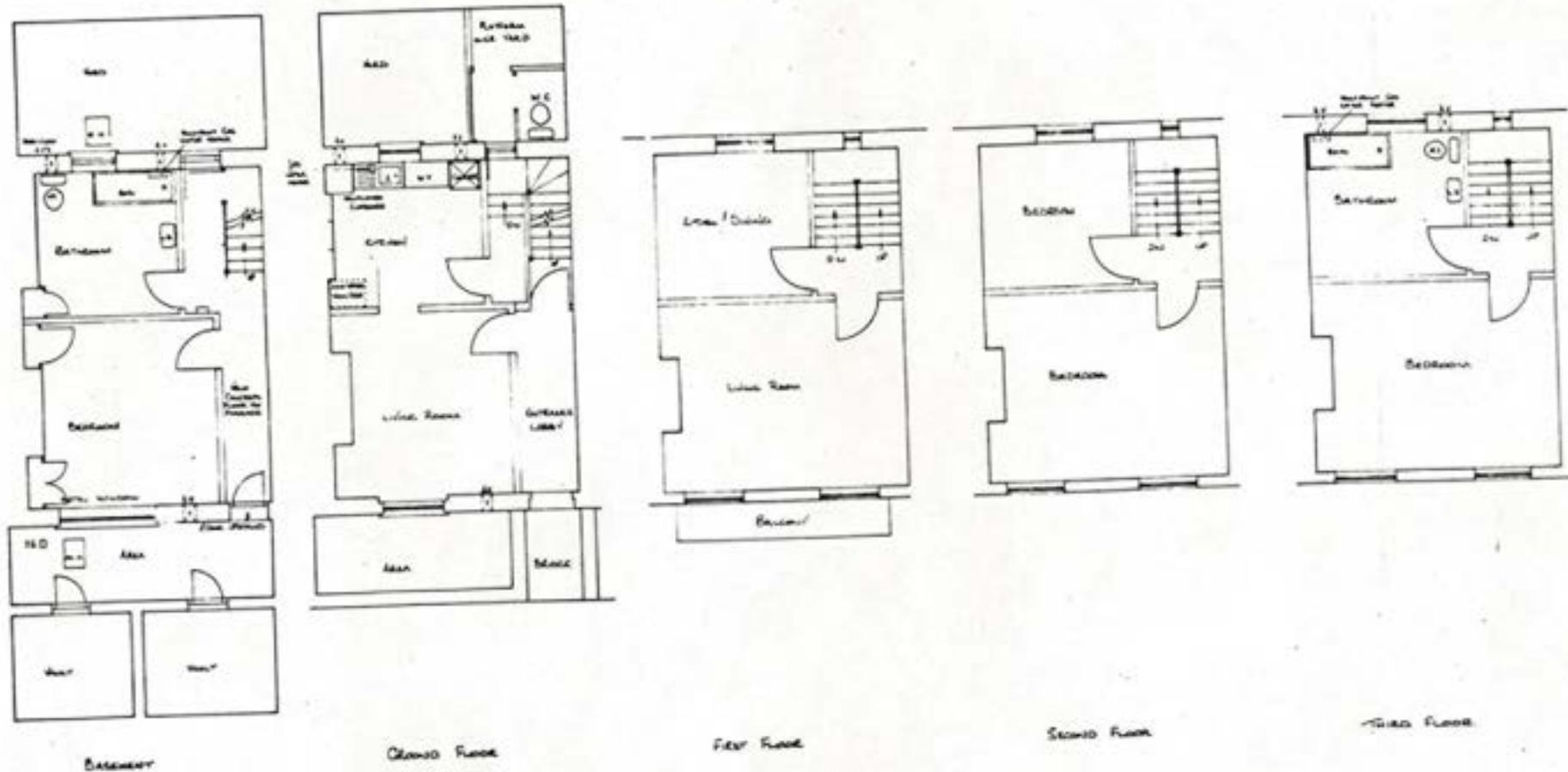
190 NORTH GOWER STREET
 122A DRUMMOND STREET

6 PERSON MAISONETTE

5 PERSON MAISONETTE



PROPOSED CONVERSION
 190 NORTH GOWER STREET
 122A DRUMMOND STREET

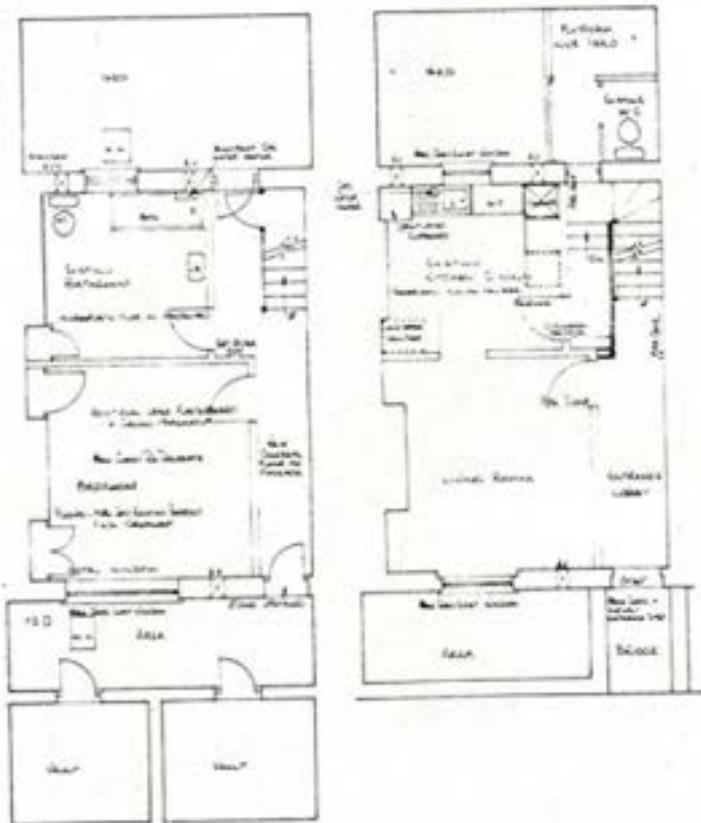


EXISTING FLOOR PLANS

174 (TOP THREE FLOORS ONLY)
 176, 178,
 184, 186, 188 (SIMILAR BUT
 HANDED)
 NORTH GOWER STREET

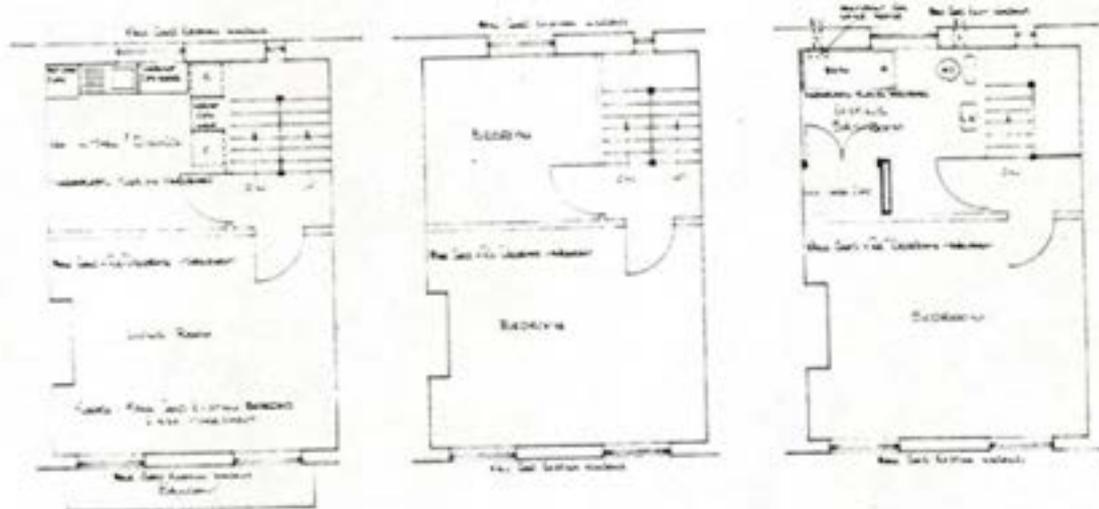
2 PERSON MAISONETTE

3 PERSON MAISONETTE



Basement

Ground Floor



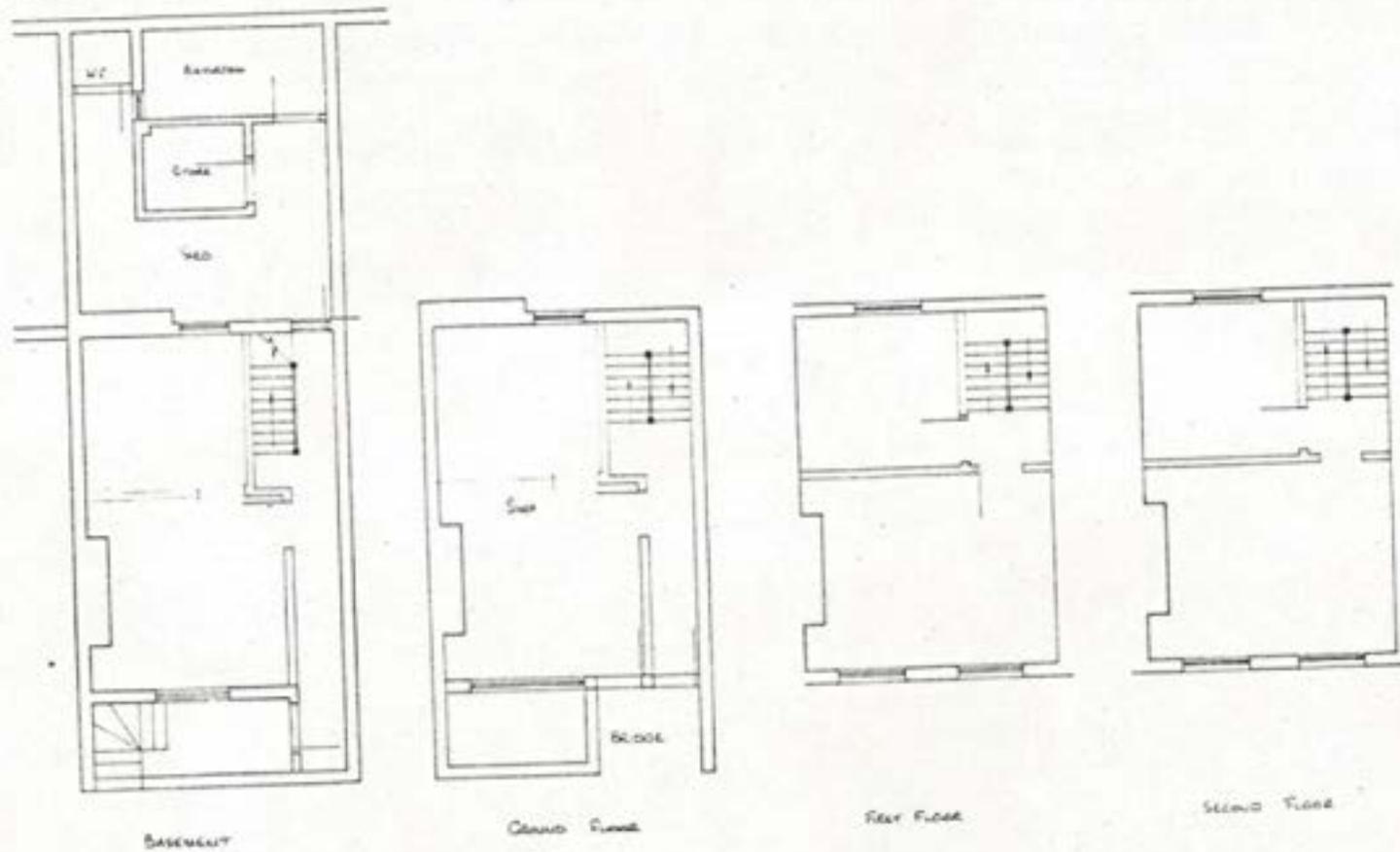
First Floor

Second Floor

Third Floor

PROPOSED CONVERSION

174 (TOP 3 FLOORS ONLY)
 176, 178
 184, 186, 188 (SIMILAR BUT
 HANDED)
 NORTH GOWER STREET

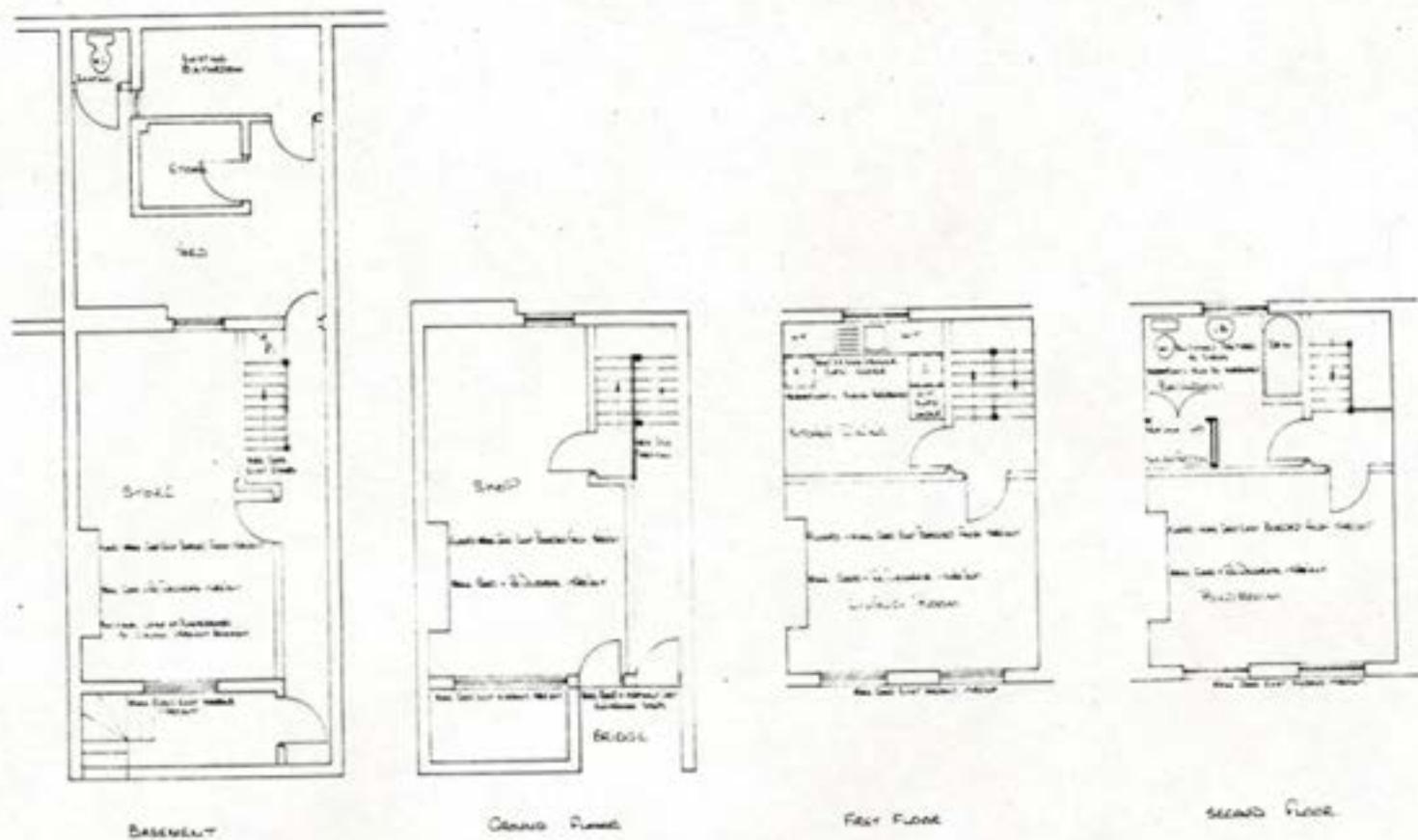


EXISTING FLOOR PLANS

115, 123, 125, 129, 131, 133, 135
 DRUMMOND STREET

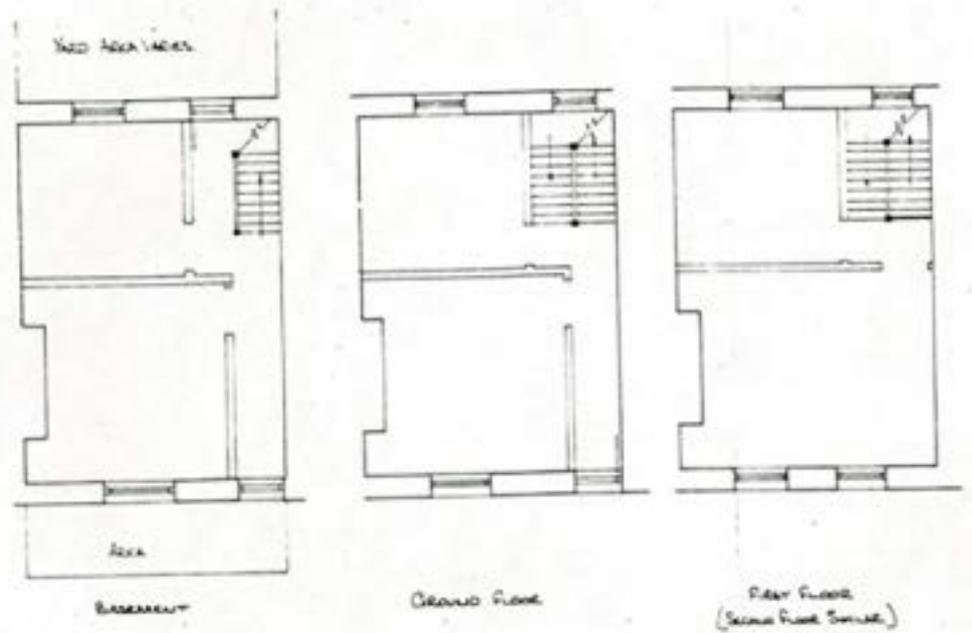
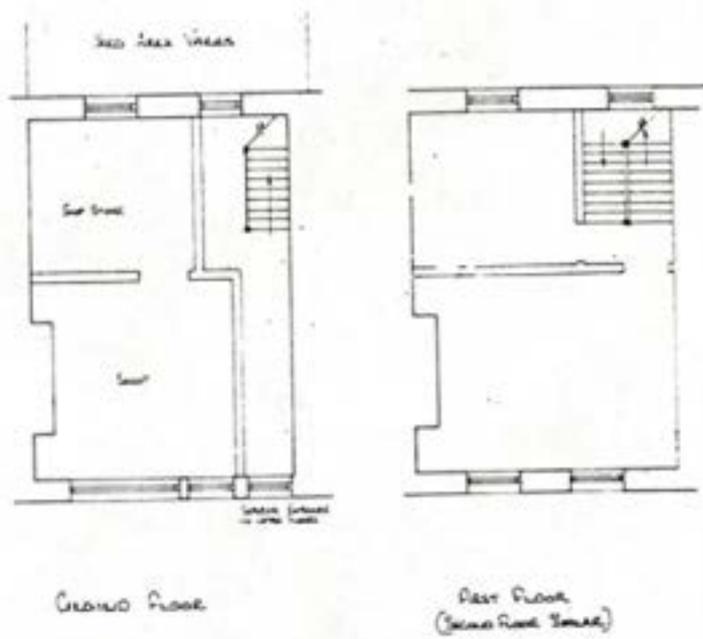
SELF-CONTAINED RETAIL UNIT

2 PERSON MAISONETTE



PROPOSED CONVERSION

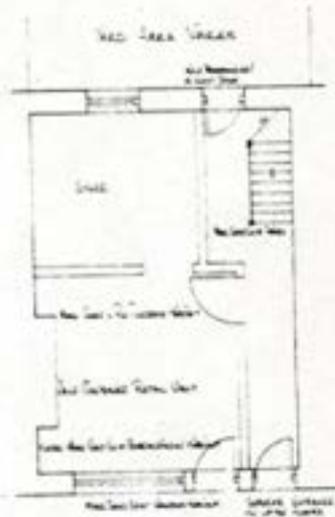
115, 123, 125, 129, 131, 133
DRUMMOND STREET



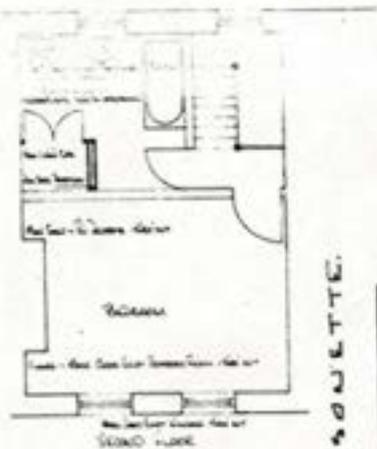
EXISTING FLOOR PLANS

102, 104, 106, 110, 112, 114,
118, 120, 122
DRUMMOND STREET

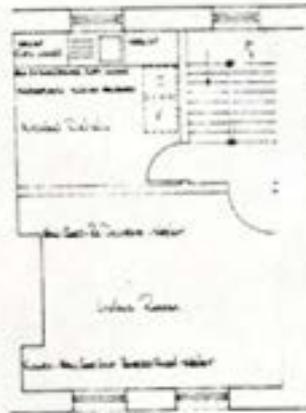
See Attached Return sheet.



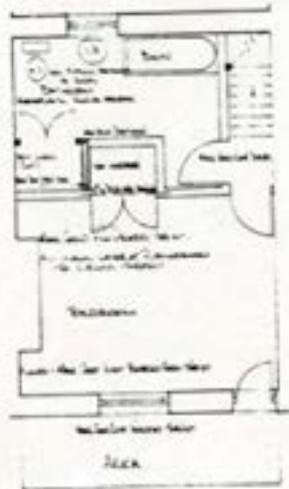
GROUND FLOOR



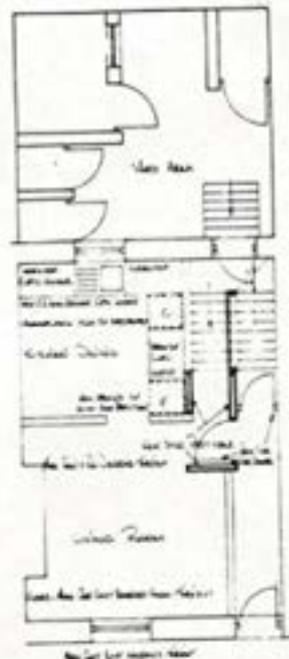
5 PERSON MAISONNETTE.



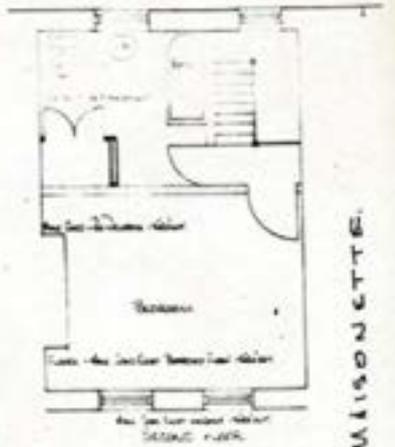
FIRST FLOOR



BREAKFAST



GROUND FLOOR



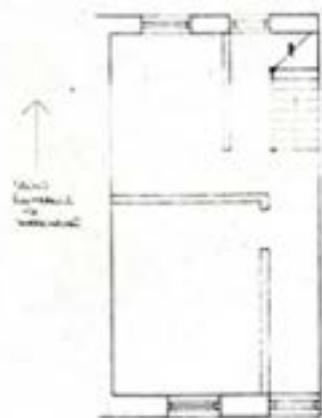
FIRST FLOOR



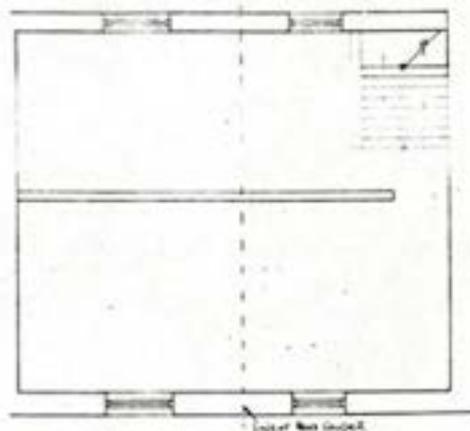
2 PERSON MAISONNETTE.

PROPOSED CONVERSION

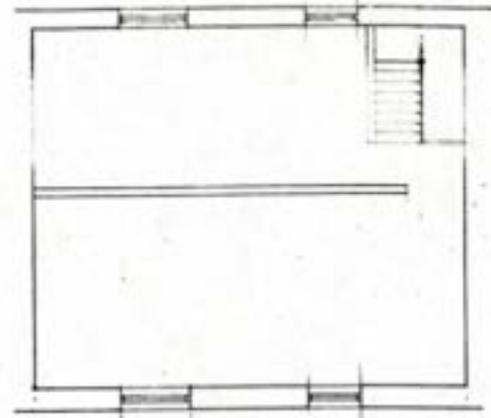
102, 104, 106, 110, 112, 114,
118, 120, 122
DRUMMOND STREET



Ground Floor



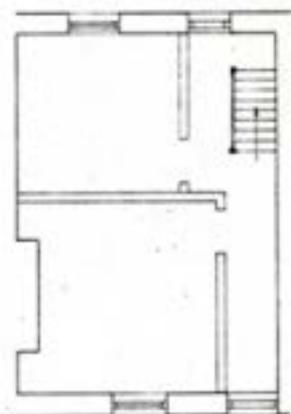
First Floor
(Second Floor Structure)



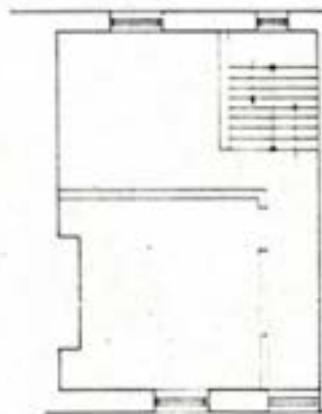
Second Floor

108 DRUMMOND ST

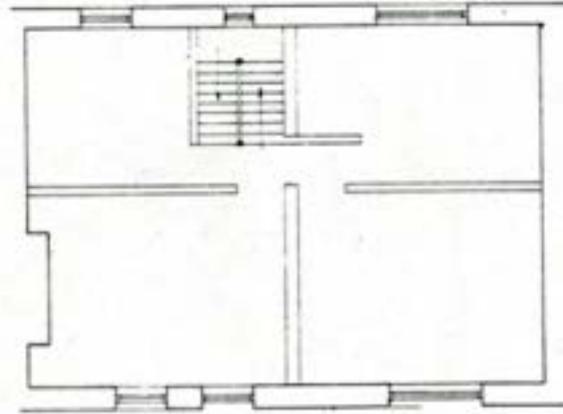
116 DRUMMOND ST.



Basement



Ground Floor

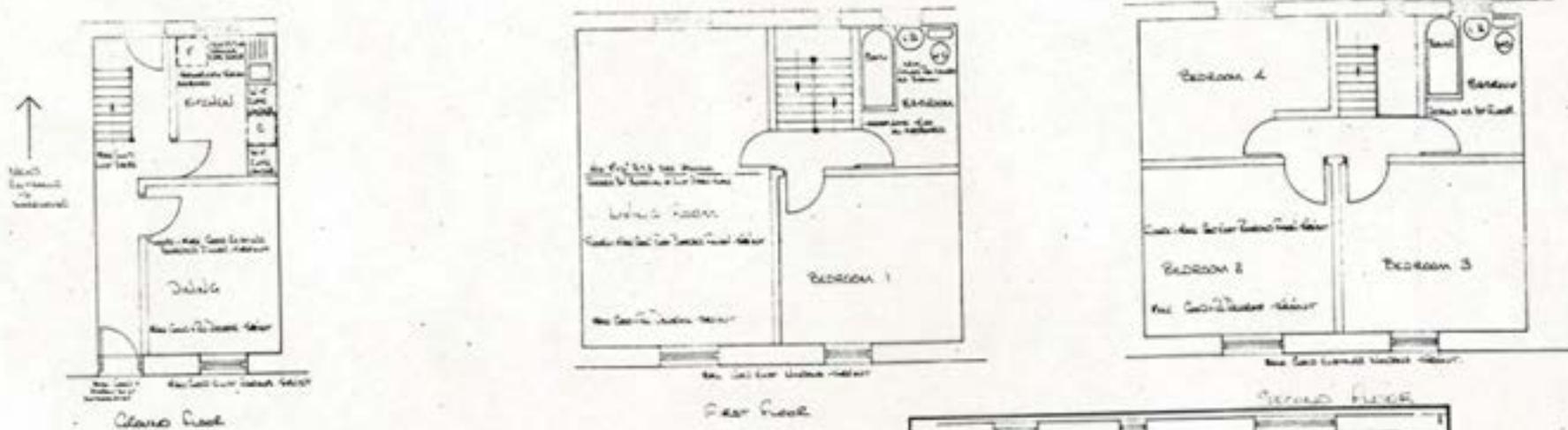


First Floor
(Second Floor Structure)

EXISTING FLOOR PLANS

108 & 116
DRUMMOND STREET

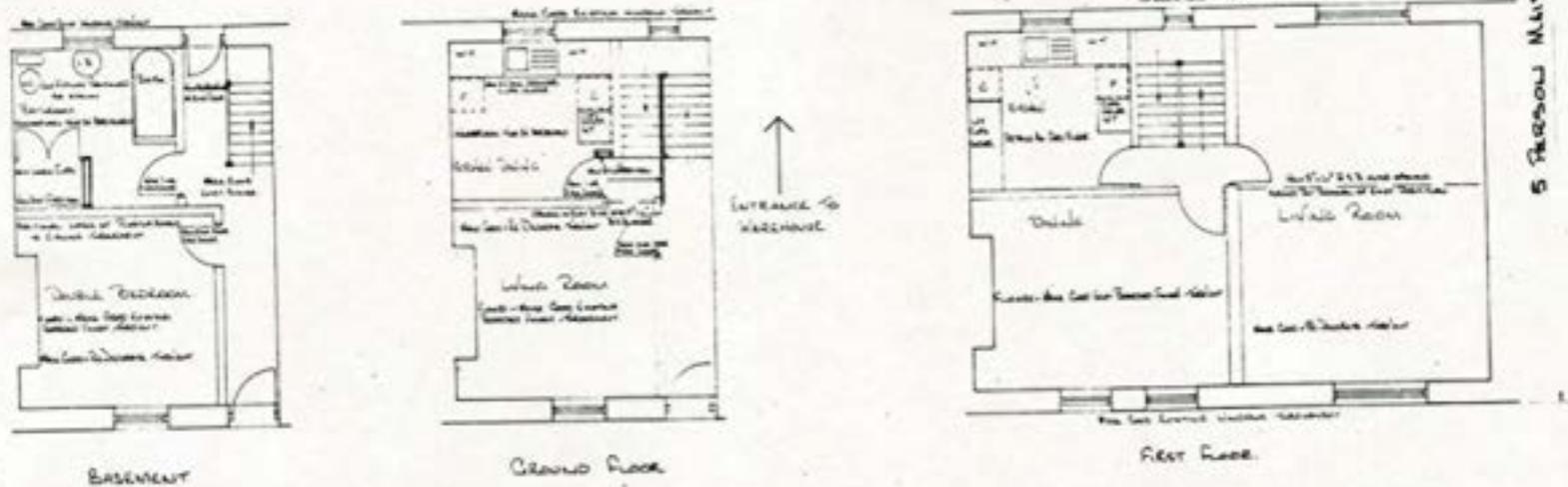
7 PERSON HOUSE.



108 DRUMMOND ST

116 DRUMMOND ST.

2 PERSON MAISONETTE.

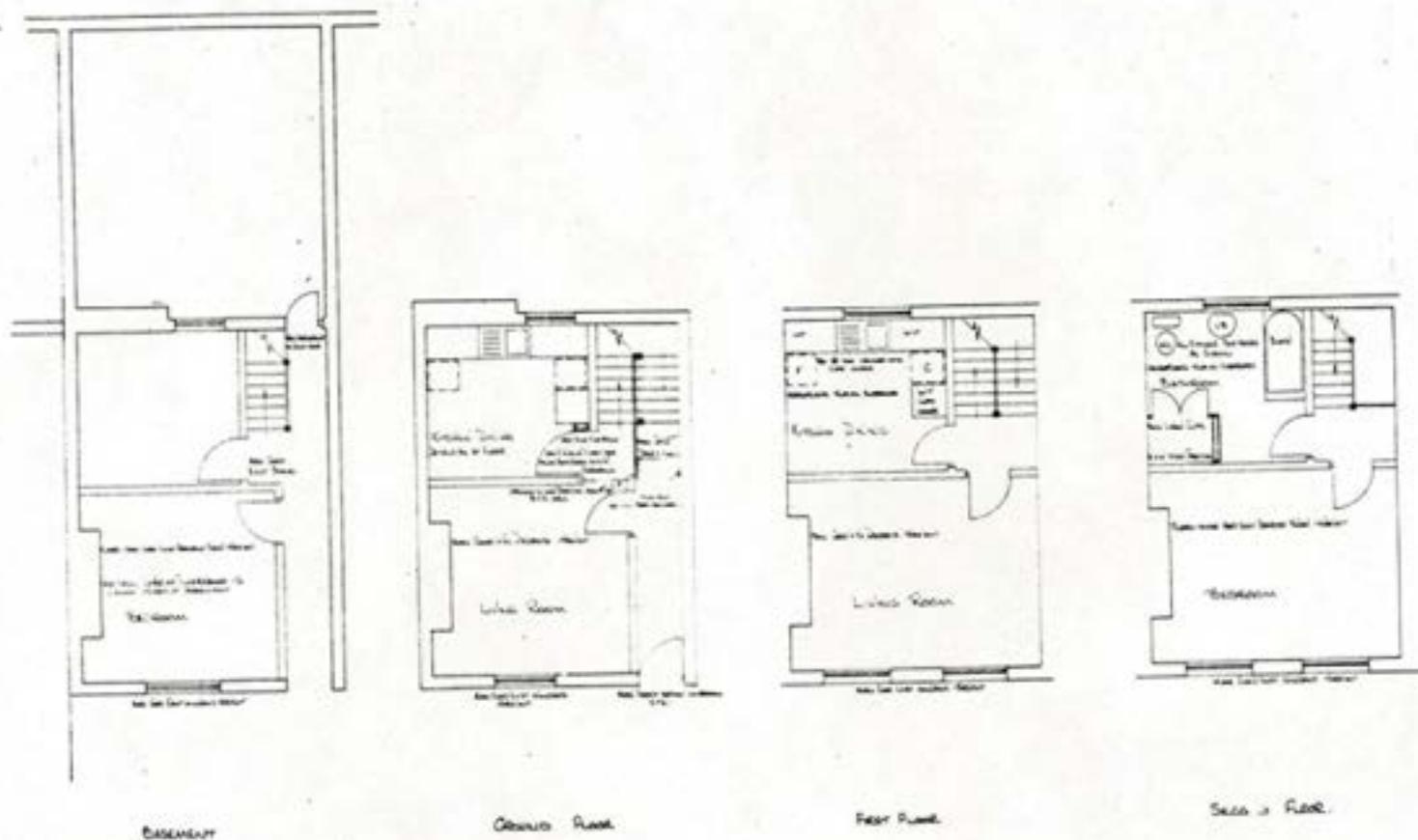


PROPOSED CONVERSION

108 & 116 DRUMMOND STREET

E. PESSON MAISONNETTE

E. PESSON MAISONNETTE



PROPOSED CONVERSION

117, 119, 121, 127
DRUMMOND STREET